

# AREA REPORT

## ALL OF GREENWICH

### FULL MARKET SUMMARY

August 2020 | Single Family Homes ?

	Month to Date			Year to Date		
	August 2020	August 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	122	53	130.19% <span>↑</span>	1160	1082	7.21% <span>↑</span>
Sold Listings	123	69	78.26% <span>↑</span>	510	416	22.6% <span>↑</span>
Median List Price (Solds)	\$2,400,000	\$2,050,000	17.07% <span>↑</span>	\$2,122,500	\$2,050,000	3.54% <span>↑</span>
Median Sold Price	\$2,375,000	\$1,925,000	23.38% <span>↑</span>	\$2,000,000	\$1,950,000	2.56% <span>↑</span>
Median Days on Market	119	139	-14.39% <span>↓</span>	141	144	-2.08% <span>↓</span>
Average List Price (Solds)	\$2,930,382	\$2,628,068	11.5% <span>↑</span>	\$2,710,147	\$2,752,588	-1.54% <span>↓</span>
Average Sold Price	\$2,798,426	\$2,403,289	16.44% <span>↑</span>	\$2,527,125	\$2,547,925	-0.82% <span>↓</span>
Average Days on Market	183	172	6.4% <span>↑</span>	189	214	-11.68% <span>↓</span>
List/Sold Price Ratio	96.9%	92.5%	4.73% <span>↑</span>	94.6%	93.6%	1.08% <span>↑</span>

### SOLD AND NEW PROPERTIES (UNITS)

August 2020 | Single Family Homes ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

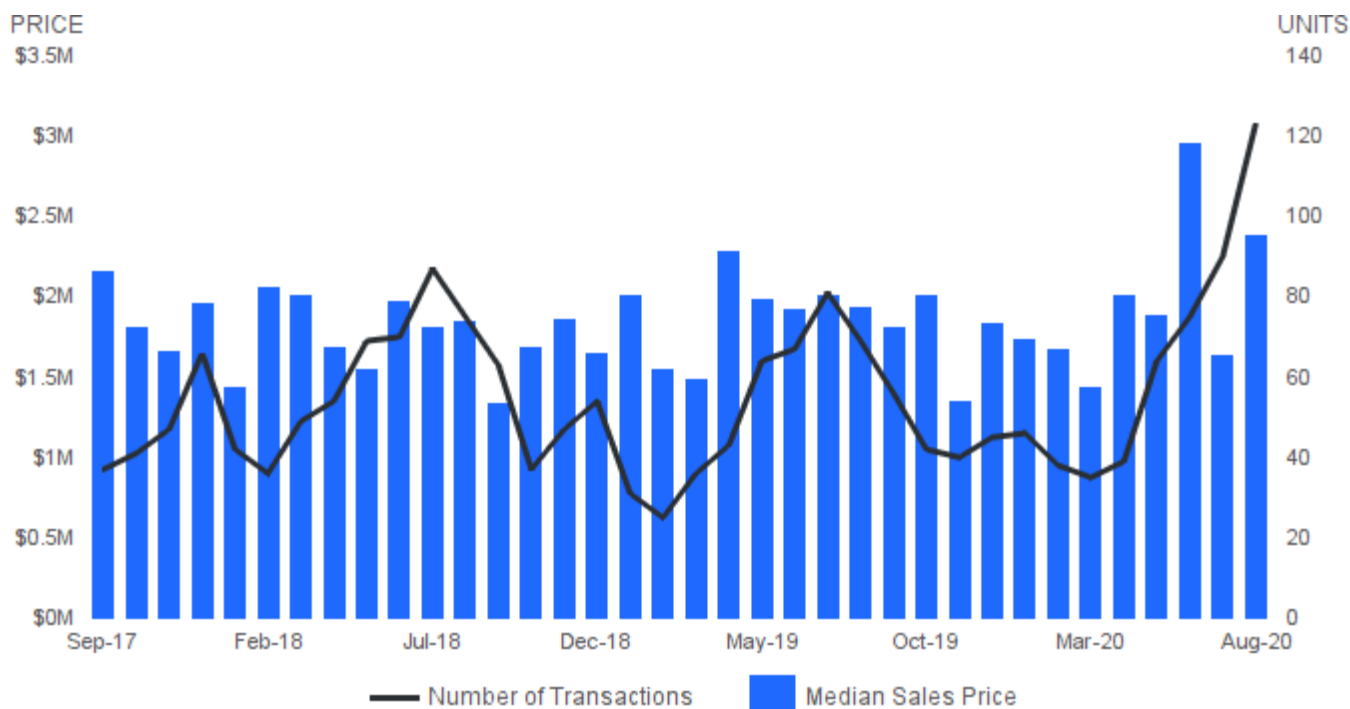


## MEDIAN SALES PRICE AND NUMBER OF SALES

August 2020 | Single Family Homes ?

**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.

**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2020 | Single Family Homes ?

**Average Sales Price** | Average sales price for all properties sold.

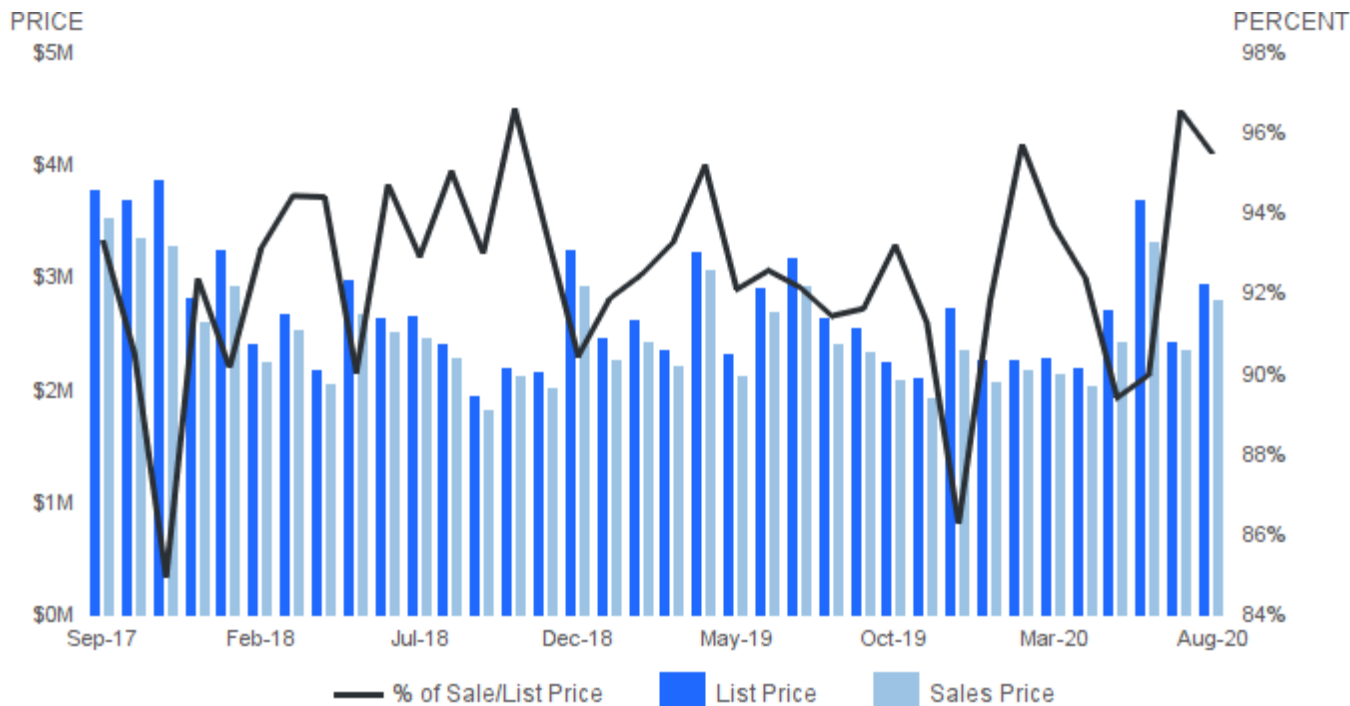
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2020 | Single Family Homes ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

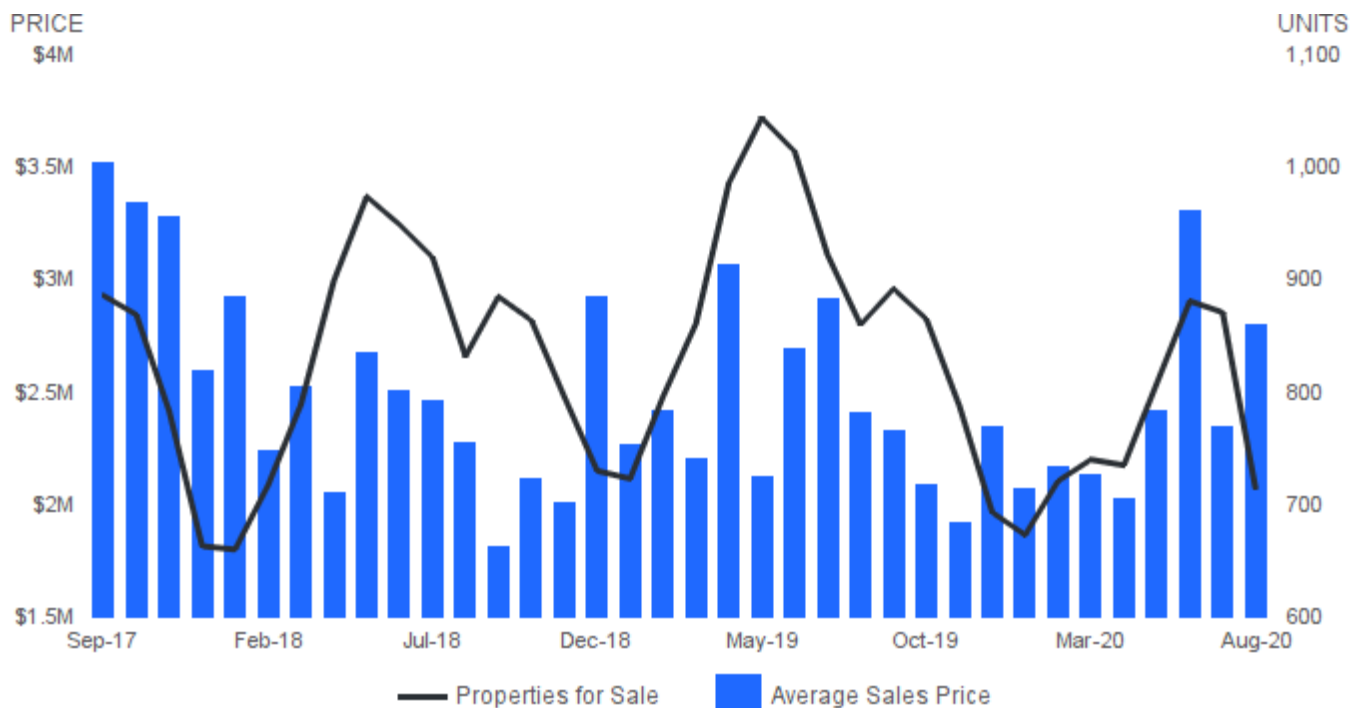


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2020 | Single Family Homes ?

Average Sales Price | Average sales price for all properties sold.

Properties for Sale | Number of properties listed for sale at the end of month.

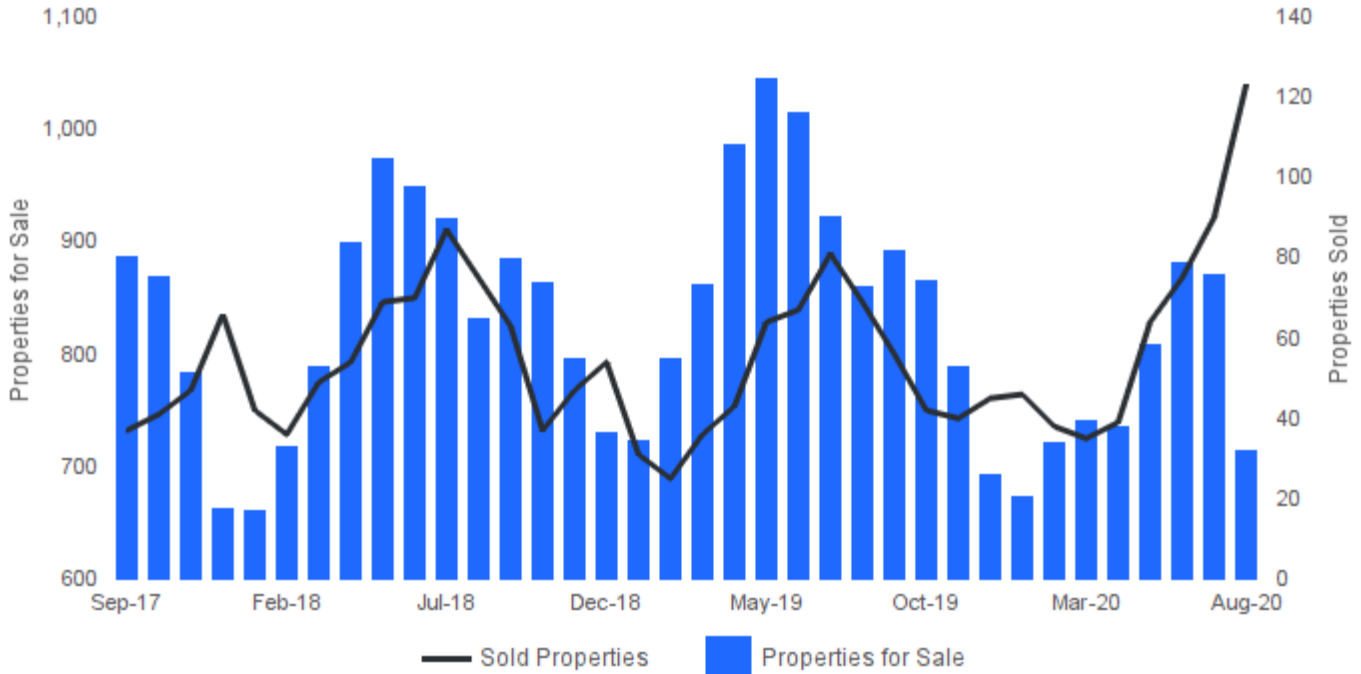


# PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2020 | Single Family Homes ?

**Properties for Sale** | Number of properties listed for sale at the end of month.

**Sold Properties** | Number of properties sold.



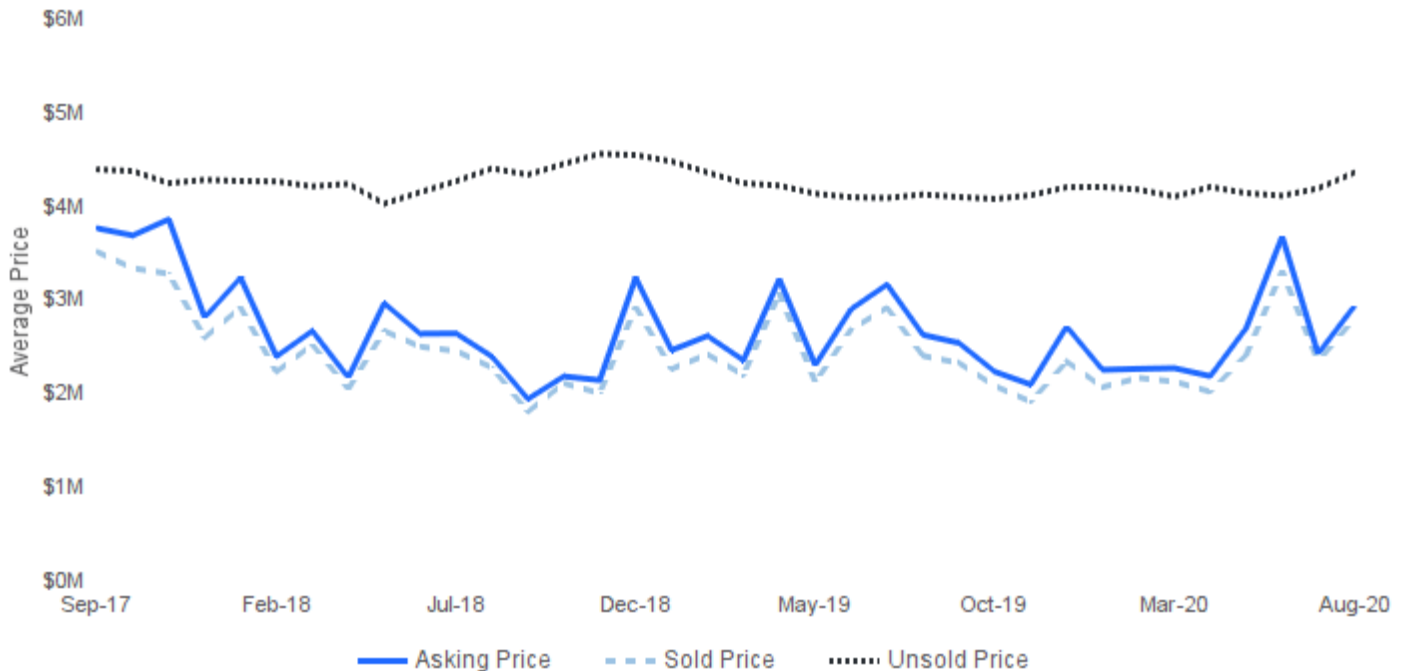
# AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2020 | Single Family Homes ?

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

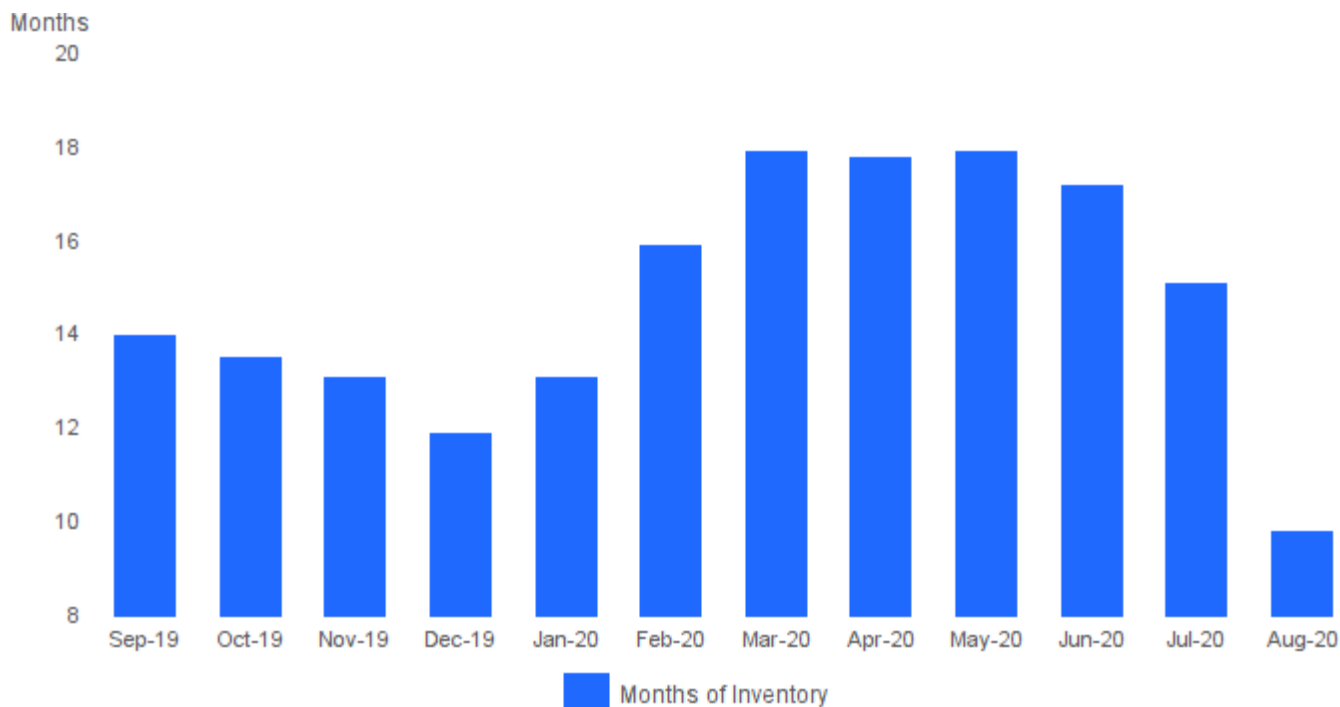
**Sold Price** | the average selling price



# ABSORPTION RATE

## August 2020 | Single Family Homes ?

**Absorption Rate** | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



# MONTHS SUPPLY OF INVENTORY

## August 2020 | Single Family Homes ?

**Months Supply of Inventory** | Properties for sale divided by number of properties sold.

**Units Listed** | Number of properties listed for sale at the end of month.

**Units Sold** | Number of properties sold.

