AREA REPORT
ALL OF GREENWICH

FULL MARKET SUMMARY

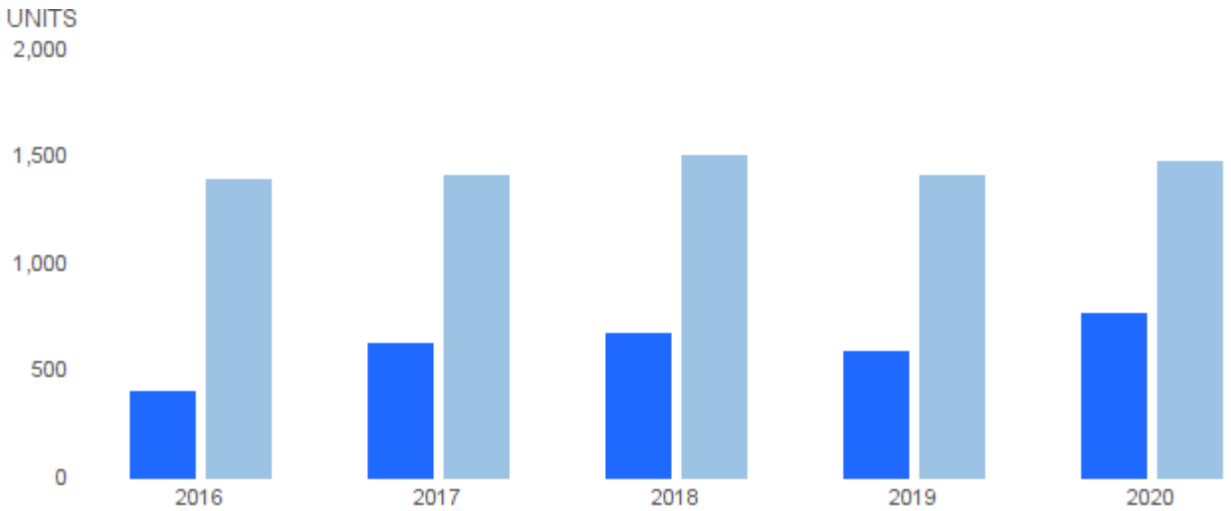
October 2020 | Single Family Homes

	Month to Date			Year to Date		
	October 2020	October 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	153	92	66.3%	1475	1326	11.24%
Sold Listings	116	42	176.19%	766	506	51.38%
Median List Price (Solds)	$2,254,000	$2,107,500	6.95%	$2,195,000	$1,999,999	9.75%
Median Sold Price	$2,100,000	$2,000,000	5%	$2,012,500	$1,922,500	4.68%
Median Days on Market	117	126	-7.14%	125	136	-8.09%
Average List Price (Solds)	$3,227,312	$2,234,449	44.43%	$2,822,151	$2,686,285	5.06%
Average Sold Price	$3,099,862	$2,082,820	48.83%	$2,656,607	$2,485,181	6.9%
Average Days on Market	160	170	-5.88%	181	189	-4.23%
List/Sold Price Ratio	95.9%	92.7%	3.39%	95.1%	93.5%	1.68%

SOLD AND NEW PROPERTIES (UNITS)

October 2020 | Single Family Homes

Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.

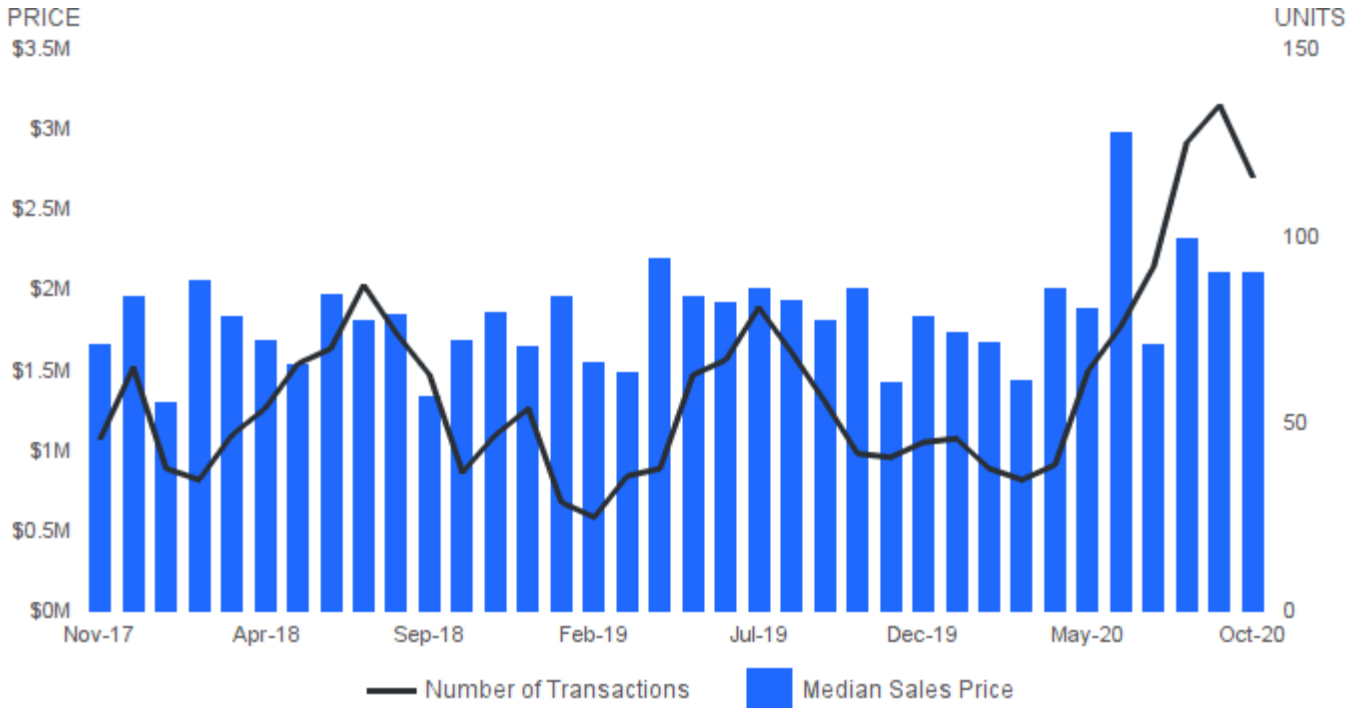


	2016	2017	2018	2019	2020
Sold Properties	401	626	672	592	768
New Properties	1,389	1,413	1,504	1,407	1,478
Sold Volume	$793.78M	$1.61B	$1.57B	$1.44B	$2.04B
Listing Volume	$4.67B	$4.60B	$4.90B	$4.45B	$5.12B
Median Sale Price	$1.60M	$1.76M	$1.70M	$1.90M	$2.01M

MEDIAN SALES PRICE AND NUMBER OF SALES

October 2020 | Single Family Homes

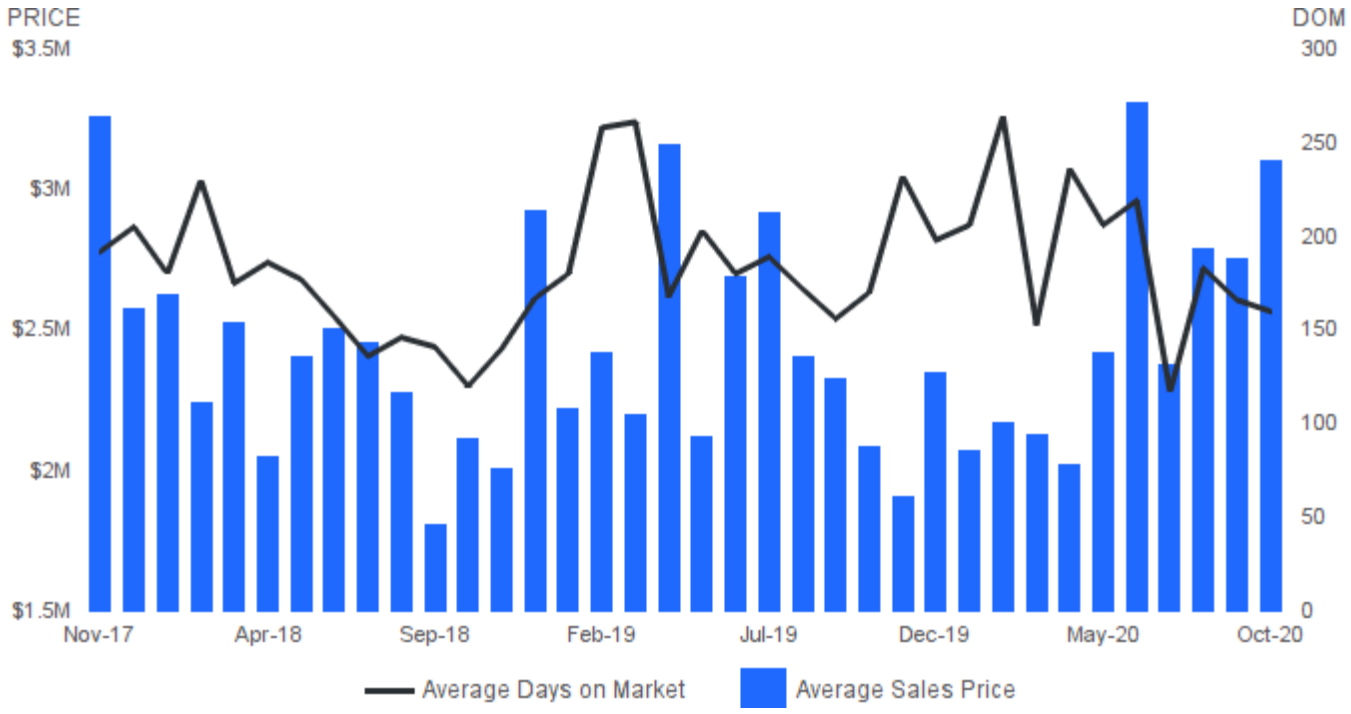
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 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

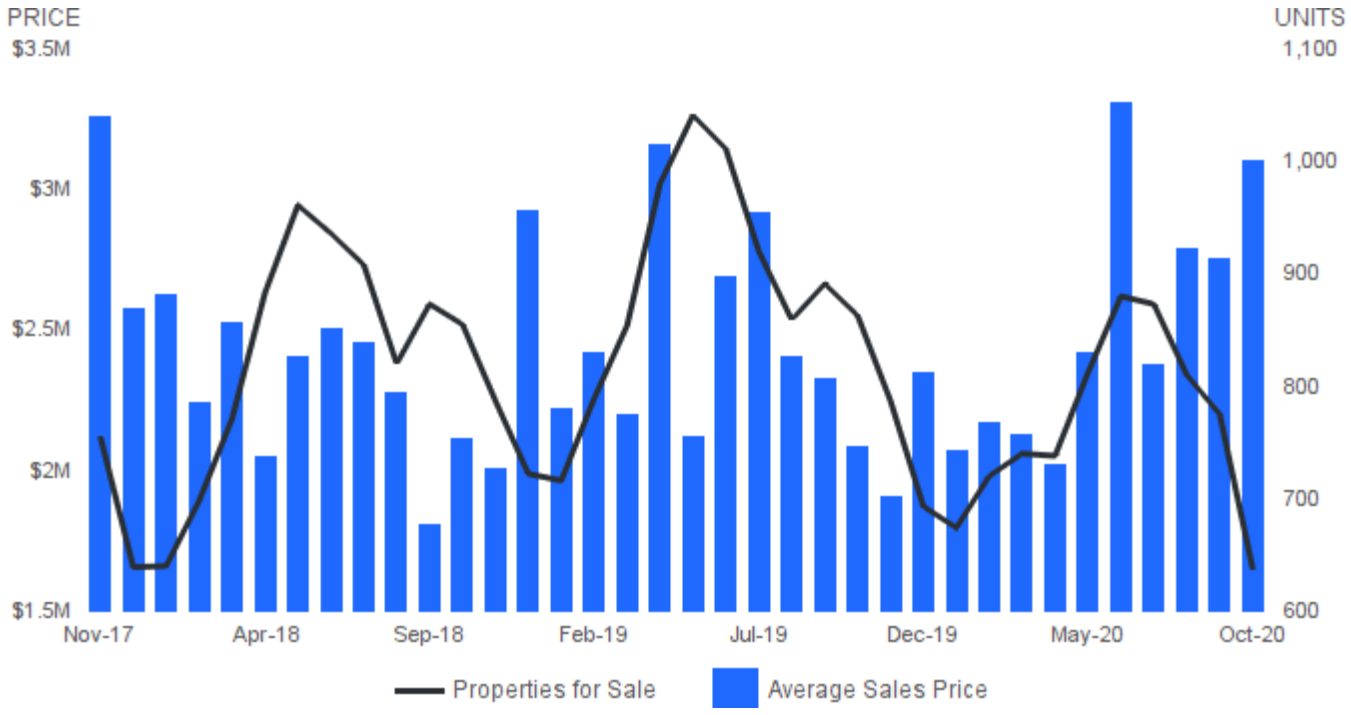
October 2020 | Single Family Homes

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

October 2020 | Single Family Homes

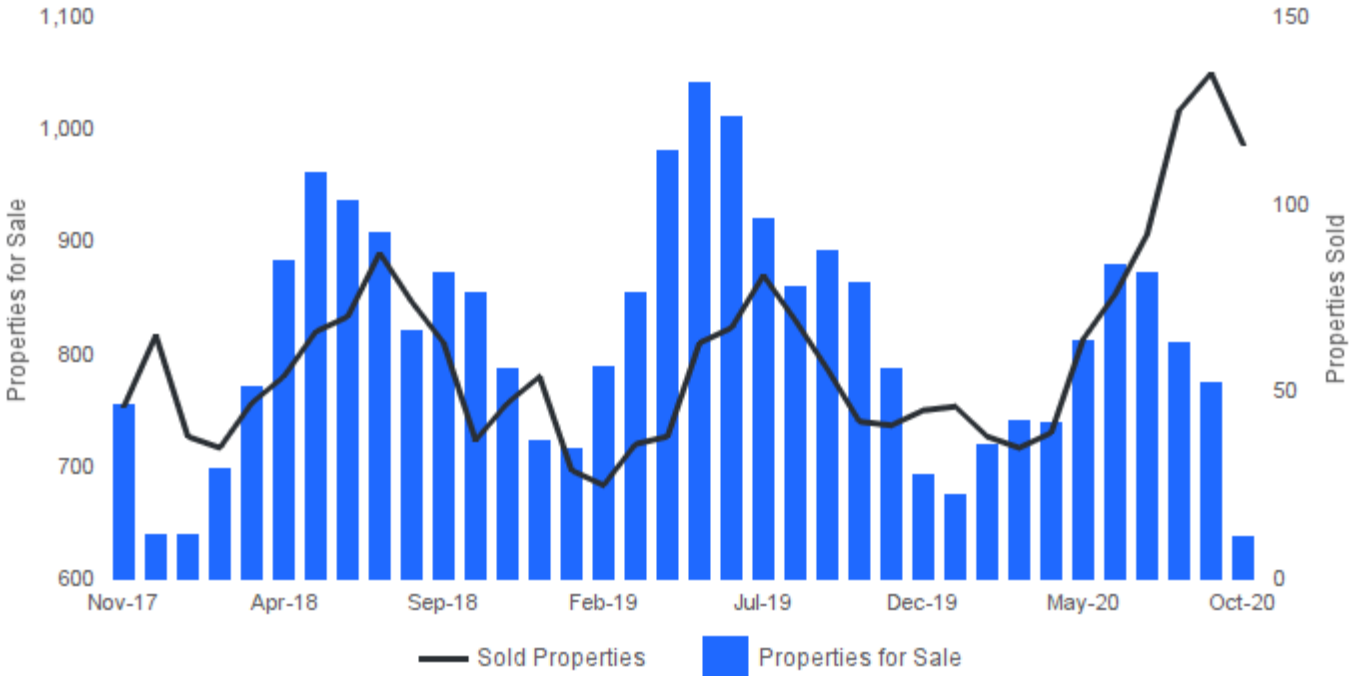
Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2020 | Single Family Homes

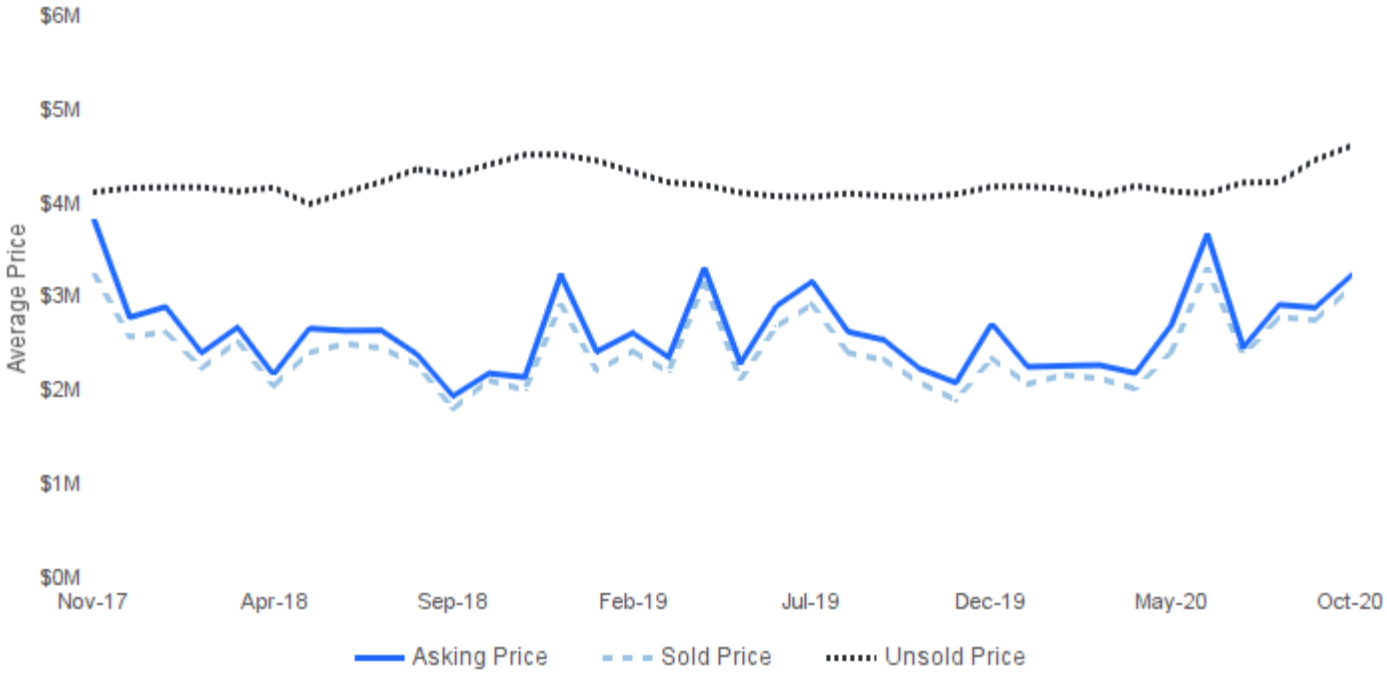
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2020 | Single Family Homes

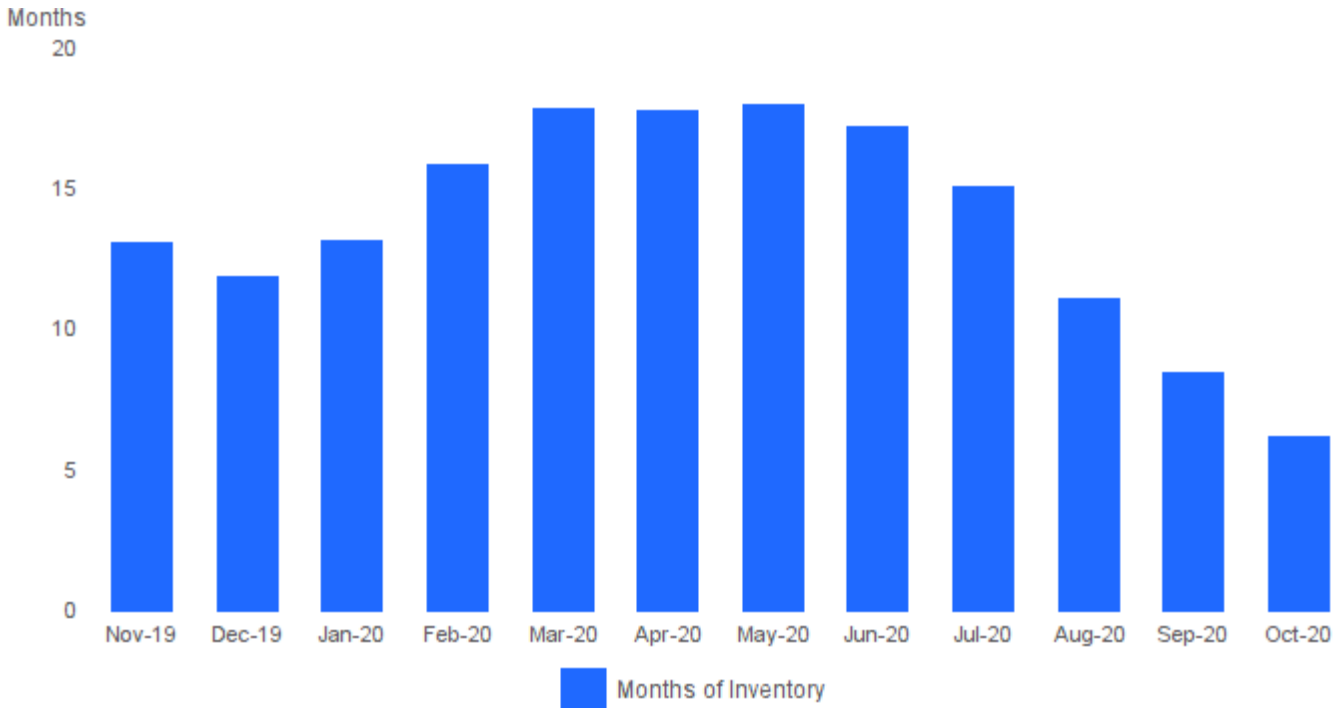
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



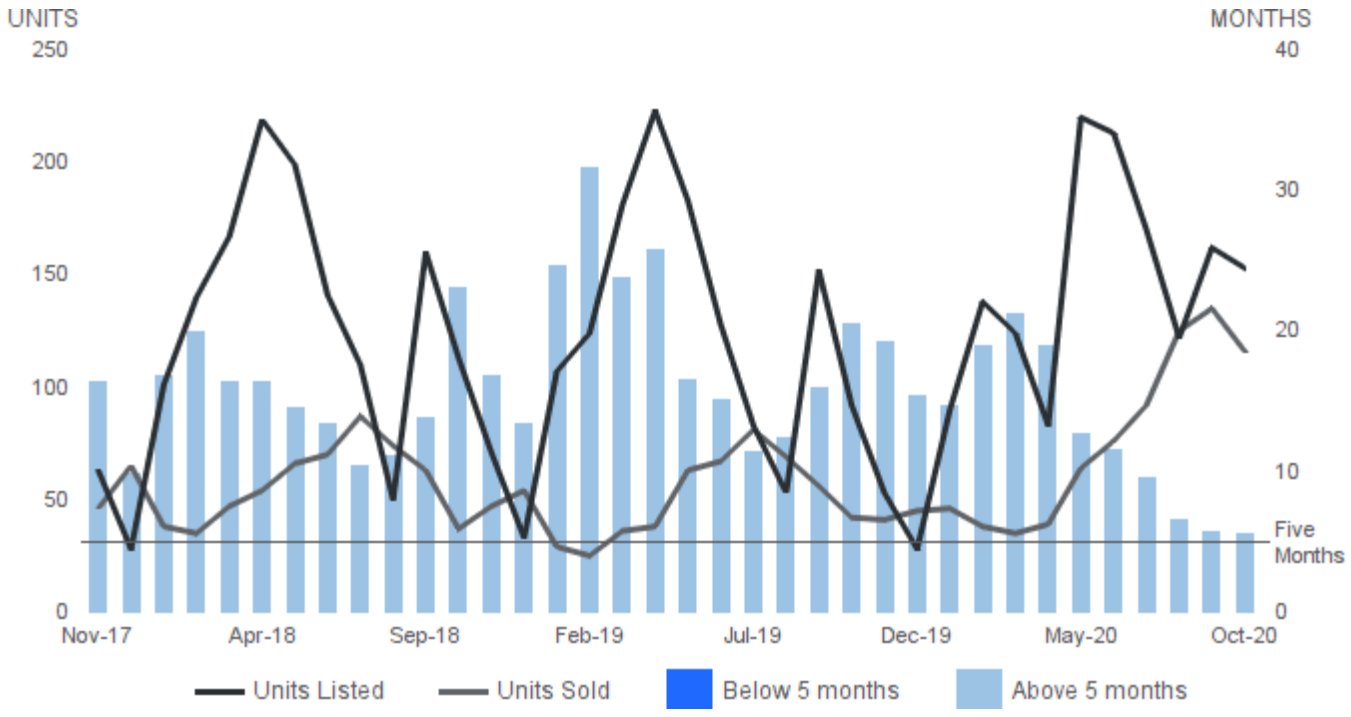
ABSORPTION RATE

October 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

October 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.