

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

December 2020 | Single Family Homes ?

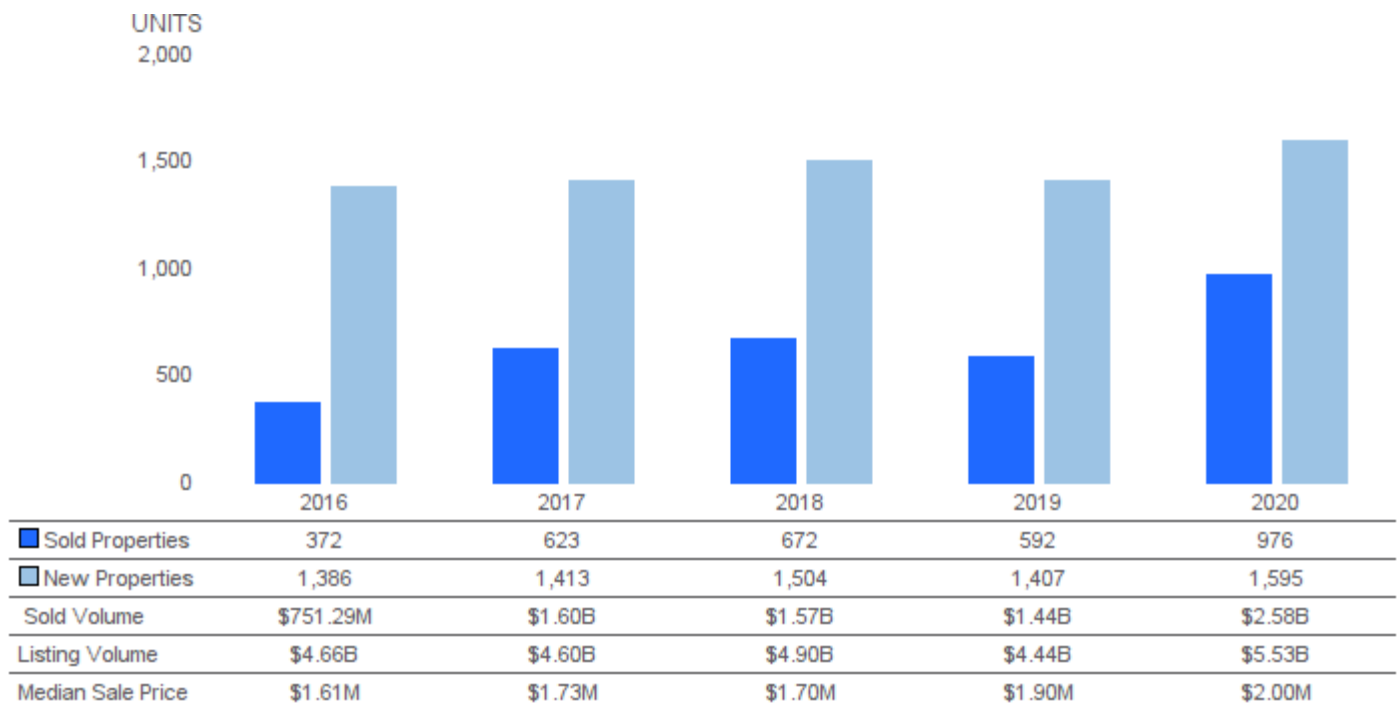
	Month to Date			Year to Date		
	December 2020	December 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	42	28	50% ↑	1595	1407	13.36% ↑
Sold Listings	103	45	128.89% ↑	976	592	64.86% ↑
Median List Price (Solds)	\$2,095,000	\$2,250,000	-6.89% ↓	\$2,150,000	\$1,995,000	7.77% ↑
Median Sold Price	\$1,900,000	\$1,825,000	4.11% ↑	\$2,000,000	\$1,900,000	5.26% ↑
Median Days on Market	101	199	-49.25% ↓	120	141	-14.89% ↓
Average List Price (Solds)	\$2,720,417	\$2,716,355	0.15% ↑	\$2,799,309	\$2,646,860	5.76% ↑
Average Sold Price	\$2,583,296	\$2,343,522	10.23% ↑	\$2,641,585	\$2,434,067	8.53% ↑
Average Days on Market	148	198	-25.25% ↓	176	192	-8.33% ↓
List/Sold Price Ratio	96.3%	89.3%	7.78% ↑	95.3%	93%	2.46% ↑

SOLD AND NEW PROPERTIES (UNITS)

December 2020 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

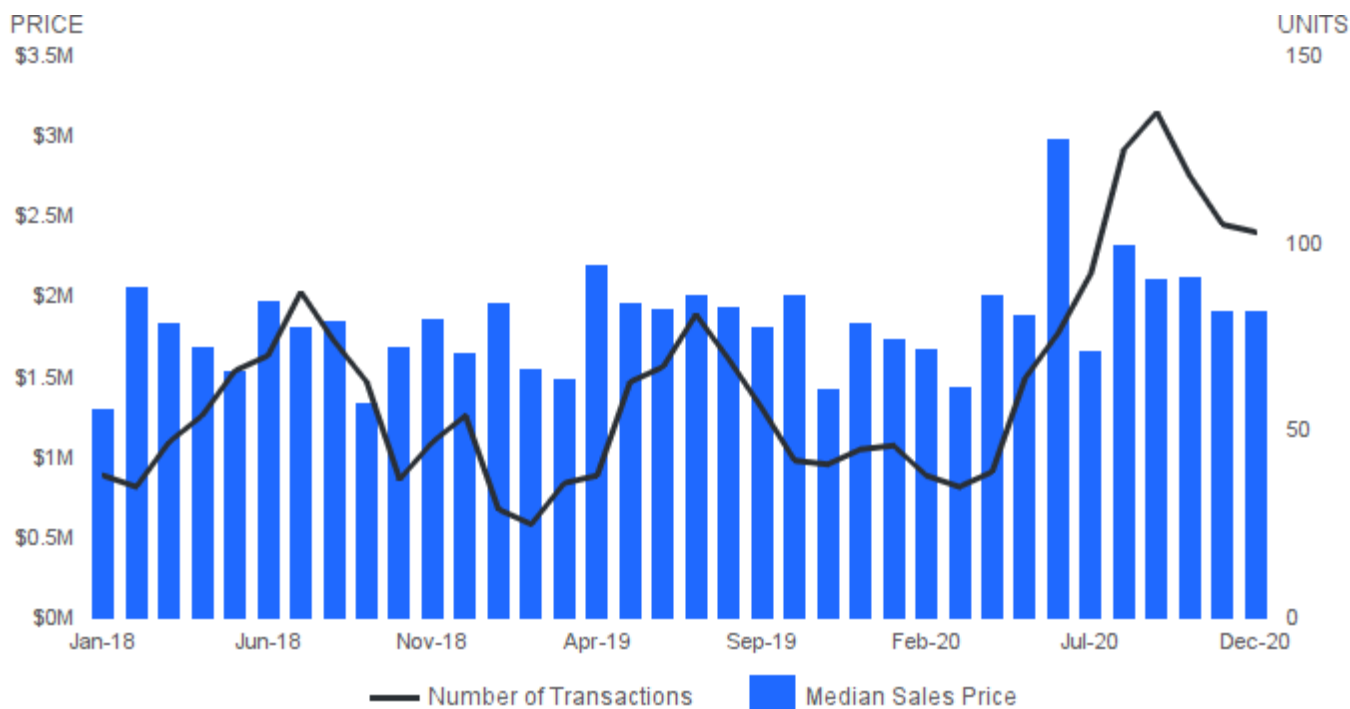


MEDIAN SALES PRICE AND NUMBER OF SALES

December 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.

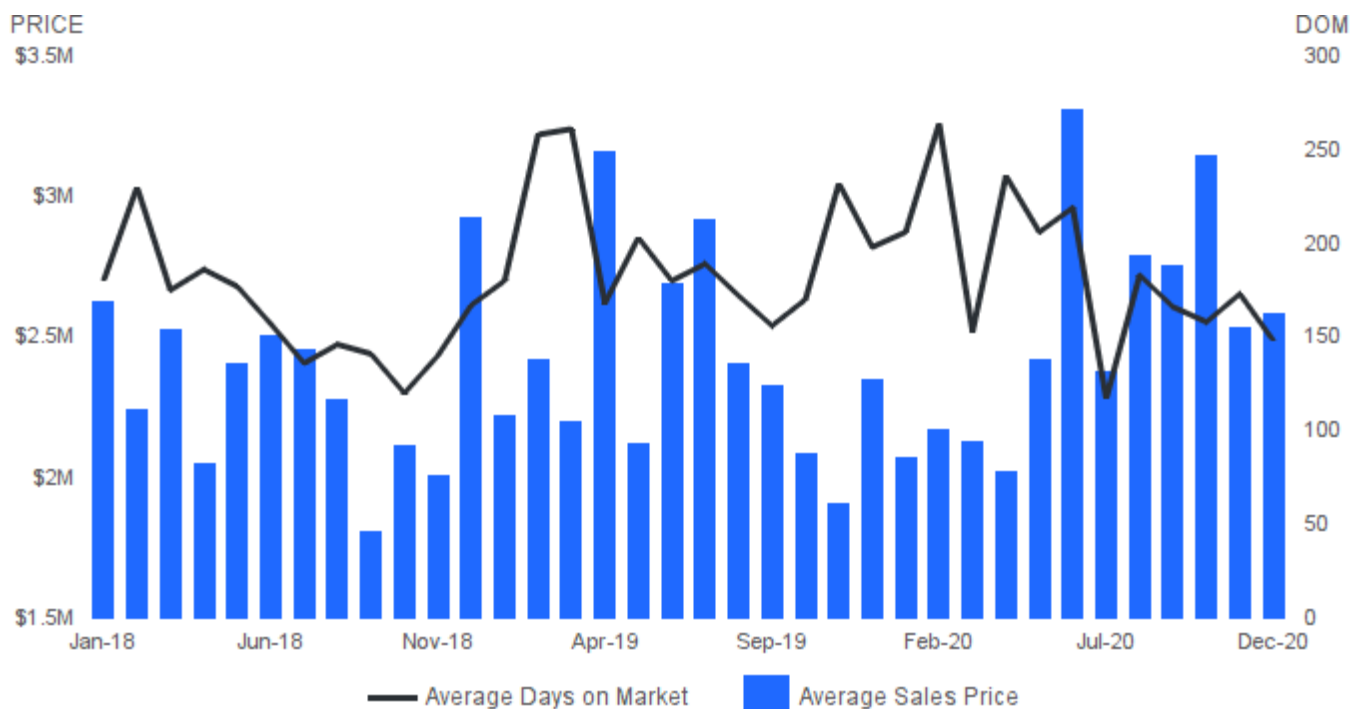


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2020 | Single Family Homes ?

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

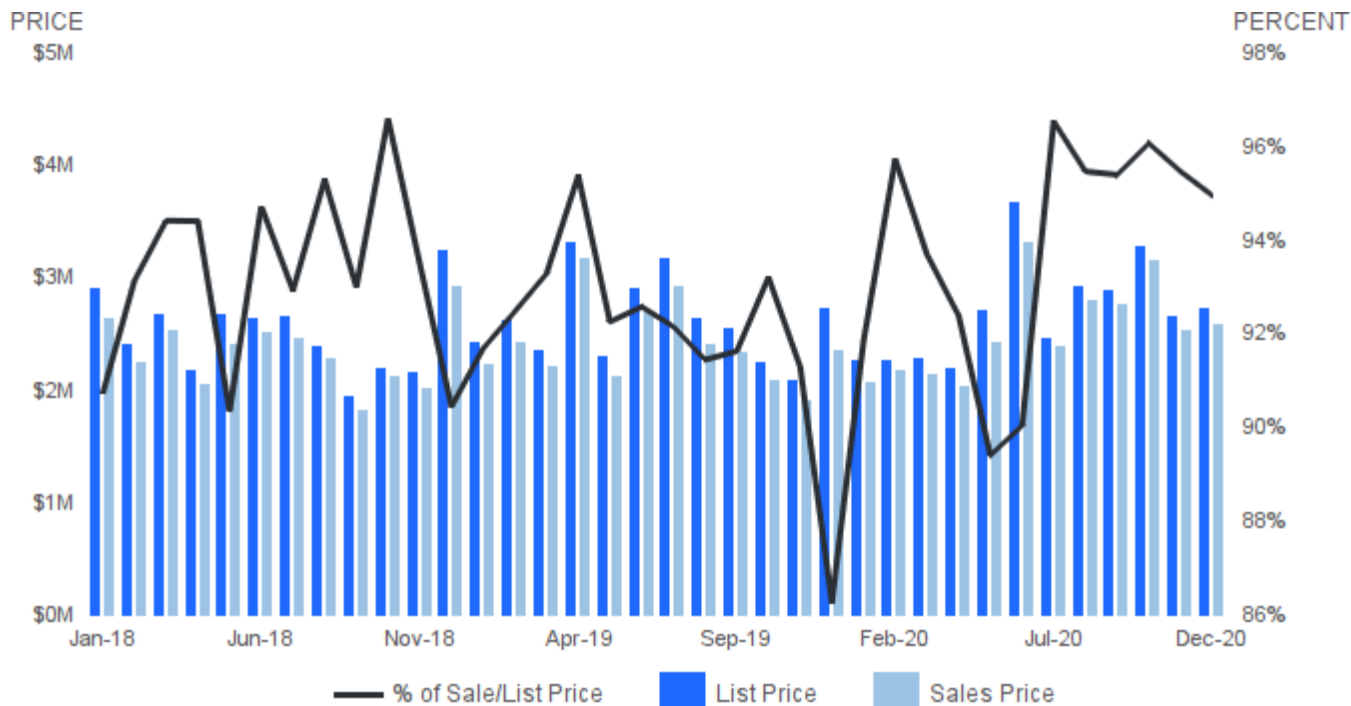
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 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

December 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.

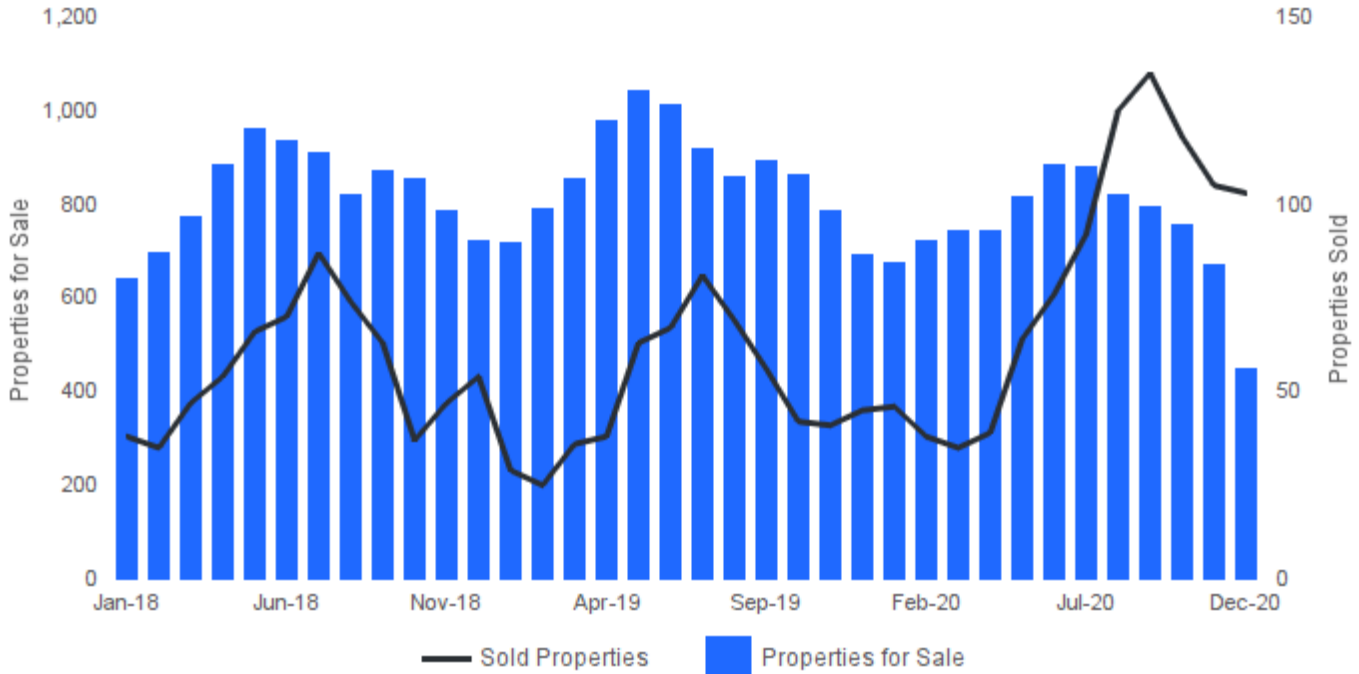


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



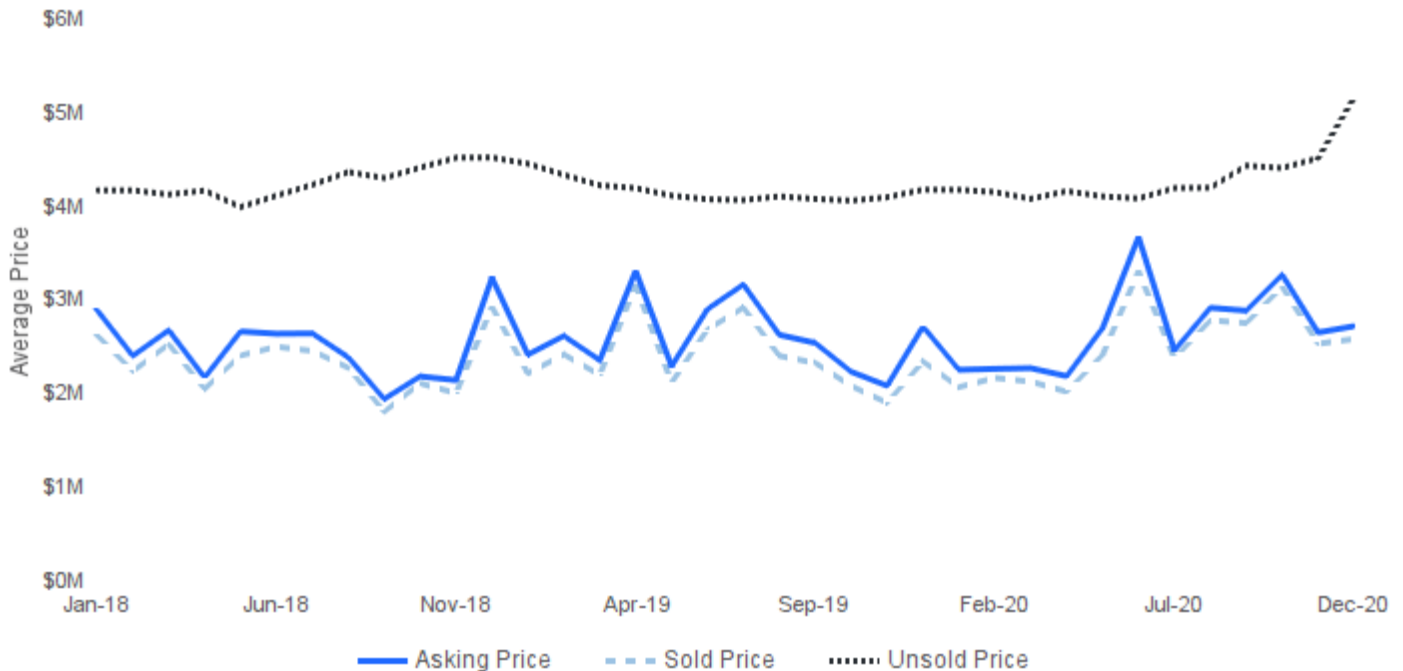
AVERAGE ASKING/SOLD/UNSOLD PRICE

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Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

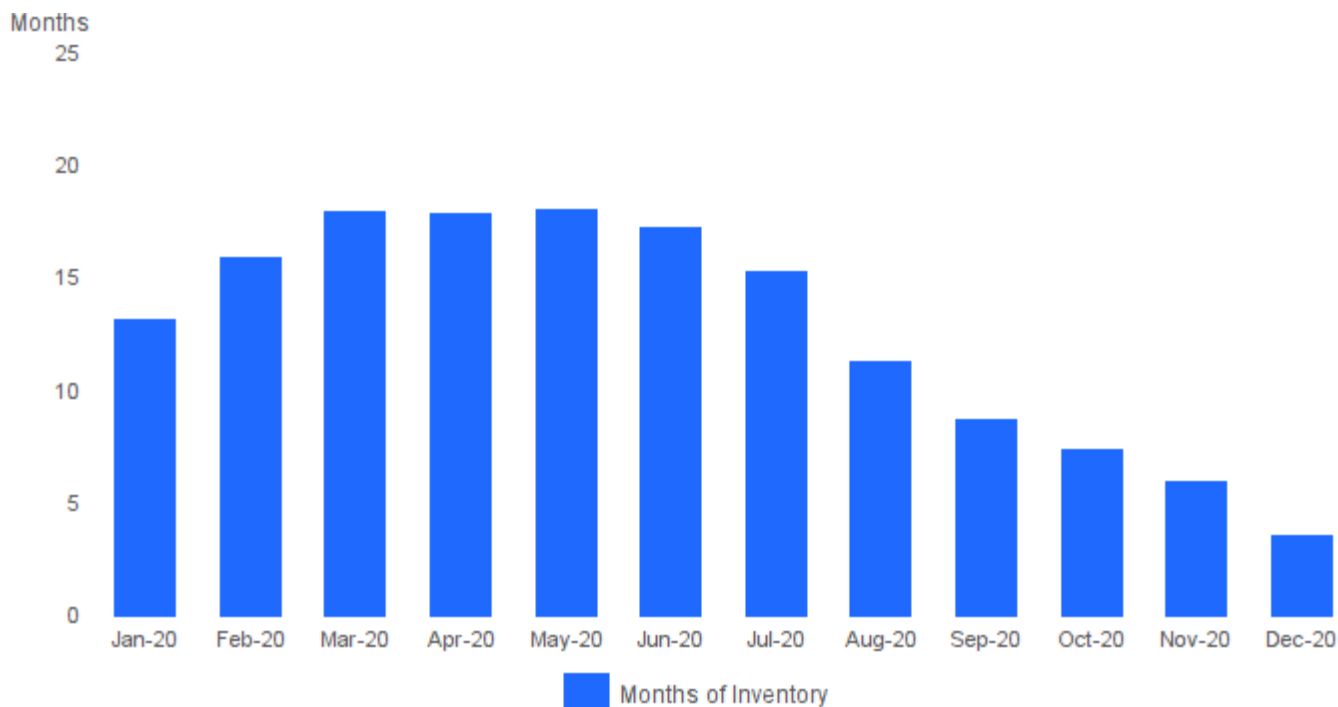
Sold Price | the average selling price



ABSORPTION RATE

December 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

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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.

