

# AREA REPORT

ALL OF GREENWICH

## FULL MARKET SUMMARY

March 2021 | All Property Types ?

	Month to Date			Year to Date		
	March 2021	March 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	140	111	26.13% ↑	298	295	1.02% ↑
Sold Listings	80	32	150% ↑	223	104	114.42% ↑
Median List Price (Solds)	\$1,962,500	\$1,124,000	74.6% ↑	\$1,895,000	\$1,447,000	30.96% ↑
Median Sold Price	\$1,837,500	\$1,051,500	74.75% ↑	\$1,825,000	\$1,306,250	39.71% ↑
Median Days on Market	105	121	-13.22% ↓	116	146	-20.55% ↓
Average List Price (Solds)	\$2,376,811	\$1,614,900	47.18% ↑	\$2,698,209	\$1,876,299	43.8% ↑
Average Sold Price	\$2,297,084	\$1,524,062	50.72% ↑	\$2,586,048	\$1,750,630	47.72% ↑
Average Days on Market	136	138	-1.45% ↓	167	195	-14.36% ↓
List/Sold Price Ratio	96.7%	95.5%	1.21% ↑	96.4%	94.1%	2.4% ↑

## SOLD AND NEW PROPERTIES (UNITS)

March 2021 | All Property Types ?

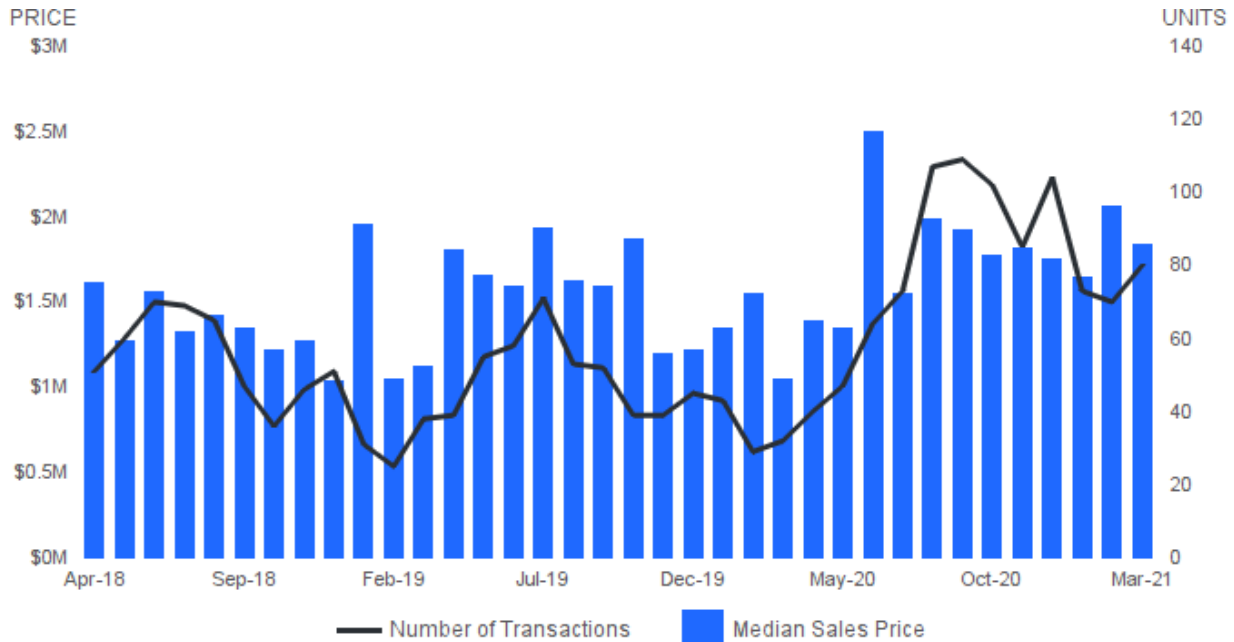
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

March 2021 | All Property Types ?

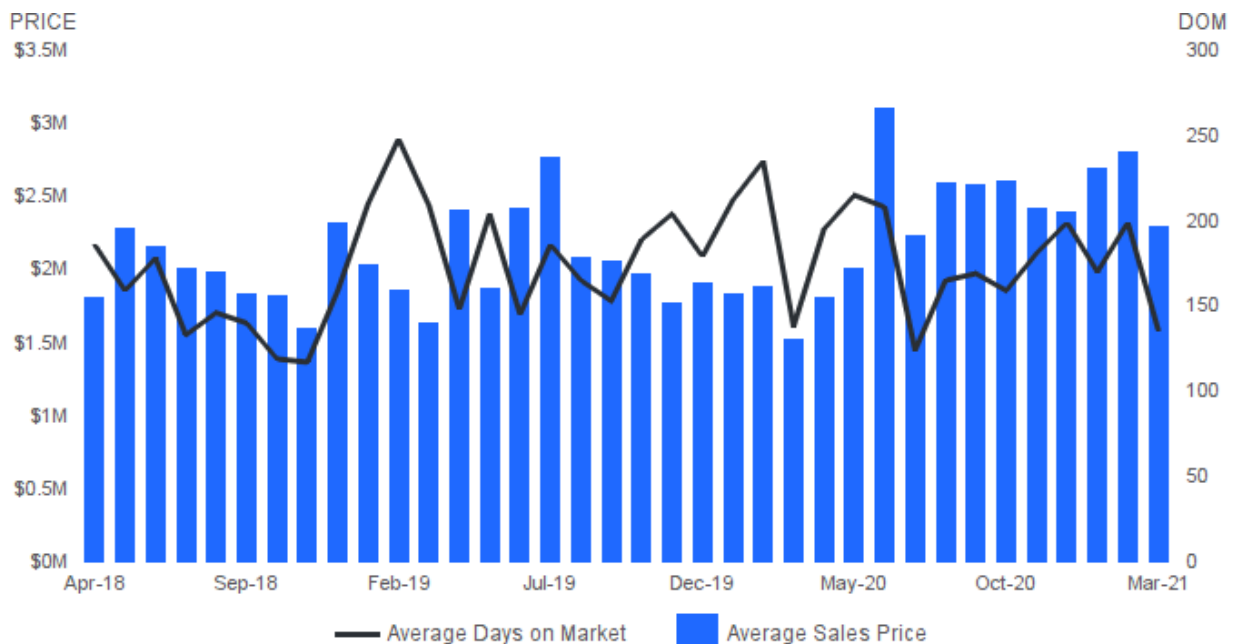
**Median Sales Price** | Price of the "middle" property sold - an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2021 | All Property Types ?

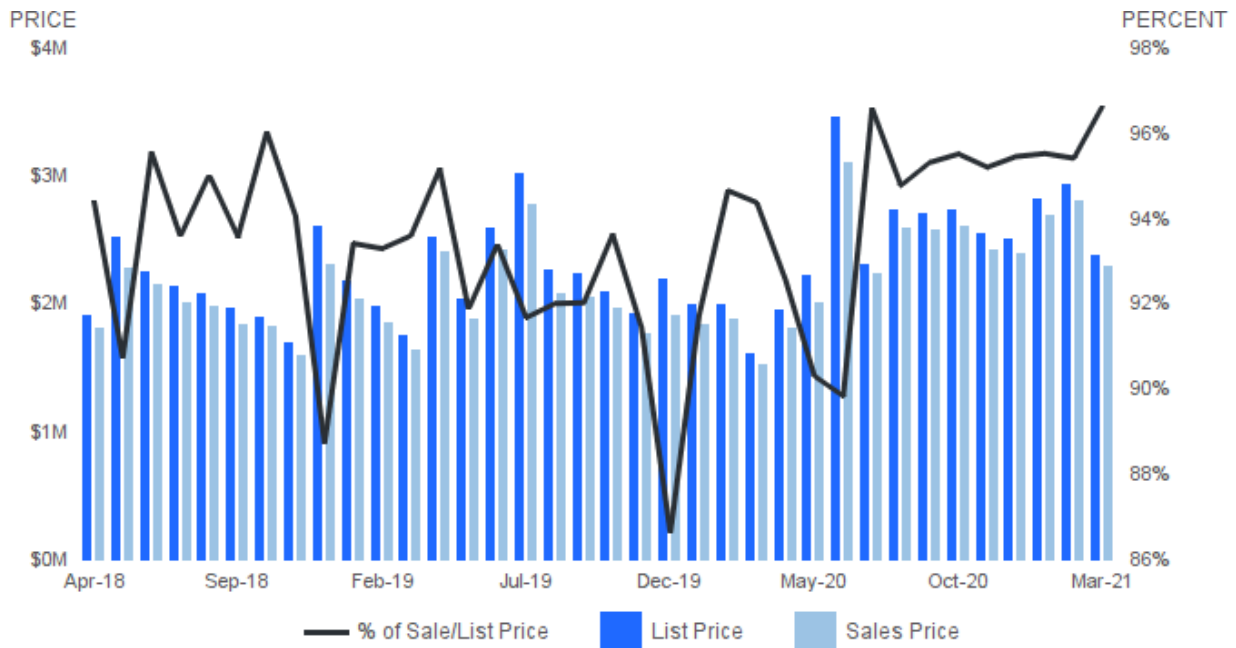
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

## March 2021 | All Property Types ?

**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

### March 2021 | All Property Types ?

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

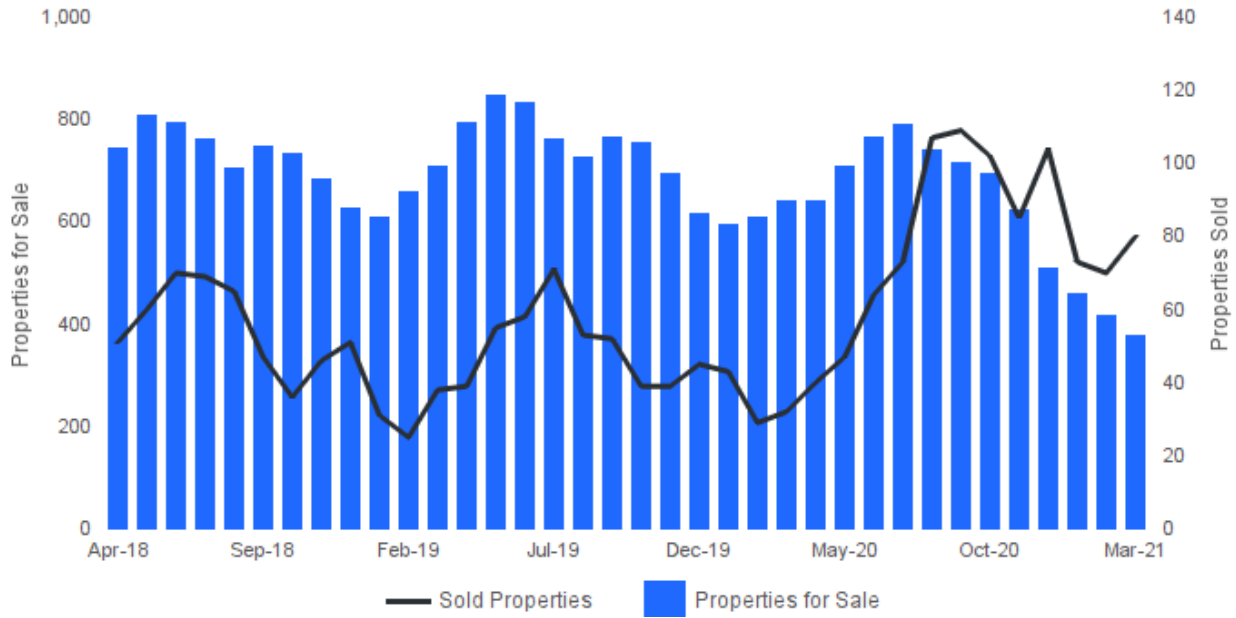
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

### March 2021 | All Property Types ?

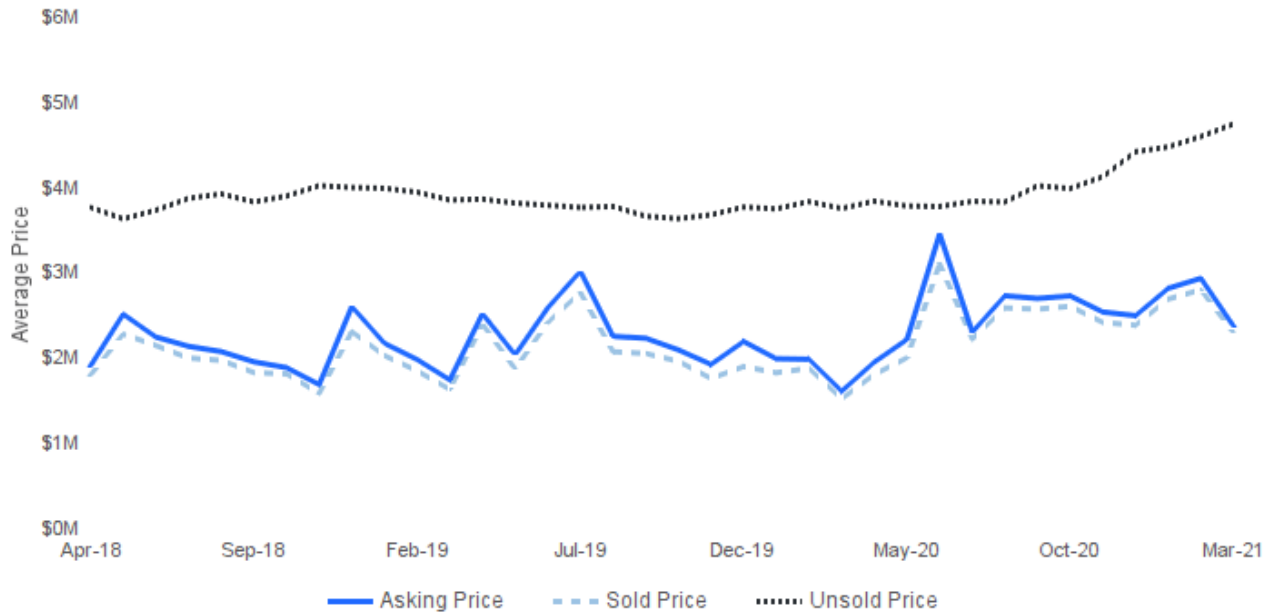
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2021 | All Property Types ?

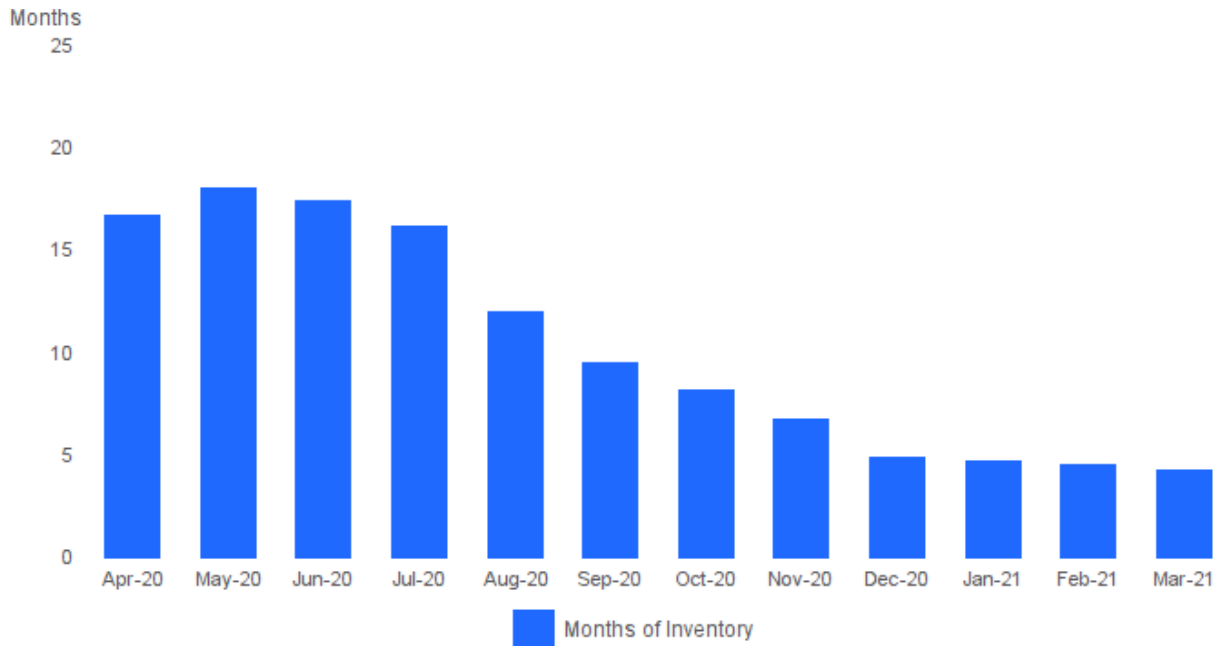
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



## ABSORPTION RATE

March 2021 | All Property Types ?

**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

March 2021 | All Property Types ?

**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.

