

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

May 2021 | Single Family Homes ?

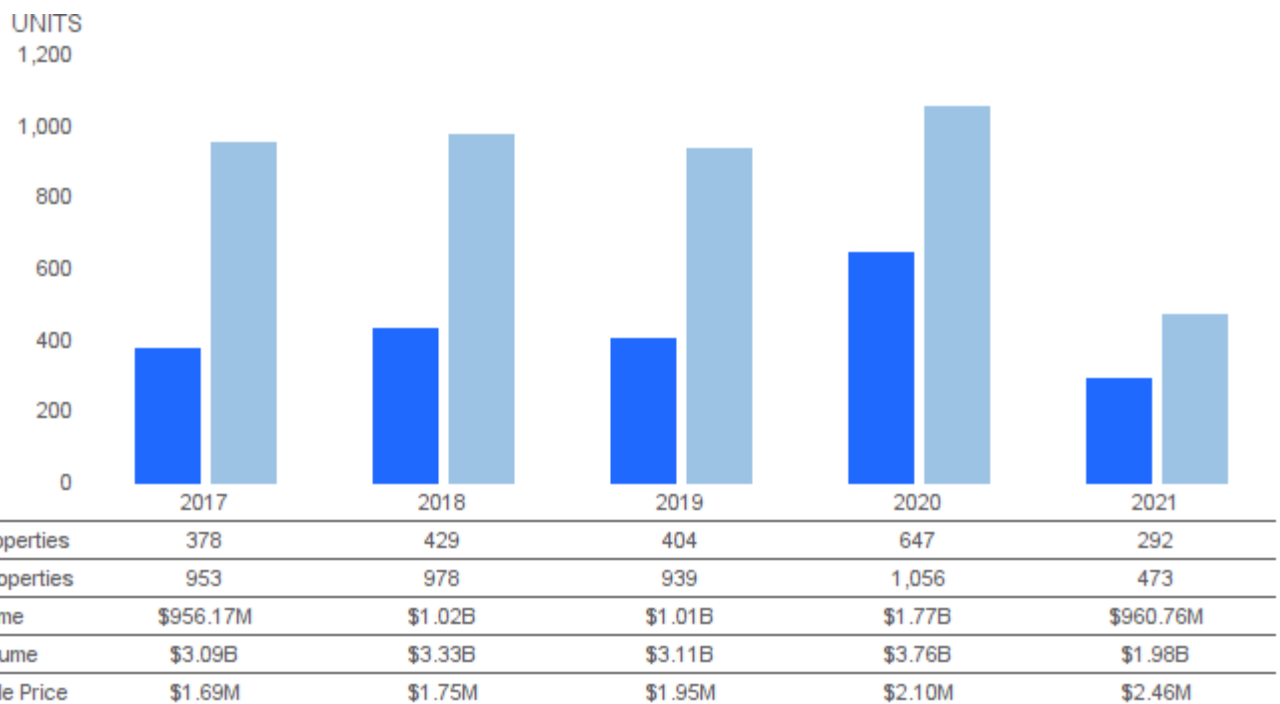
	Month to Date			Year to Date		
	May 2021	May 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	99	149	-33.56% ↓	456	426	7.04% ↑
Sold Listings	62	40	55% ↑	276	143	93.01% ↑
Median List Price (Solds)	\$2,495,000	\$1,849,997	34.87% ↑	\$2,499,500	\$1,850,000	35.11% ↑
Median Sold Price	\$2,455,500	\$1,712,500	43.39% ↑	\$2,407,500	\$1,750,000	37.57% ↑
Median Days on Market	81	181	-55.25% ↓	113	188	-39.89% ↓
Average List Price (Solds)	\$3,650,935	\$2,501,514	45.95% ↑	\$3,409,988	\$2,316,750	47.19% ↑
Average Sold Price	\$3,563,134	\$2,253,664	58.1% ↑	\$3,280,828	\$2,136,530	53.56% ↑
Average Days on Market	165	218	-24.31% ↓	170	218	-22.02% ↓
List/Sold Price Ratio	98.7%	92.7%	6.52% ↑	96.9%	93.4%	3.68% ↑

SOLD AND NEW PROPERTIES (UNITS)

May 2021 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

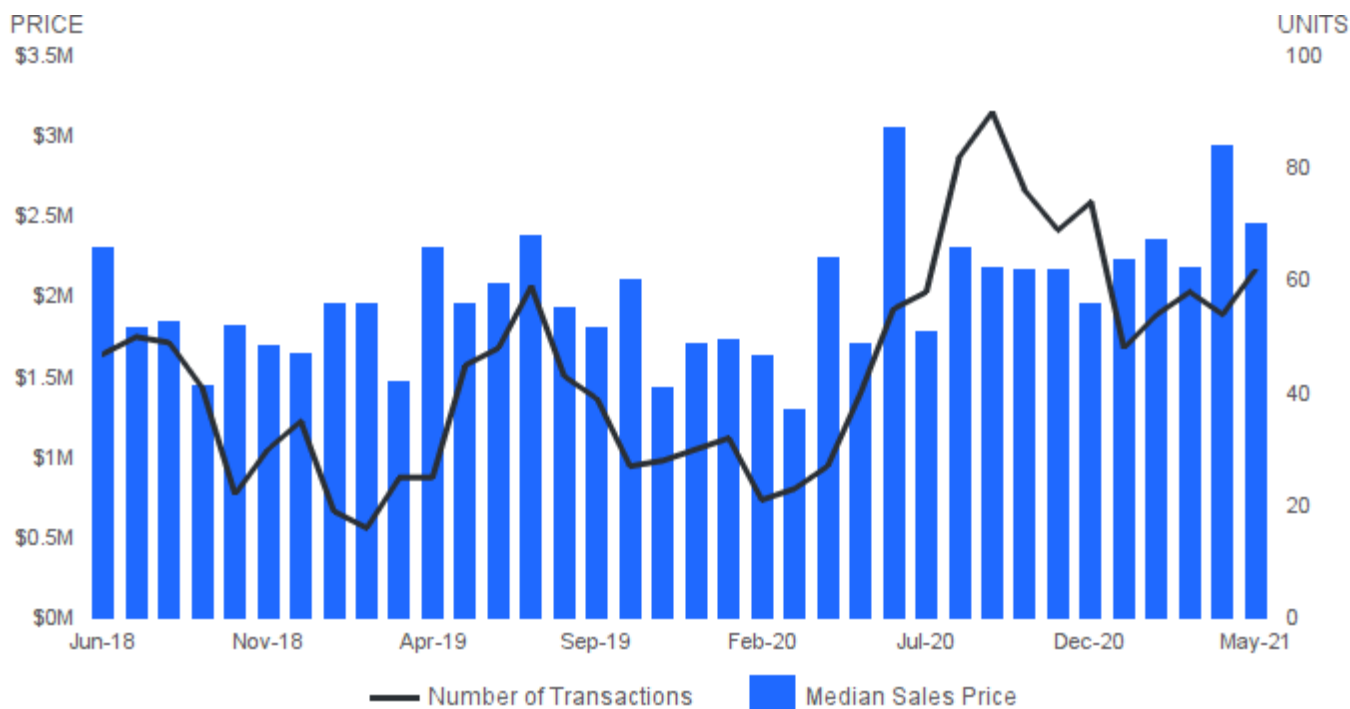


MEDIAN SALES PRICE AND NUMBER OF SALES

May 2021 | 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

May 2021 | Single Family Homes ?

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

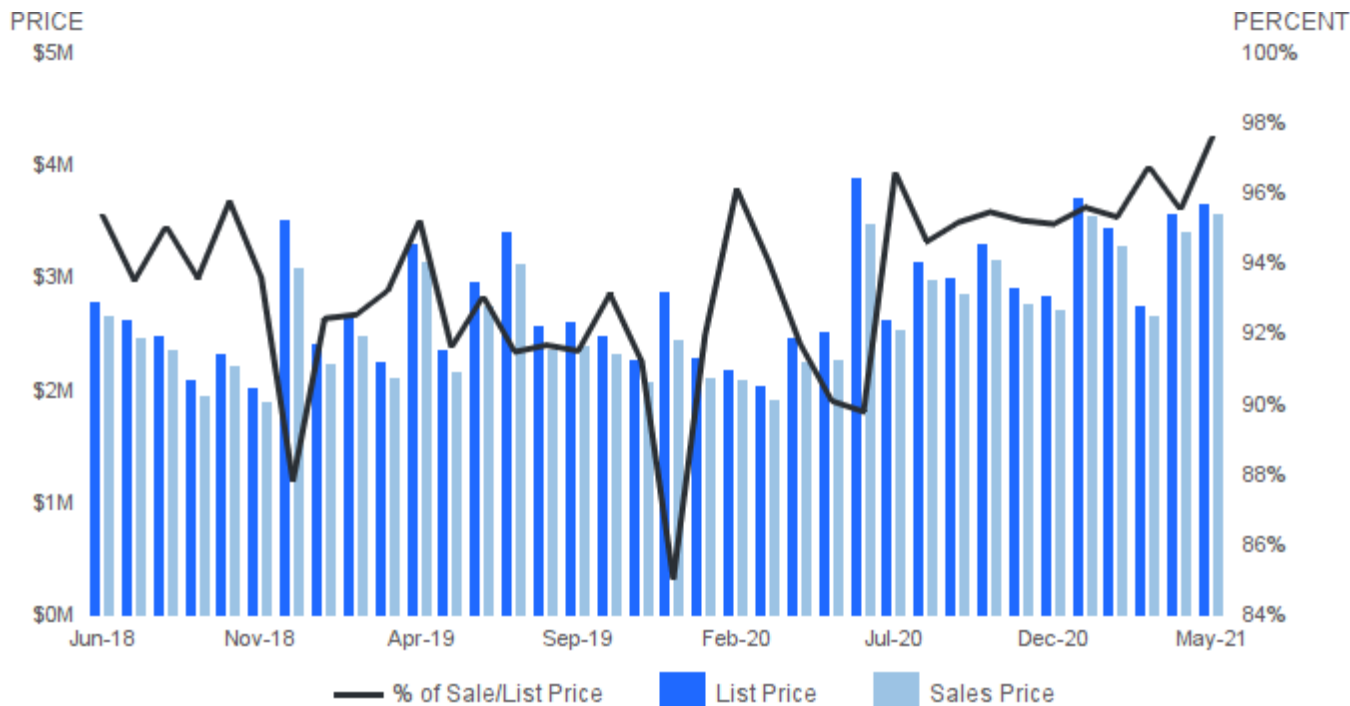
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2021 | 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

May 2021 | 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.

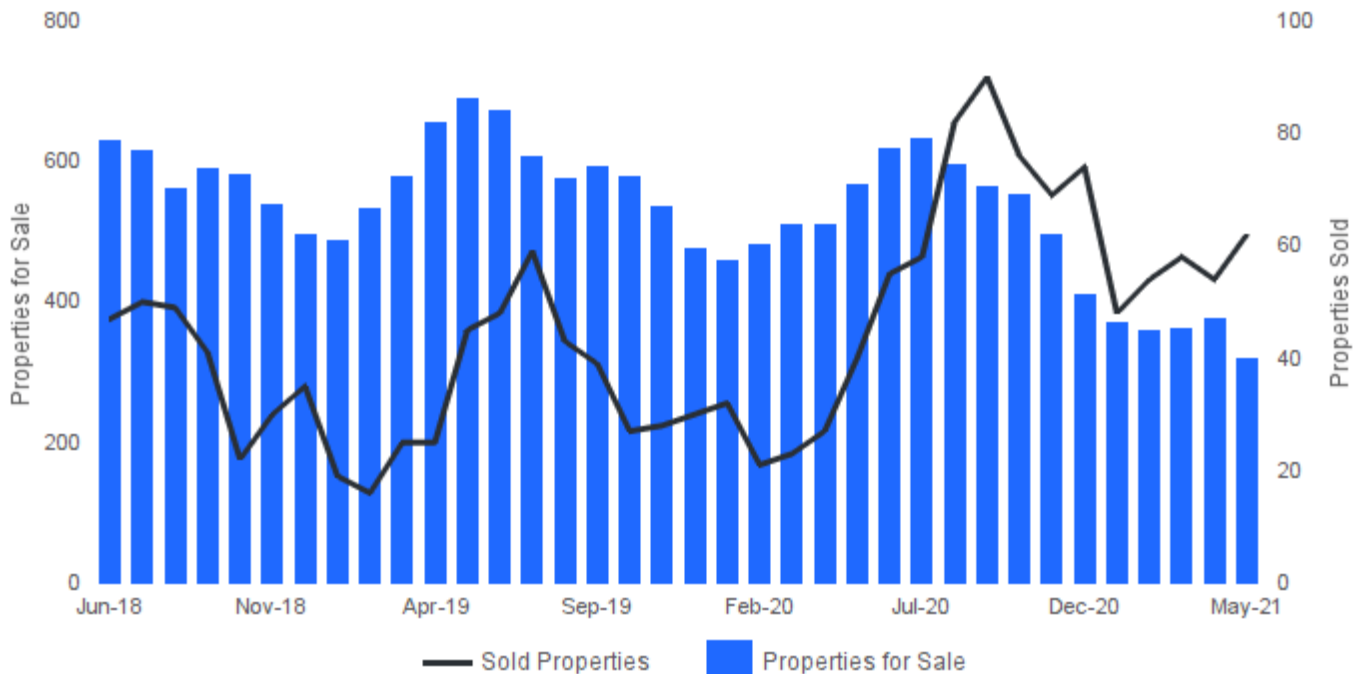


PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2021 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



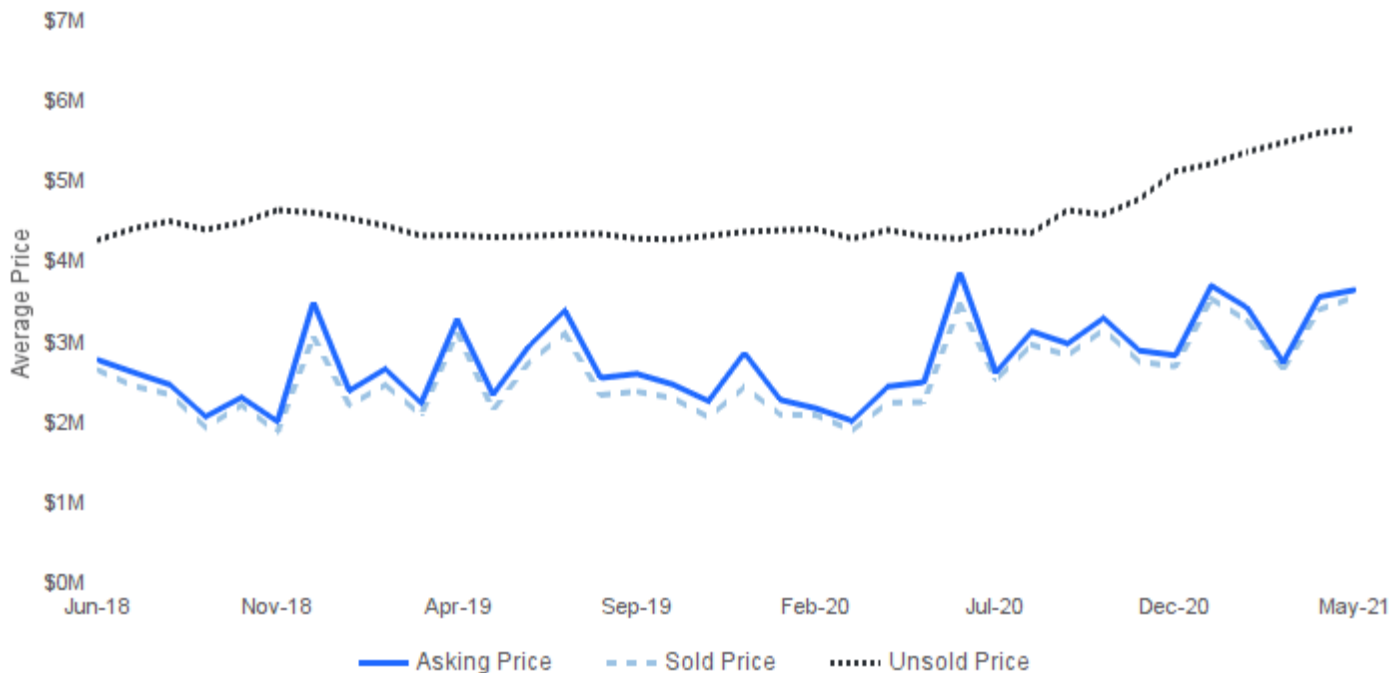
AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2021 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

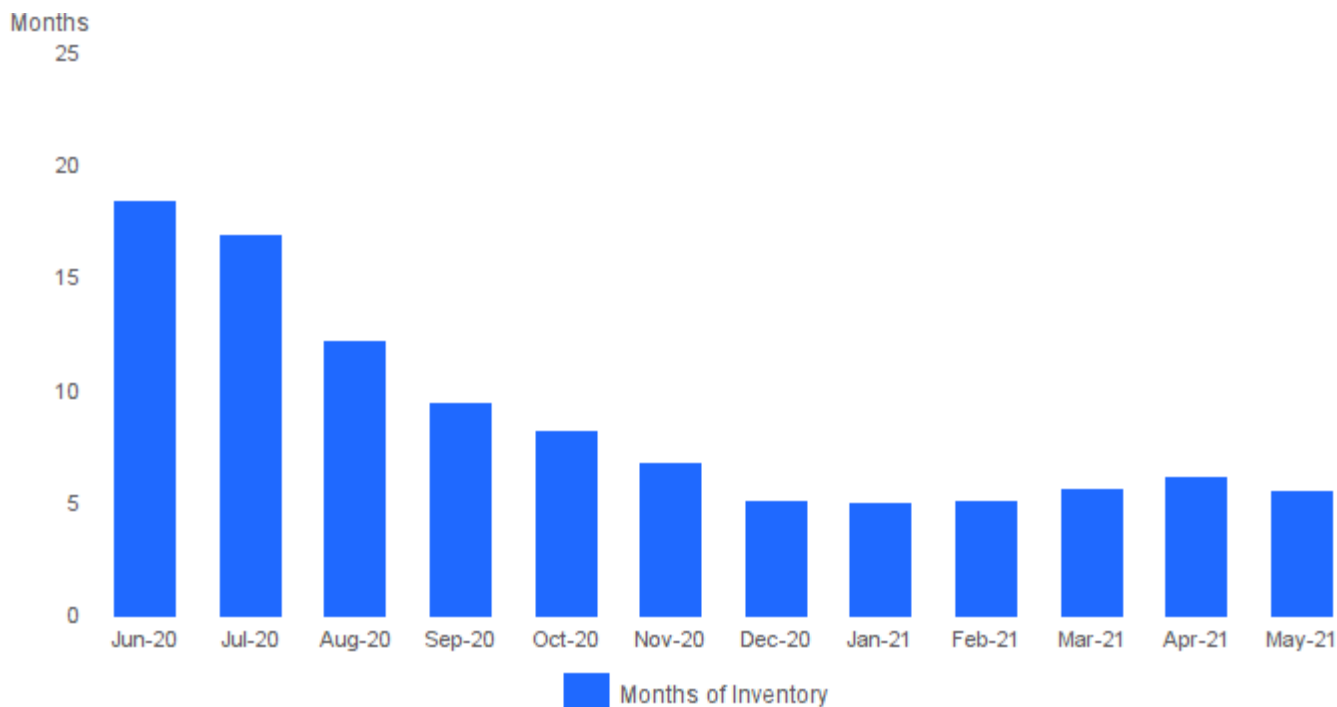
Sold Price | the average selling price



ABSORPTION RATE

May 2021 | 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

May 2021 | 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.

