

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

August 2021 | Single Family Homes ?

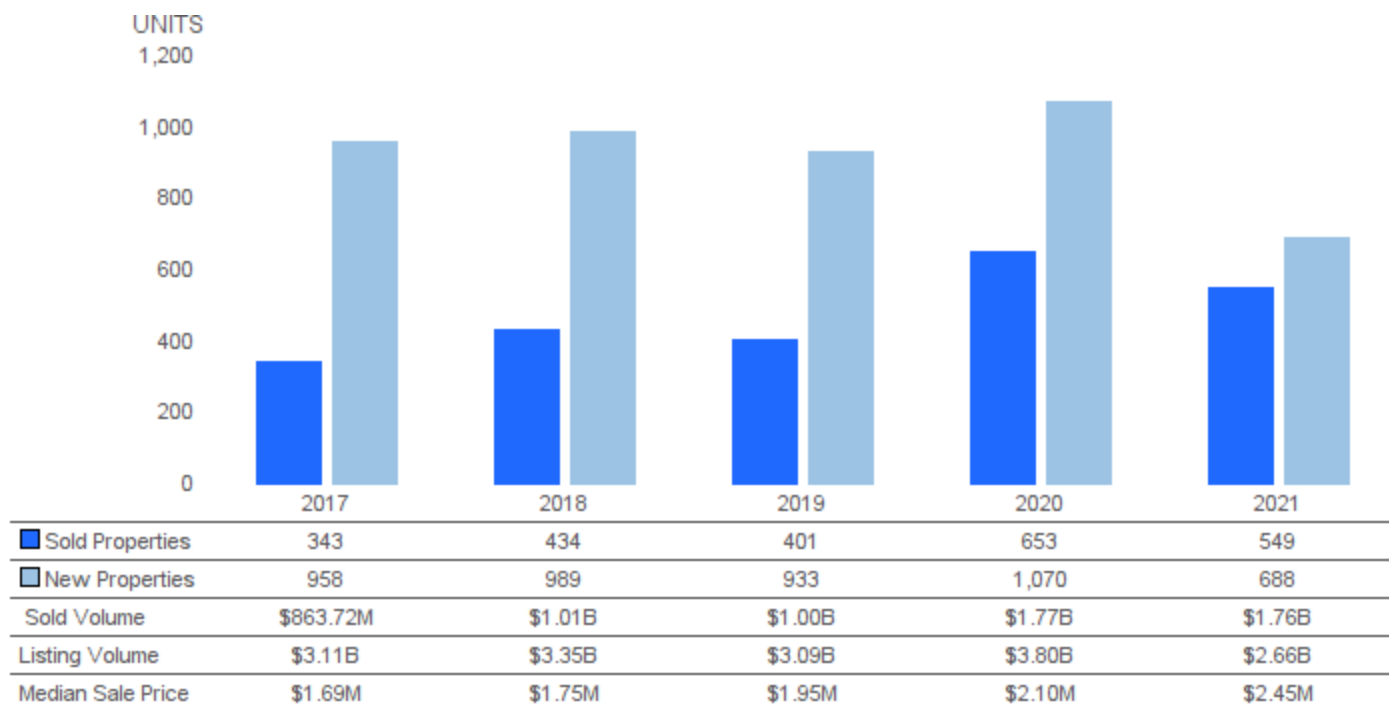
	Month to Date			Year to Date		
	August 2021	August 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	38	80	-52.5% ↓	684	781	-12.42% ↓
Sold Listings	52	83	-37.35% ↓	544	341	59.53% ↑
Median List Price (Solds)	\$2,422,500	\$2,495,000	-2.91% ↓	\$2,497,000	\$2,195,000	13.76% ↑
Median Sold Price	\$2,425,000	\$2,375,000	2.11% ↑	\$2,450,000	\$2,040,000	20.1% ↑
Median Days on Market	86	114	-24.56% ↓	89	133	-33.08% ↓
Average List Price (Solds)	\$3,152,596	\$3,155,831	-0.1% ↓	\$3,312,558	\$2,822,636	17.36% ↑
Average Sold Price	\$3,068,852	\$2,992,879	2.54% ↑	\$3,210,919	\$2,626,986	22.23% ↑
Average Days on Market	133	171	-22.22% ↓	146	184	-20.65% ↓
List/Sold Price Ratio	97.9%	96.7%	1.31% ↑	97.9%	94.4%	3.72% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 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

August 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.

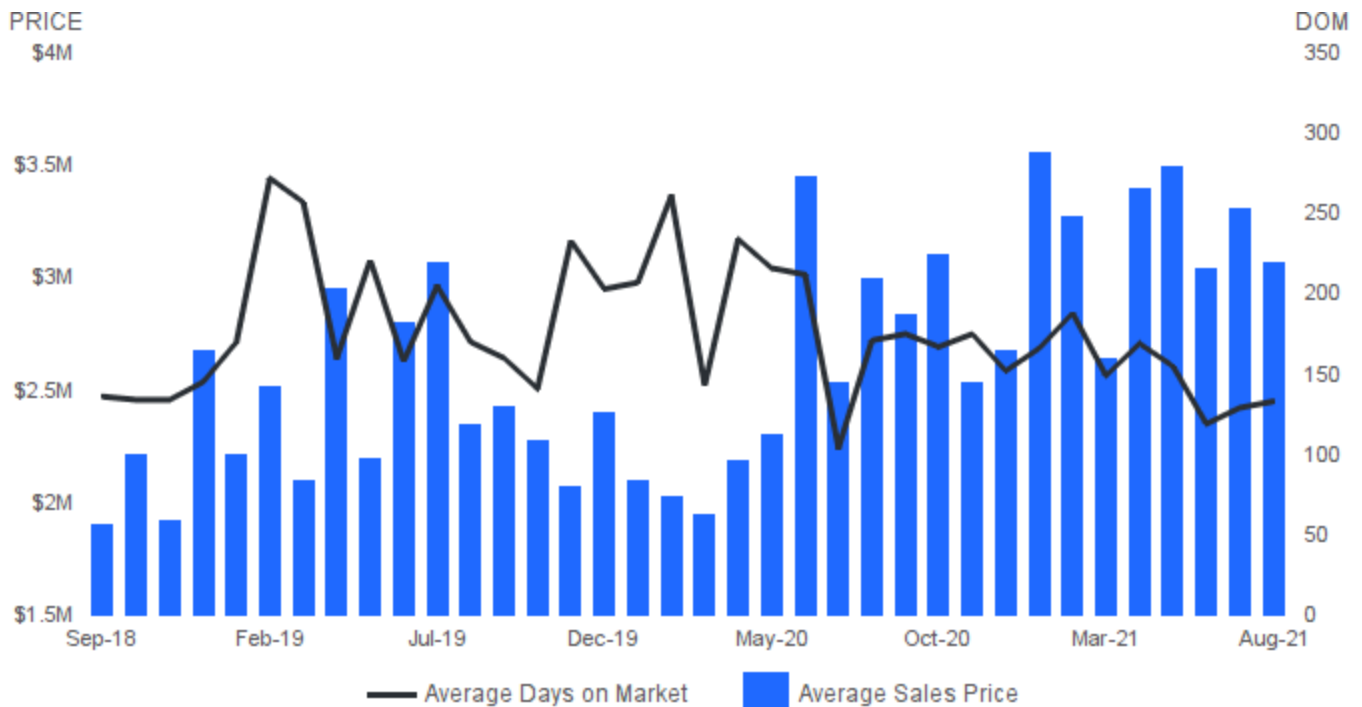


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2021 | Single Family Homes ?

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

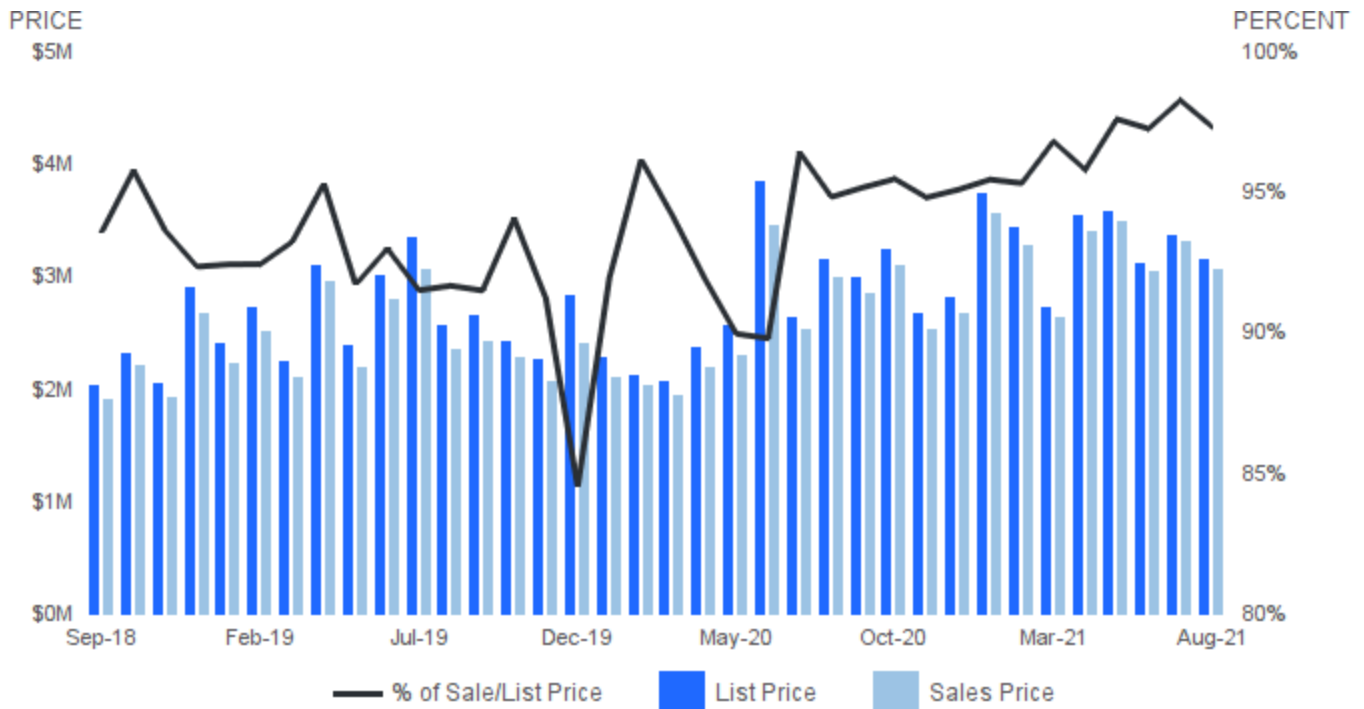
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2021 | Single Family Homes ?

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

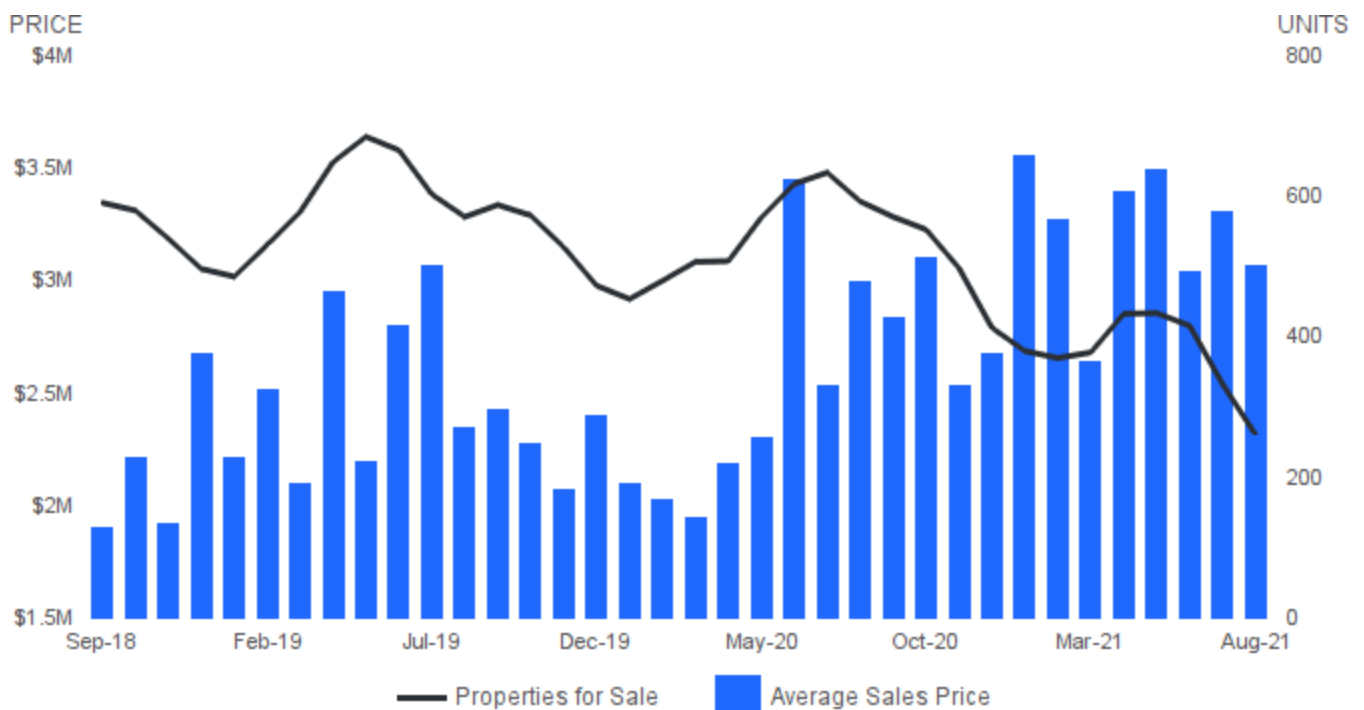


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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.

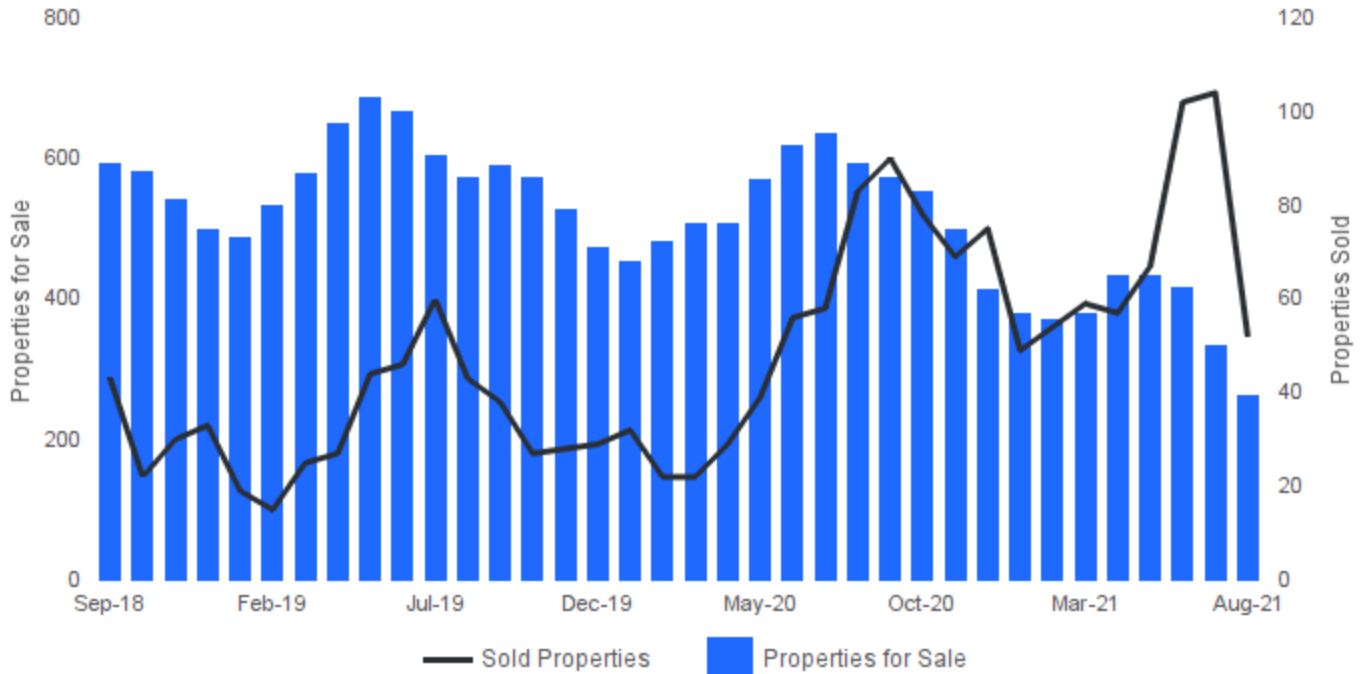


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2021 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



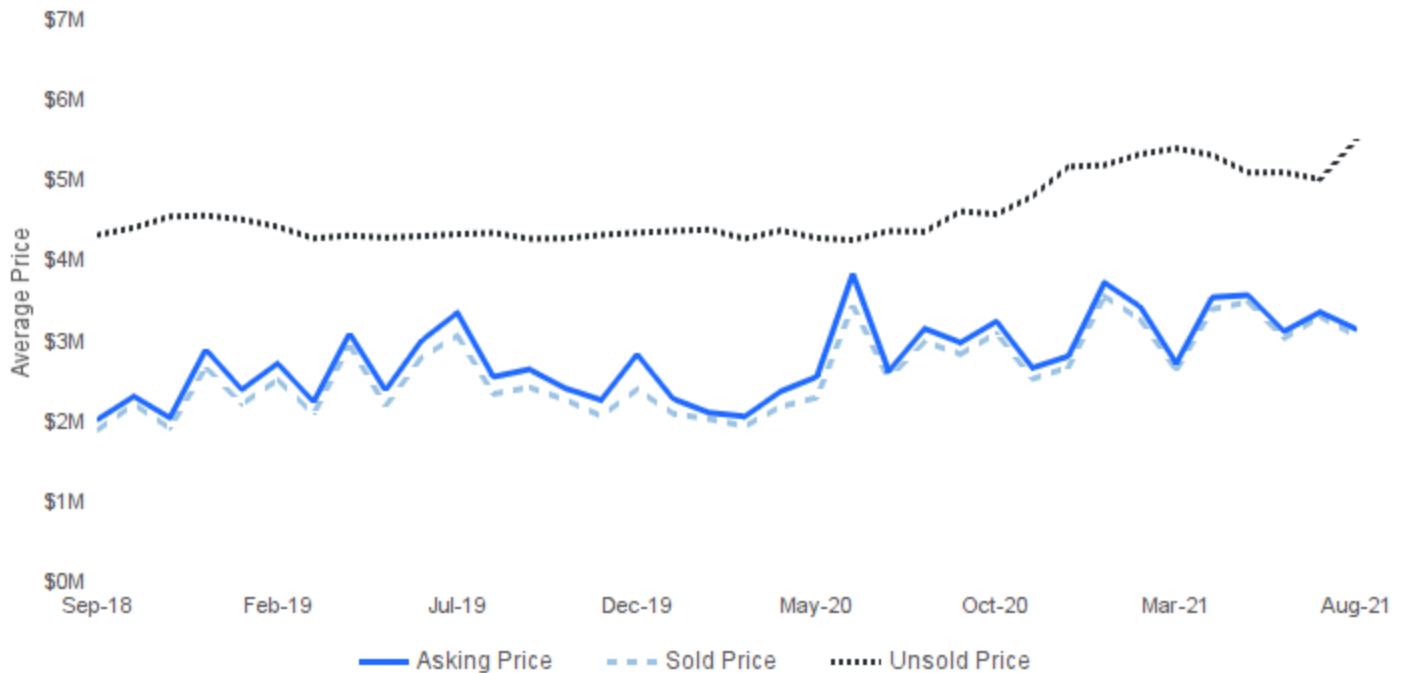
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2021 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

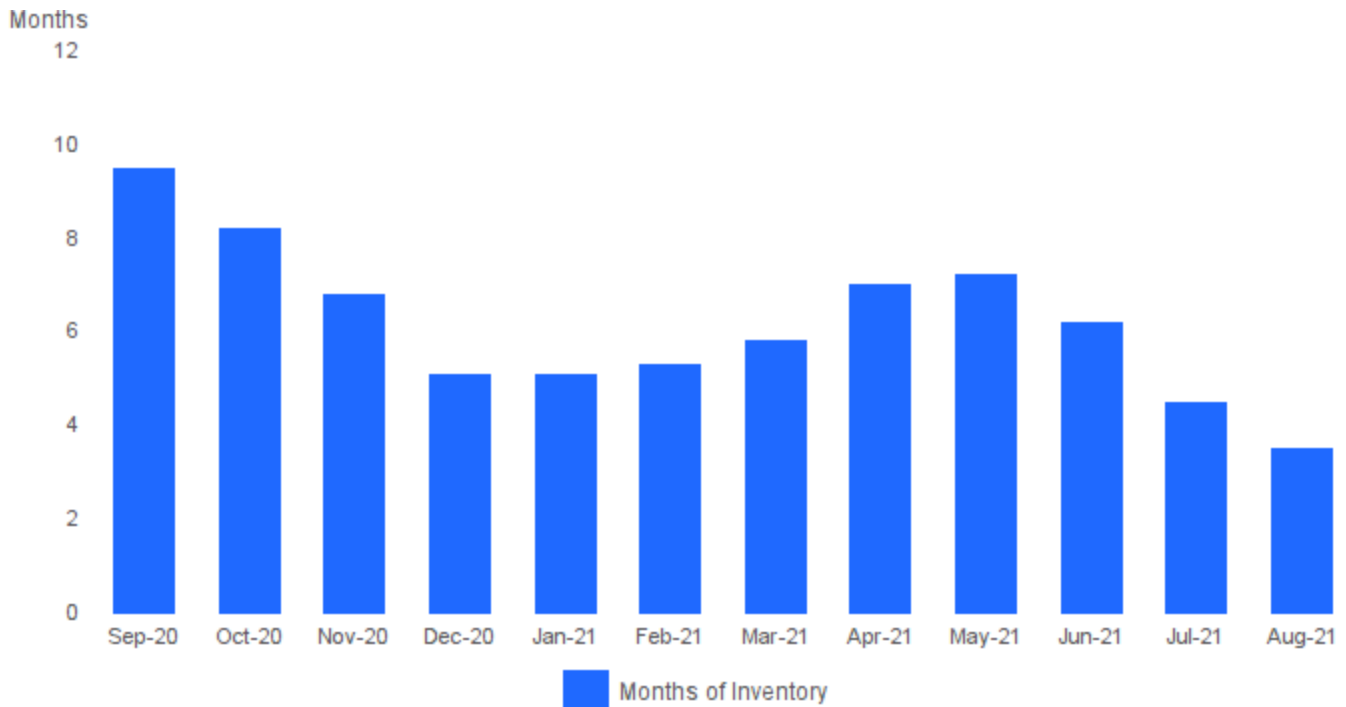
Sold Price | the average selling price



ABSORPTION RATE

August 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

August 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.

