

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

September 2021 | All Property Types [?](#)

	Month to Date			Year to Date		
	September 2021	September 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	79	137	-42.34% ↓	954	1117	-14.59% ↓
Sold Listings	73	109	-33.03% ↓	778	546	42.49% ↑
Median List Price (Solds)	\$1,995,000	\$2,050,000	-2.68% ↓	\$2,095,000	\$1,862,500	12.48% ↑
Median Sold Price	\$1,900,000	\$1,925,000	-1.3% ↓	\$2,040,000	\$1,757,500	16.07% ↑
Median Days on Market	99	105	-5.71% ↓	89	120	-25.83% ↓
Average List Price (Solds)	\$2,702,984	\$2,702,758	0.01% ↑	\$2,786,407	\$2,493,541	11.74% ↑
Average Sold Price	\$2,655,390	\$2,576,722	3.05% ↑	\$2,705,389	\$2,336,114	15.81% ↑
Average Days on Market	118	171	-30.99% ↓	138	176	-21.59% ↓
List/Sold Price Ratio	98.2%	96.3%	1.98% ↑	97.9%	94.9%	3.16% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 2021 | All Property Types [?](#)

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
2,000

1,500

1,000

500

0

2017

2018

2019

2020

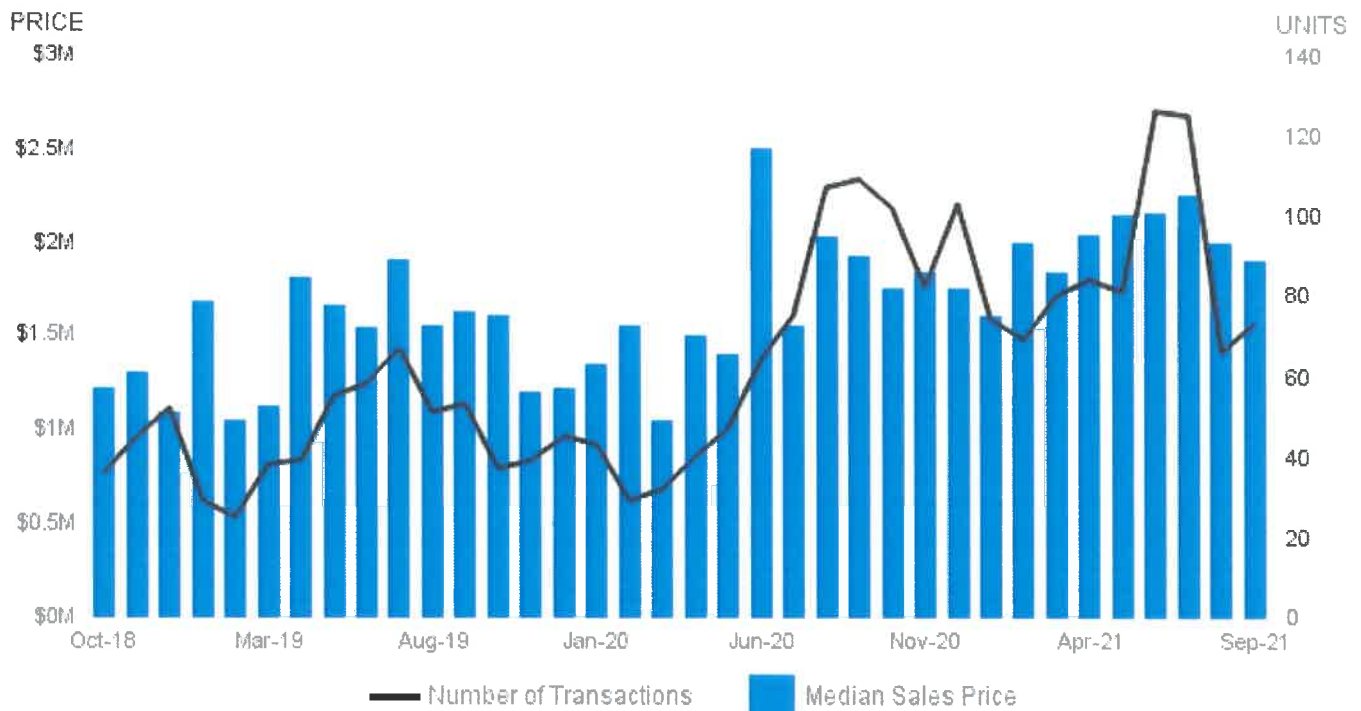
2021

Sold Properties	446	597	536	833	778
New Properties	1,197	1,312	1,206	1,358	965
Sold Volume	\$926.91M	\$1.17B	\$1.13B	\$1.97B	\$2.10B
Listing Volume	\$3.35B	\$3.78B	\$3.39B	\$4.14B	\$3.18B
Median Sale Price	\$1.32M	\$1.34M	\$1.48M	\$1.77M	\$2.04M

MEDIAN SALES PRICE AND NUMBER OF SALES

September 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

September 2021 | All Property Types 

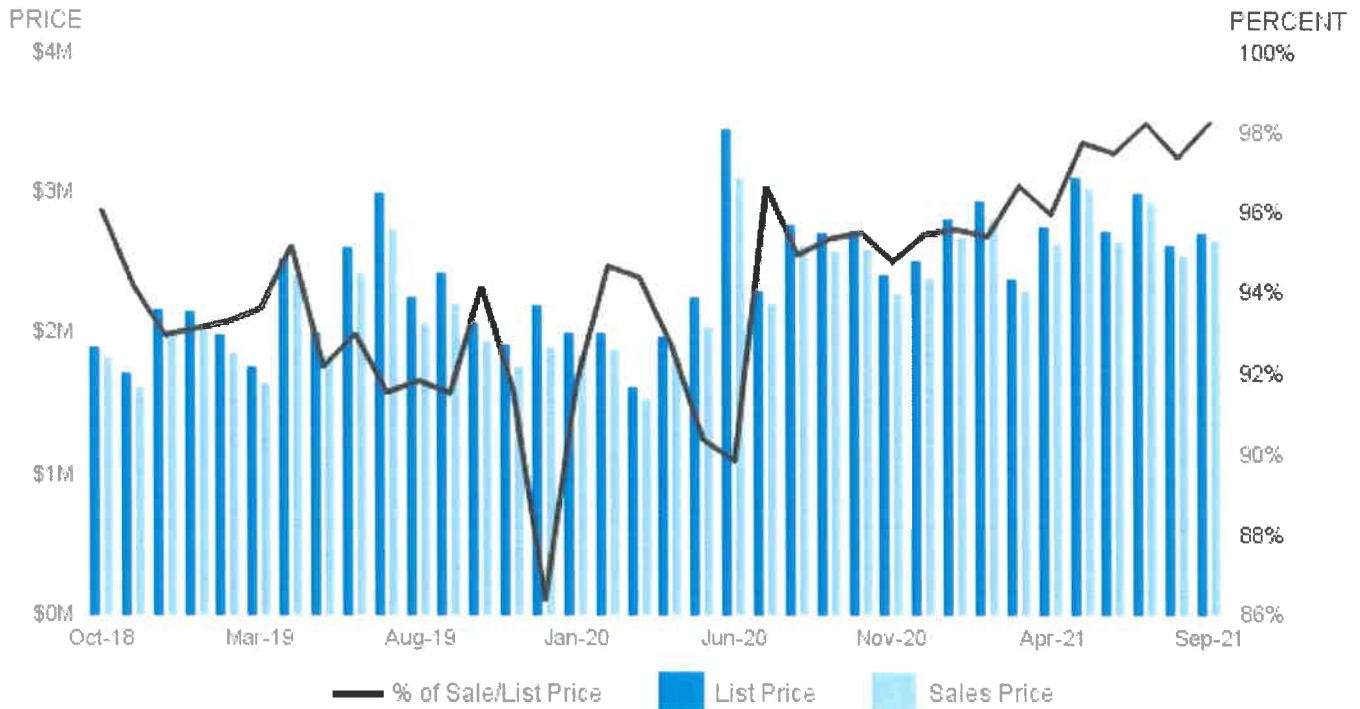
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2021 | All Property Types

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

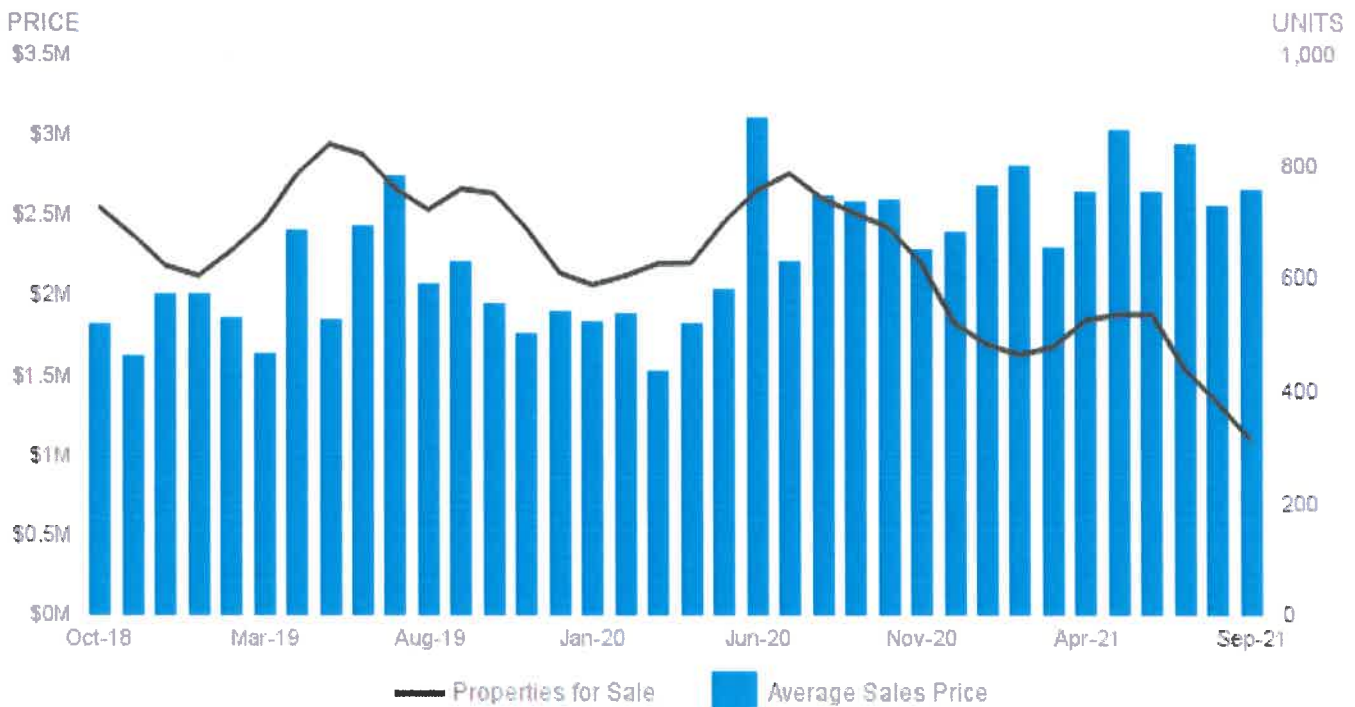


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 2021 | All Property Types

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

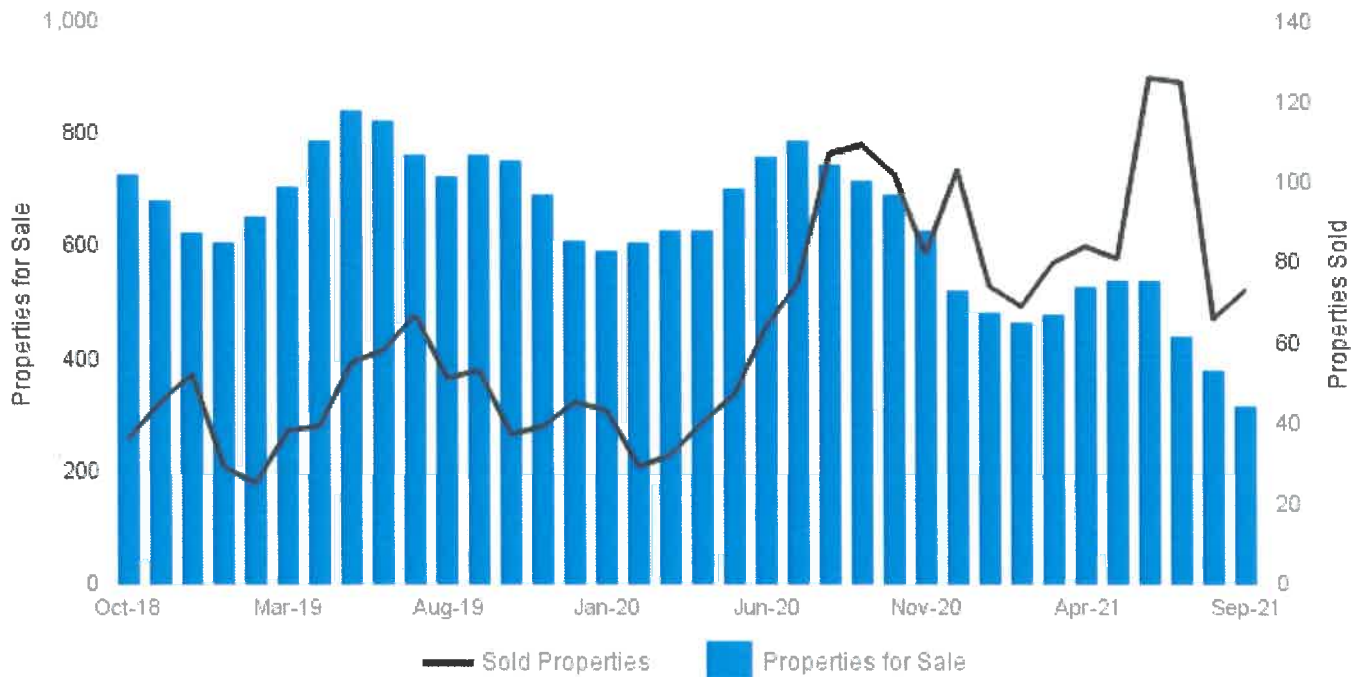
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

September 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

September 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

September 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

September 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.

