

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

November 2021 | All Property Types ?

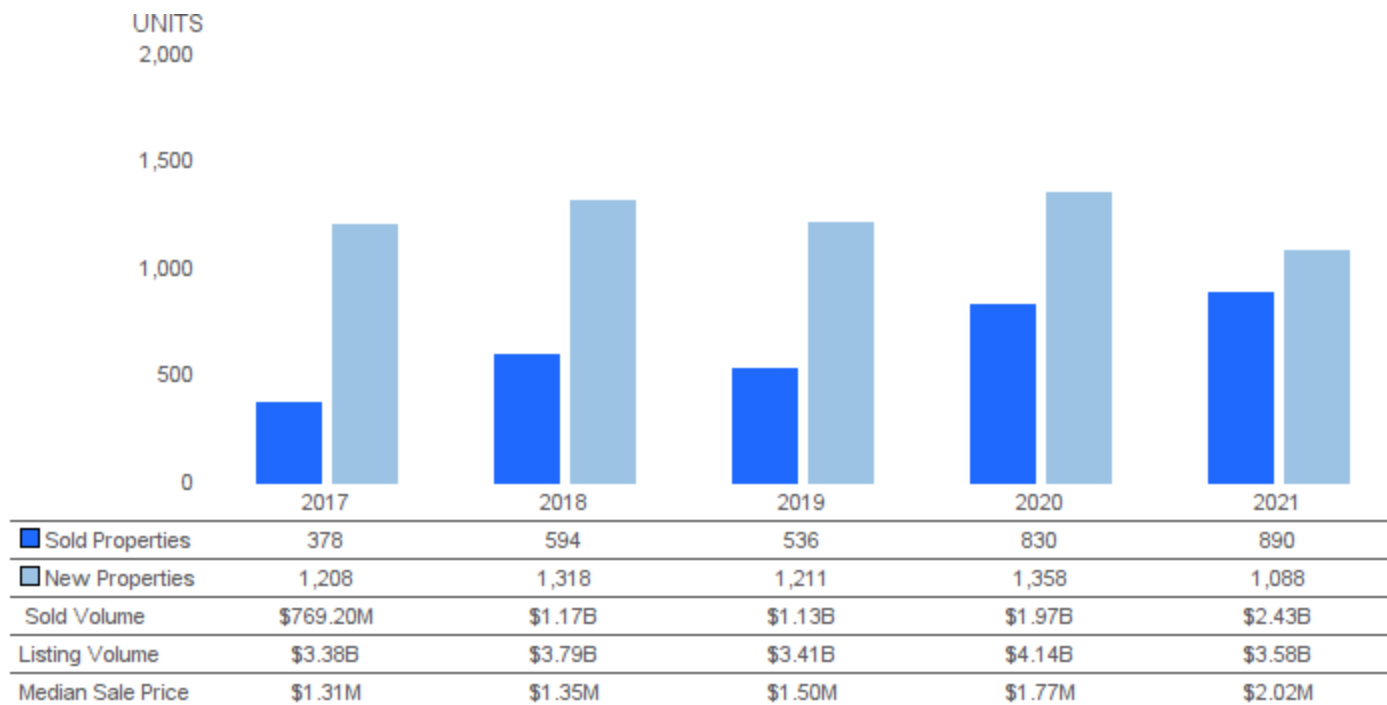
	Month to Date			Year to Date		
	November 2021	November 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	65	64	1.56% ↑	1081	1314	-17.73% ↓
Sold Listings	48	81	-40.74% ↓	880	727	21.05% ↑
Median List Price (Solds)	\$1,570,000	\$1,975,000	-20.51% ↓	\$2,042,500	\$1,895,000	7.78% ↑
Median Sold Price	\$1,525,000	\$1,870,000	-18.45% ↓	\$2,025,000	\$1,775,000	14.08% ↑
Median Days on Market	64	118	-45.76% ↓	89	120	-25.83% ↓
Average List Price (Solds)	\$2,231,795	\$2,427,022	-8.04% ↓	\$2,739,310	\$2,513,689	8.98% ↑
Average Sold Price	\$2,214,593	\$2,299,626	-3.7% ↓	\$2,661,962	\$2,364,113	12.6% ↑
Average Days on Market	101	170	-40.59% ↓	136	173	-21.39% ↓
List/Sold Price Ratio	99.3%	95.3%	4.22% ↑	98%	95%	3.12% ↑

SOLD AND NEW PROPERTIES (UNITS)

November 2021 | All Property Types ?

Sold Properties | Number of properties sold during the year

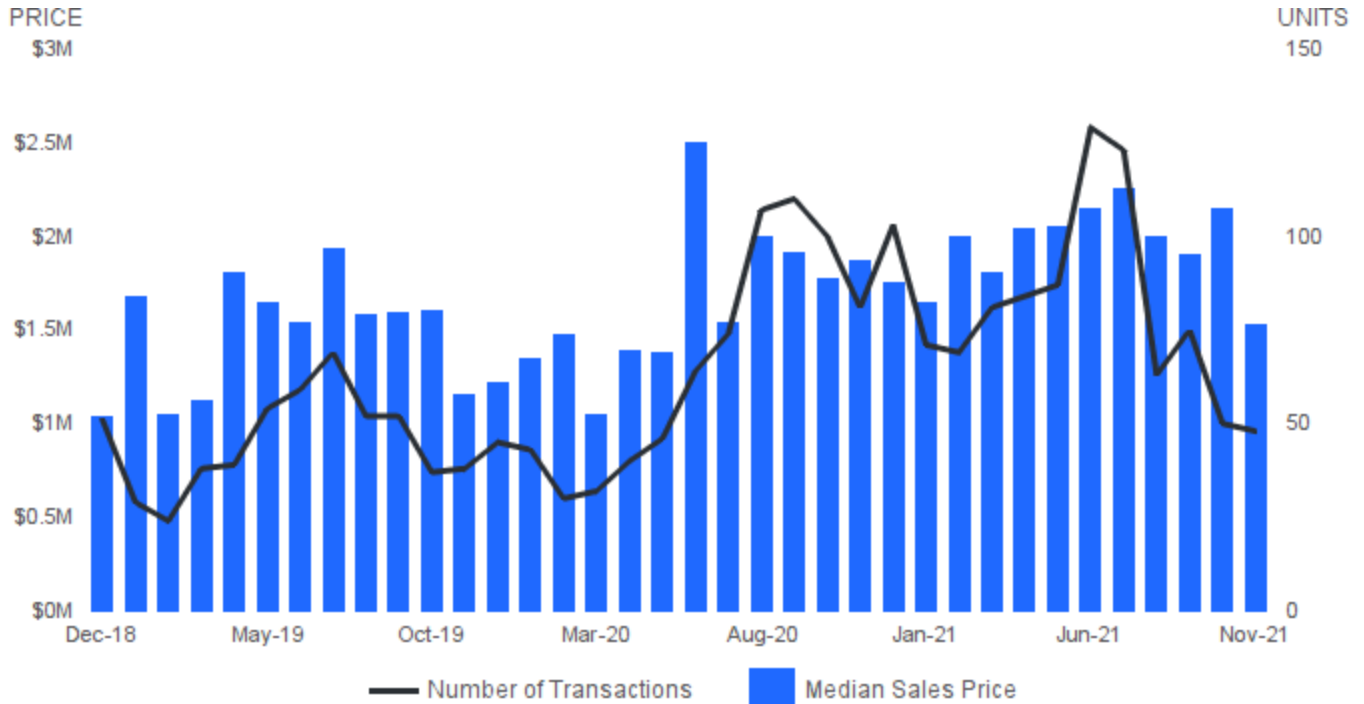
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

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

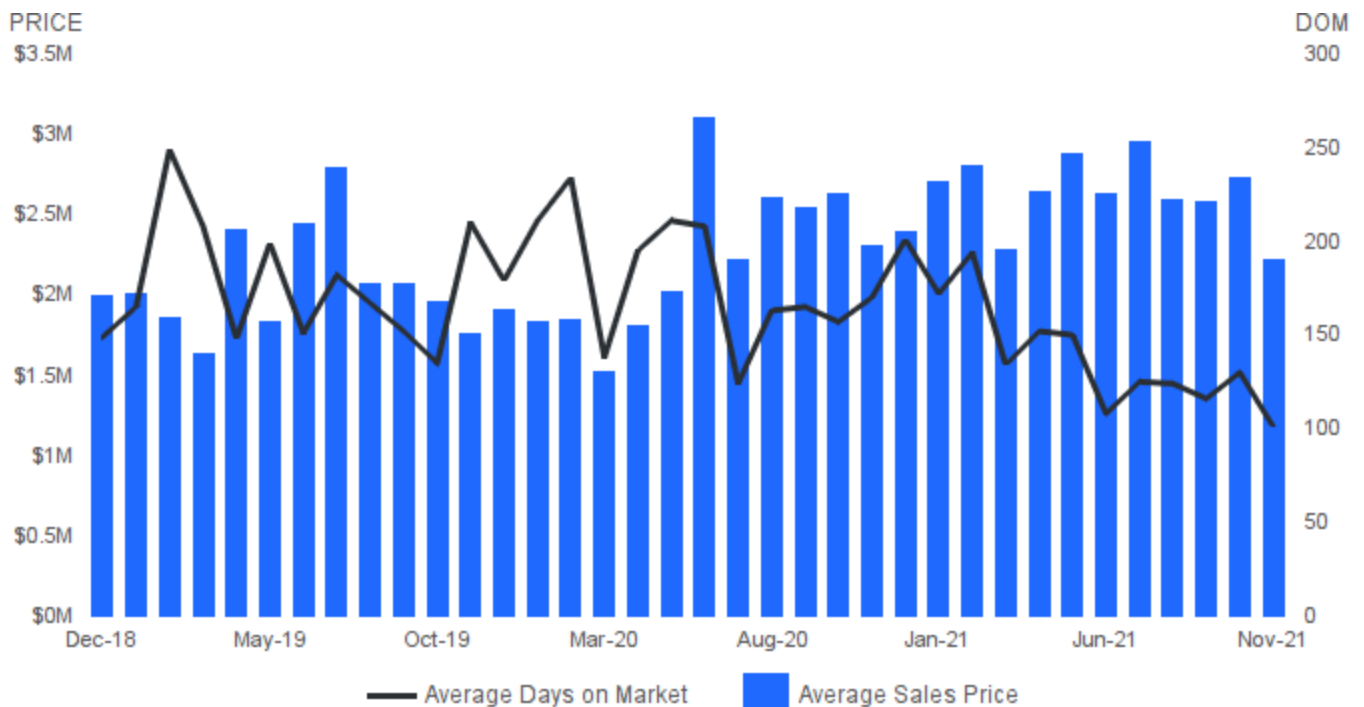
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 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

November 2021 | All Property Types ?

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

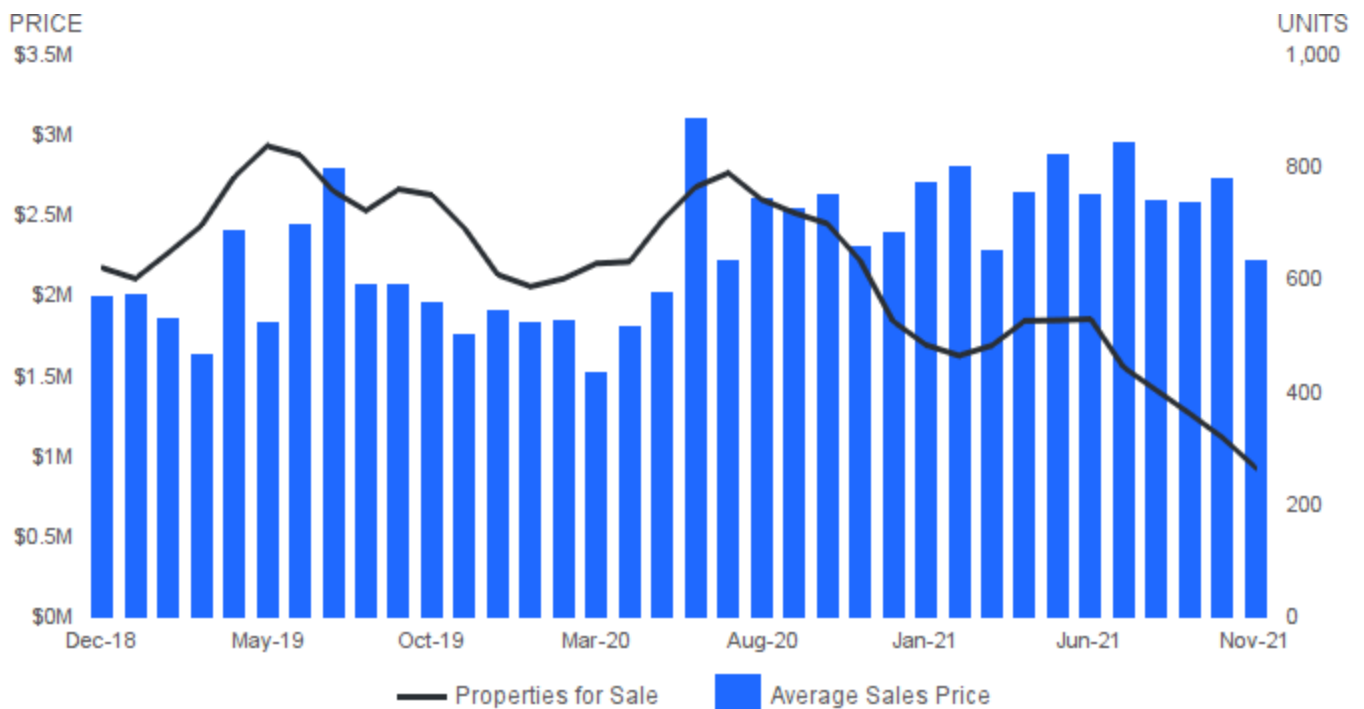


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 2021 | All Property Types ?

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

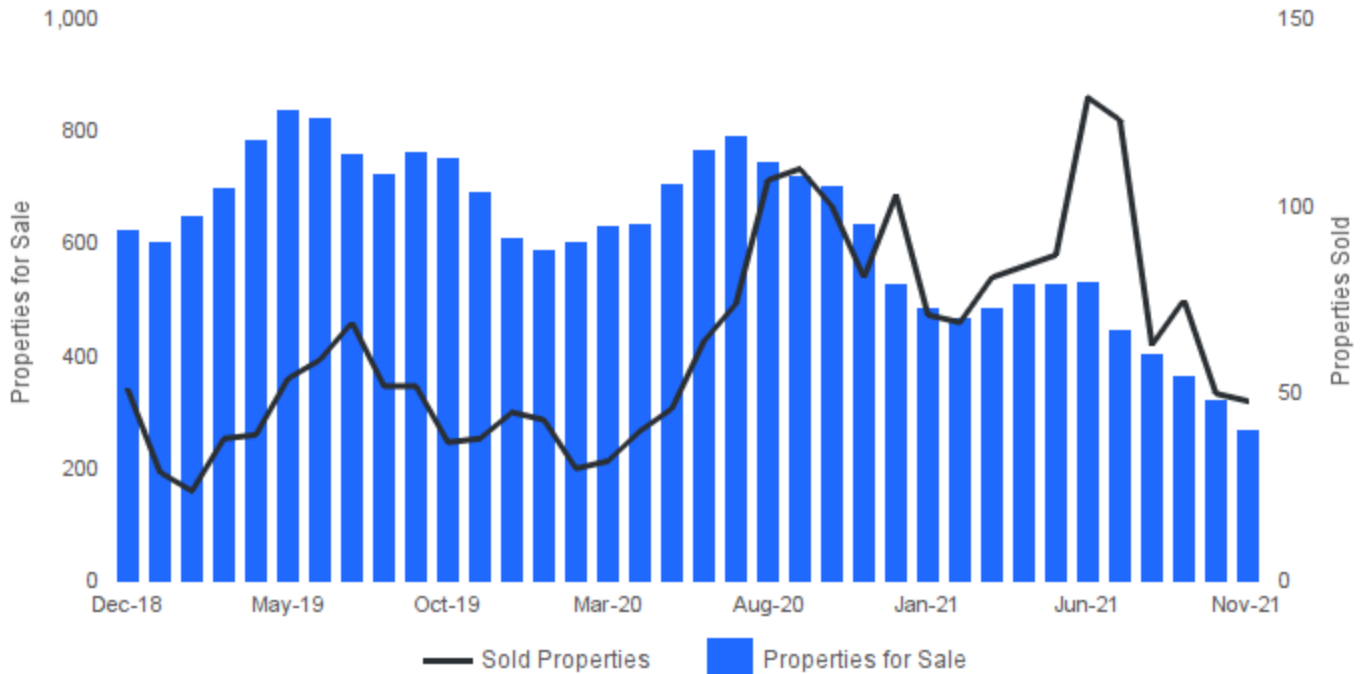
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2021 | All Property Types ?

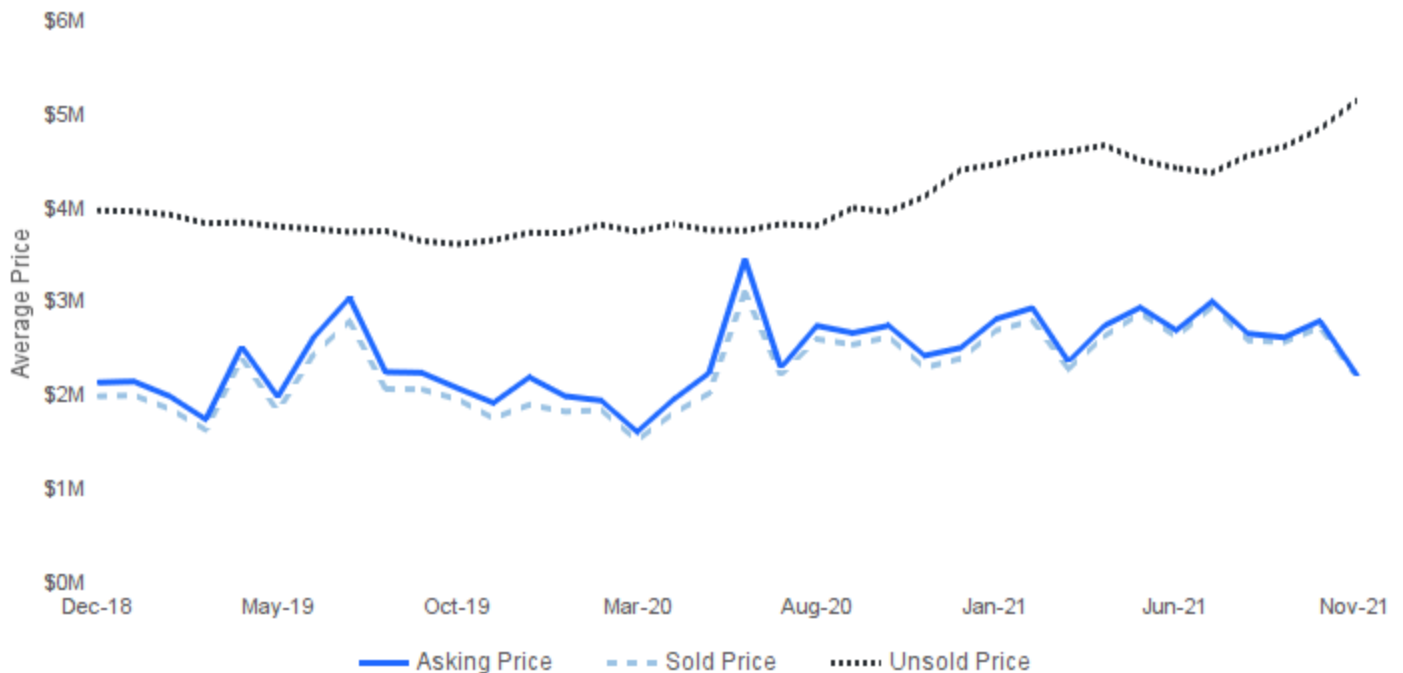
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2021 | All Property Types ?

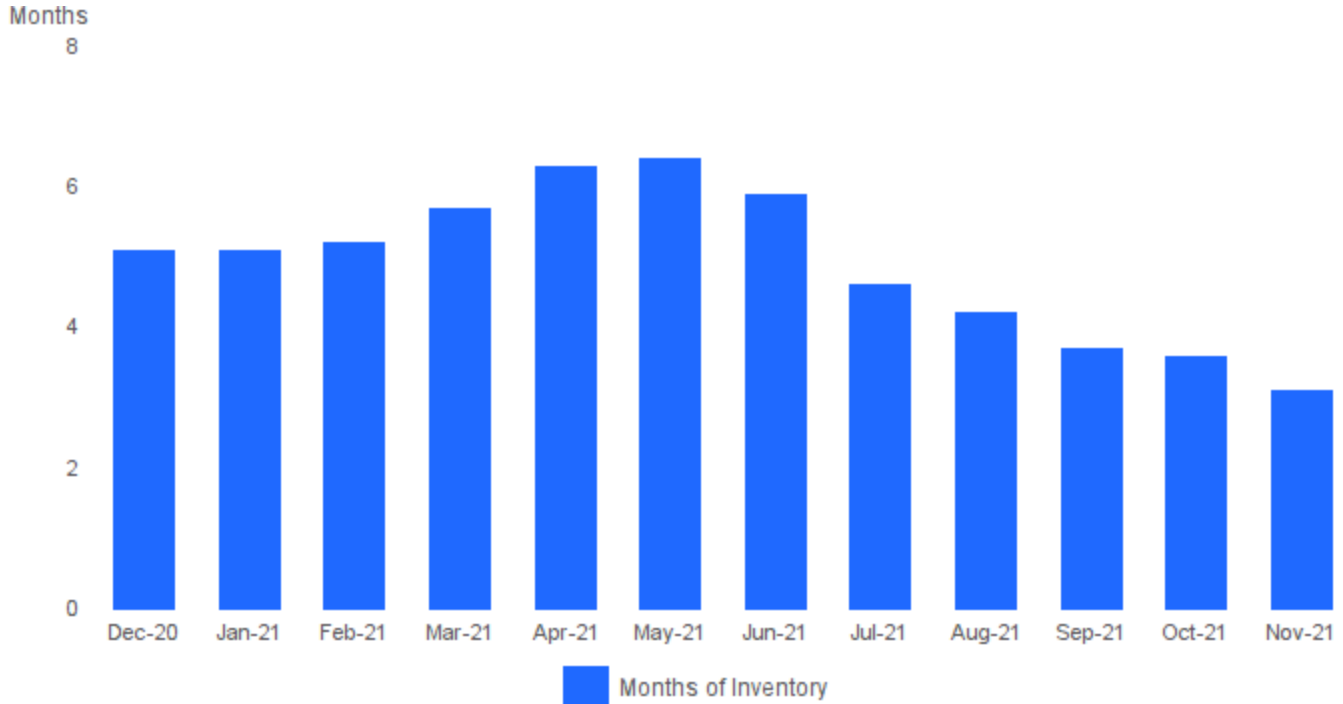
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

November 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

November 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.

