

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

April 2022 | Single Family Homes ?

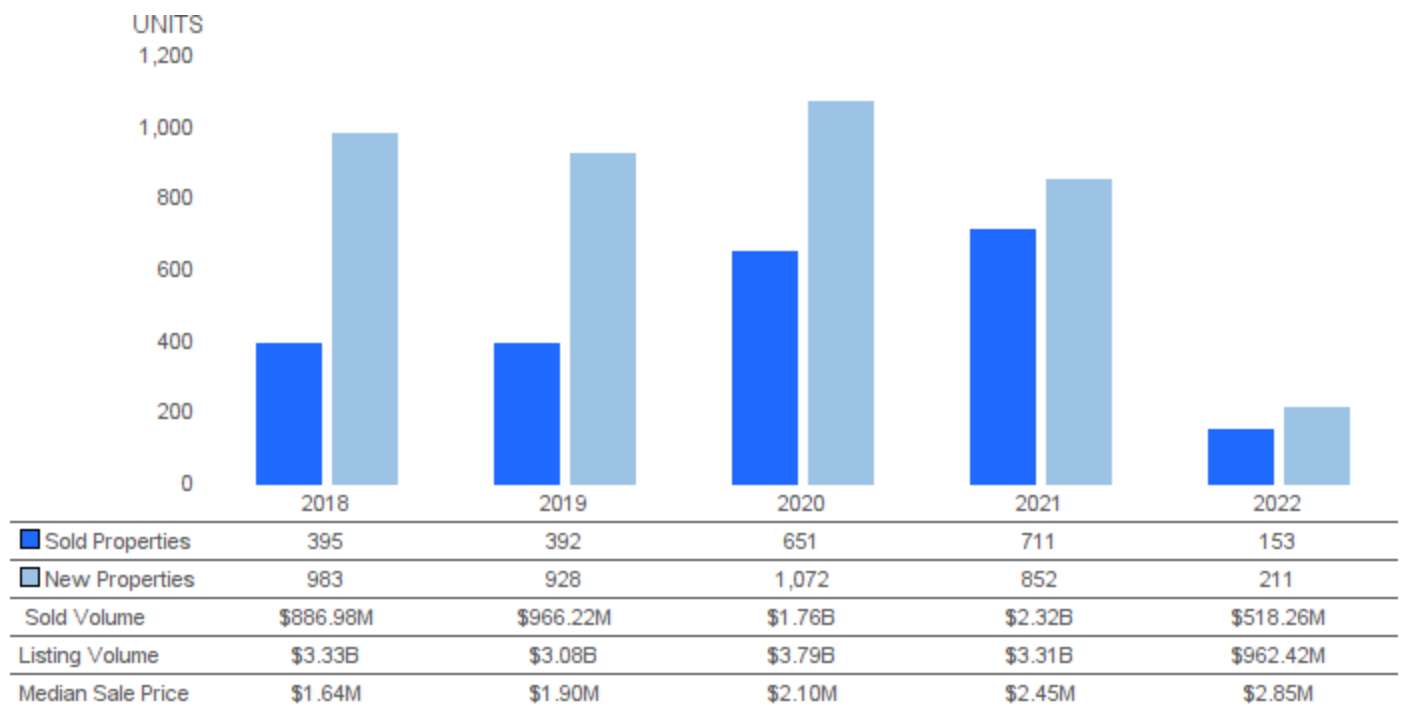
	Month to Date			Year to Date		
	April 2022	April 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	72	133	-45.86% ↓	205	368	-44.29% ↓
Sold Listings	33	58	-43.1% ↓	151	220	-31.36% ↓
Median List Price (Solds)	\$2,995,000	\$3,035,000	-1.32% ↓	\$2,890,000	\$2,500,000	15.6% ↑
Median Sold Price	\$2,900,000	\$2,900,000	0%	\$2,860,000	\$2,427,500	17.82% ↑
Median Days on Market	144	101	42.57% ↑	119	118	0.85% ↑
Average List Price (Solds)	\$3,745,772	\$3,438,974	8.92% ↑	\$3,504,833	\$3,323,631	5.45% ↑
Average Sold Price	\$3,623,565	\$3,294,200	10% ↑	\$3,398,735	\$3,185,424	6.7% ↑
Average Days on Market	170	166	2.41% ↑	159	166	-4.22% ↓
List/Sold Price Ratio	98.5%	96.9%	1.62% ↑	98.5%	96.5%	2.17% ↑

SOLD AND NEW PROPERTIES (UNITS)

April 2022 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



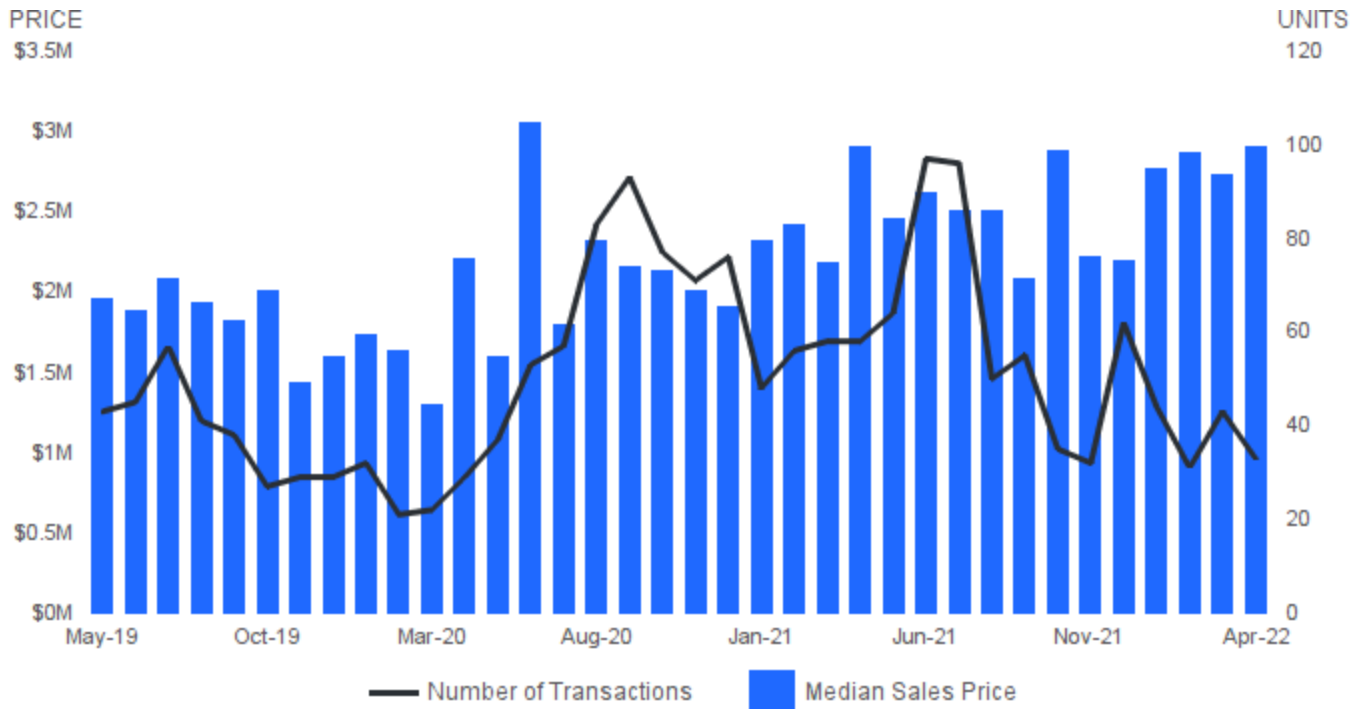
Sold Volume	\$886.98M	\$966.22M	\$1.76B	\$2.32B	\$518.26M
Listing Volume	\$3.33B	\$3.08B	\$3.79B	\$3.31B	\$962.42M
Median Sale Price	\$1.64M	\$1.90M	\$2.10M	\$2.45M	\$2.85M

MEDIAN SALES PRICE AND NUMBER OF SALES

April 2022 | 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.

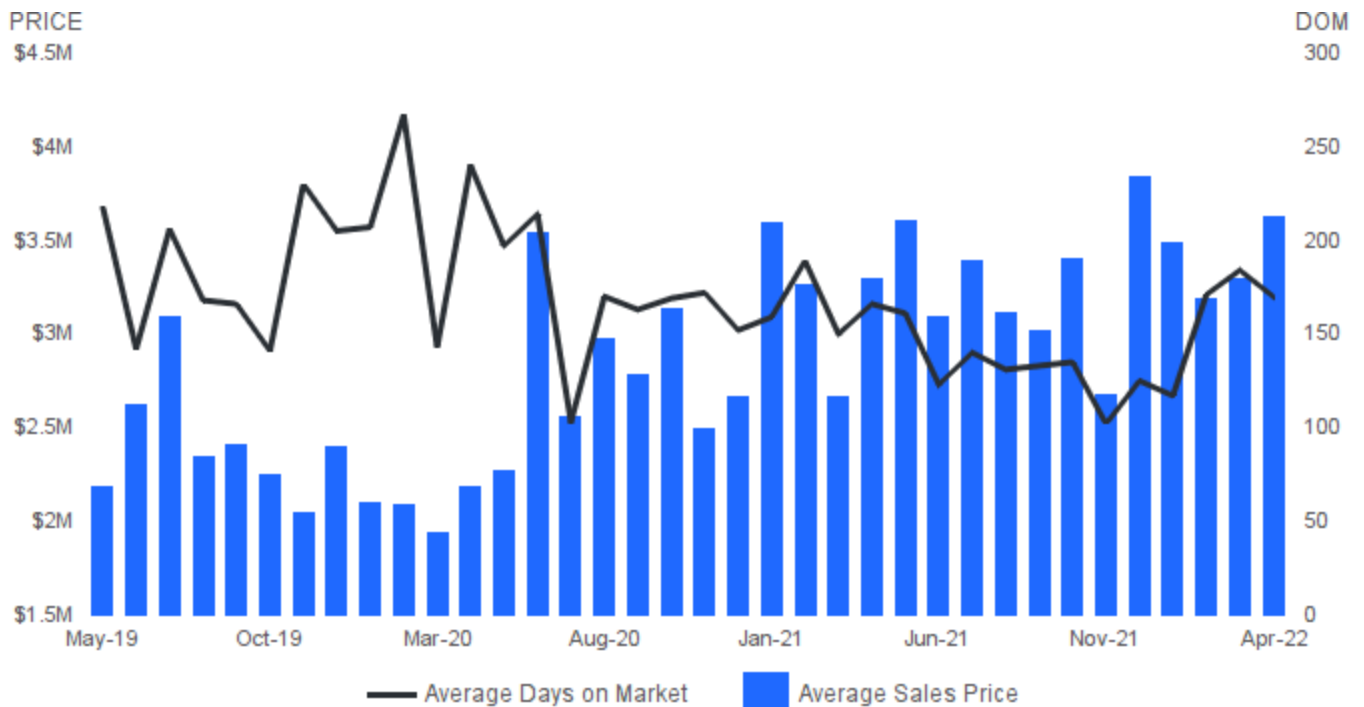


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2022 | Single Family Homes ?

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

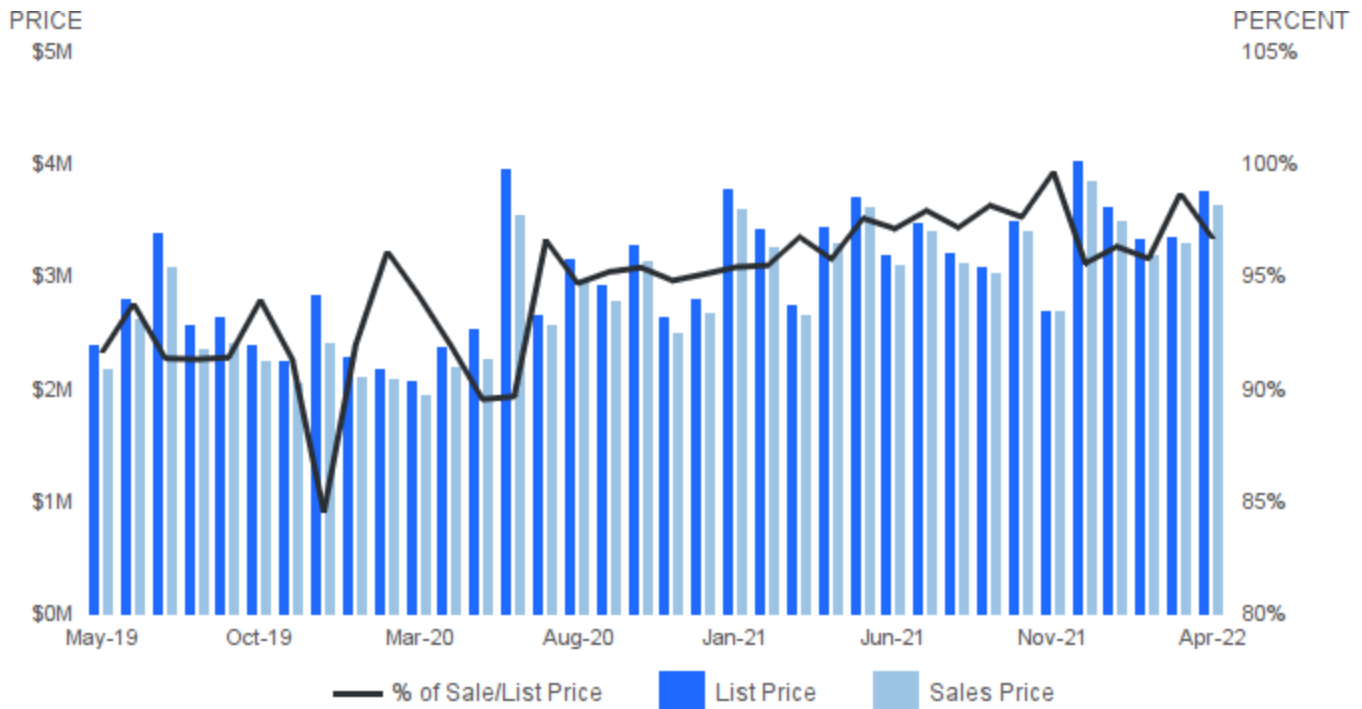
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2022 | Single Family Homes ?

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

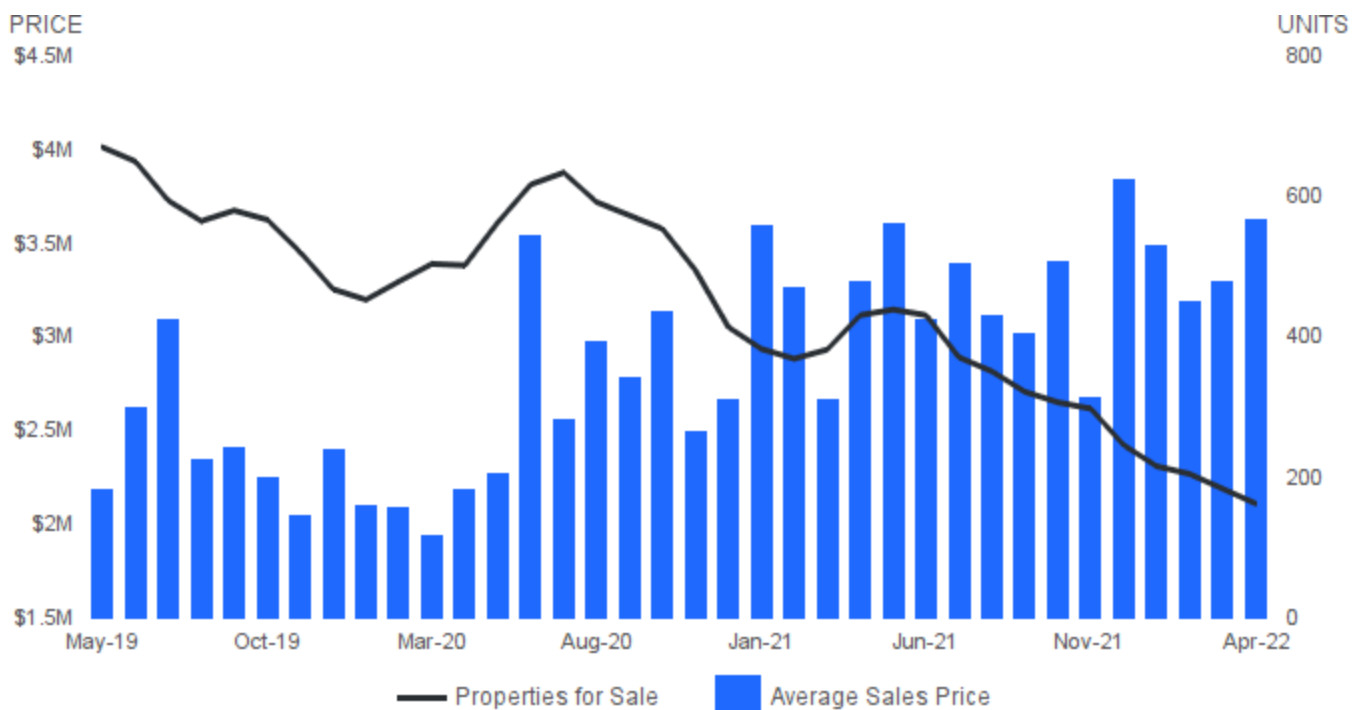


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2022 | 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.

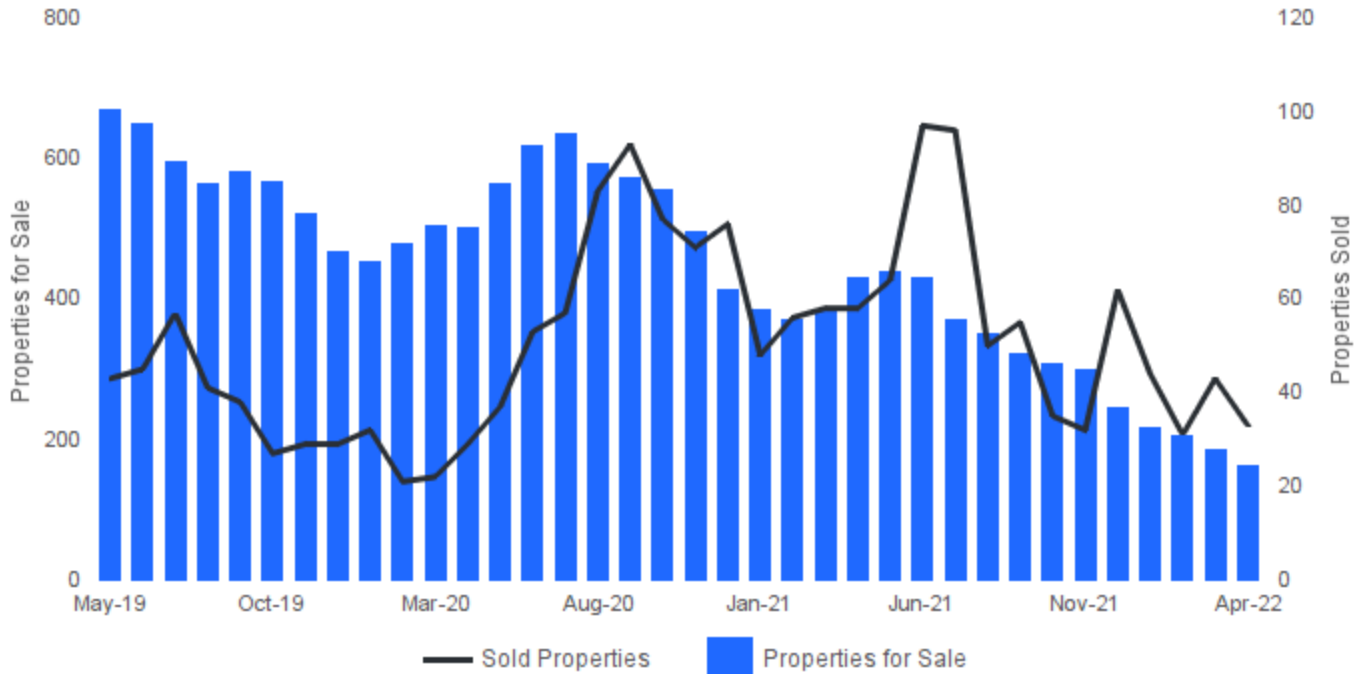


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



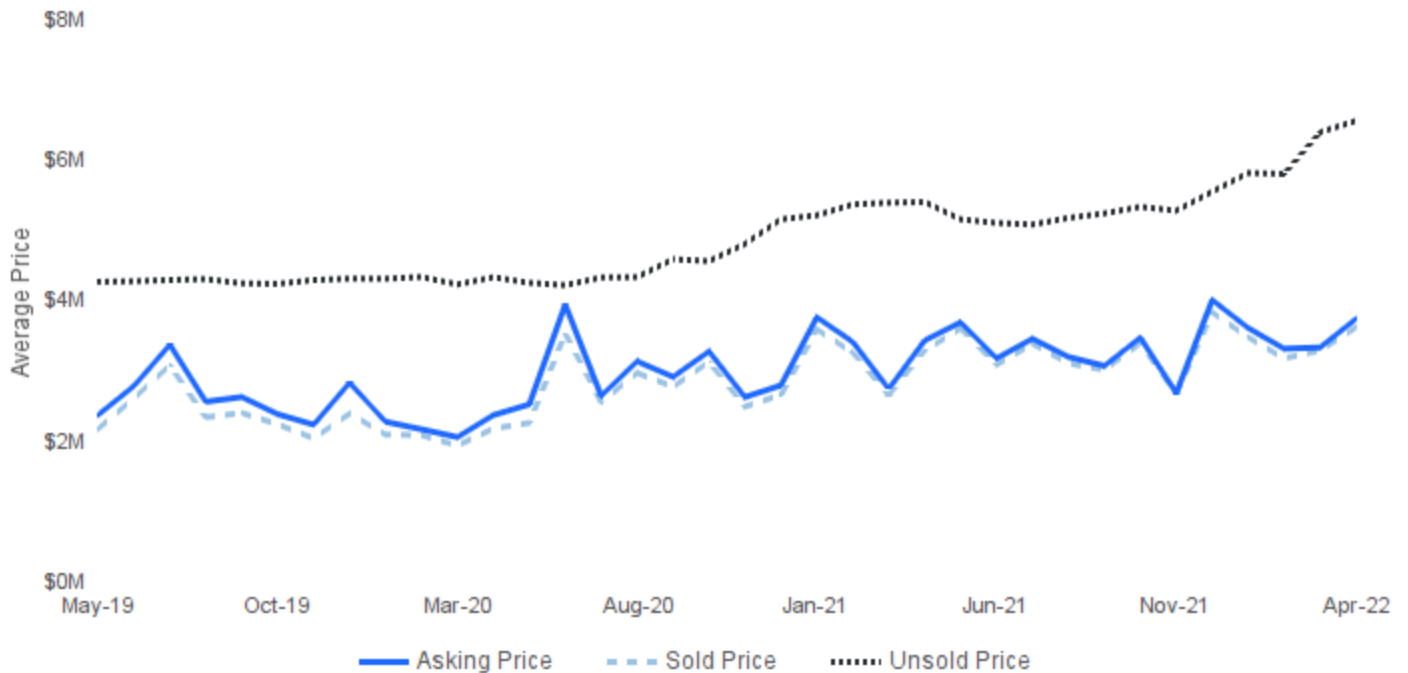
AVERAGE ASKING/SOLD/UNSOLD PRICE

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Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

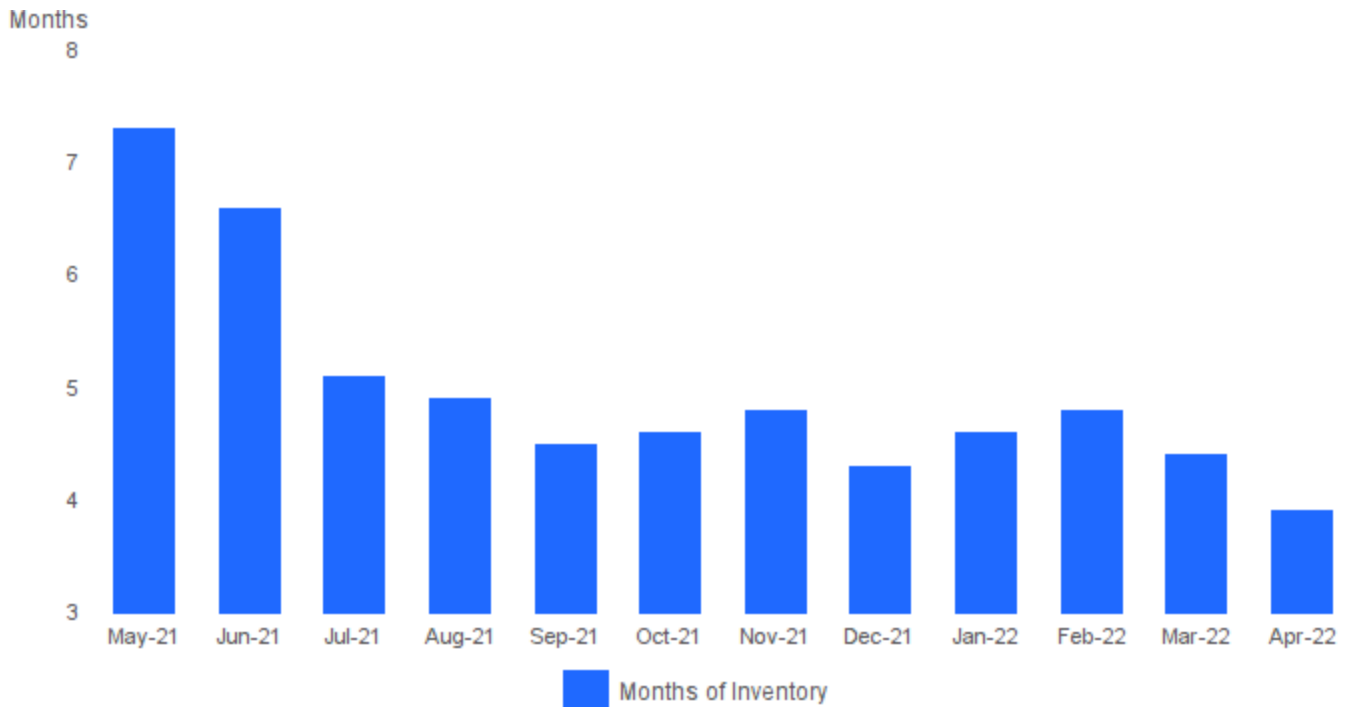
Sold Price | the average selling price



ABSORPTION RATE

April 2022 | 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

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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.

