

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

December 2022 | Single Family Homes ?

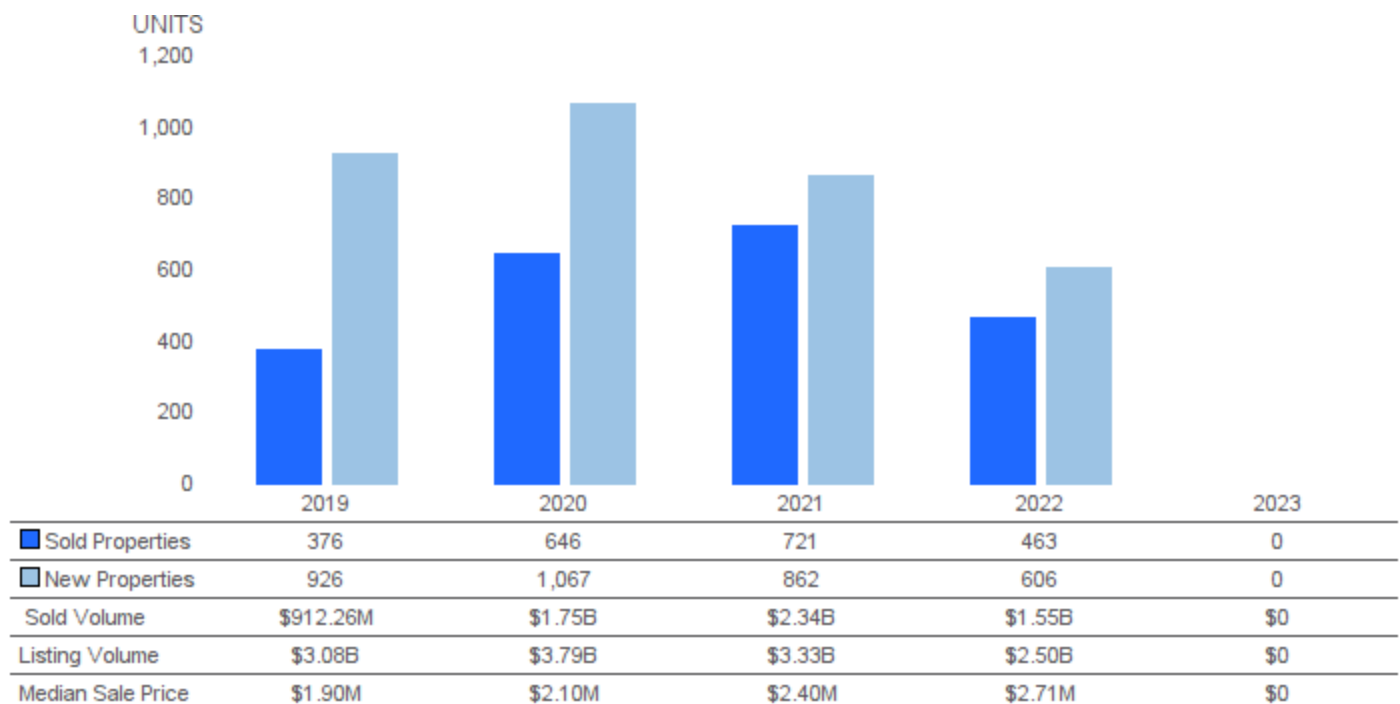
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	17	25	-32% ↓	606	862	-29.7% ↓
Sold Listings	29	61	-52.46% ↓	463	721	-35.78% ↓
Median List Price (Solds)	\$1,850,000	\$2,195,000	-15.72% ↓	\$2,750,000	\$2,495,000	10.22% ↑
Median Sold Price	\$1,775,000	\$2,195,000	-19.13% ↓	\$2,708,000	\$2,405,000	12.6% ↑
Median Days on Market	88	85	3.53% ↑	80	91	-12.09% ↓
Average List Price (Solds)	\$2,687,387	\$4,014,452	-33.06% ↓	\$3,386,993	\$3,341,947	1.35% ↑
Average Sold Price	\$2,585,220	\$3,834,722	-32.58% ↓	\$3,348,050	\$3,241,173	3.3% ↑
Average Days on Market	104	125	-16.8% ↓	115	141	-18.44% ↓
List/Sold Price Ratio	97.4%	97.8%	-0.4% ↓	100.1%	98%	2.13% ↑

SOLD AND NEW PROPERTIES (UNITS)

December 2022 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

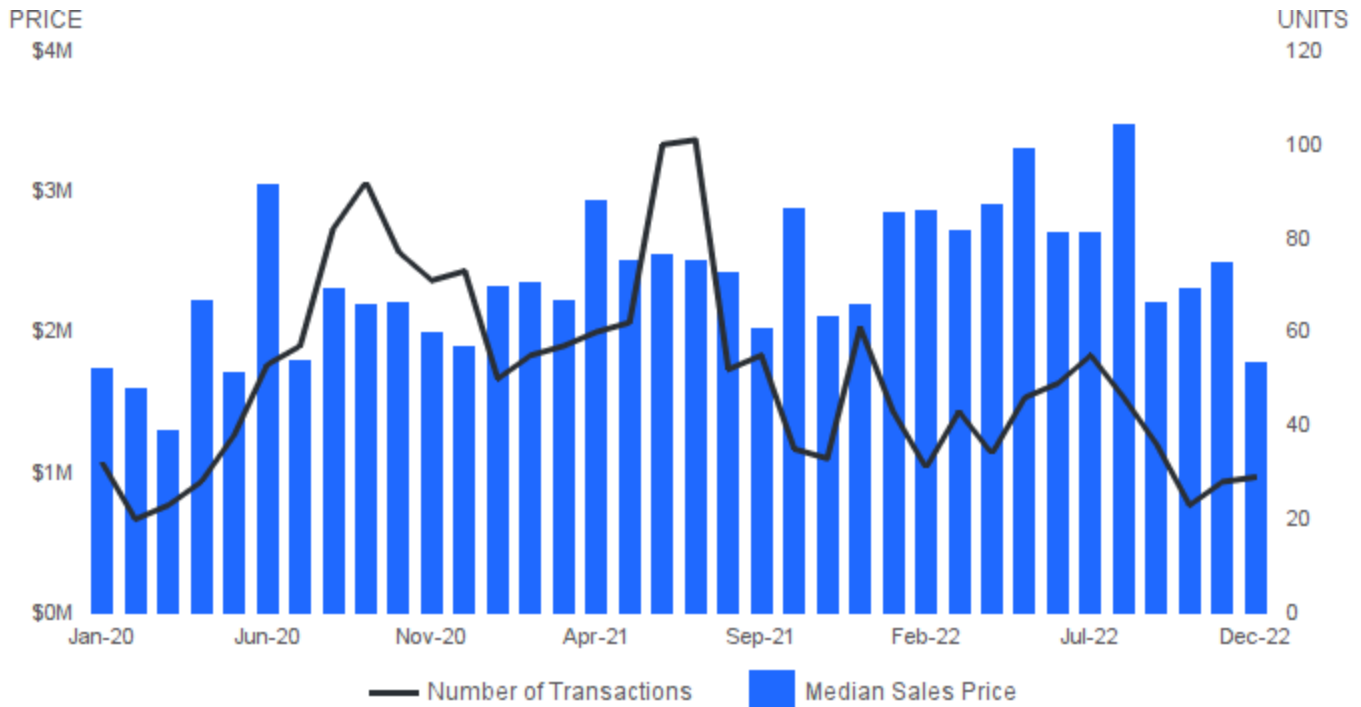


MEDIAN SALES PRICE AND NUMBER OF SALES

December 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.

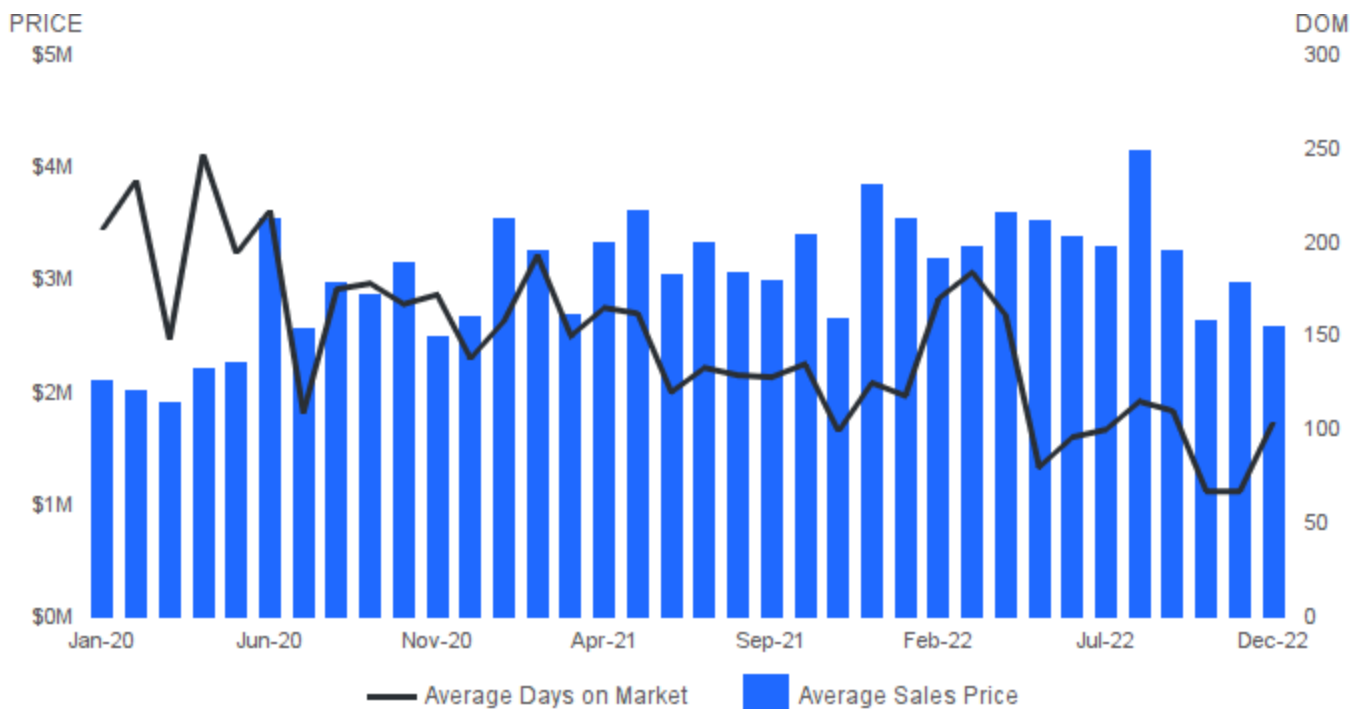


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 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

December 2022 | Single Family Homes ?

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

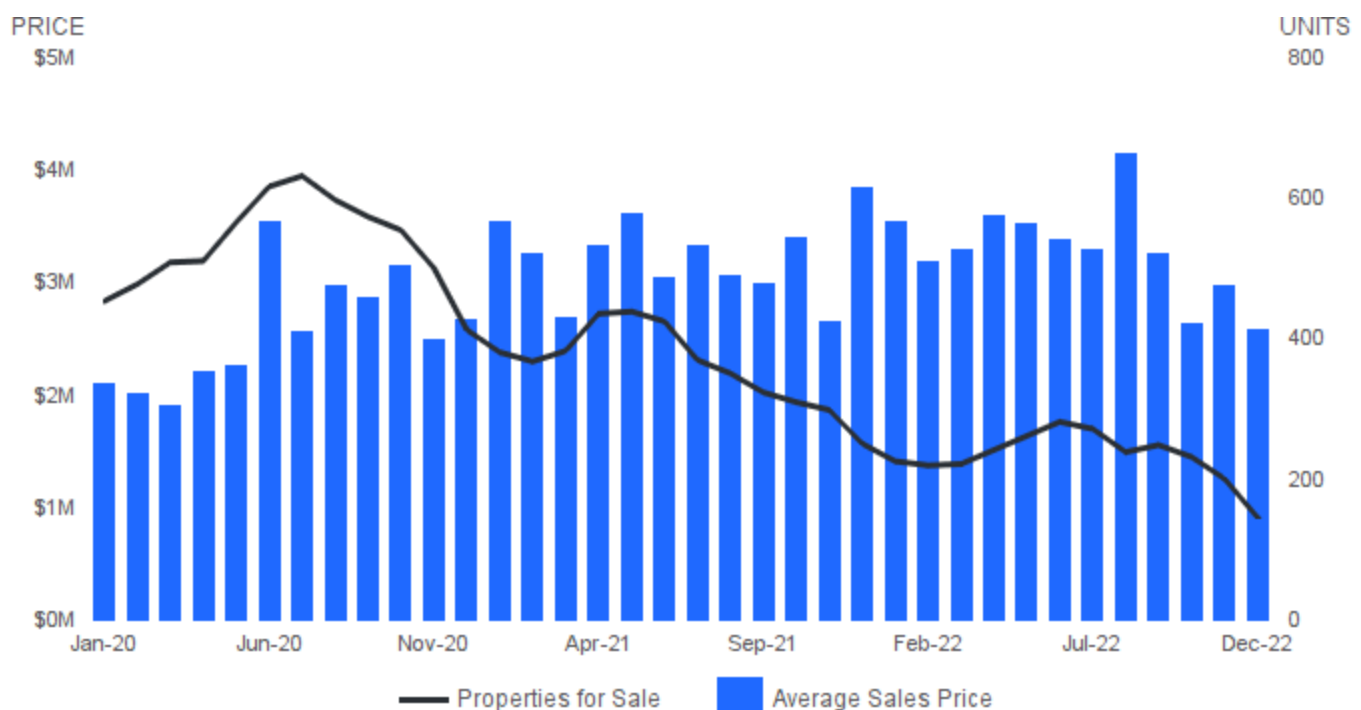


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 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.

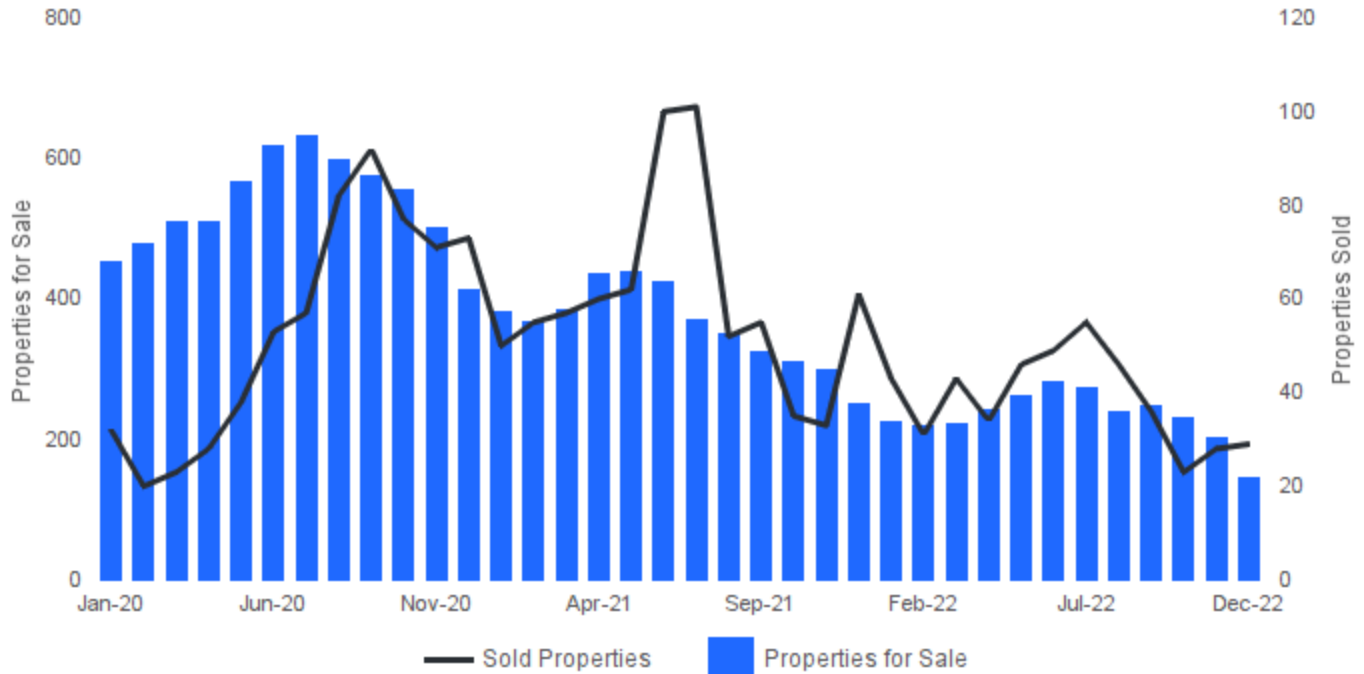


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2022 | Single Family Homes [?]

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

Sold Properties | Number of properties sold.



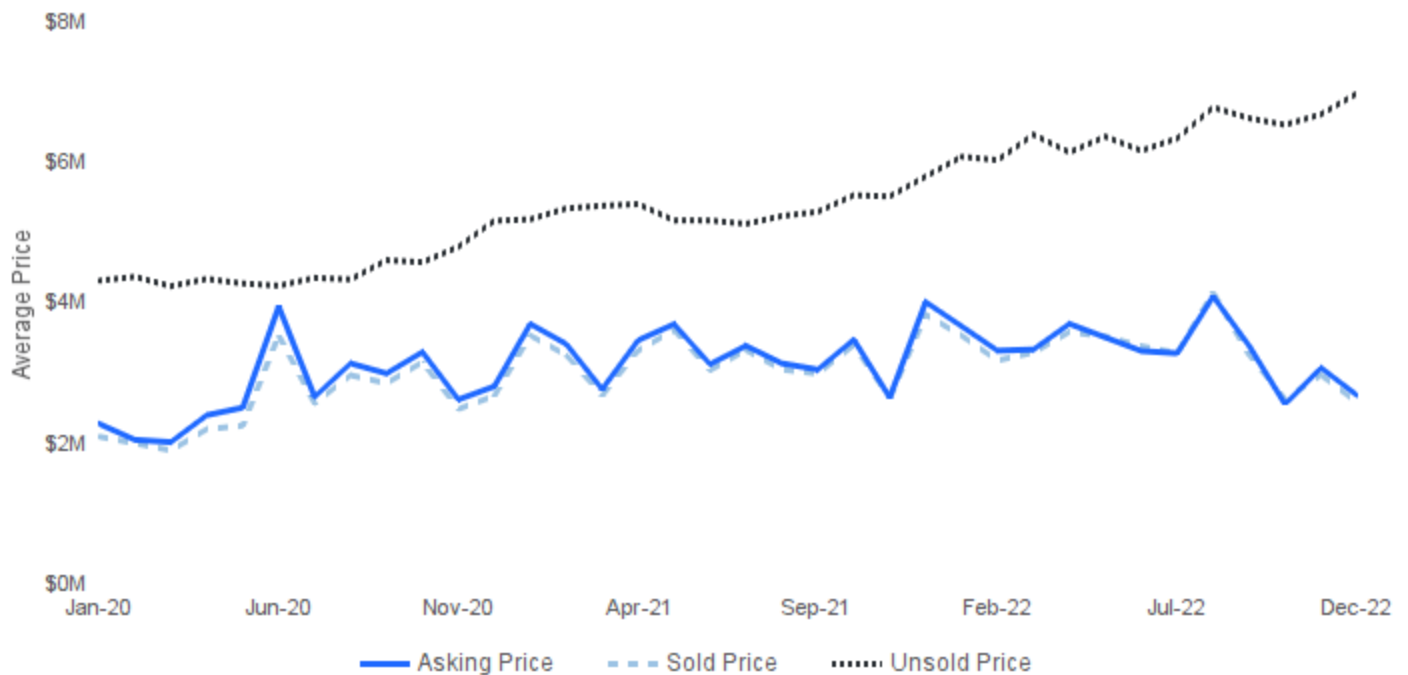
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family Homes [?]

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

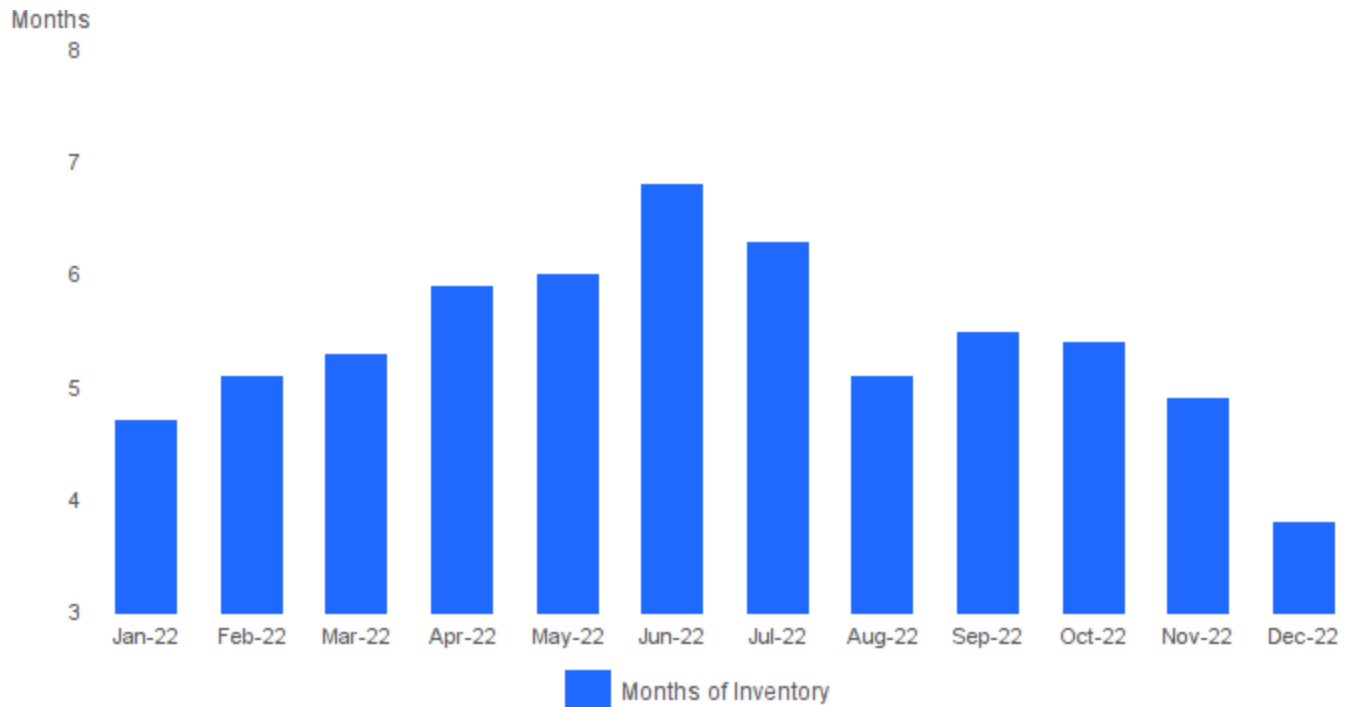
Sold Price | the average selling price



ABSORPTION RATE

December 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

December 2022 | 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.

