

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

April 2023 | Single Family Homes ?

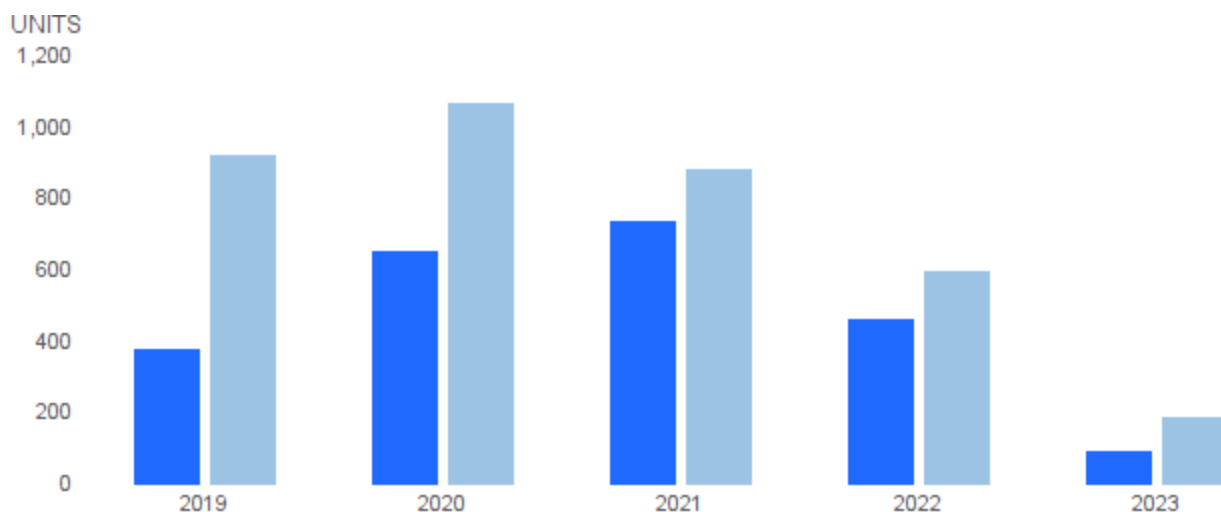
	Month to Date			Year to Date		
	April 2023	April 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	63	72	-12.5% ↓	185	209	-11.48% ↓
Sold Listings	27	33	-18.18% ↓	89	151	-41.06% ↓
Median List Price (Solds)	\$3,500,000	\$2,995,000	16.86% ↑	\$3,195,000	\$2,890,000	10.55% ↑
Median Sold Price	\$3,250,000	\$2,900,000	12.07% ↑	\$3,200,000	\$2,875,000	11.3% ↑
Median Days on Market	74	140	-47.14% ↓	91	118	-22.88% ↓
Average List Price (Solds)	\$3,947,074	\$3,745,772	5.37% ↑	\$3,756,201	\$3,522,515	6.63% ↑
Average Sold Price	\$3,874,759	\$3,623,565	6.93% ↑	\$3,629,416	\$3,415,490	6.26% ↑
Average Days on Market	97	165	-41.21% ↓	127	158	-19.62% ↓
List/Sold Price Ratio	98.2%	98.5%	-0.23% ↓	97.5%	98.5%	-1.01% ↓

SOLD AND NEW PROPERTIES (UNITS)

April 2023 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



Sold Properties	373	651	733	460	89
New Properties	921	1,068	879	595	185
Sold Volume	\$903.44M	\$1.76B	\$2.37B	\$1.54B	\$323.02M
Listing Volume	\$3.07B	\$3.78B	\$3.36B	\$2.46B	\$954.99M
Median Sale Price	\$1.90M	\$2.10M	\$2.40M	\$2.71M	\$3.20M

MEDIAN SALES PRICE AND NUMBER OF SALES

April 2023 | 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 2023 | Single Family Homes ?

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

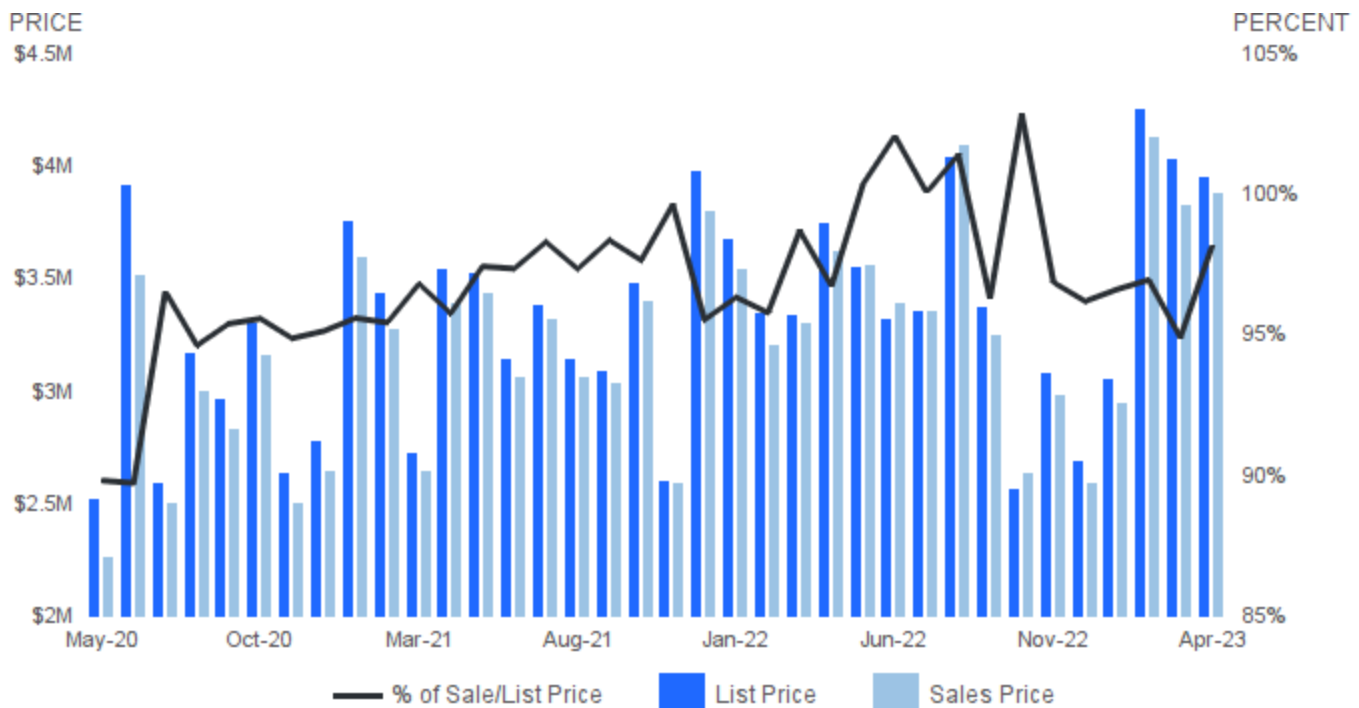
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2023 | Single Family Homes ?

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

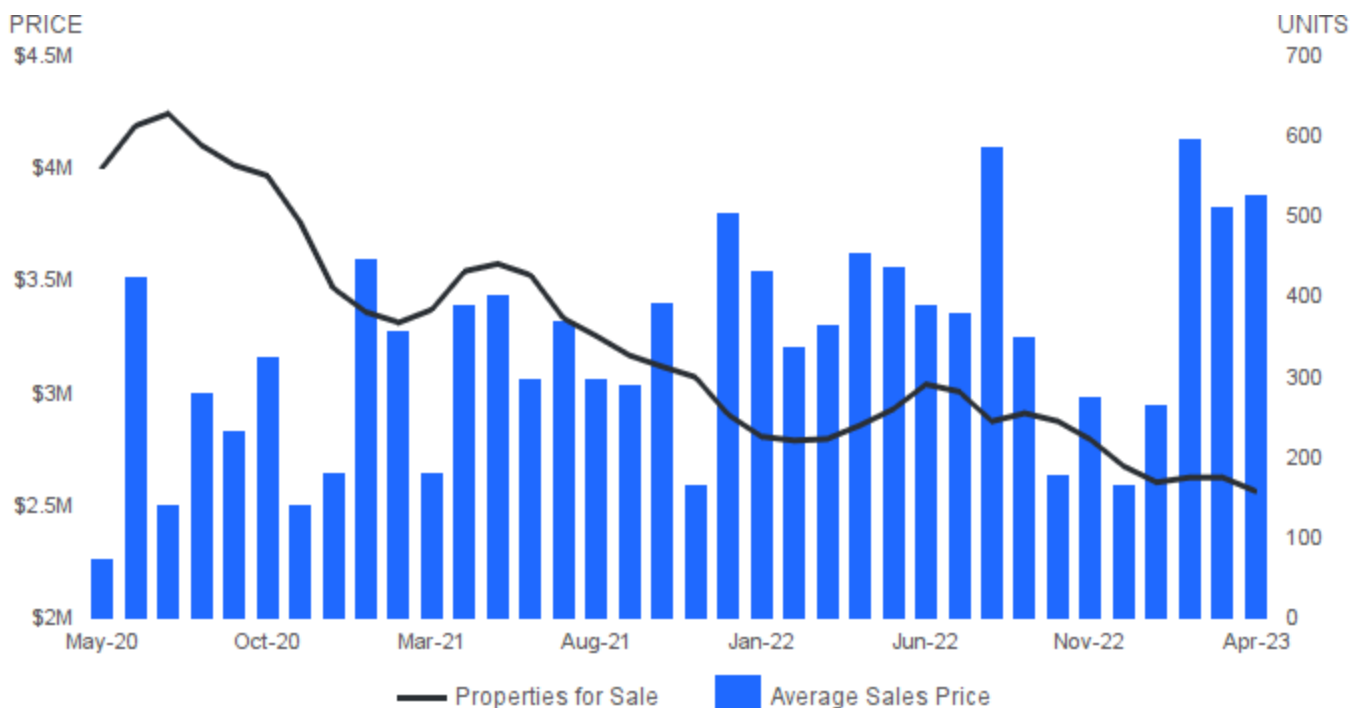


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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

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

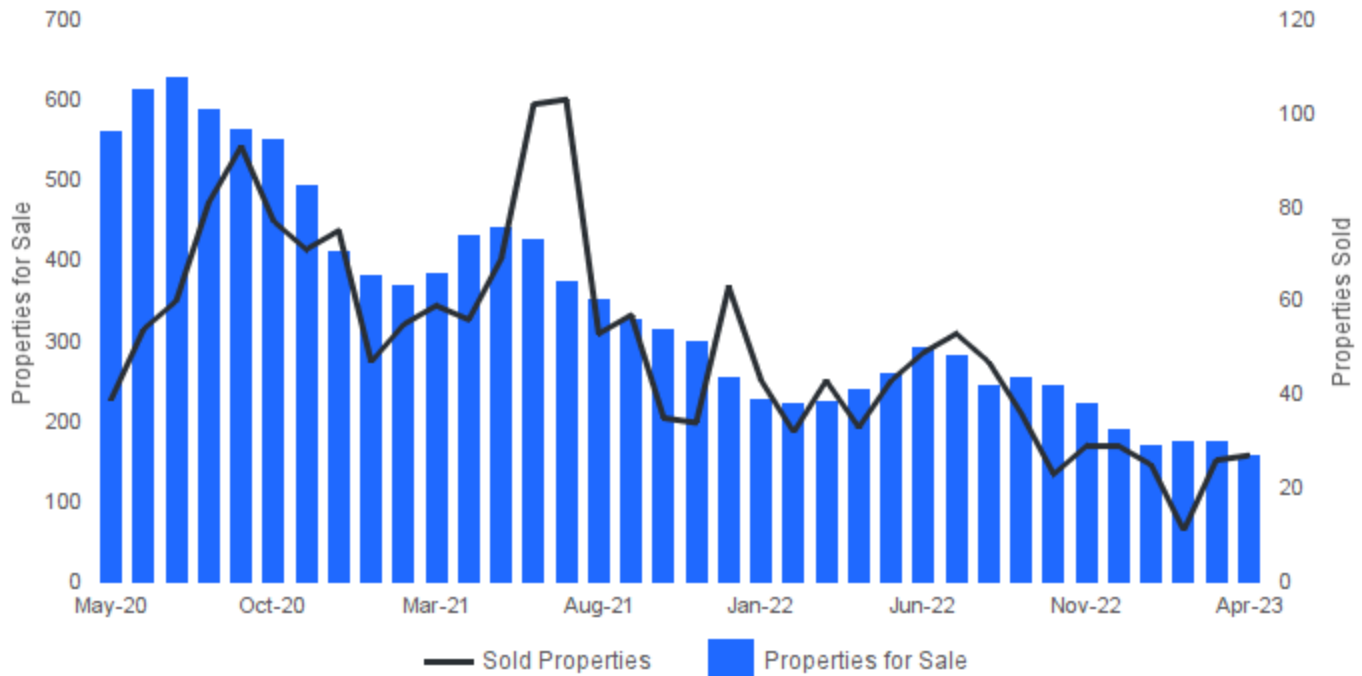


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



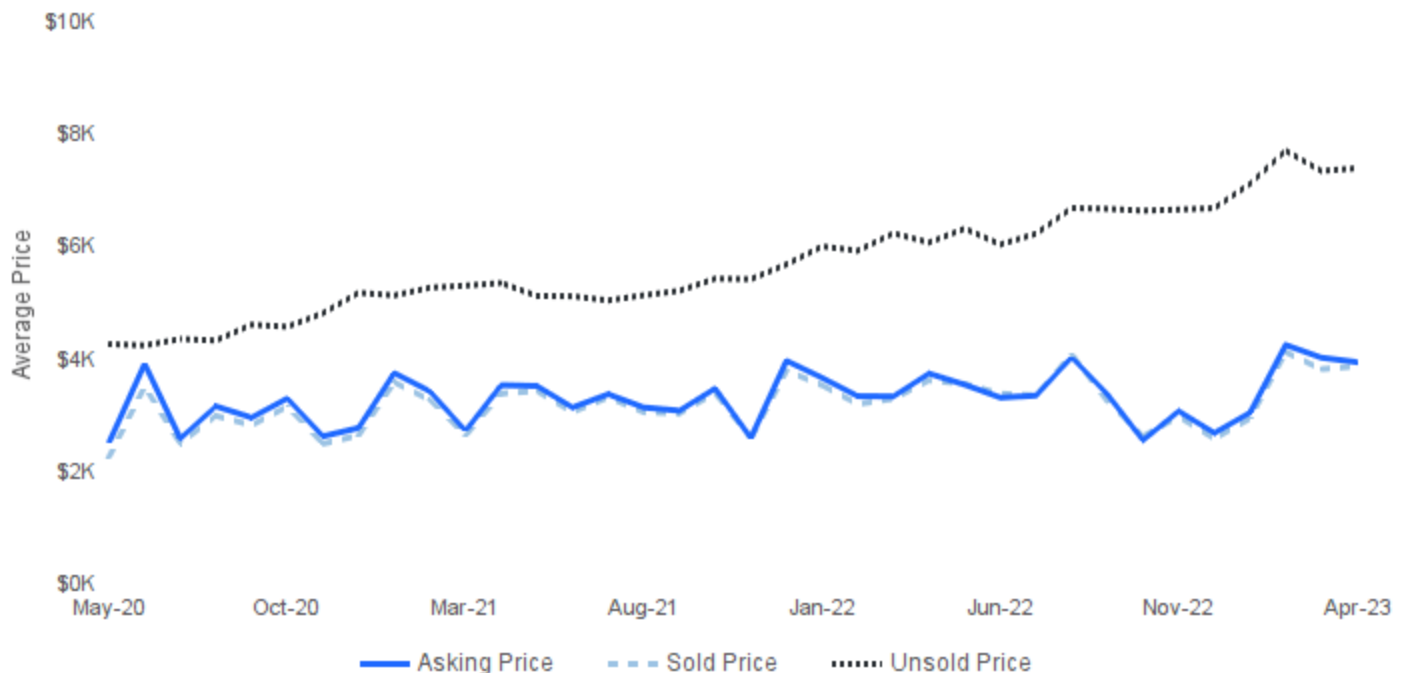
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2023 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

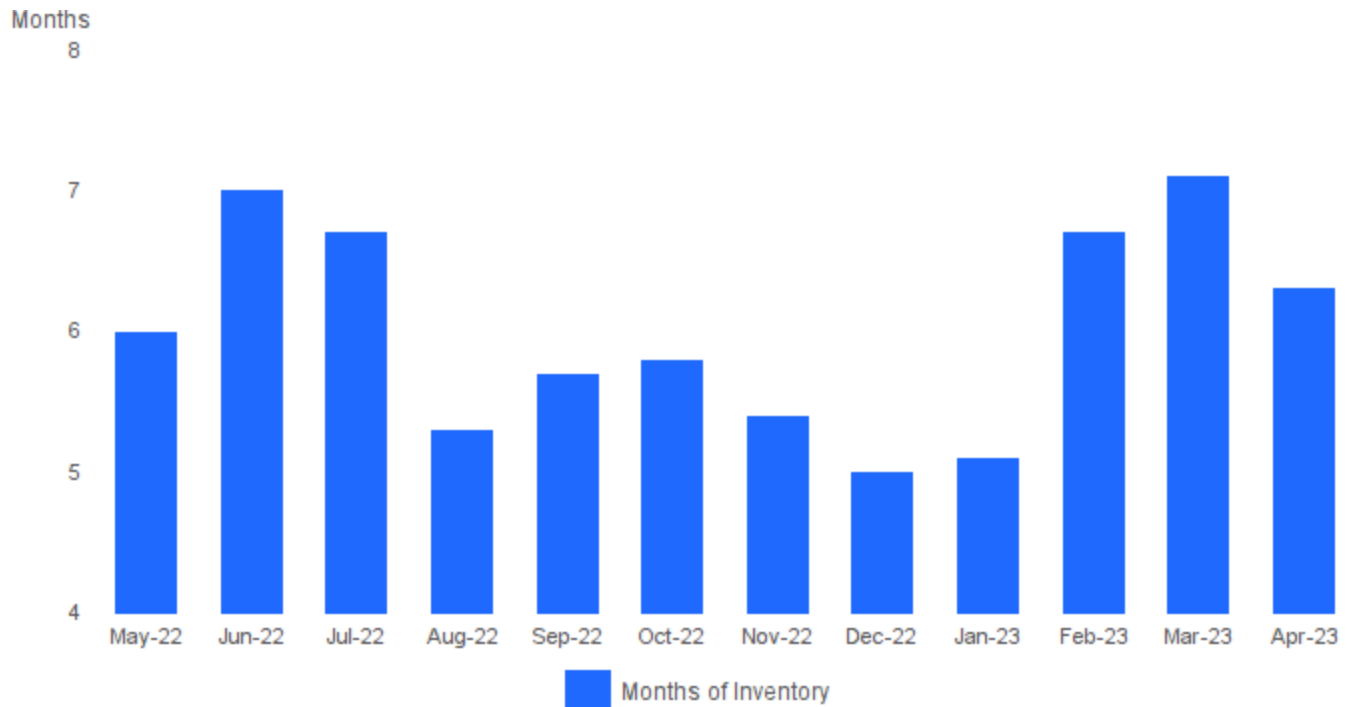
Sold Price | the average selling price



ABSORPTION RATE

April 2023 | 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.

