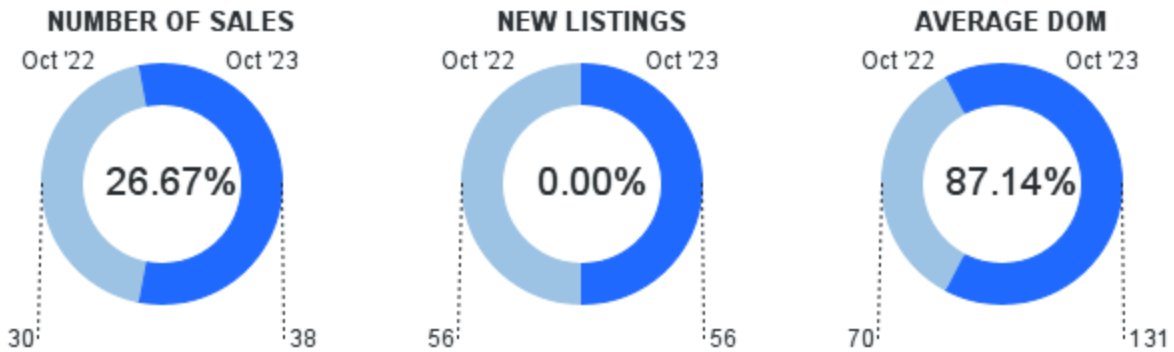


ALL OF GREENWICH | October 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



6.66%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

30.09%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

10.23%

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

35.75%

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

Oct '22

Oct '23

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

October 2023 | Single Family Homes ?

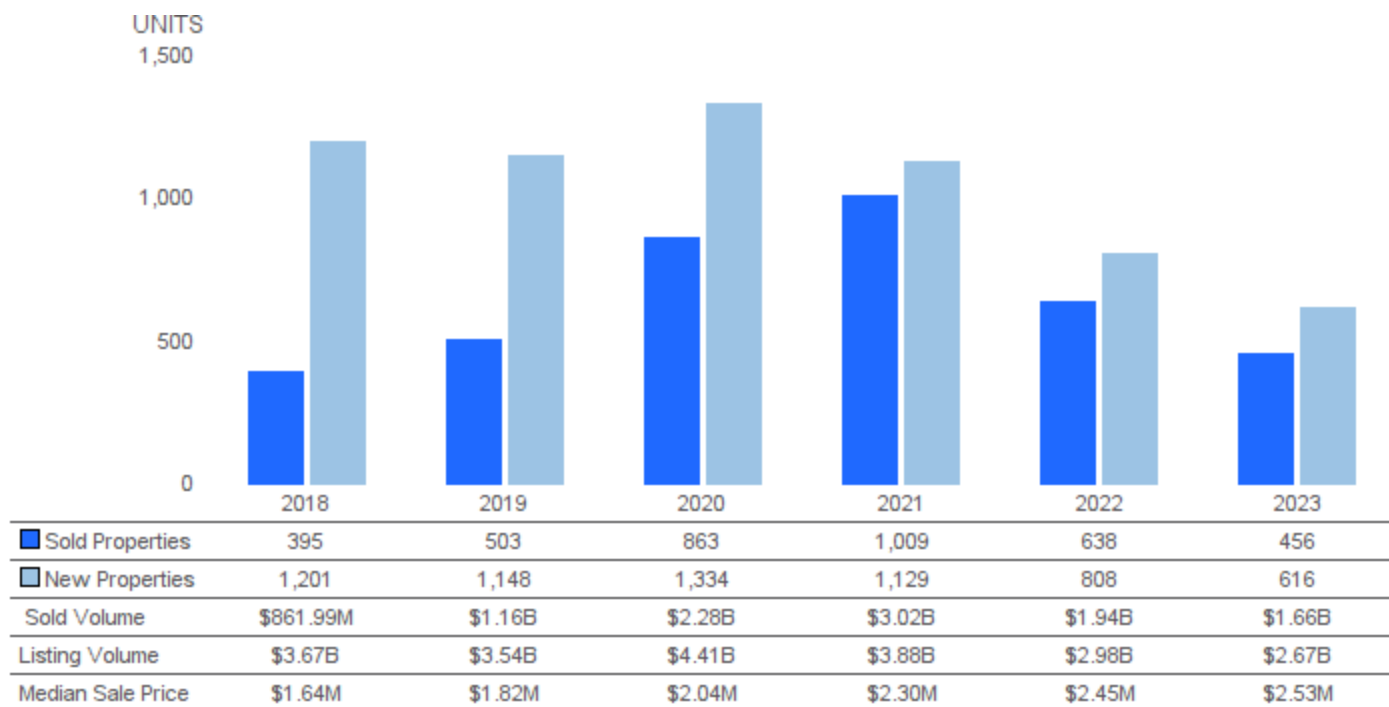
	Month to Date			Year to Date		
	October 2023	October 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	56	56	0%	616	766	-19.58% ↓
Sold Listings	38	30	26.67% ↑	456	567	-19.58% ↓
Median List Price (Solds)	\$2,585,000	\$2,345,000	10.23% ↑	\$2,495,000	\$2,475,000	0.81% ↑
Median Sold Price	\$2,562,500	\$2,402,500	6.66% ↑	\$2,533,750	\$2,475,000	2.37% ↑
Median Days on Market	85	66	28.79% ↑	85	84	1.19% ↑
Average List Price (Solds)	\$3,697,842	\$2,724,066	35.75% ↑	\$3,732,754	\$3,091,587	20.74% ↑
Average Sold Price	\$3,636,263	\$2,795,146	30.09% ↑	\$3,651,087	\$3,089,386	18.18% ↑
Average Days on Market	131	70	87.14% ↑	125	118	5.93% ↑
List/Sold Price Ratio	101.4%	103%	-1.61% ↓	100.7%	101%	-0.37% ↓

SOLD AND NEW PROPERTIES (UNITS)

October 2023 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

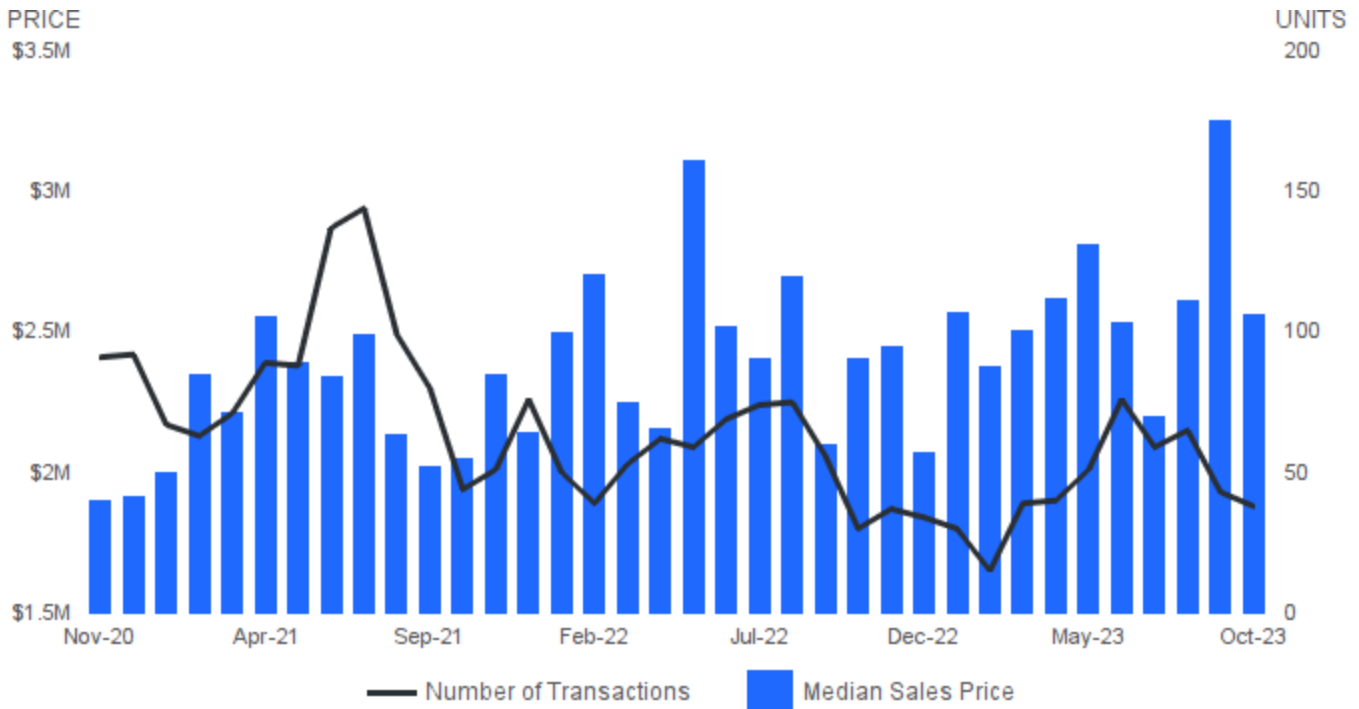


MEDIAN SALES PRICE AND NUMBER OF SALES

October 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.

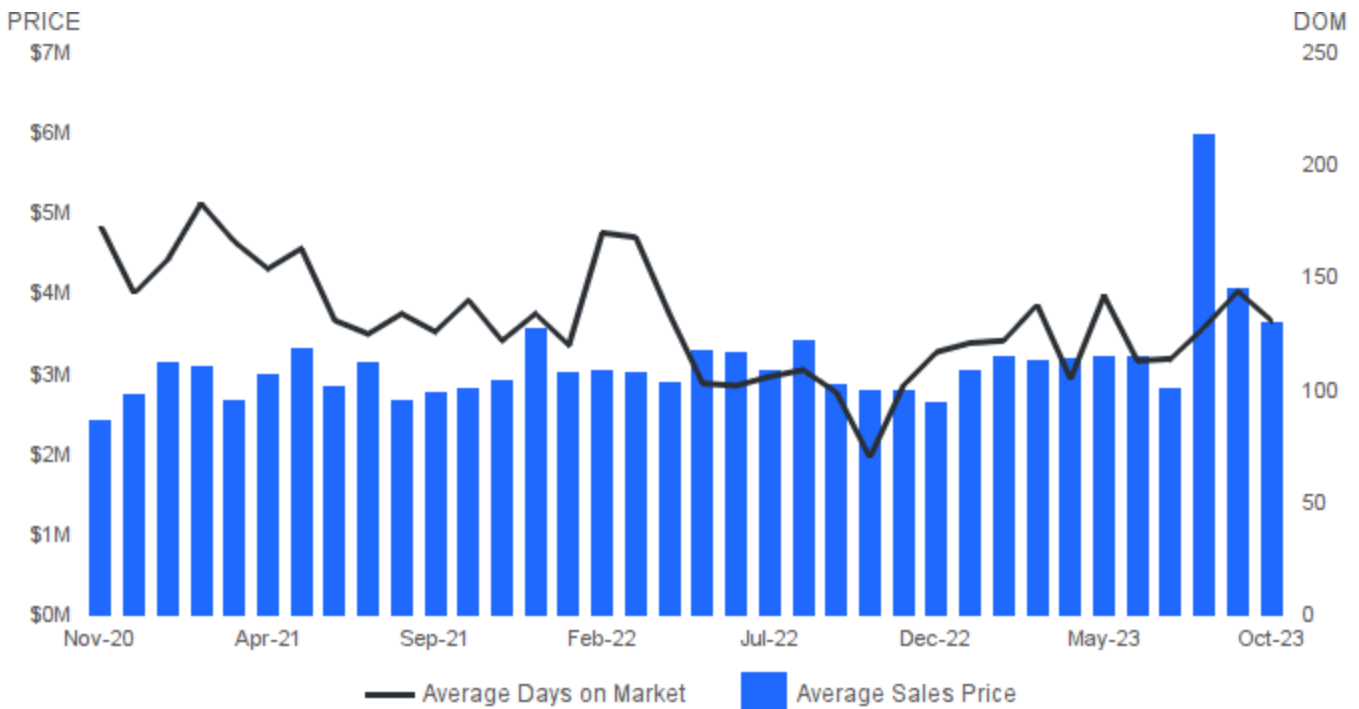


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2023 | Single Family Homes ?

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

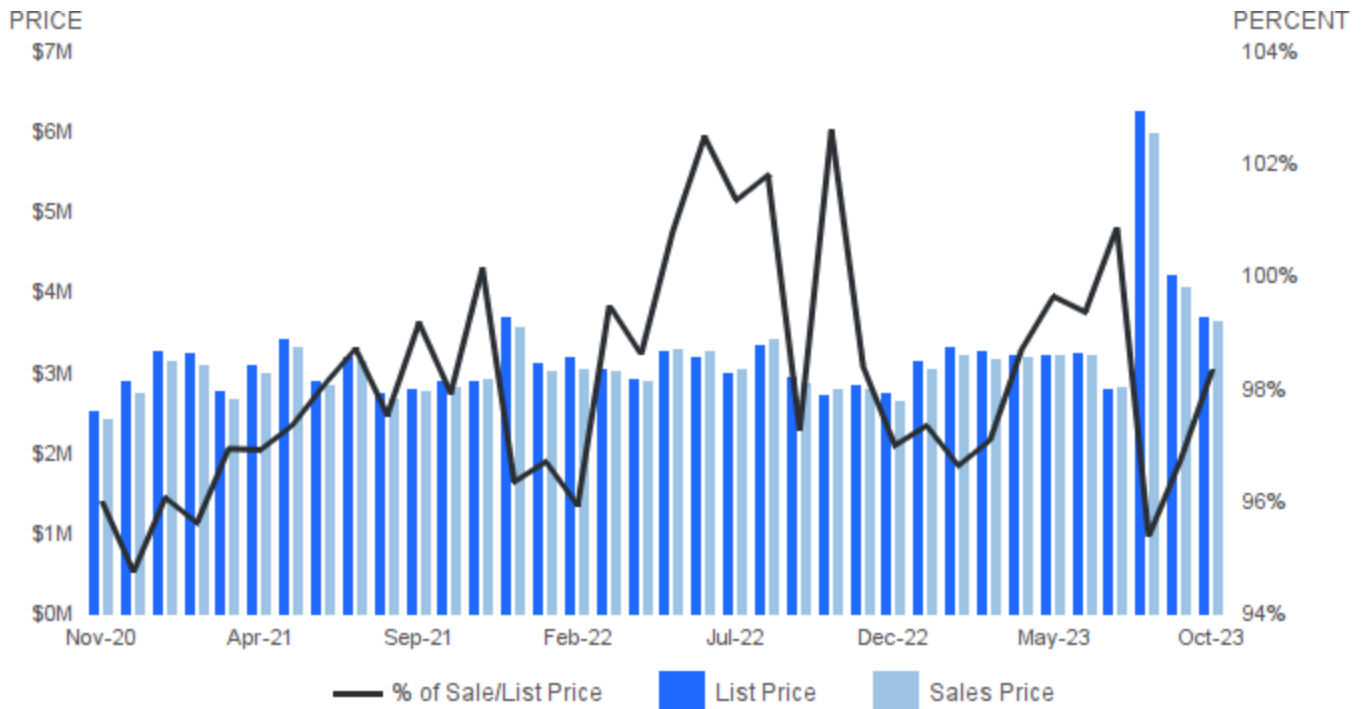
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 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

October 2023 | 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.

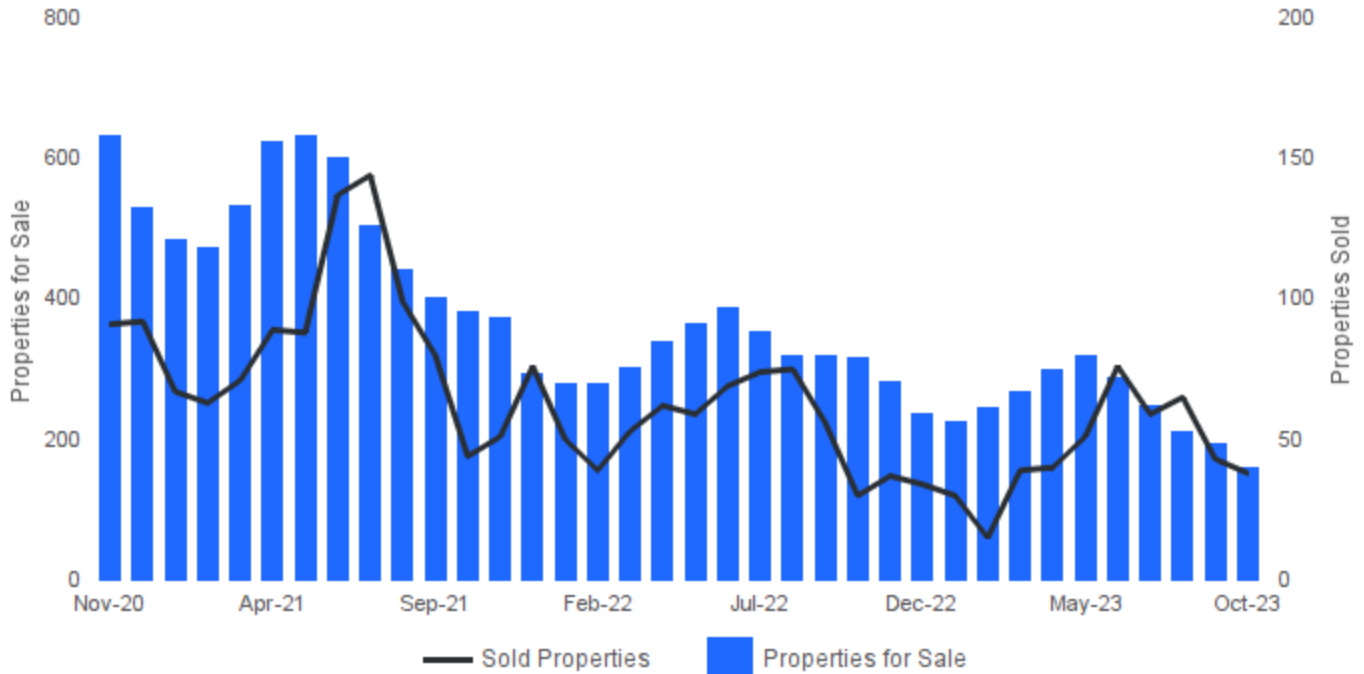


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2023 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



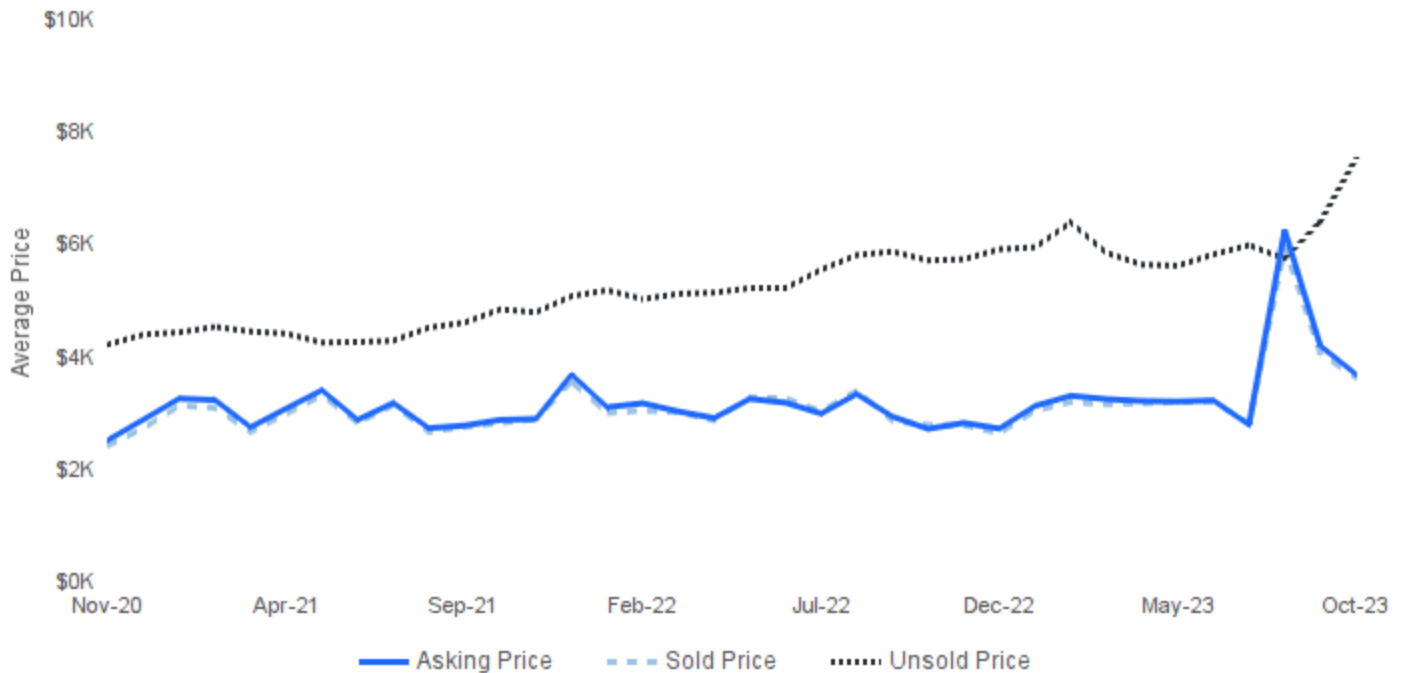
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2023 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

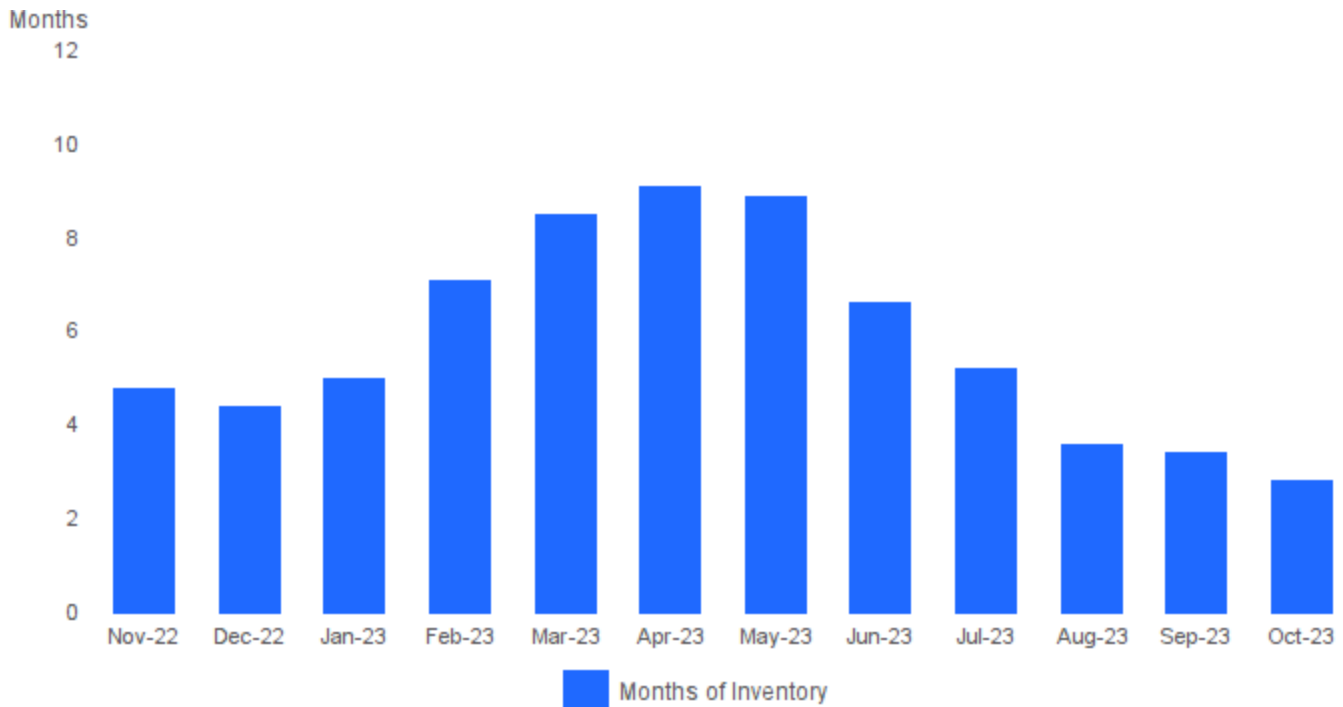
Unsold Price | the average active list price



ABSORPTION RATE

October 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

October 2023 | 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.

