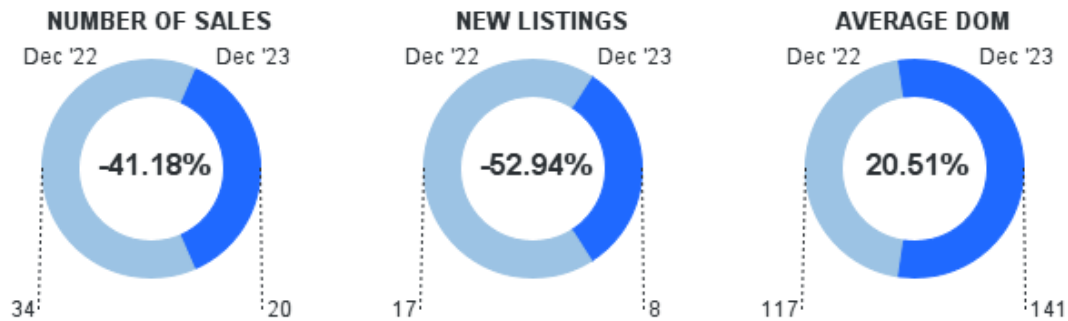


ALL OF GREENWICH | December 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



32.69% ↑

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

43.76% ↑

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

36.56% ↑

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

44.35% ↑

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

■ Dec '22 ■ Dec '23

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

December 2023 | Single Family Homes ?

	Month to Date			Year to Date		
	December 2023	December 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	8	17	-52.94% ↓	652	809	-19.41% ↓
Sold Listings	20	34	-41.18% ↓	515	637	-19.15% ↓
Median List Price (Solds)	\$2,850,000	\$2,087,000	36.56% ↑	\$2,450,000	\$2,425,000	1.03% ↑
Median Sold Price	\$2,750,000	\$2,072,500	32.69% ↑	\$2,500,000	\$2,450,000	2.04% ↑
Median Days on Market	74	92	-19.57% ↓	83	84	-1.19% ↓
Average List Price (Solds)	\$3,941,600	\$2,730,647	44.35% ↑	\$3,659,234	\$3,056,908	19.7% ↑
Average Sold Price	\$3,808,000	\$2,648,863	43.76% ↑	\$3,583,058	\$3,048,163	17.55% ↑
Average Days on Market	141	117	20.51% ↑	121	115	5.22% ↑
List/Sold Price Ratio	100.3%	97.6%	2.78% ↑	100.8%	100.8%	0%

SOLD AND NEW PROPERTIES (UNITS)

December 2023 | Single Family Homes ?

Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.

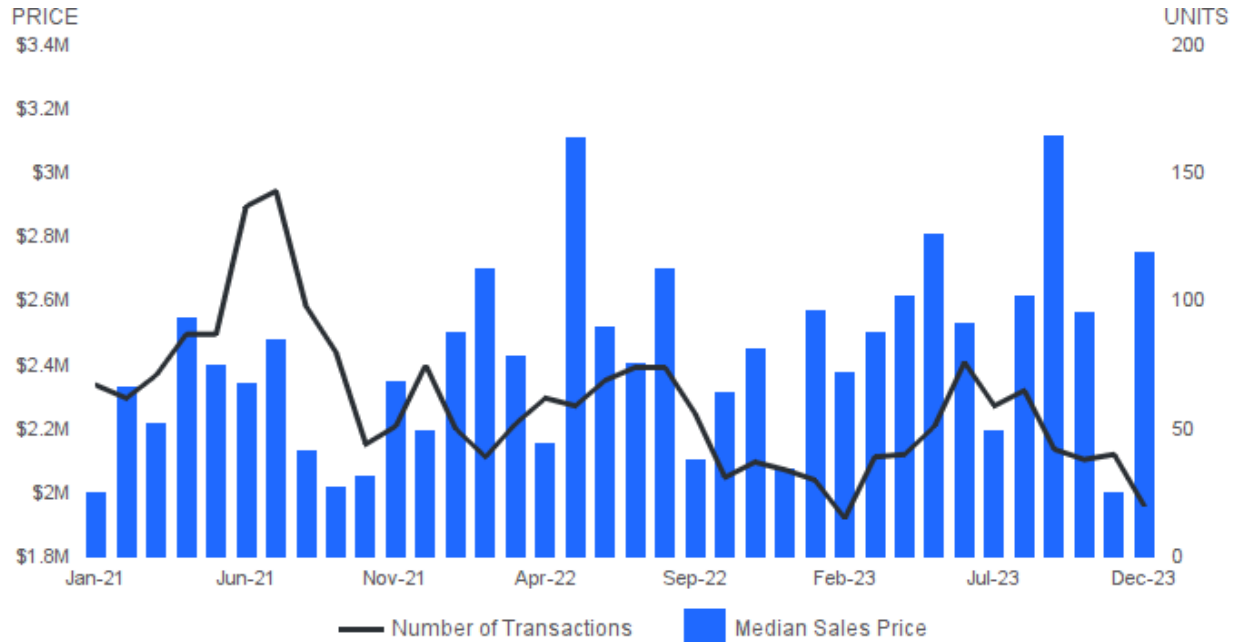


MEDIAN SALES PRICE AND NUMBER OF SALES

December 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

December 2023 | Single Family Homes ?

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

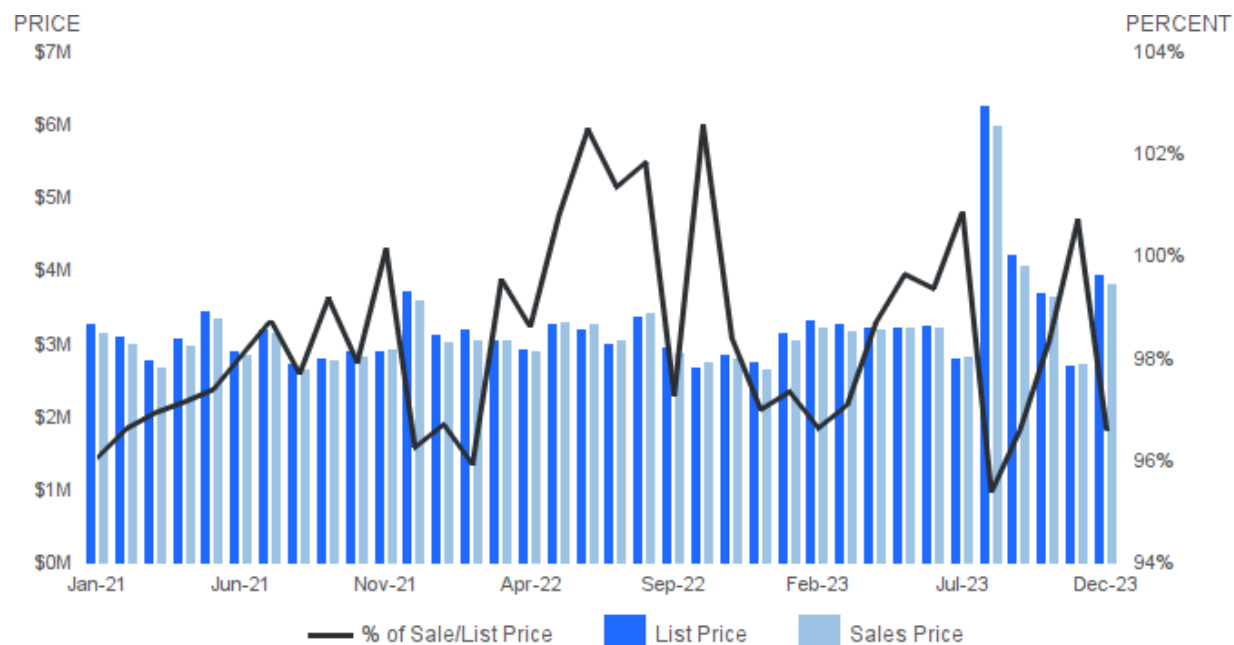
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2023 | Single Family Homes ?

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

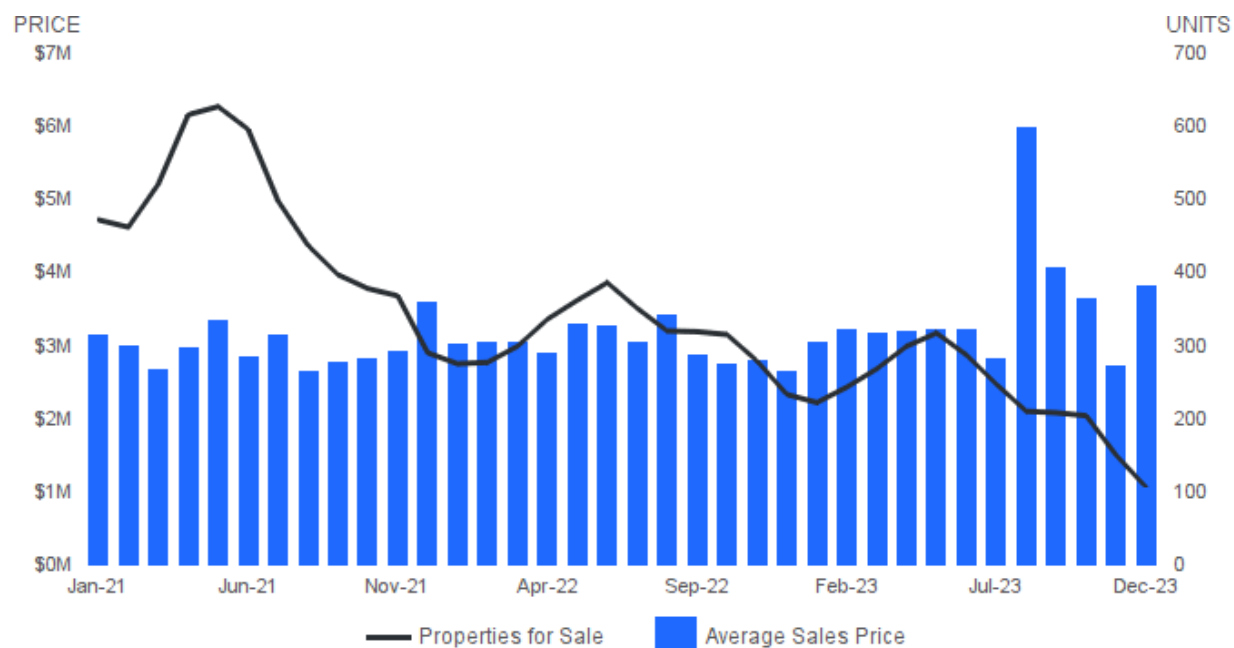


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 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.

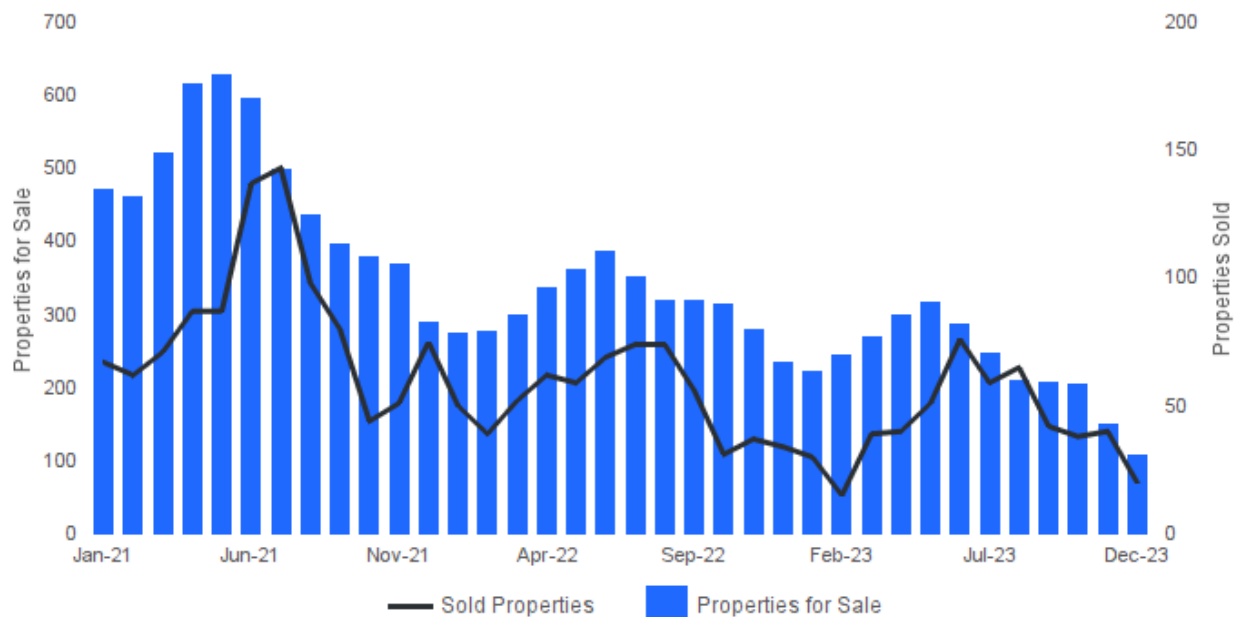


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2023 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



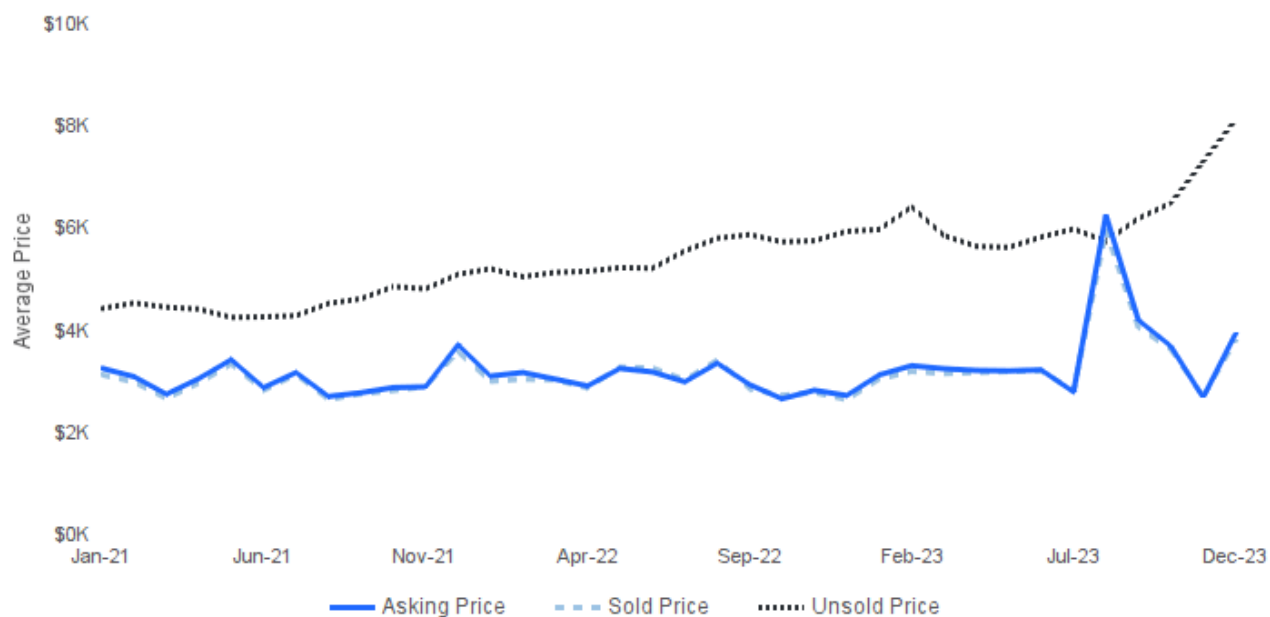
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2023 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

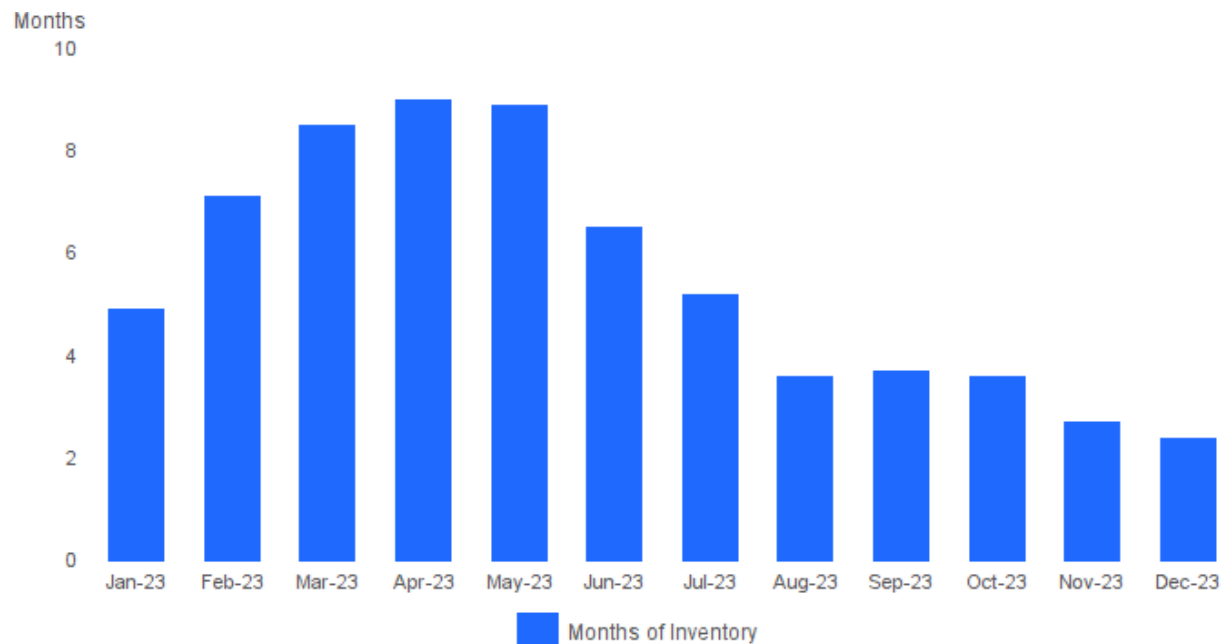
Unsold Price | the average active list price



ABSORPTION RATE

December 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

December 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.

