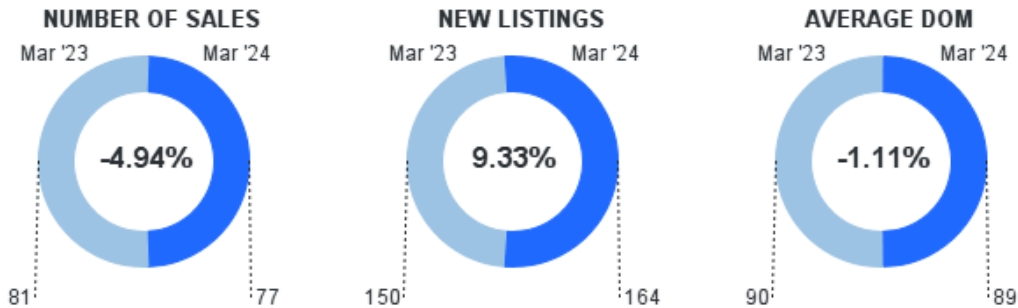


## ALL OF GREENWICH | March 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



20.39% 

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

18.82% 


AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

20.24% 

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

15.54% 

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

 Mar '23  Mar '24

# AREA REPORT

ALL OF GREENWICH

## FULL MARKET SUMMARY

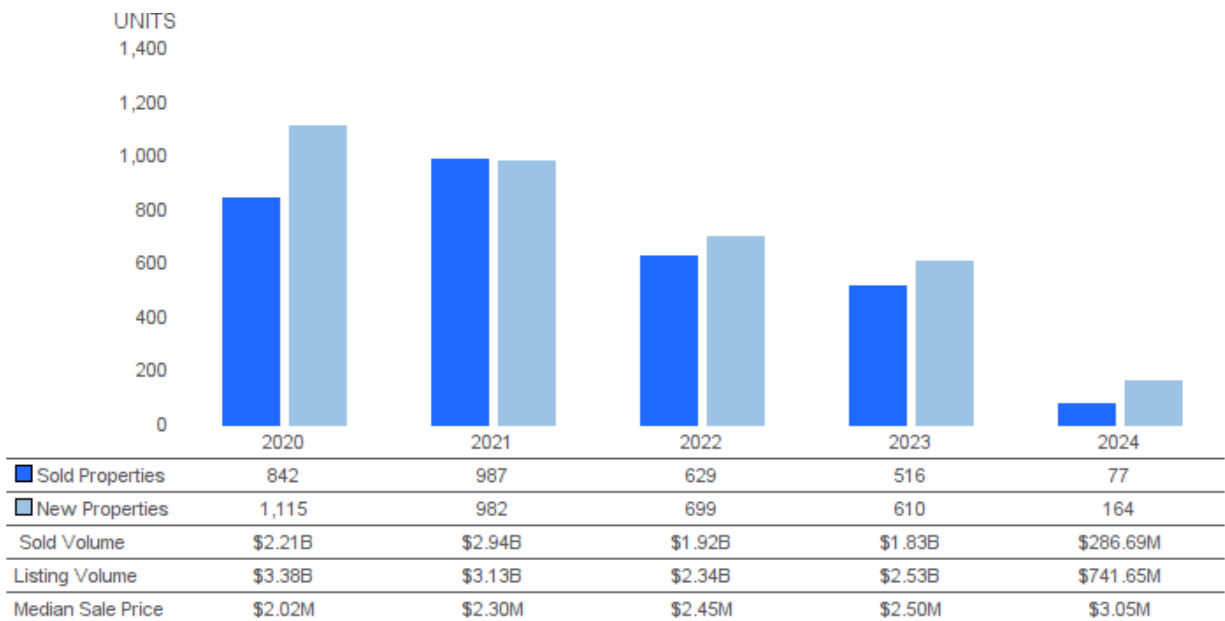
March 2024 | Single Family Homes ?

	Month to Date			Year to Date		
	March 2024	March 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	64	74	-13.51% <span>↓</span>	164	150	9.33% <span>↑</span>
Sold Listings	33	37	-10.81% <span>↓</span>	77	81	-4.94% <span>↓</span>
Median List Price (Solds)	\$2,495,000	\$2,395,000	4.18% <span>↑</span>	\$3,000,000	\$2,495,000	20.24% <span>↑</span>
Median Sold Price	\$2,500,000	\$2,500,500	-0.02% <span>↓</span>	\$3,051,922	\$2,535,000	20.39% <span>↑</span>
Median Days on Market	25	65	-61.54% <span>↓</span>	25	53	-52.83% <span>↓</span>
Average List Price (Solds)	\$3,178,543	\$3,214,756	-1.13% <span>↓</span>	\$3,734,310	\$3,231,912	15.54% <span>↑</span>
Average Sold Price	\$3,259,940	\$3,111,581	4.77% <span>↑</span>	\$3,723,279	\$3,133,440	18.82% <span>↑</span>
Average Days on Market	60	96	-37.5% <span>↓</span>	89	90	-1.11% <span>↓</span>
List/Sold Price Ratio	104.9%	100.5%	4.29% <span>↑</span>	102.3%	98.9%	3.45% <span>↑</span>

## SOLD AND NEW PROPERTIES (UNITS)

March 2024 | Single Family Homes ?

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

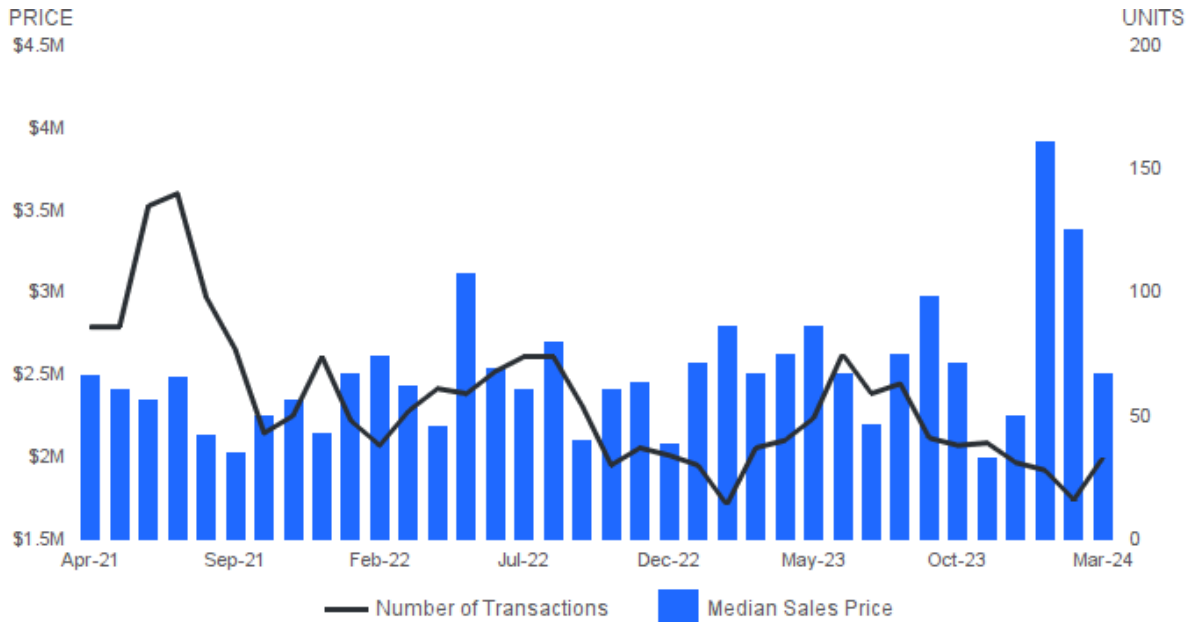


Sold Properties	842	987	629	516	77
New Properties	1,115	982	699	610	164
Sold Volume	\$2.21B	\$2.94B	\$1.92B	\$1.83B	\$286.69M
Listing Volume	\$3.38B	\$3.13B	\$2.34B	\$2.53B	\$741.65M
Median Sale Price	\$2.02M	\$2.30M	\$2.45M	\$2.50M	\$3.05M

## MEDIAN SALES PRICE AND NUMBER OF SALES

March 2024 | 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

March 2024 | 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

## March 2024 | Single Family Homes ?

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

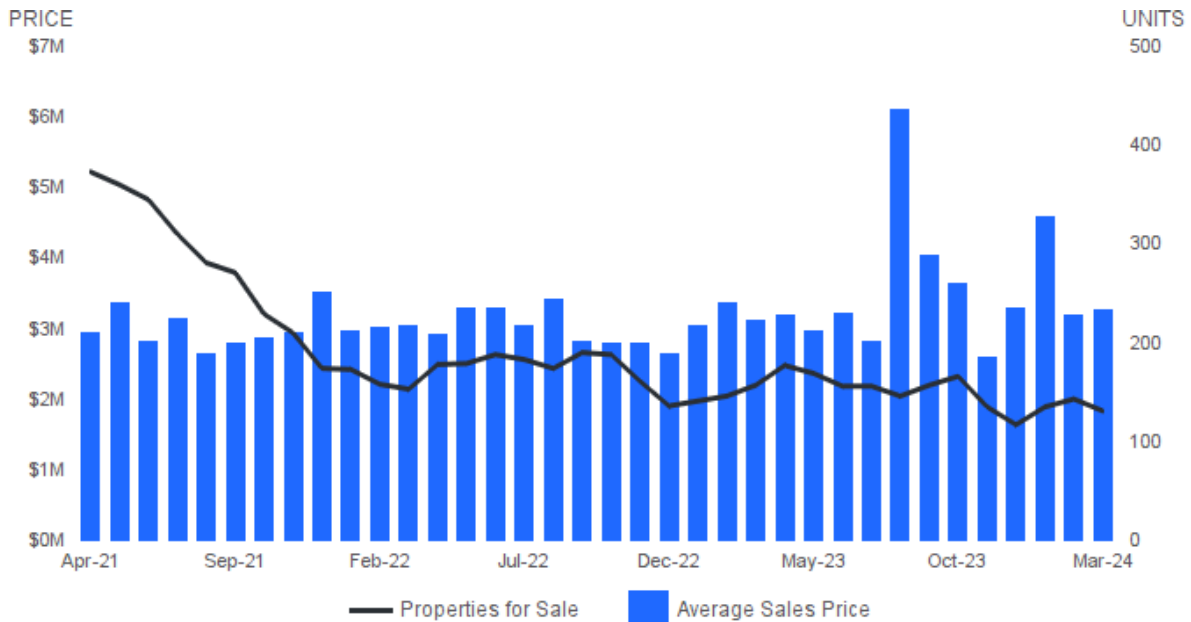


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

### March 2024 | 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.

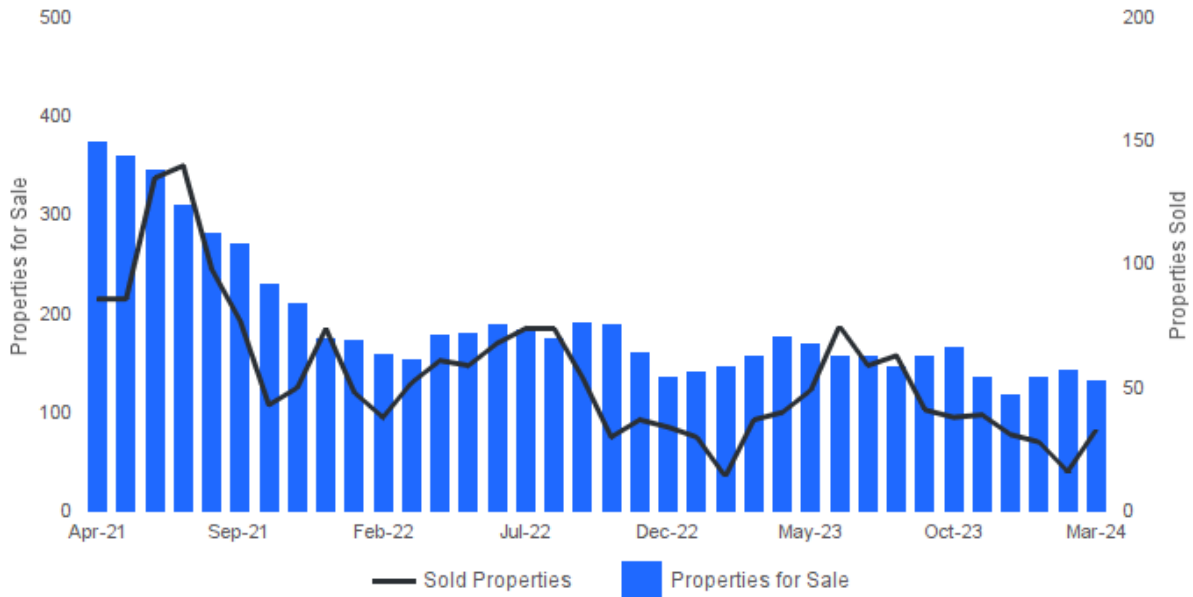


## PROPERTIES FOR SALE AND SOLD PROPERTIES

### March 2024 | Single Family Homes ?

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

**Sold Properties** | Number of properties sold.



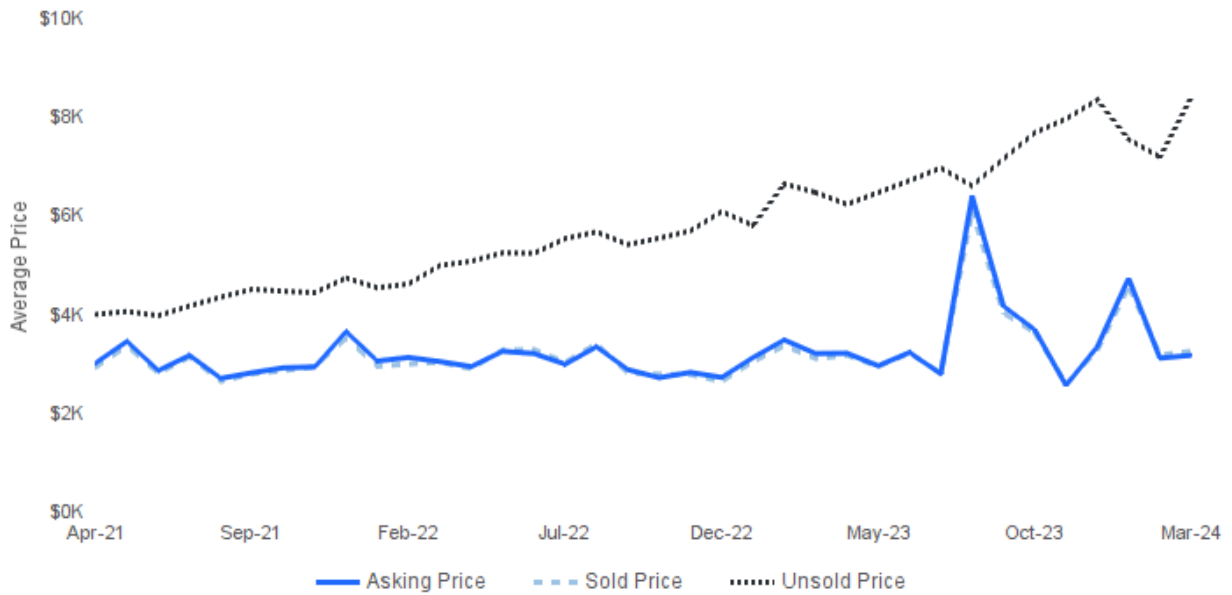
## AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2024 | Single Family Homes ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

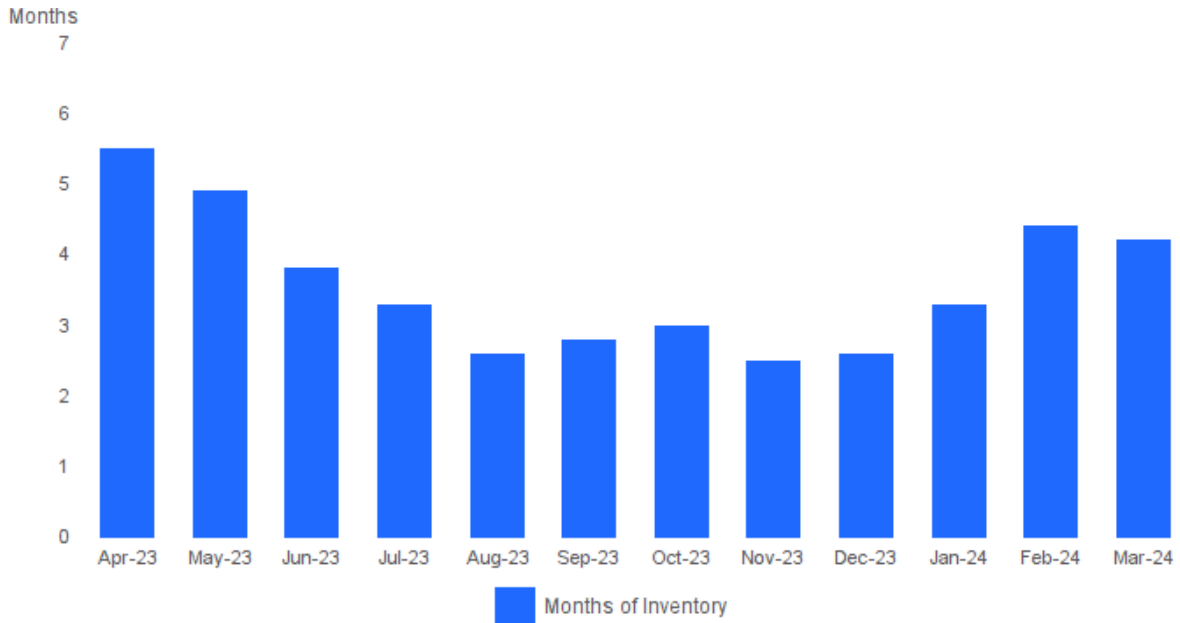
**Unsold Price** | the average active list price



## ABSORPTION RATE

March 2024 | 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

March 2024 | 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.

