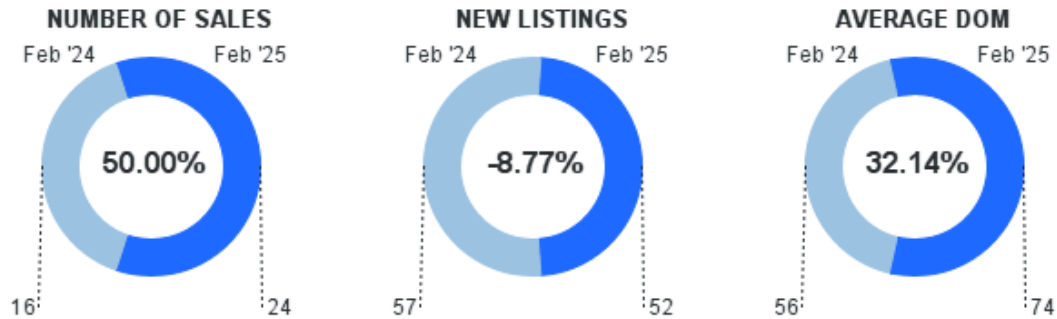


ALL OF GREENWICH | February 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



12.33% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

79.06% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

16.92% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

87.16% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Feb '24  Feb '25

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

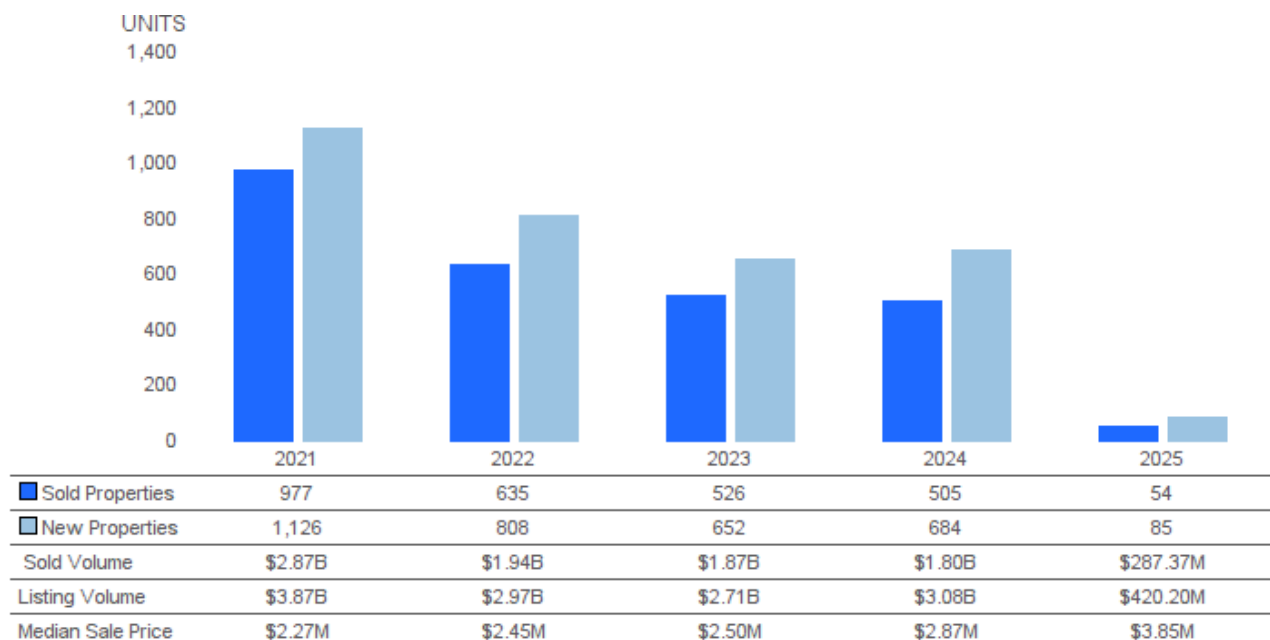
February 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	February 2025	February 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	52	57	-8.77% ↓	85	100	-15% ↓
Sold Listings	24	16	50% ↑	54	44	22.73% ↑
Median List Price (Solds)	\$3,800,000	\$3,250,000	16.92% ↑	\$3,950,000	\$3,600,000	9.72% ↑
Median Sold Price	\$3,800,000	\$3,383,000	12.33% ↑	\$3,853,000	\$3,775,000	2.07% ↑
Median Days on Market	35	15	133.33% ↑	56	37	51.35% ↑
Average List Price (Solds)	\$5,842,875	\$3,121,875	87.16% ↑	\$5,581,925	\$4,151,136	34.47% ↑
Average Sold Price	\$5,707,916	\$3,187,657	79.06% ↑	\$5,321,662	\$4,070,784	30.73% ↑
Average Days on Market	74	56	32.14% ↑	88	110	-20% ↓
List/Sold Price Ratio	99.3%	103.4%	-3.99% ↓	97.9%	100.4%	-2.44% ↓

SOLD AND NEW PROPERTIES (UNITS)

February 2025 | Single Family Homes ?

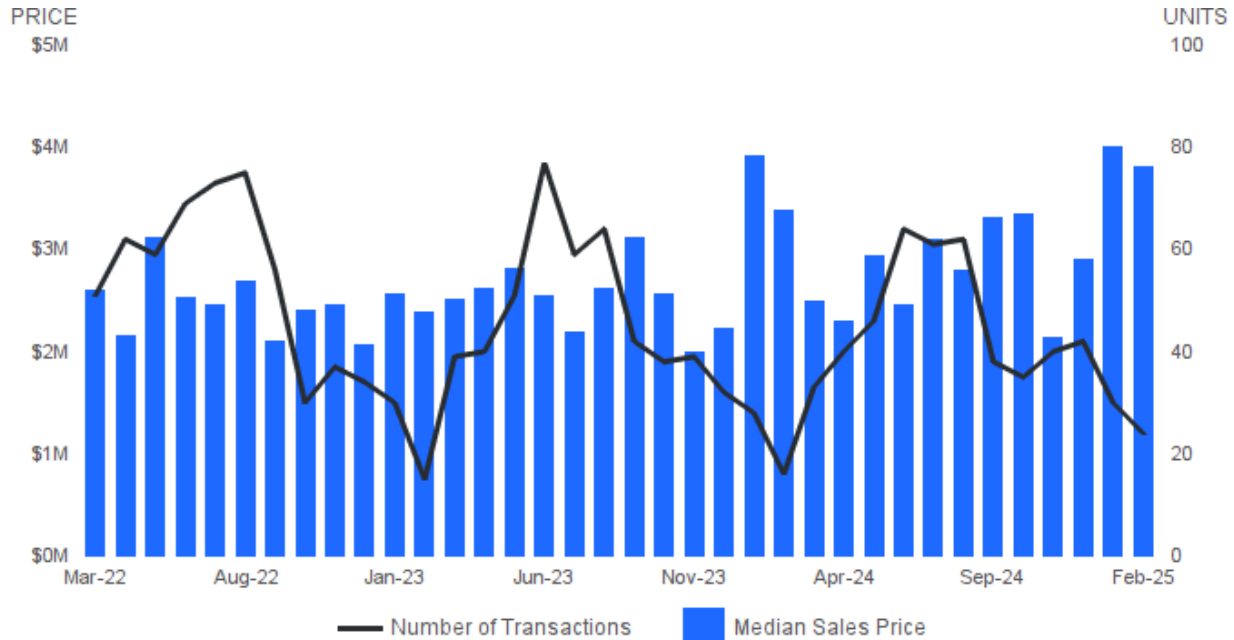
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

February 2025 | Single Family Homes ?

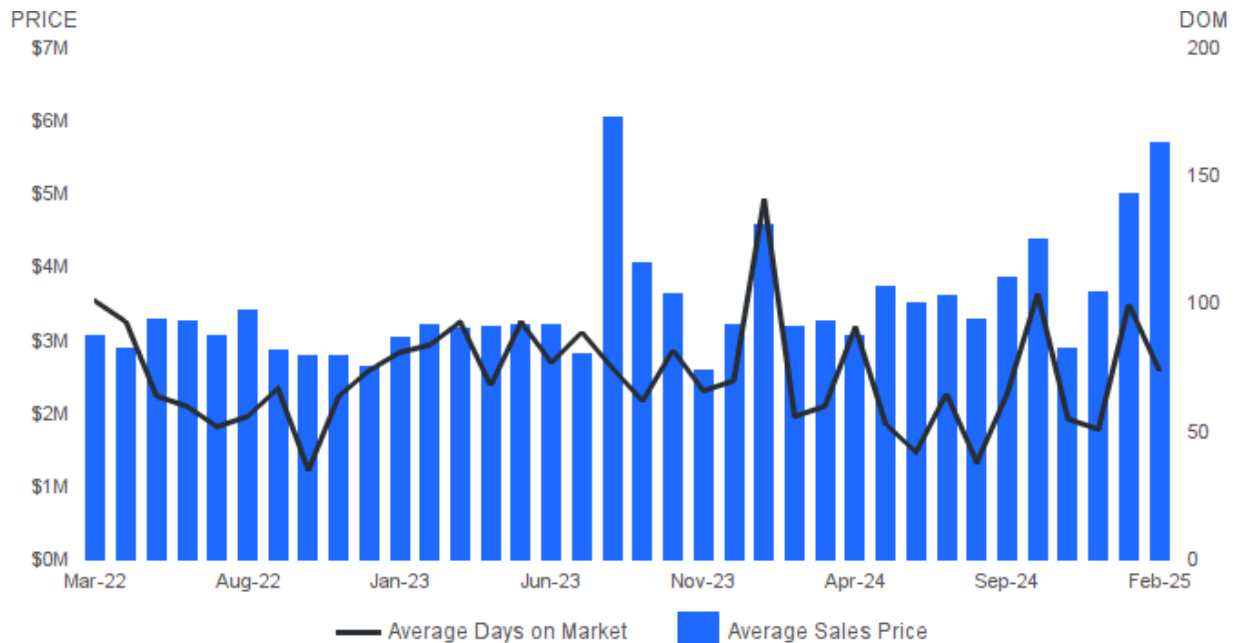
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2025 | Single Family Homes ?

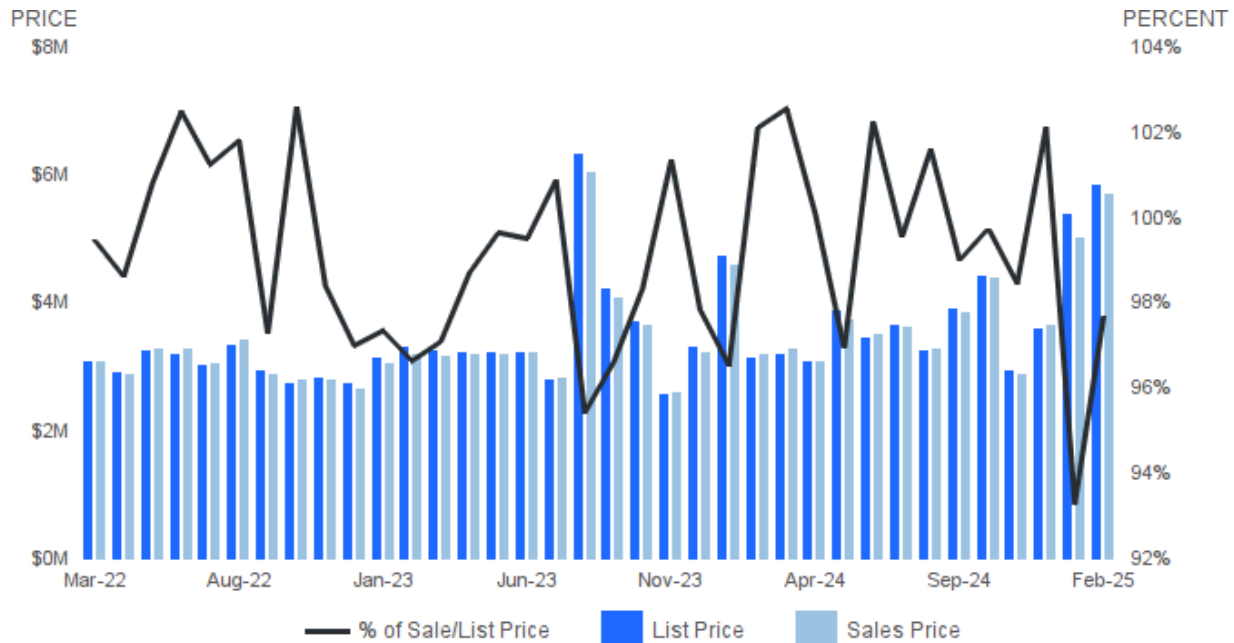
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2025 | Single Family Homes ?

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

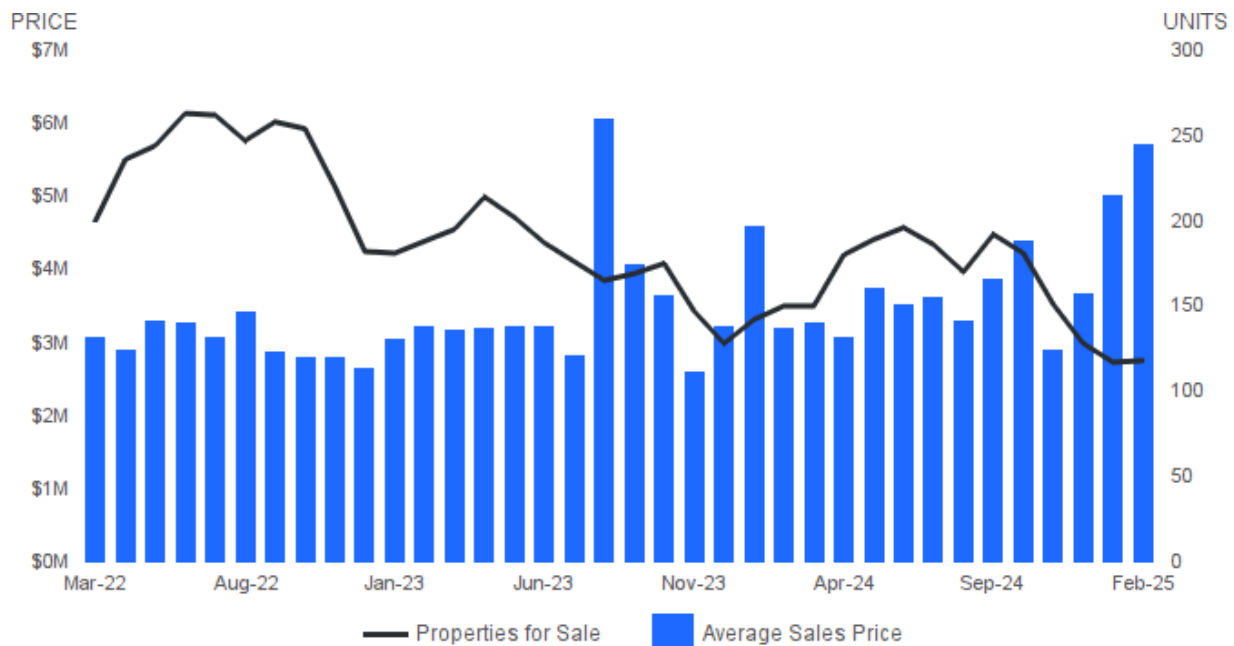


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2025 | 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.

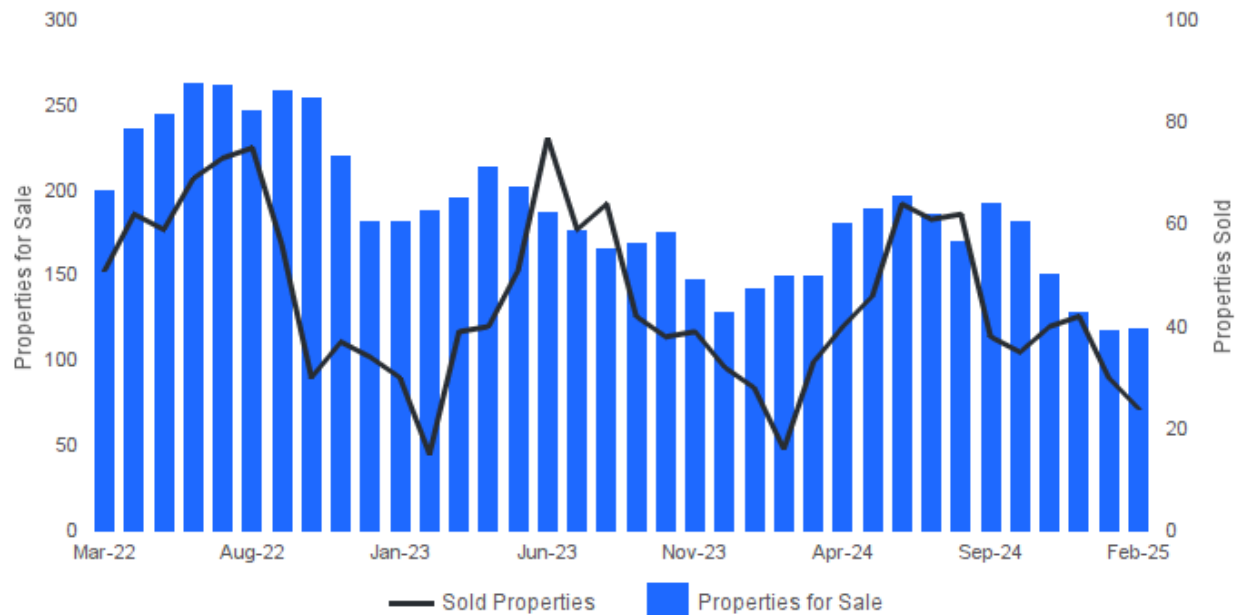


PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2025 | 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

February 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

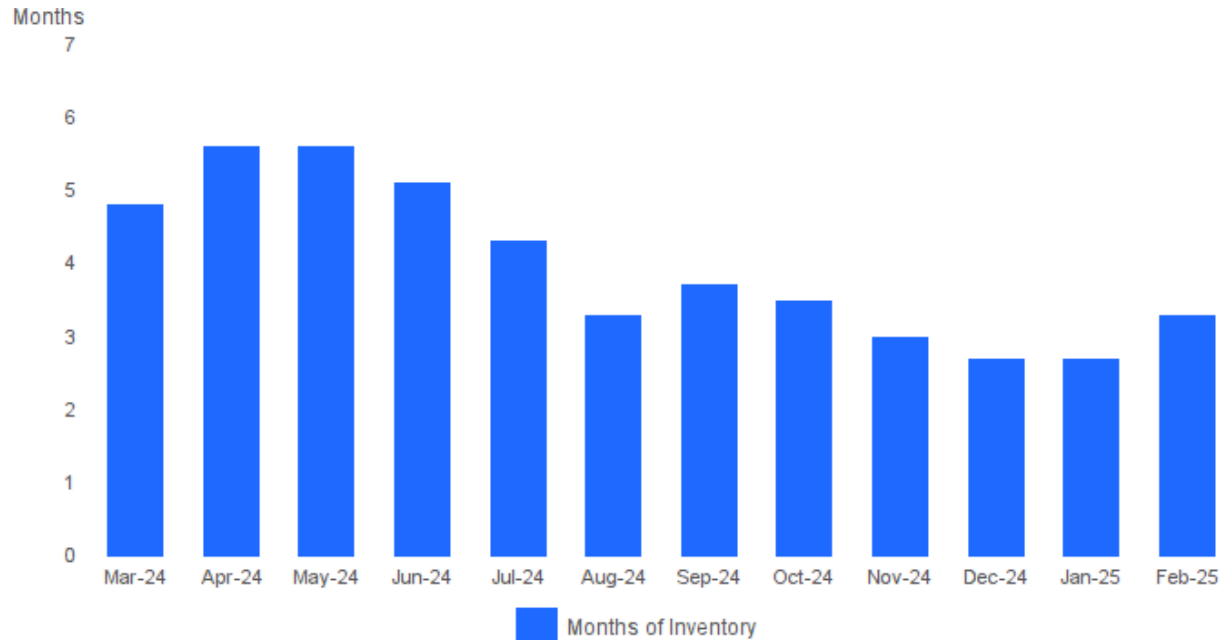
Unsold Price | the average active list price



ABSORPTION RATE

February 2025 | 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

February 2025 | 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.

