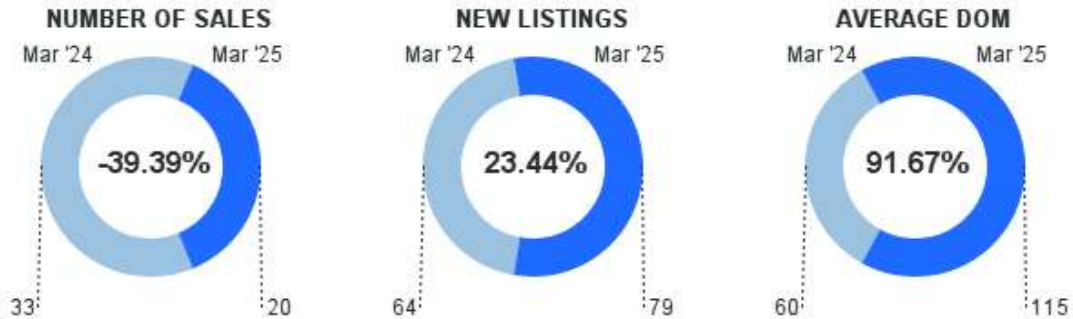


ALL OF GREENWICH | March 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



47.09% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

47.68% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

41.28% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

49.82% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Mar '24

 Mar '25

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

March 2025 | Single Family Homes ?

| | Month to Date | | | Year to Date | | |
|----------------------------|---------------|-------------|------------------------|--------------|-------------|-----------------------|
| | March 2025 | March 2024 | % Change | YTD 2025 | YTD 2024 | % Change |
| New Listings | 79 | 64 | 23.44% ↑ | 164 | 164 | 0% |
| Sold Listings | 20 | 33 | -39.39% ↓ | 75 | 77 | -2.6% ↓ |
| Median List Price (Solds) | \$3,525,000 | \$2,495,000 | 41.28% ↑ | \$3,800,000 | \$3,000,000 | 26.67% ↑ |
| Median Sold Price | \$3,677,250 | \$2,500,000 | 47.09% ↑ | \$3,800,000 | \$3,051,922 | 24.51% ↑ |
| Median Days on Market | 46 | 25 | 84% ↑ | 53 | 25 | 112% ↑ |
| Average List Price (Solds) | \$4,762,200 | \$3,178,543 | 49.82% ↑ | \$5,332,840 | \$3,734,310 | 42.81% ↑ |
| Average Sold Price | \$4,814,266 | \$3,259,940 | 47.68% ↑ | \$5,156,734 | \$3,723,279 | 38.5% ↑ |
| Average Days on Market | 115 | 60 | 91.67% ↑ | 95 | 89 | 6.74% ↑ |
| List/Sold Price Ratio | 102.3% | 104.9% | -2.48% ↓ | 99% | 102.3% | -3.19% ↓ |

SOLD AND NEW PROPERTIES (UNITS)

March 2025 | Single Family Homes ?

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



| | | | | | |
|-------------------|---------|---------|---------|---------|-----------|
| Sold Properties | 977 | 635 | 526 | 505 | 75 |
| New Properties | 1,126 | 808 | 652 | 684 | 164 |
| Sold Volume | \$2.87B | \$1.94B | \$1.87B | \$1.80B | \$386.76M |
| Listing Volume | \$3.87B | \$2.97B | \$2.71B | \$3.07B | \$791.00M |
| Median Sale Price | \$2.27M | \$2.45M | \$2.50M | \$2.87M | \$3.80M |

MEDIAN SALES PRICE AND NUMBER OF SALES

March 2025 | Single Family Homes ?

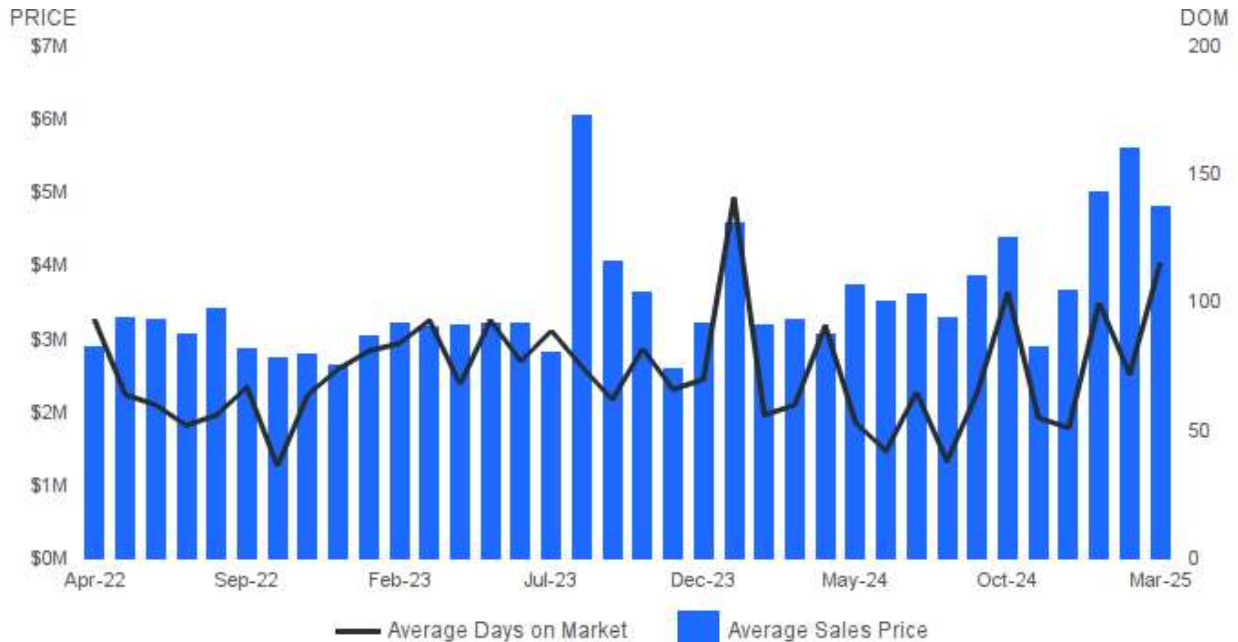
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2025 | Single Family Homes ?

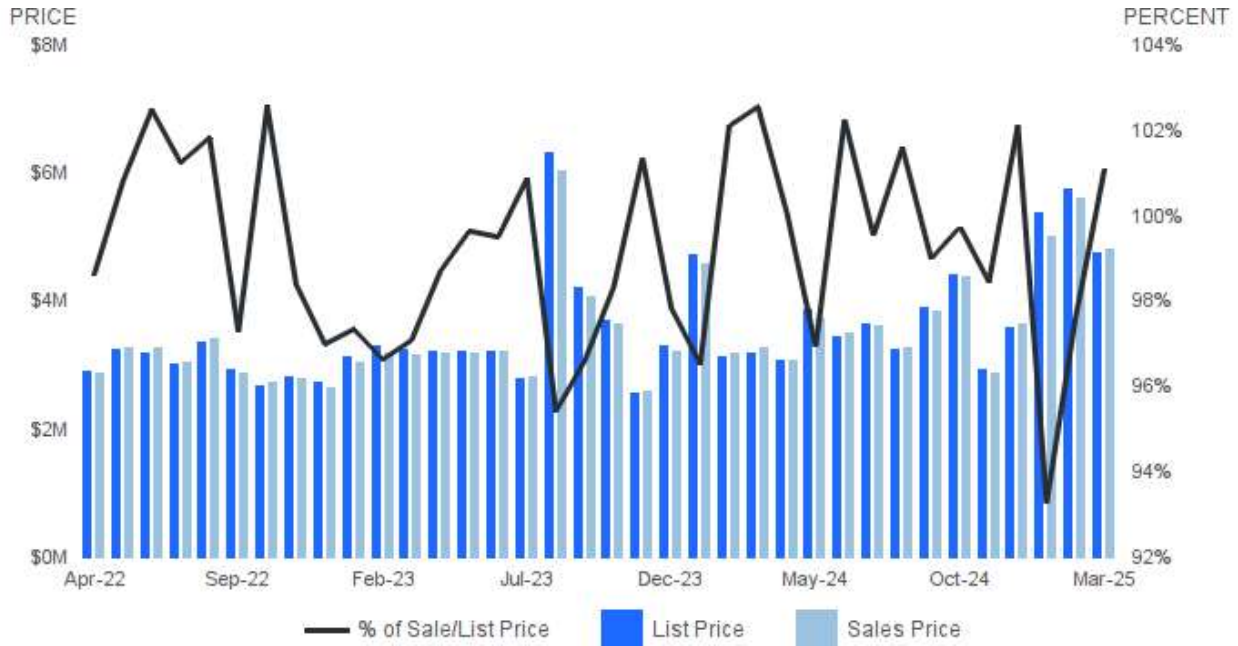
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2025 | Single Family Homes ?

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

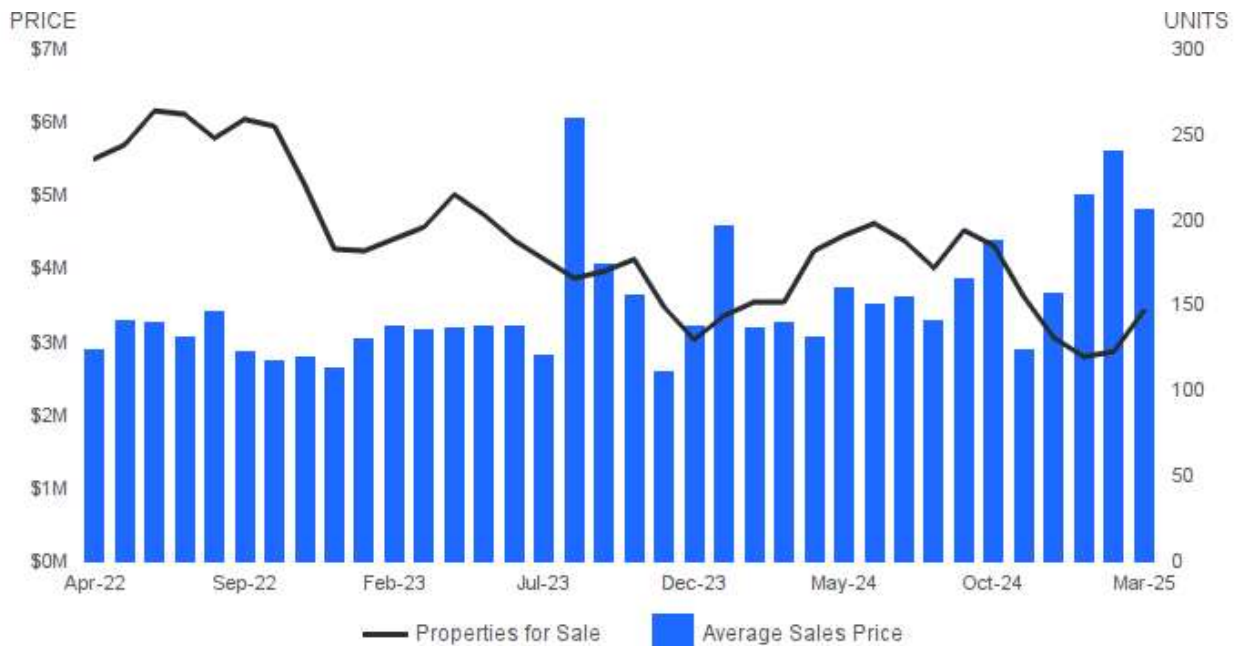


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 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

March 2025 | Single Family Homes ?

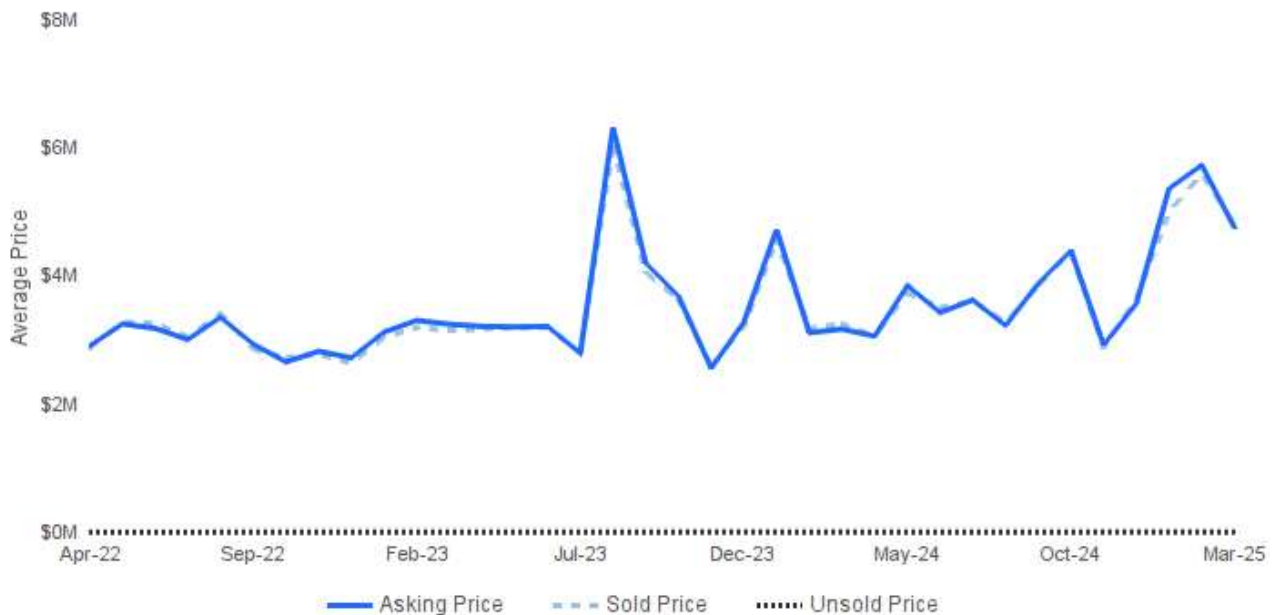
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2025 | Single Family Homes ?

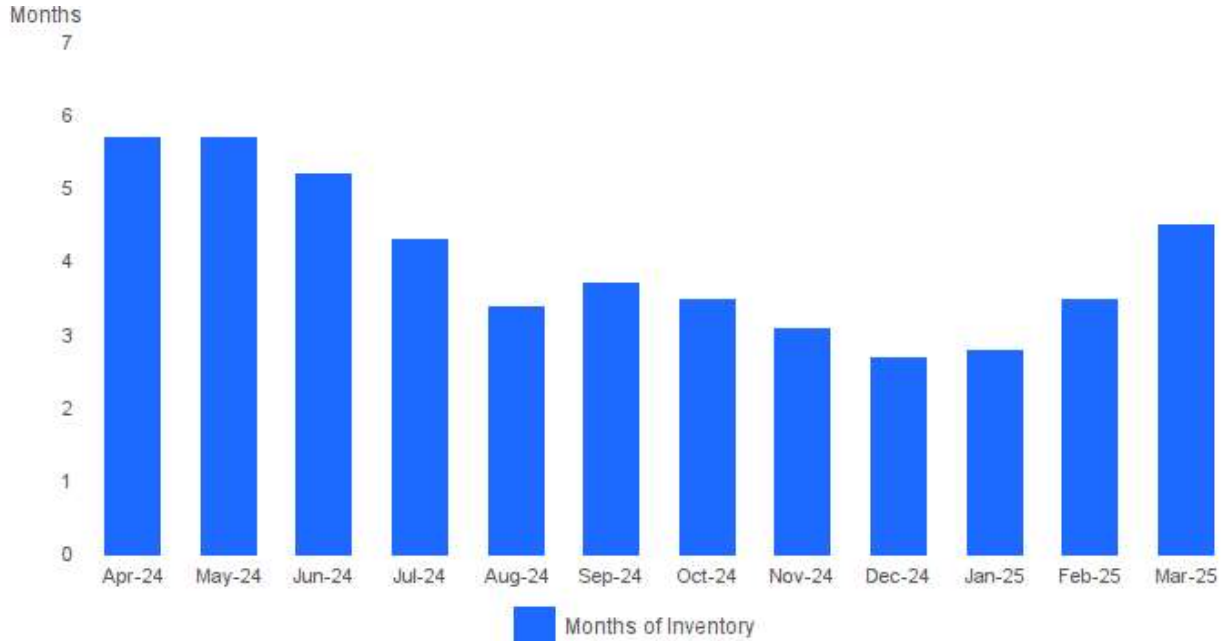
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

March 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

March 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.

