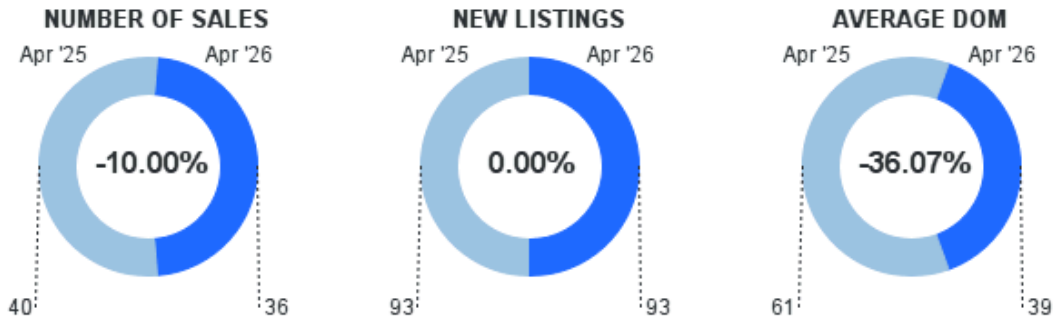


# ALL OF GREENWICH | April 2026

## REAL ESTATE SNAPSHOT - Change since this time last year

### Single Family Homes



23.08% 

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

37.29% 

AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

27.46% 

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

37.50% 

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

 Apr '25  Apr '26

# AREA REPORT

## ALL OF GREENWICH

### FULL MARKET SUMMARY

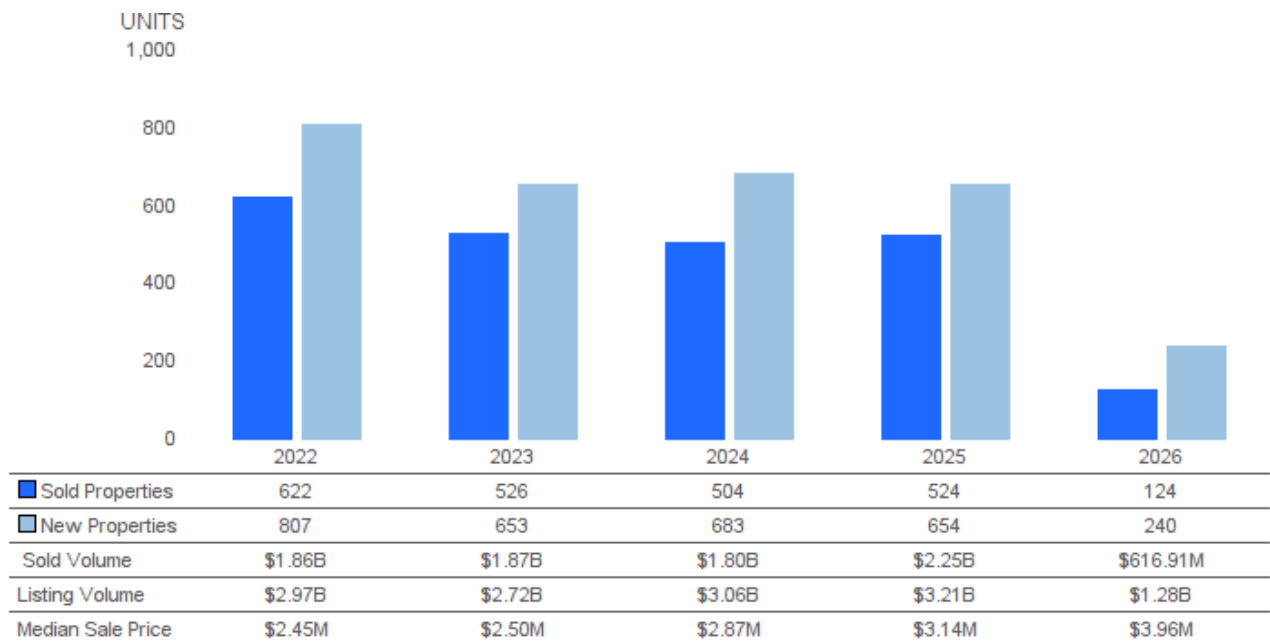
April 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	April 2026	April 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	93	93	0%	240	257	-6.61% ↓
Sold Listings	36	40	-10% ↓	124	115	7.83% ↑
Median List Price (Solds)	\$3,725,000	\$2,922,500	27.46% ↑	\$3,647,500	\$3,395,000	7.44% ↑
Median Sold Price	\$4,000,000	\$3,250,000	23.08% ↑	\$3,962,500	\$3,500,000	13.21% ↑
Median Days on Market	17	18	-5.56% ↓	24	28	-14.29% ↓
Average List Price (Solds)	\$5,415,944	\$3,938,926	37.5% ↑	\$5,029,692	\$4,848,000	3.75% ↑
Average Sold Price	\$5,380,750	\$3,919,148	37.29% ↑	\$4,975,040	\$4,726,269	5.26% ↑
Average Days on Market	39	61	-36.07% ↓	63	83	-24.1% ↓
List/Sold Price Ratio	104.8%	101.9%	2.85% ↑	103.3%	100%	3.23% ↑

### SOLD AND NEW PROPERTIES (UNITS)

April 2026 | Single Family Homes ?

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

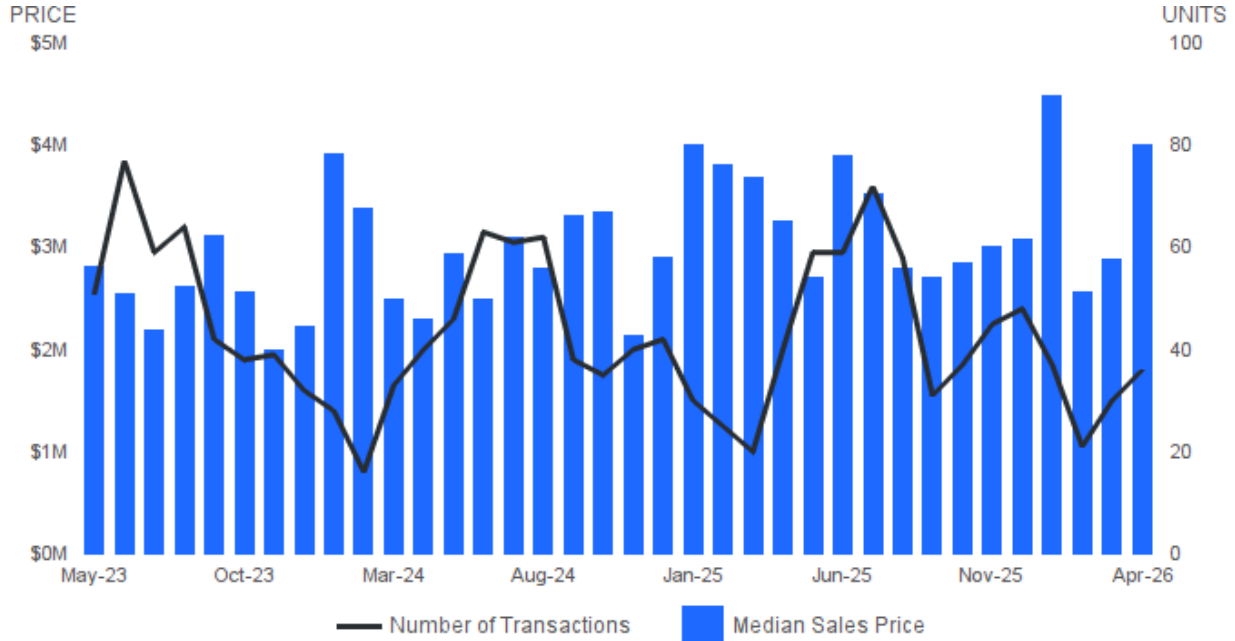


Sold Properties	622	526	504	524	124
New Properties	807	653	683	654	240
Sold Volume	\$1.86B	\$1.87B	\$1.80B	\$2.25B	\$616.91M
Listing Volume	\$2.97B	\$2.72B	\$3.06B	\$3.21B	\$1.28B
Median Sale Price	\$2.45M	\$2.50M	\$2.87M	\$3.14M	\$3.96M

## MEDIAN SALES PRICE AND NUMBER OF SALES

April 2026 | Single Family Homes ?

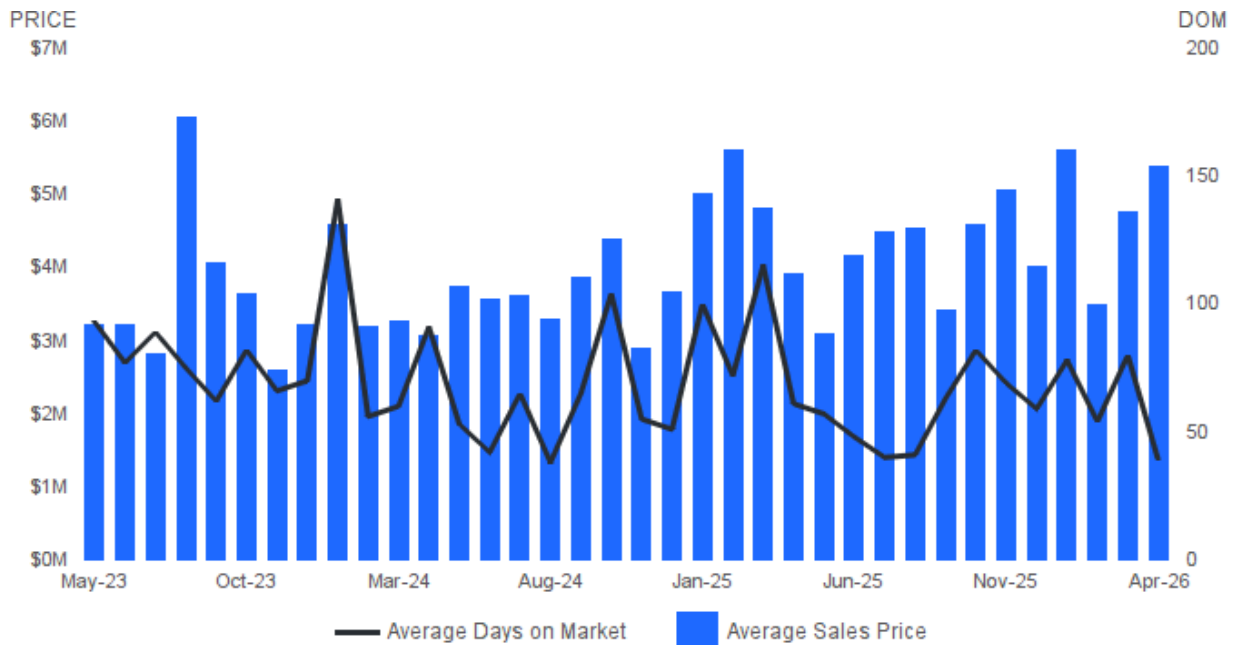
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2026 | 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

April 2026 | Single Family Homes ?

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

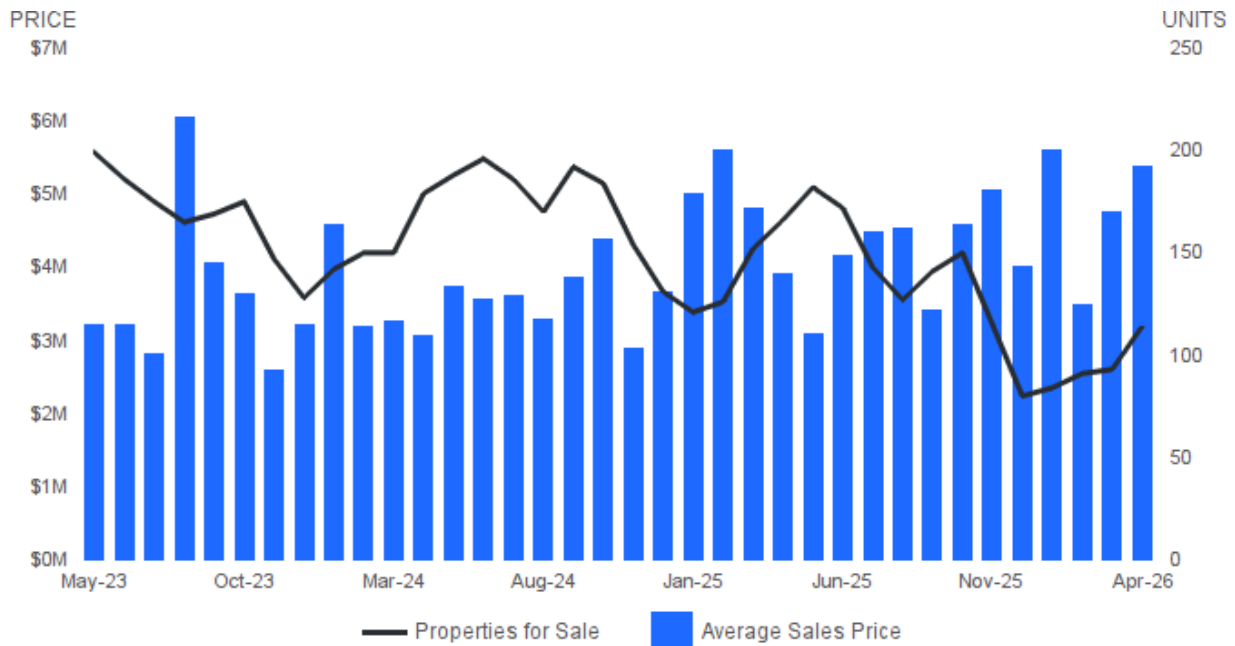


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2026 | Single Family Homes ?

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

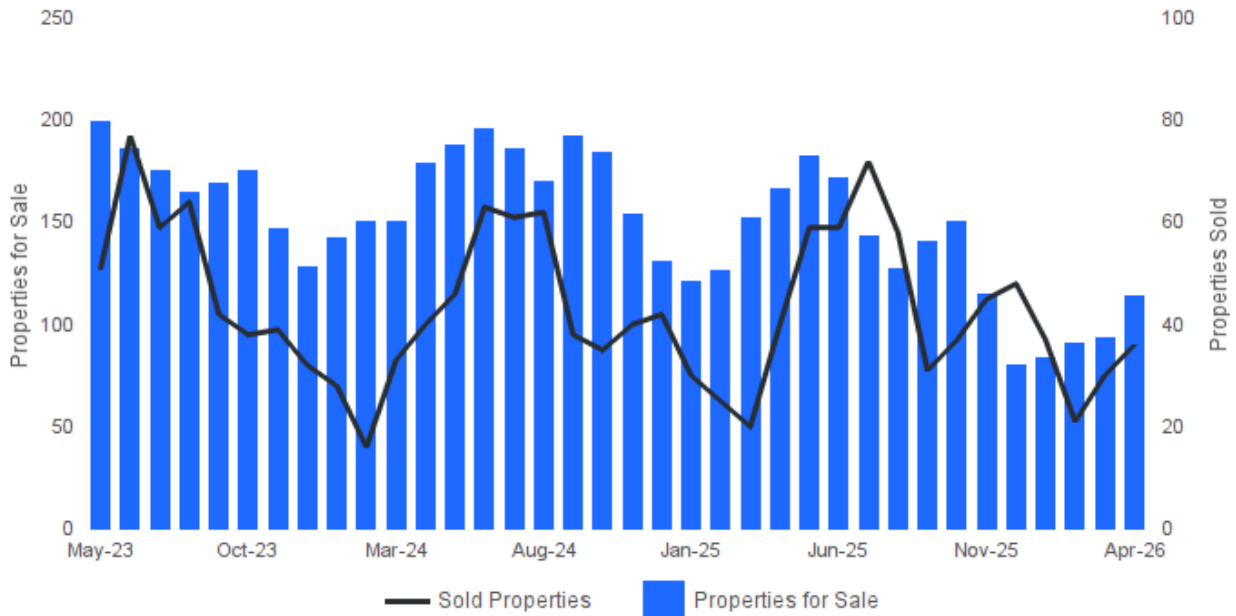
Properties for Sale | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2026 | Single Family Homes ?

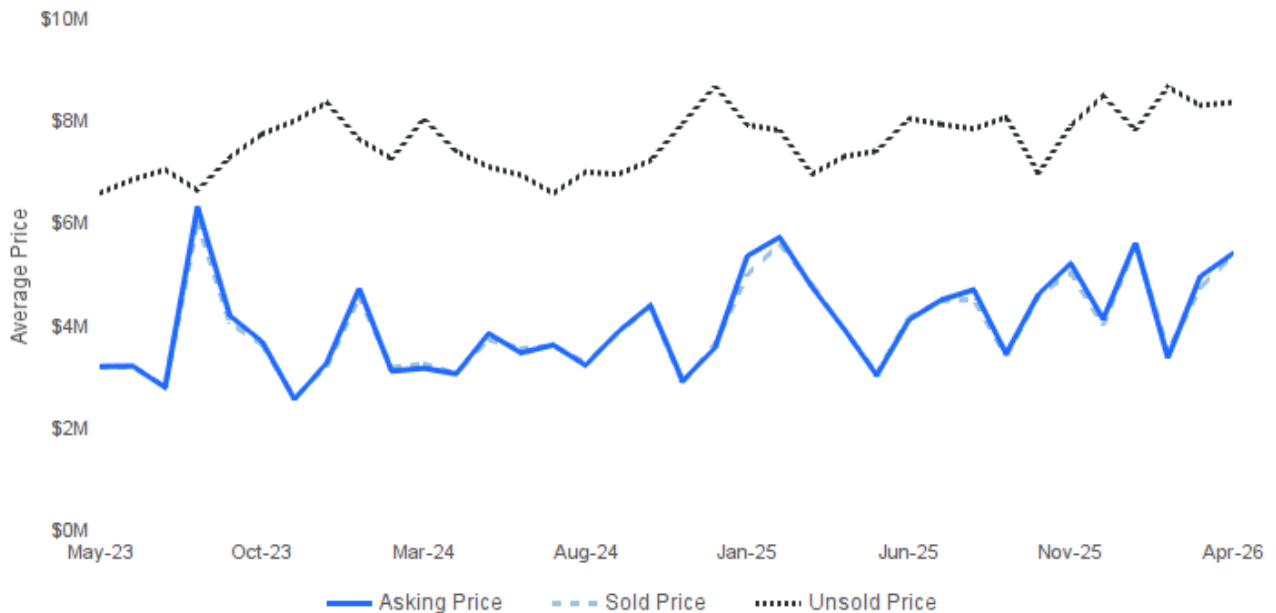
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2026 | Single Family Homes ?

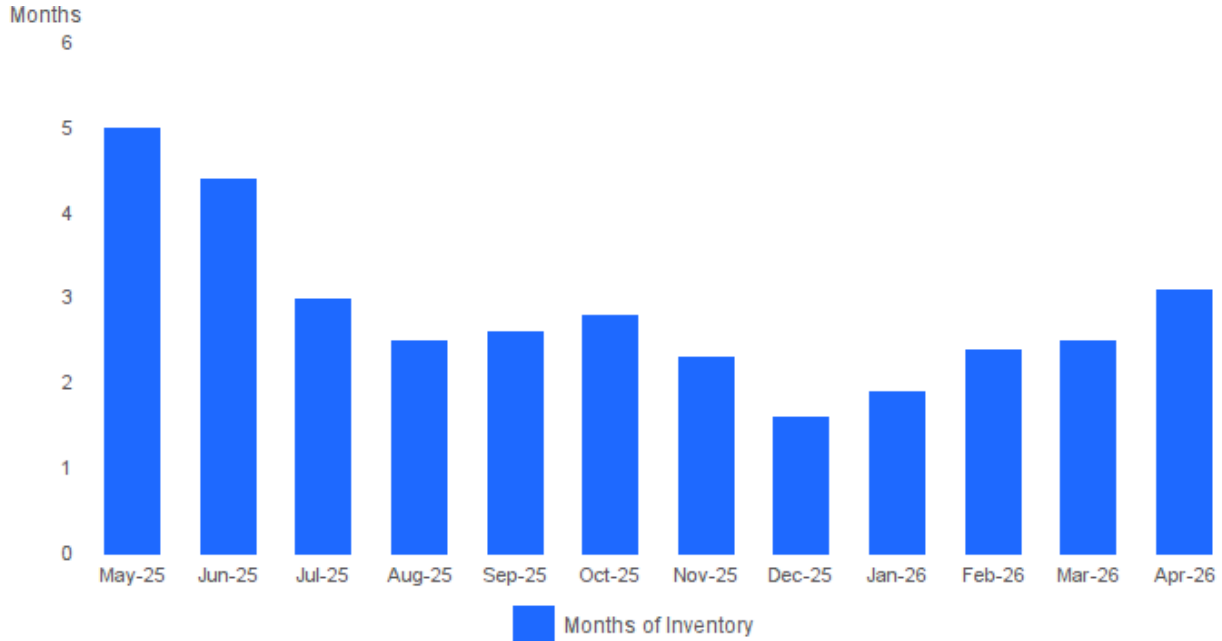
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## ABSORPTION RATE

April 2026 | 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

April 2026 | 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.

