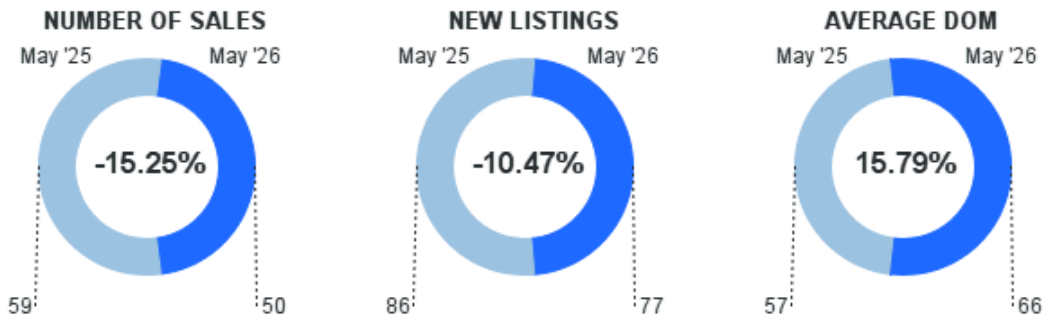


ALL OF GREENWICH | May 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



16.67%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

27.51%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

15.27%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

26.69%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

May '25 May '26

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

May 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	May 2026	May 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	77	86	-10.47% ↓	316	343	-7.87% ↓
Sold Listings	50	59	-15.25% ↓	174	174	0% ↔
Median List Price (Solds)	\$2,997,000	\$2,600,000	15.27% ↑	\$3,497,000	\$3,125,000	11.9% ↑
Median Sold Price	\$3,150,000	\$2,700,000	16.67% ↑	\$3,600,000	\$3,175,000	13.39% ↑
Median Days on Market	16	16	0% ↔	23	24	-4.17% ↓
Average List Price (Solds)	\$3,849,040	\$3,038,101	26.69% ↑	\$4,690,424	\$4,234,299	10.77% ↑
Average Sold Price	\$3,925,229	\$3,078,381	27.51% ↑	\$4,673,370	\$4,167,503	12.14% ↑
Average Days on Market	66	57	15.79% ↑	64	74	-13.51% ↓
List/Sold Price Ratio	103%	103%	0.07% ↑	103.2%	101%	2.16% ↑

SOLD AND NEW PROPERTIES (UNITS)

May 2026 | Single Family Homes ?

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

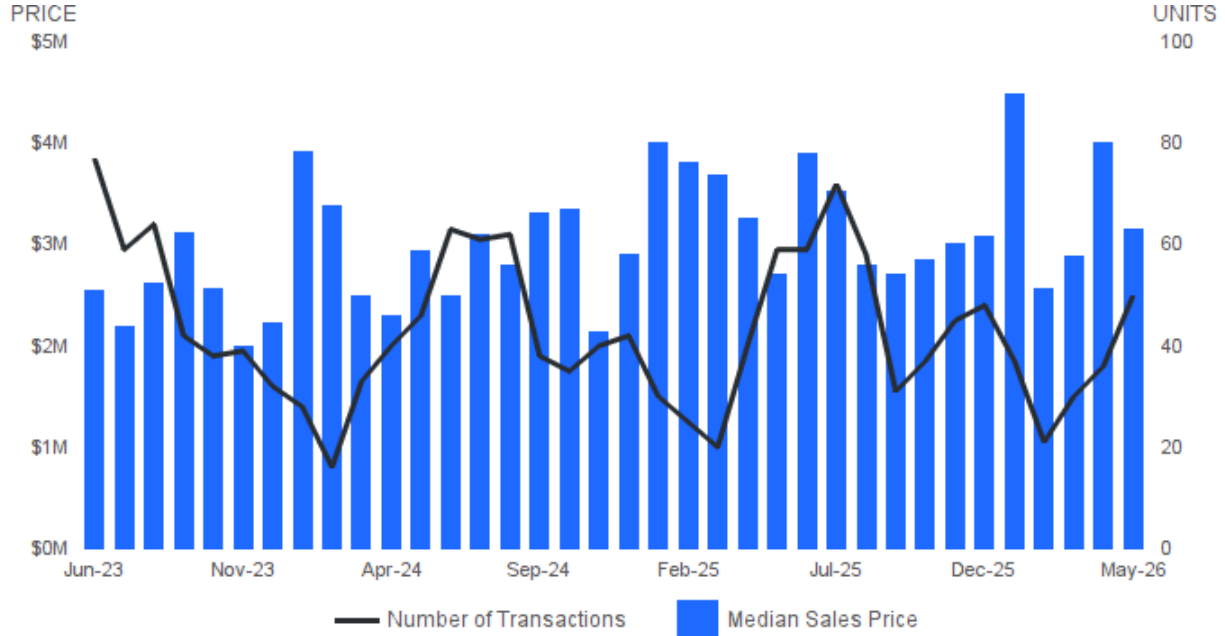


Sold Properties	623	526	504	524	174
New Properties	808	653	683	654	316
Sold Volume	\$1.86B	\$1.87B	\$1.80B	\$2.25B	\$813.17M
Listing Volume	\$2.97B	\$2.72B	\$3.06B	\$3.21B	\$1.80B
Median Sale Price	\$2.45M	\$2.50M	\$2.87M	\$3.14M	\$3.60M

MEDIAN SALES PRICE AND NUMBER OF SALES

May 2026 | Single Family Homes ?

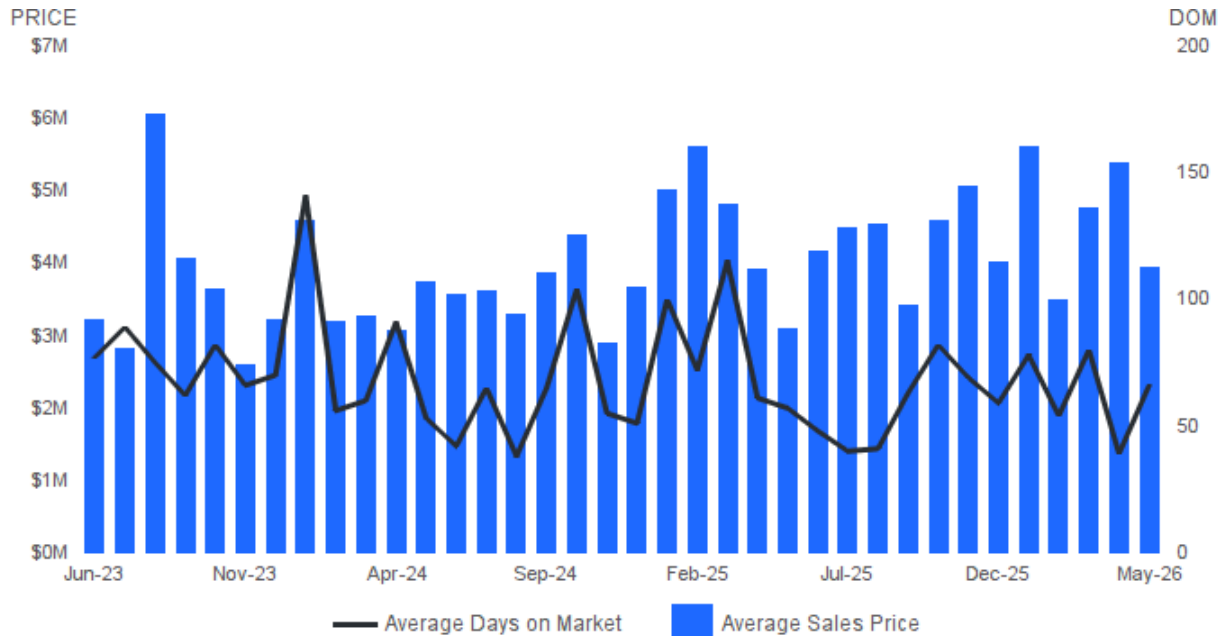
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 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

May 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

May 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.

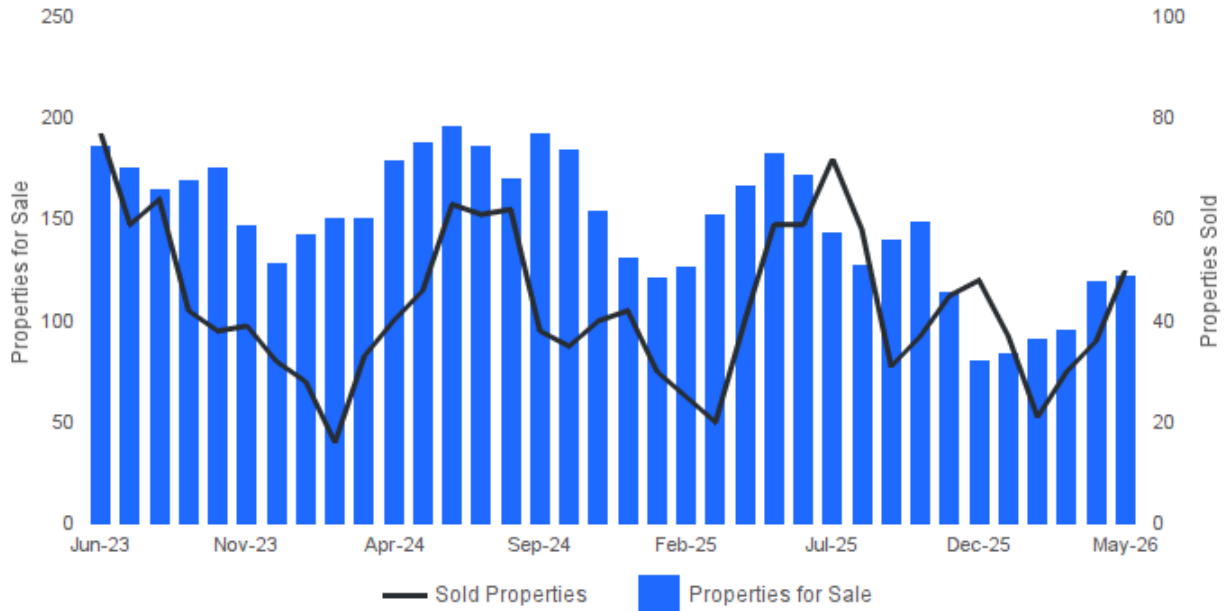


PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2026 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



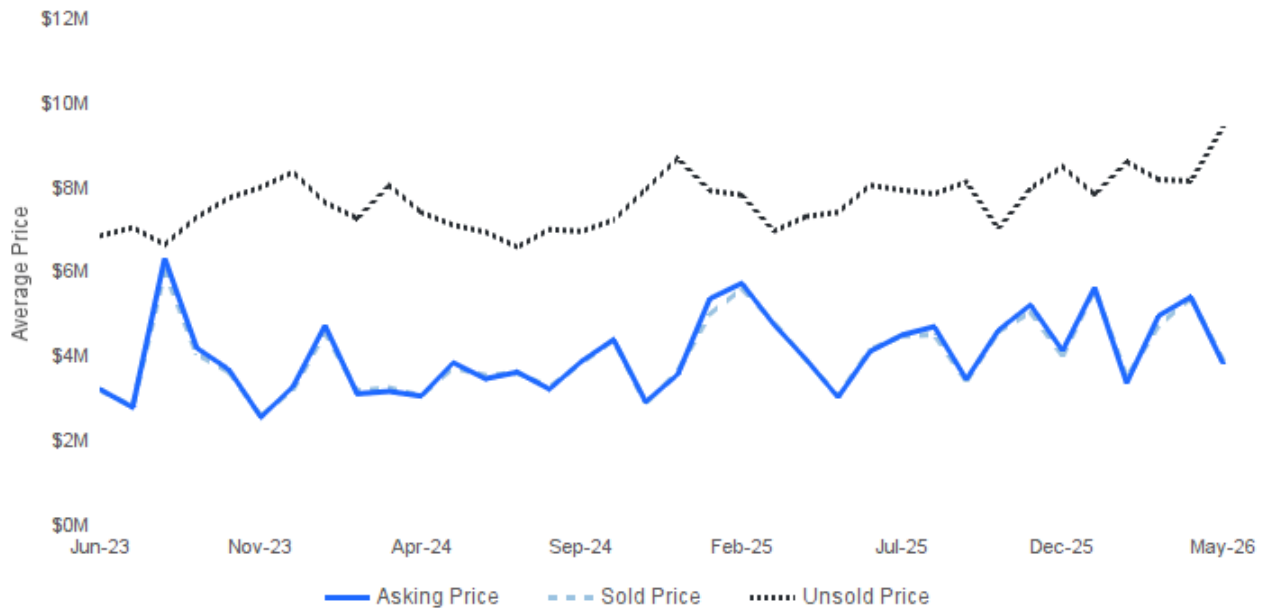
AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2026 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

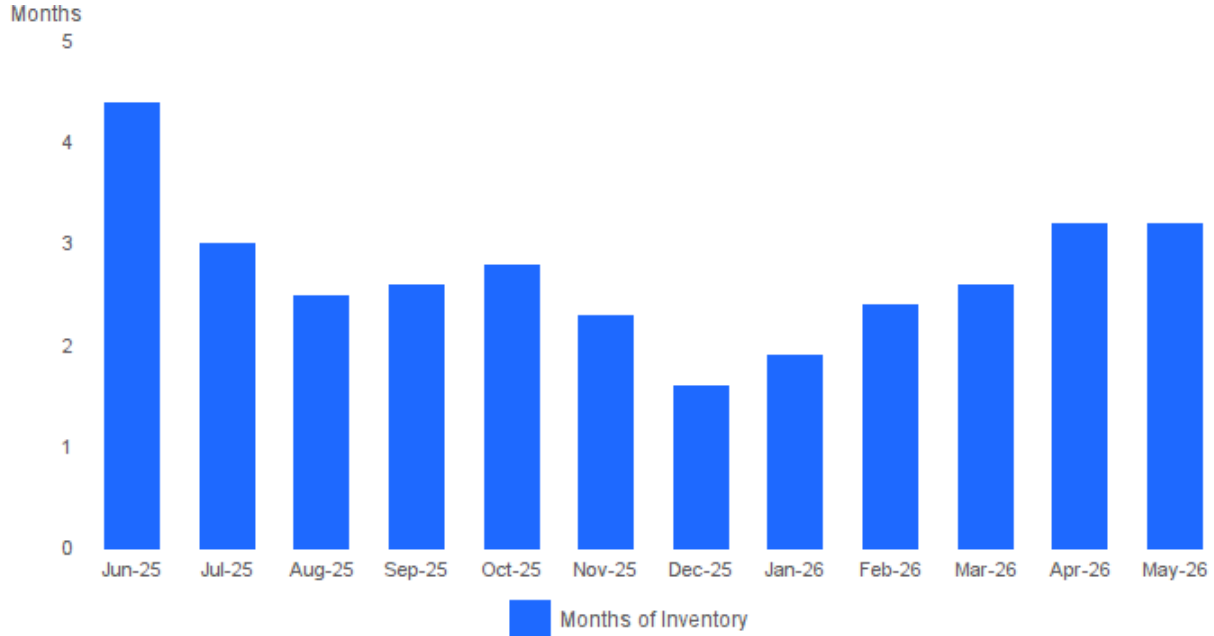
Unsold Price | the average active list price



ABSORPTION RATE

May 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

May 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.

