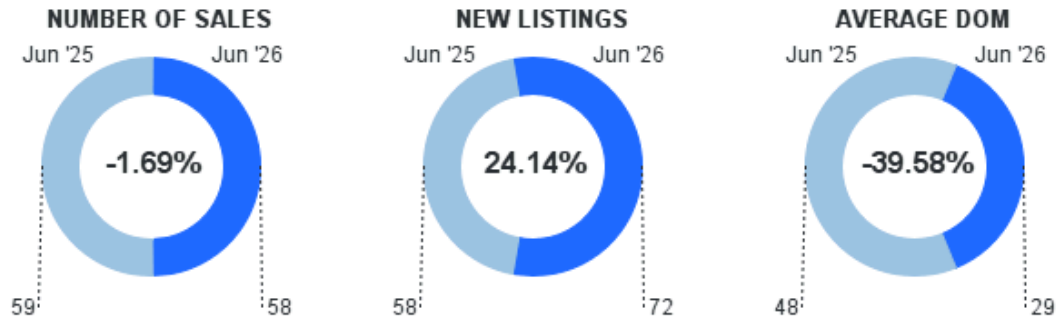


ALL OF GREENWICH | June 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-2.24% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

3.83% ↑

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-4.45% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

0.36% ↑

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

■ Jun '25 ■ Jun '26

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

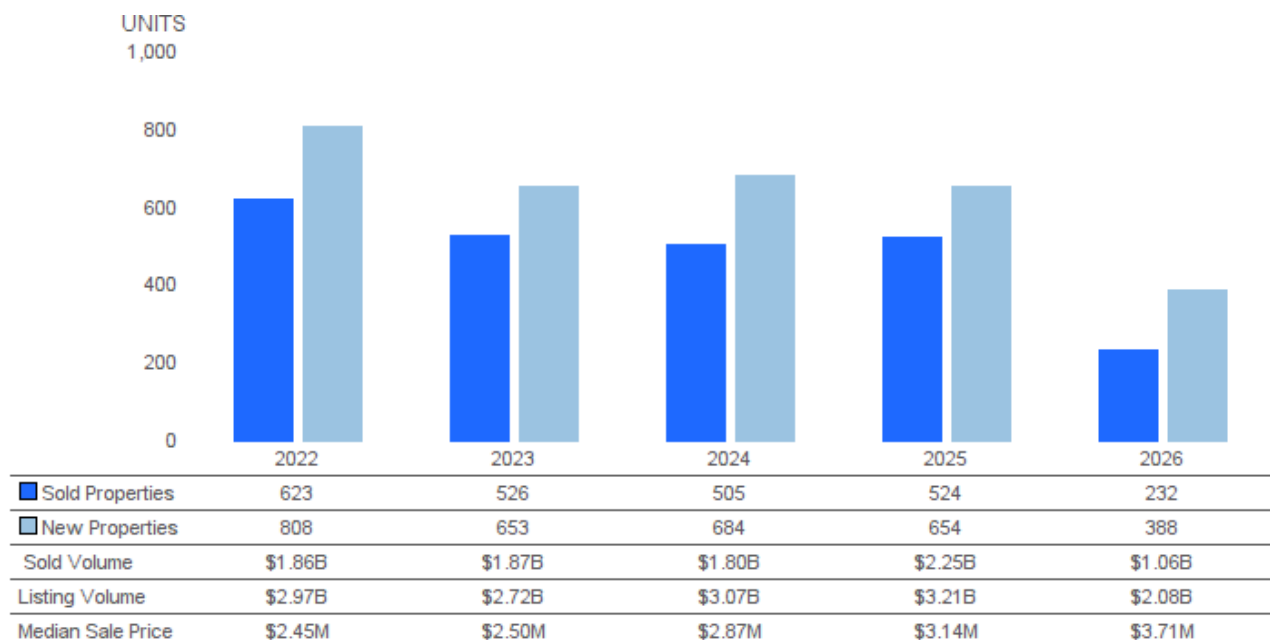
June 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	June 2026	June 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	72	58	24.14% ↑	388	401	-3.24% ↓
Sold Listings	58	59	-1.69% ↓	232	233	-0.43% ↓
Median List Price (Solds)	\$3,435,000	\$3,595,000	-4.45% ↓	\$3,495,000	\$3,200,000	9.22% ↑
Median Sold Price	\$3,812,500	\$3,900,000	-2.24% ↓	\$3,705,000	\$3,250,000	14% ↑
Median Days on Market	10	13	-23.08% ↓	19	22	-13.64% ↓
Average List Price (Solds)	\$4,141,543	\$4,126,745	0.36% ↑	\$4,553,204	\$4,207,064	8.23% ↑
Average Sold Price	\$4,328,984	\$4,169,215	3.83% ↑	\$4,587,274	\$4,167,936	10.06% ↑
Average Days on Market	29	48	-39.58% ↓	55	68	-19.12% ↓
List/Sold Price Ratio	107%	104.1%	2.76% ↑	104.2%	101.8%	2.3% ↑

SOLD AND NEW PROPERTIES (UNITS)

June 2026 | 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

June 2026 | Single Family Homes ?

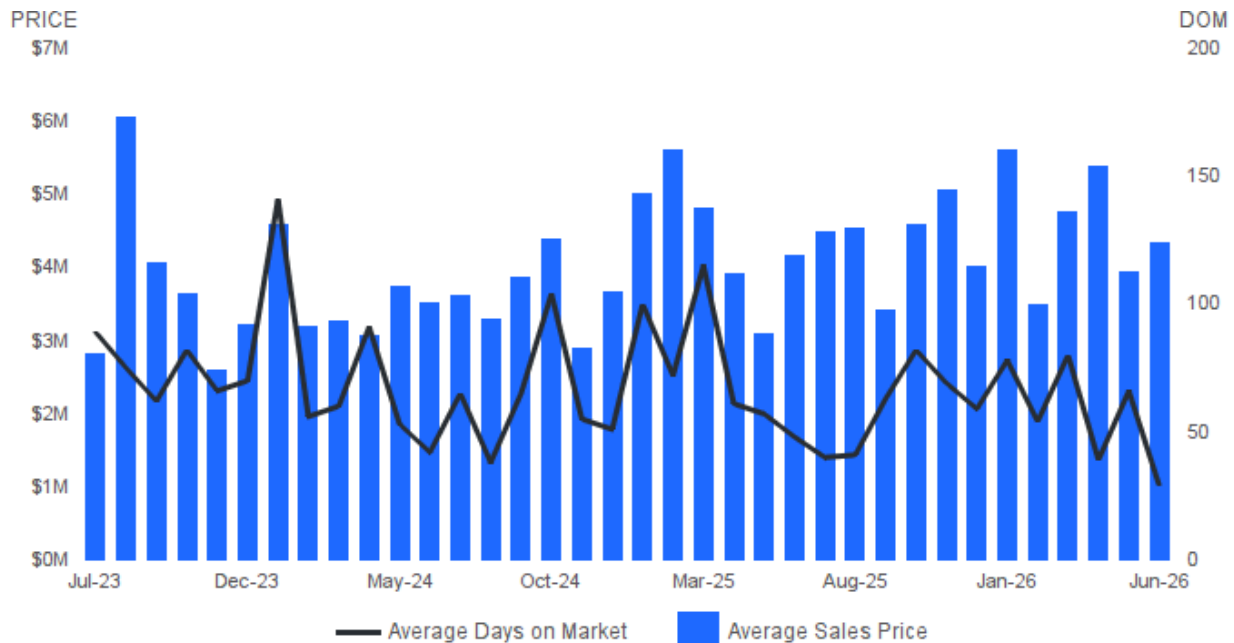
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 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

June 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

June 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.

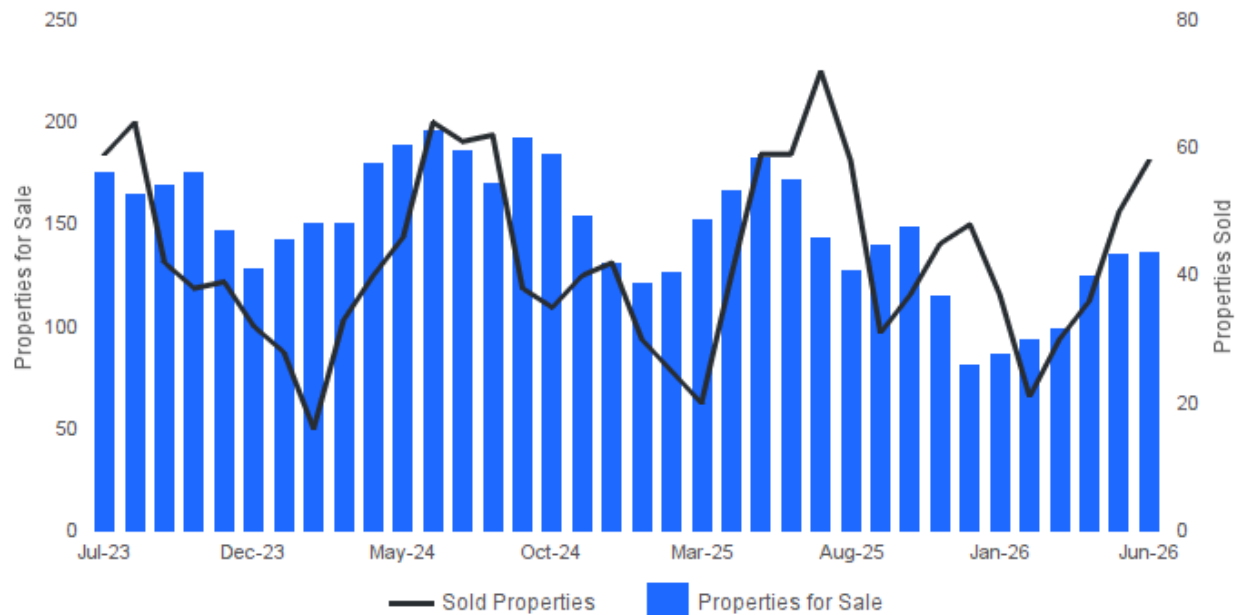


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2026 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



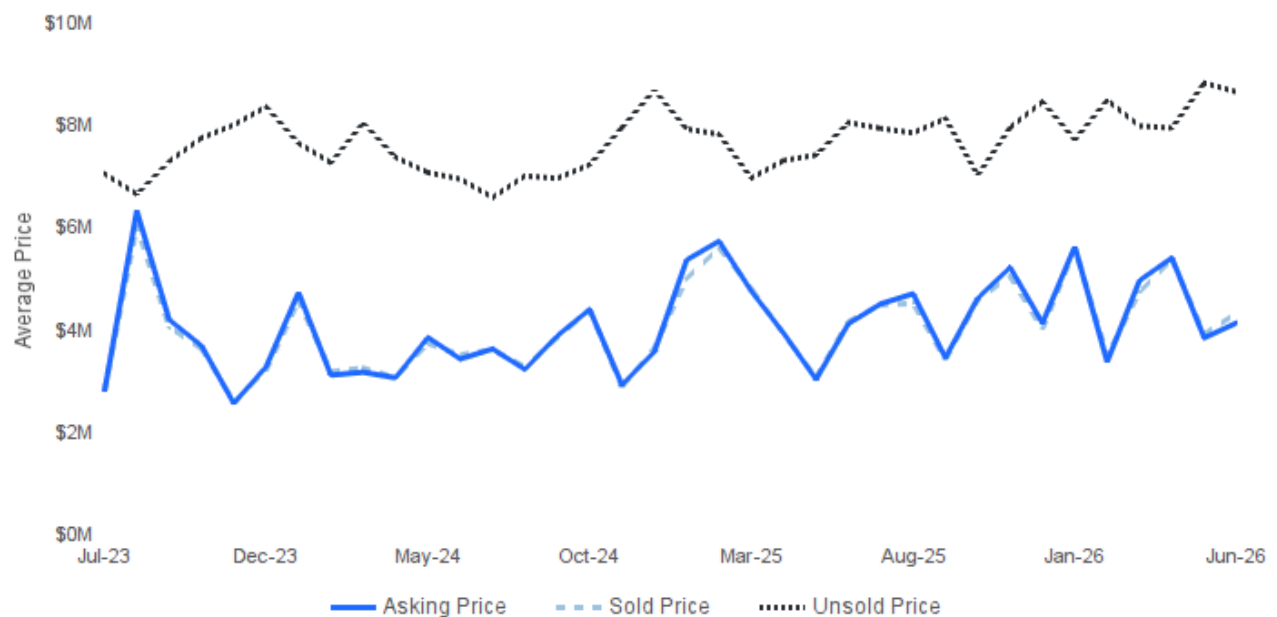
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2026 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

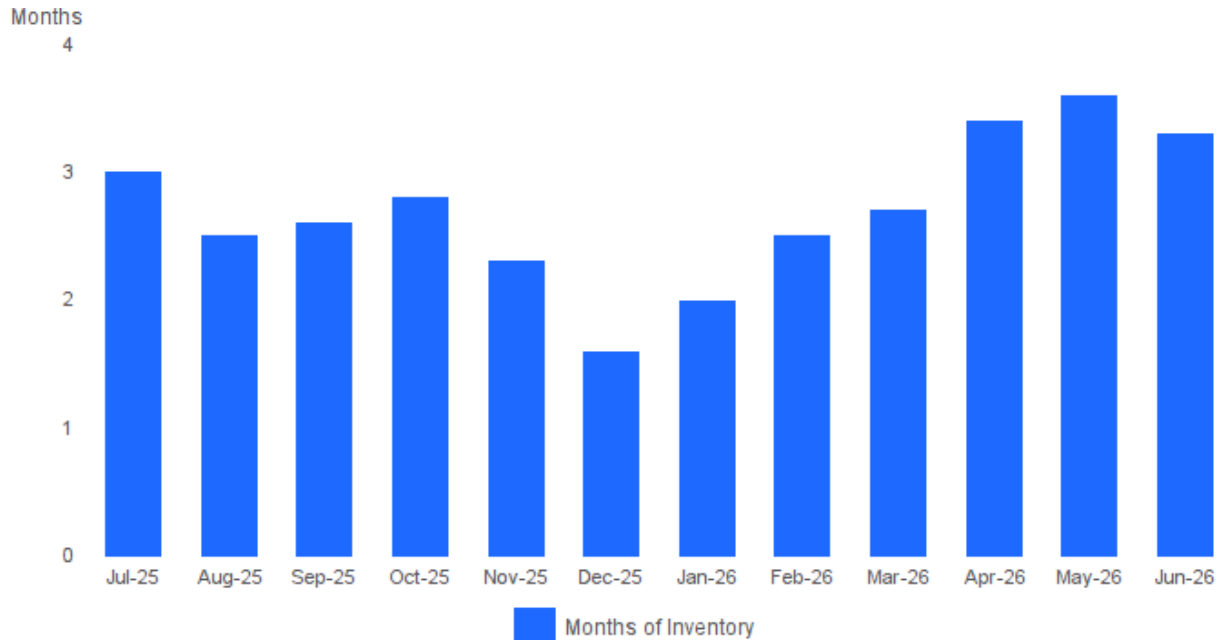
Unsold Price | the average active list price



ABSORPTION RATE

June 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

June 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.

