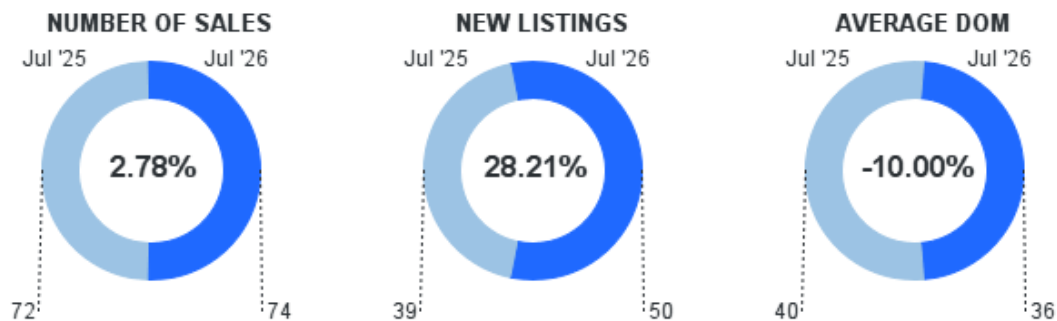


ALL OF GREENWICH | July 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



2.49% 
MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-2.53% 
AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-7.41% 
**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

-7.73% 
**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

 Jul '25

 Jul '26

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

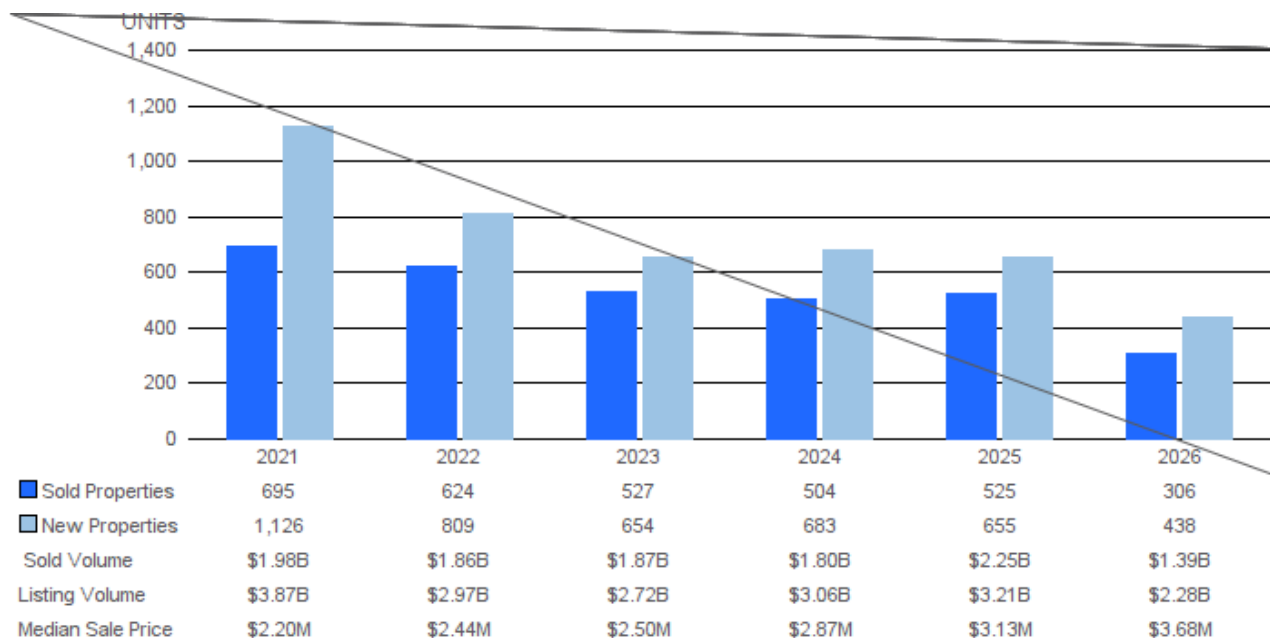
July 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	July 2026	July 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	50	39	28.21% ↑	438	441	-0.68% ↓
Sold Listings	74	72	2.78% ↑	306	305	0.33% ↑
Median List Price (Solds)	\$3,122,500	\$3,372,500	-7.41% ↓	\$3,335,000	\$3,250,000	2.62% ↑
Median Sold Price	\$3,601,999	\$3,514,490	2.49% ↑	\$3,676,000	\$3,304,000	11.26% ↑
Median Days on Market	12	28	-57.14% ↓	16	22	-27.27% ↓
Average List Price (Solds)	\$4,165,756	\$4,514,638	-7.73% ↓	\$4,459,507	\$4,279,672	4.2% ↑
Average Sold Price	\$4,382,150	\$4,495,703	-2.53% ↓	\$4,537,669	\$4,245,311	6.89% ↑
Average Days on Market	36	40	-10% ↓	51	61	-16.39% ↓
List/Sold Price Ratio	108.1%	101.4%	6.54% ↑	105.1%	101.7%	3.31% ↑

SOLD AND NEW PROPERTIES (UNITS)

July 2026 | Single Family Homes ?

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

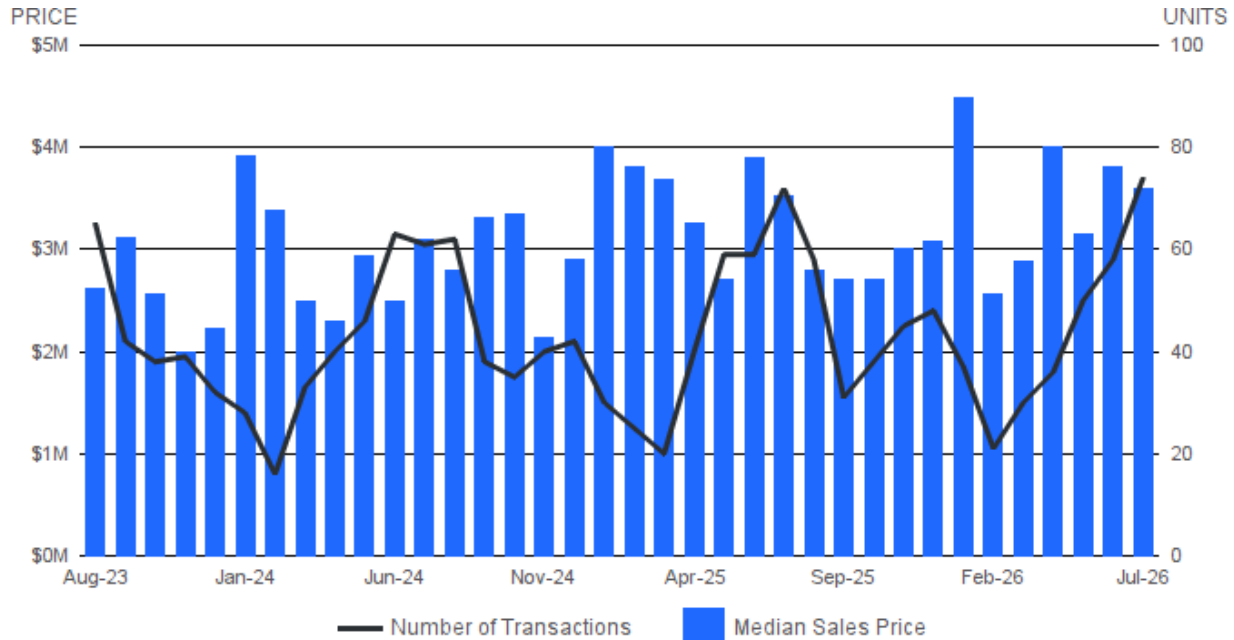


MEDIAN SALES PRICE AND NUMBER OF SALES

July 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.

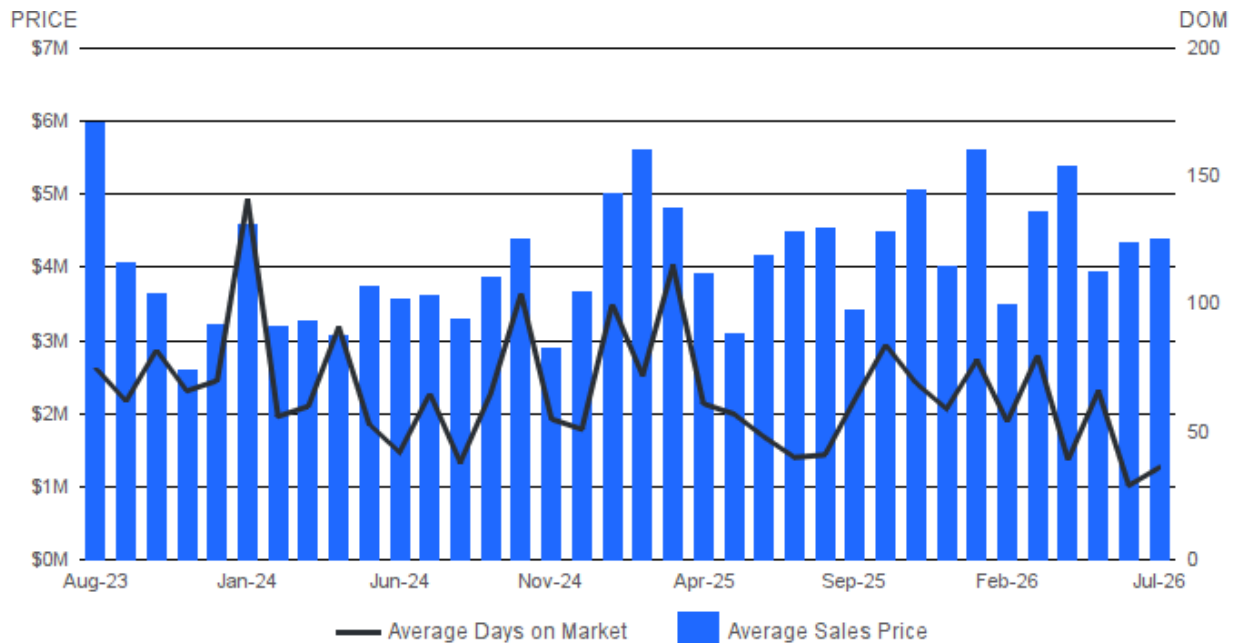


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2026 | Single Family Homes ?

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

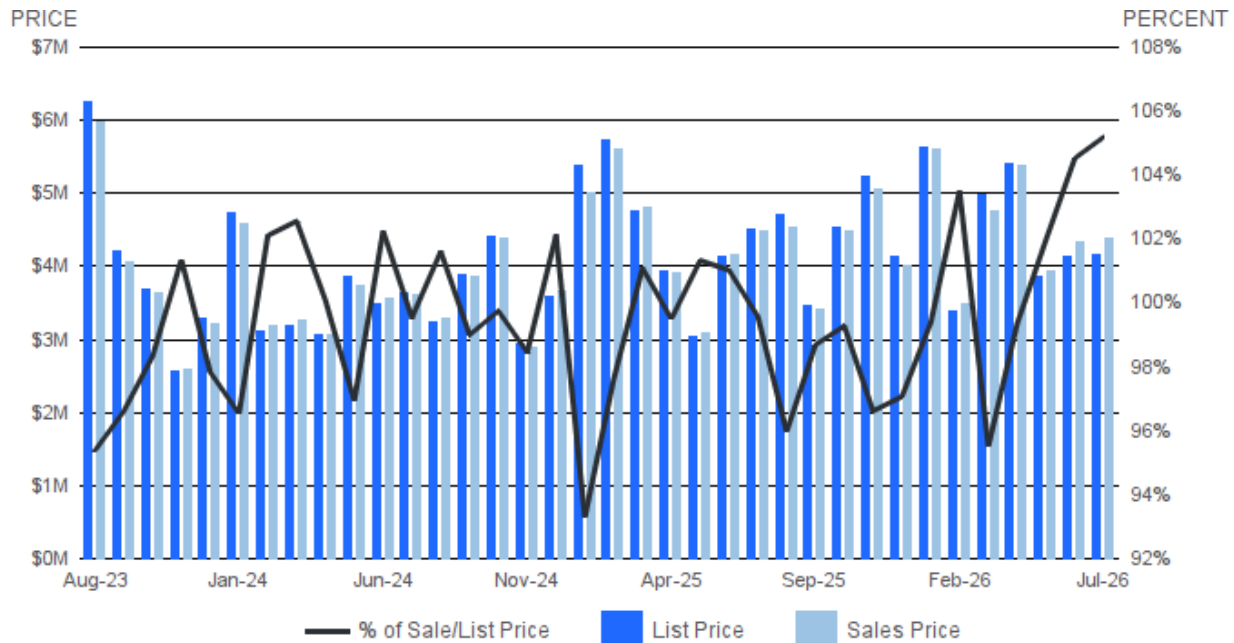
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2026 | Single Family Homes ?

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

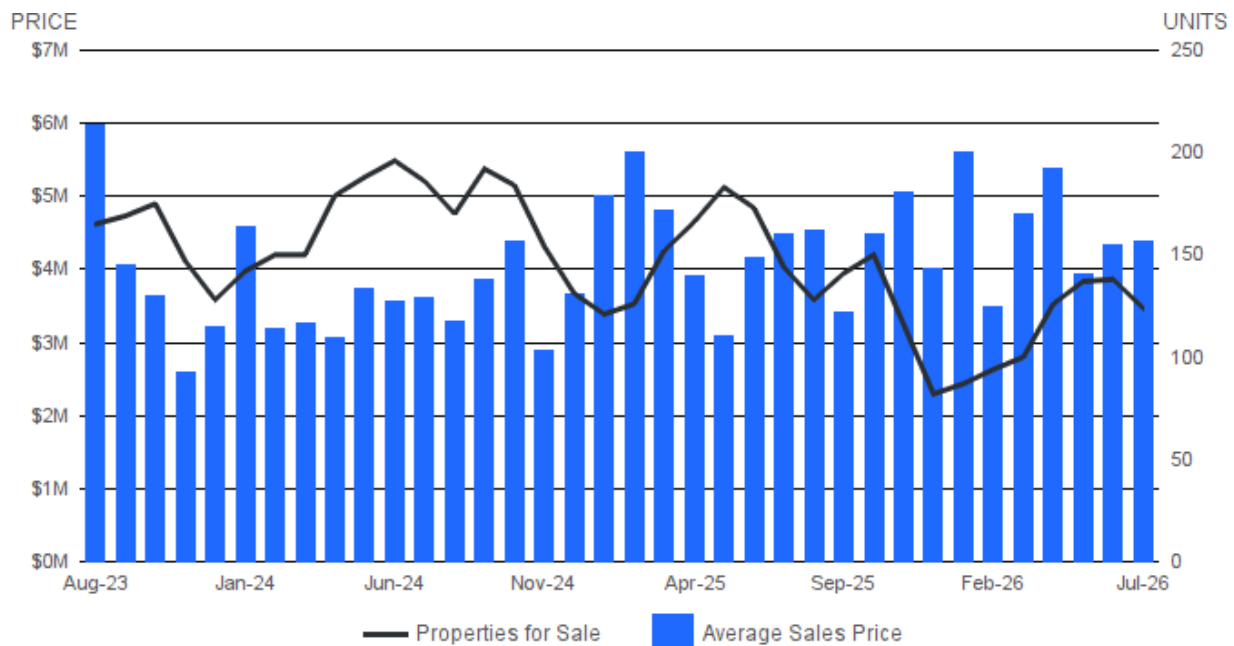


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 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.

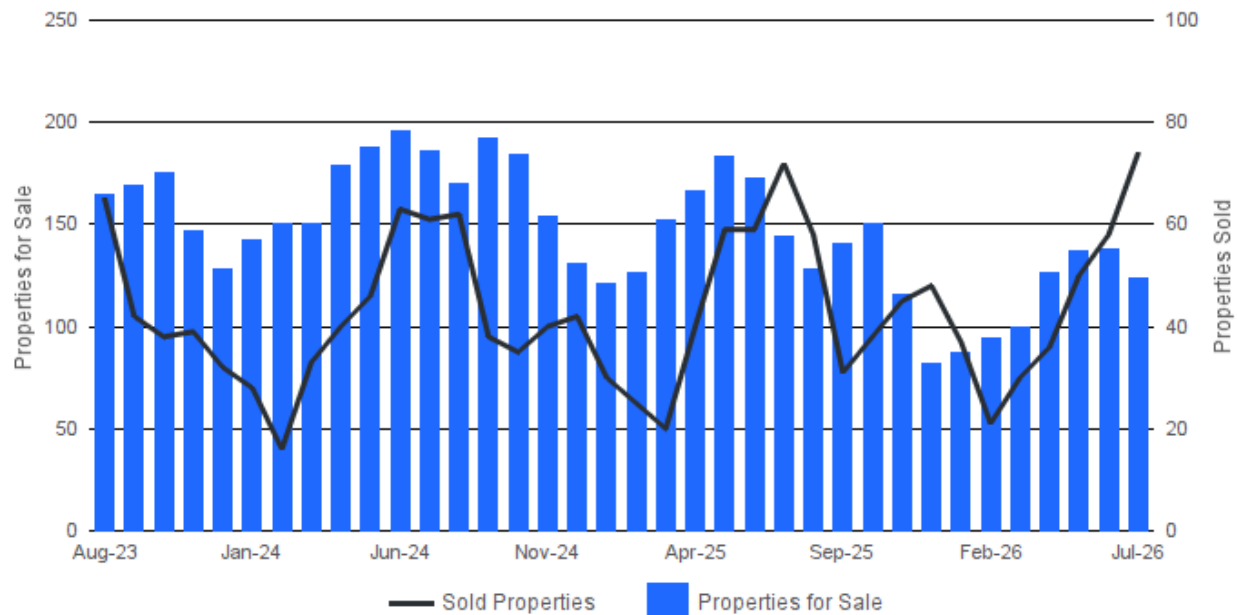


PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2026 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



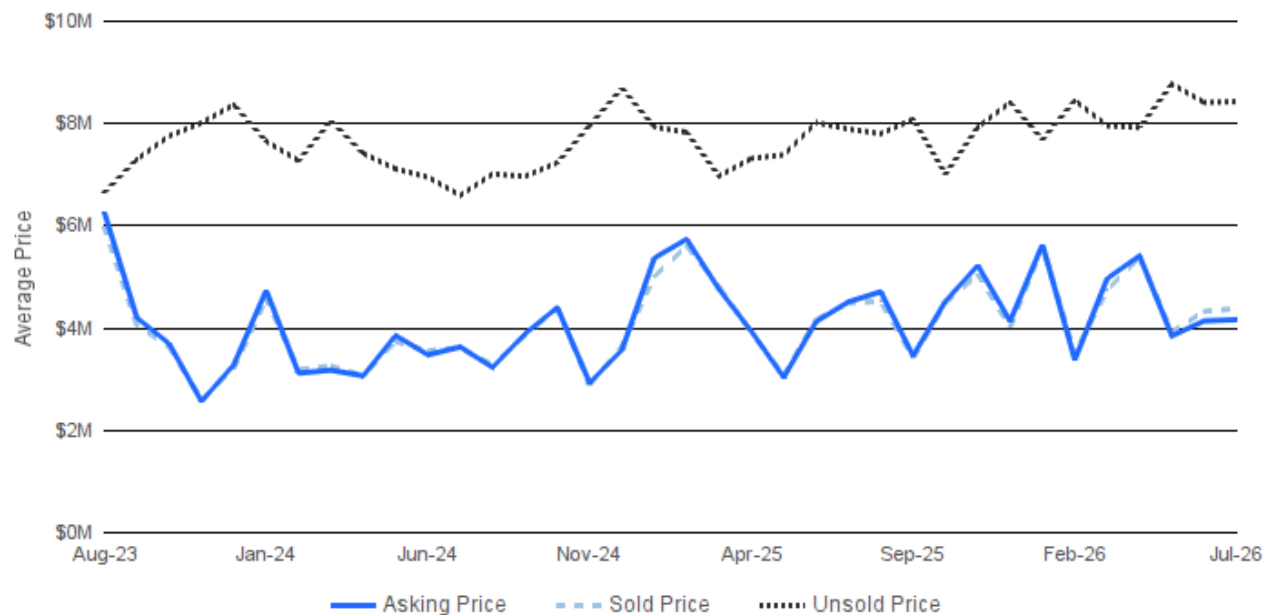
AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2026 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

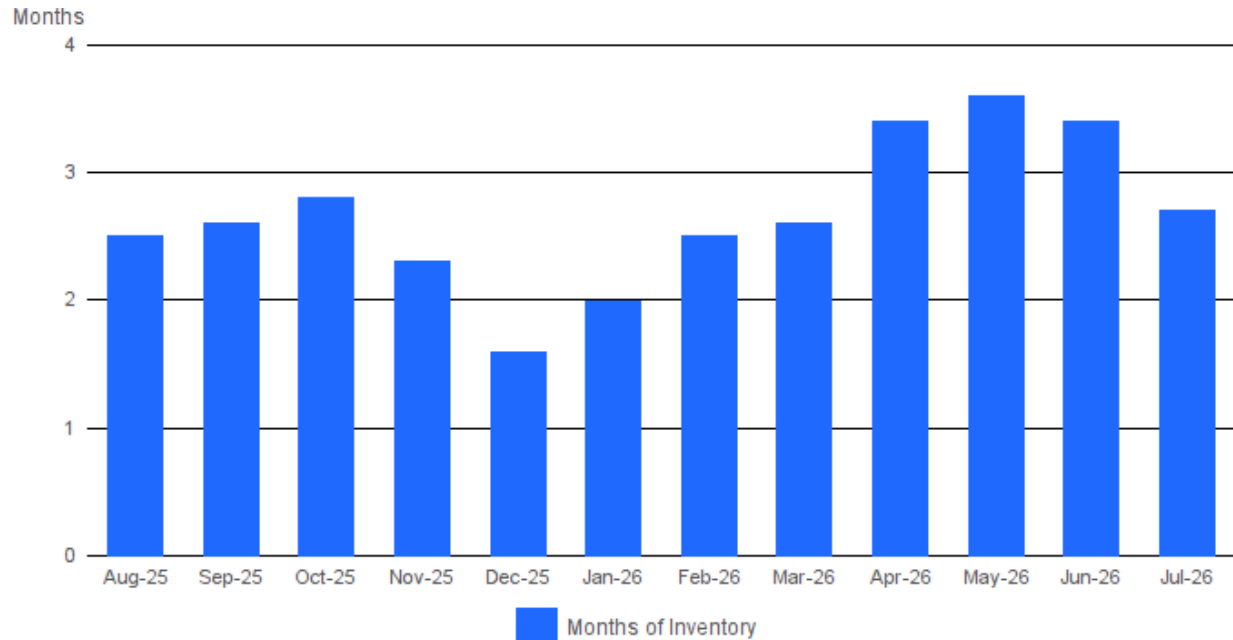
Unsold Price | the average active list price



ABSORPTION RATE

July 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

July 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.

