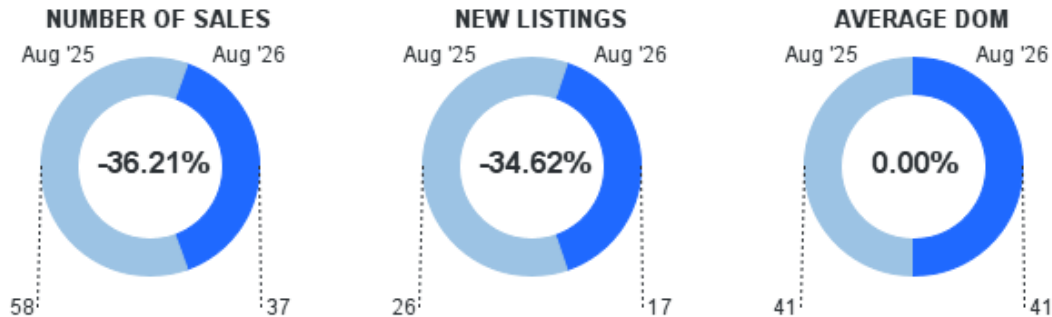


ALL OF GREENWICH | August 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



41.05% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

6.29% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

40.66% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

2.99% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Aug '25  Aug '26

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

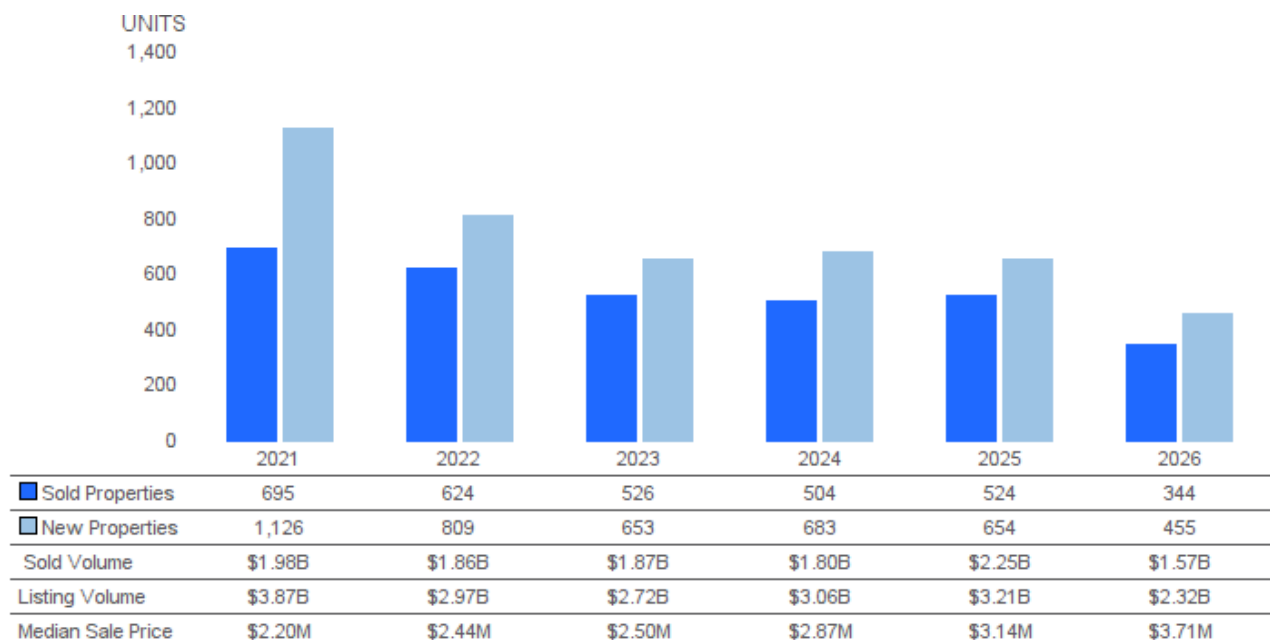
August 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	August 2026	August 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	17	26	-34.62% ↓	455	466	-2.36% ↓
Sold Listings	37	58	-36.21% ↓	344	363	-5.23% ↓
Median List Price (Solds)	\$3,850,000	\$2,737,000	40.66% ↑	\$3,385,000	\$3,190,000	6.11% ↑
Median Sold Price	\$3,950,000	\$2,800,517	41.05% ↑	\$3,705,000	\$3,250,000	14% ↑
Median Days on Market	17	25	-32% ↓	16	22	-27.27% ↓
Average List Price (Solds)	\$4,853,459	\$4,712,689	2.99% ↑	\$4,493,640	\$4,348,859	3.33% ↑
Average Sold Price	\$4,807,319	\$4,522,680	6.29% ↑	\$4,558,350	\$4,289,628	6.26% ↑
Average Days on Market	41	41	0%	50	58	-13.79% ↓
List/Sold Price Ratio	103.7%	102.6%	1.07% ↑	104.9%	101.9%	3.01% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2026 | Single Family Homes ?

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

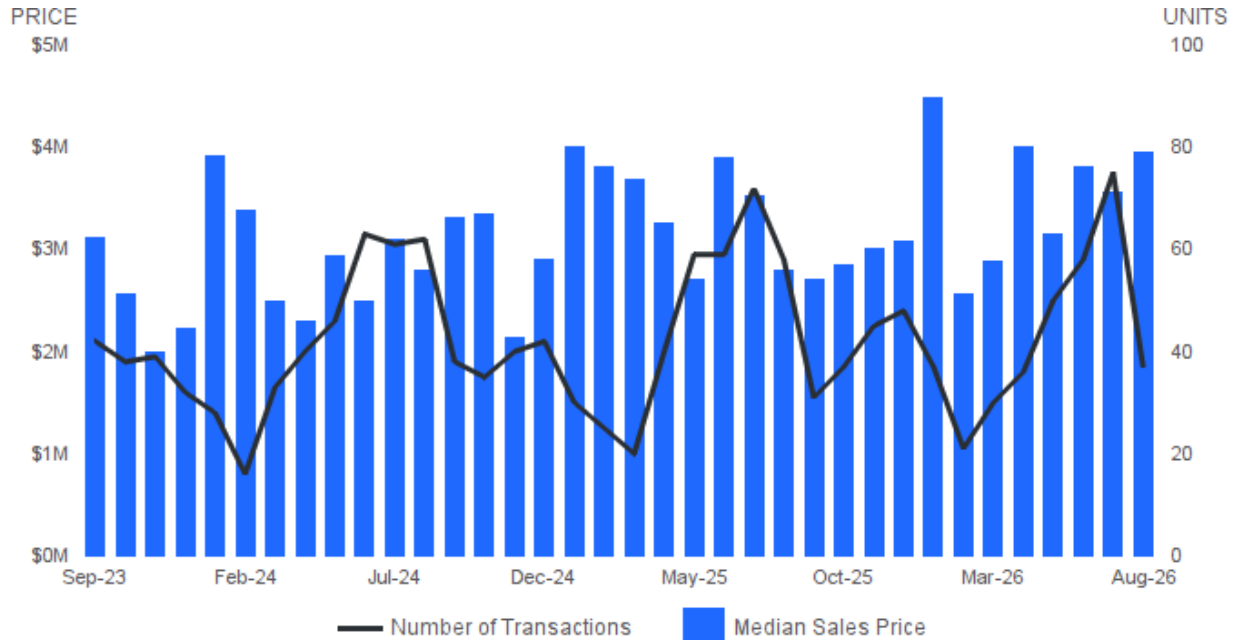


MEDIAN SALES PRICE AND NUMBER OF SALES

August 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.

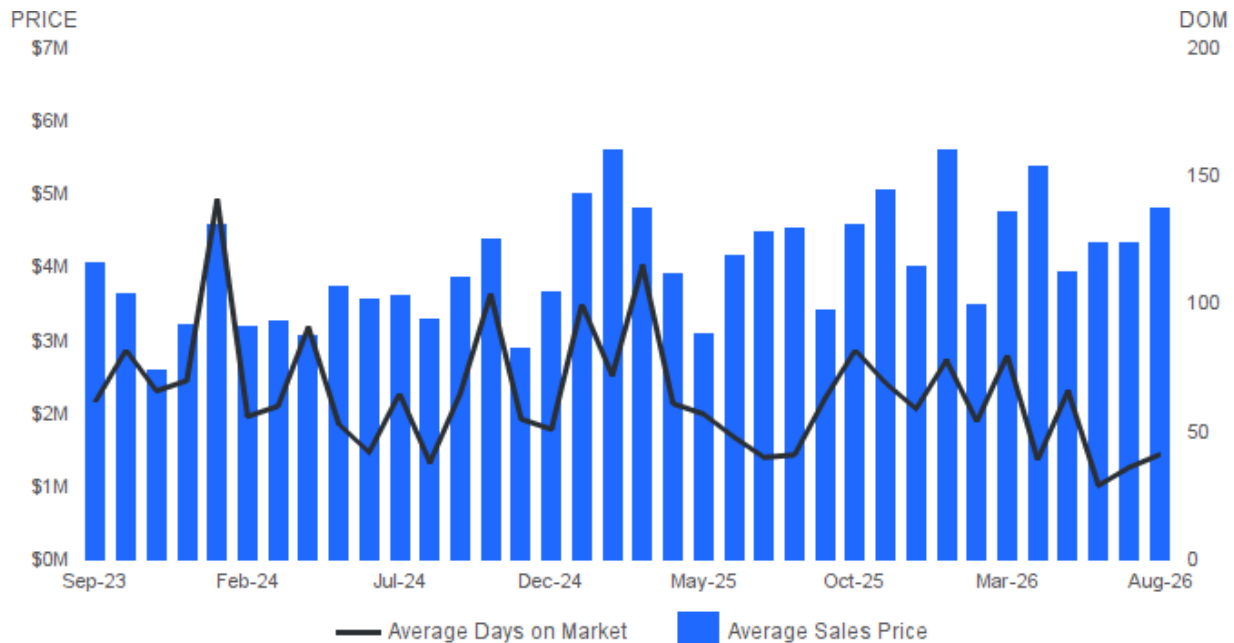


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2026 | Single Family Homes ?

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

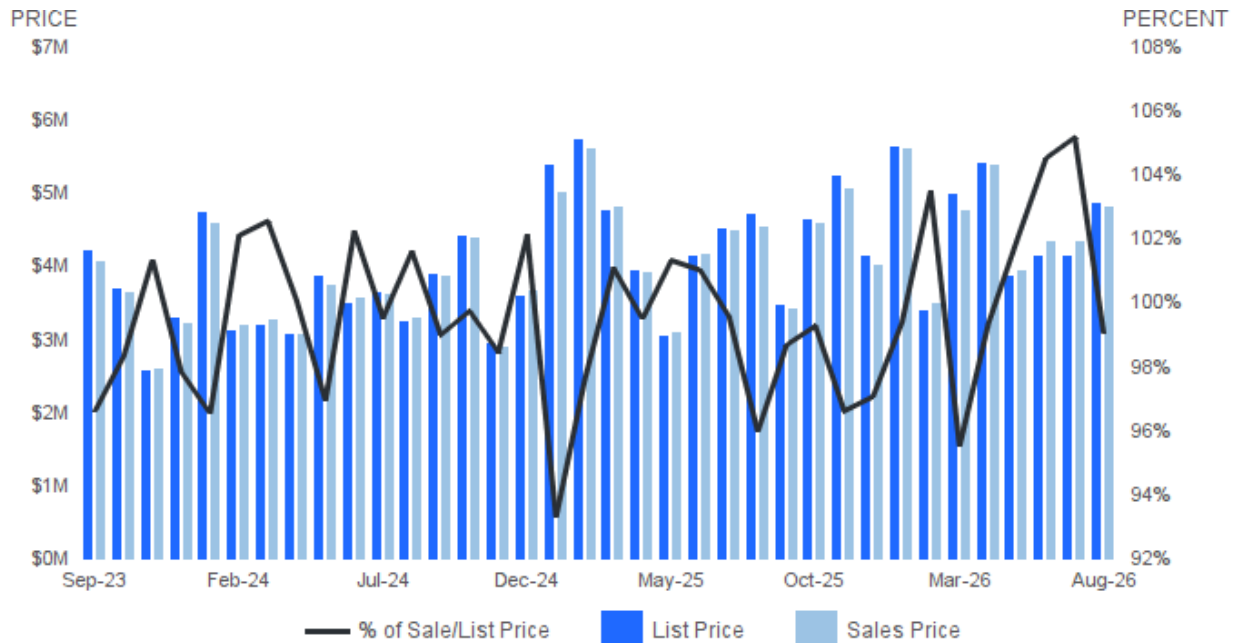
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2026 | Single Family Homes ?

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

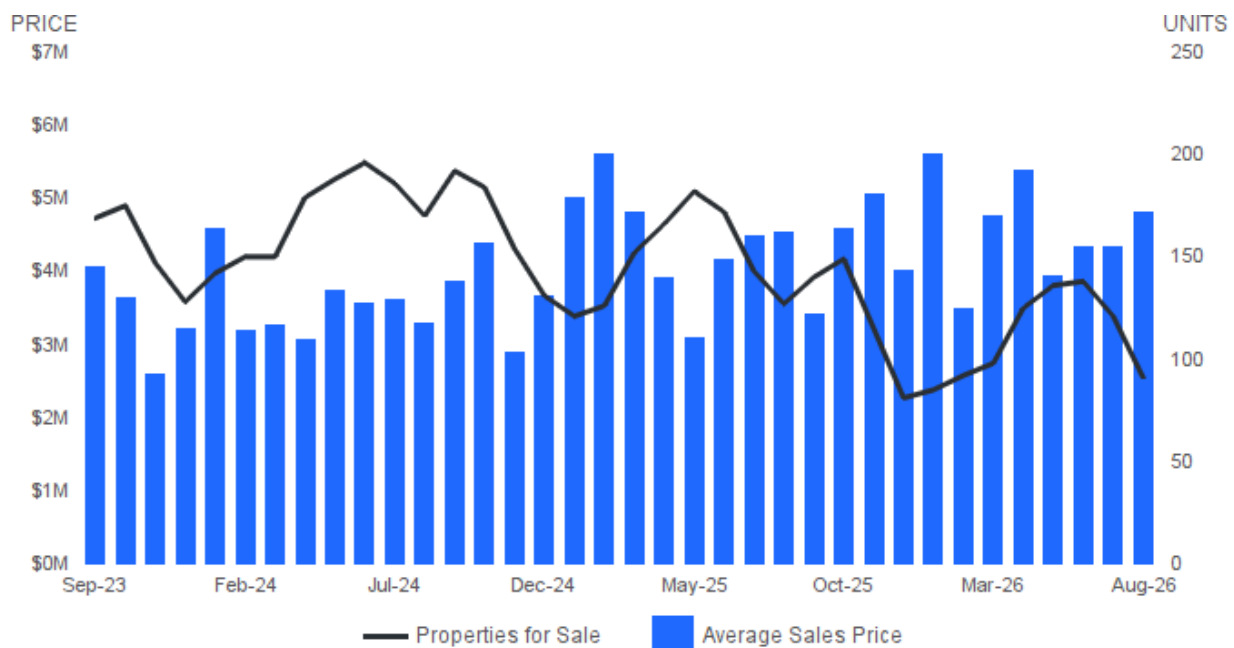


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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.

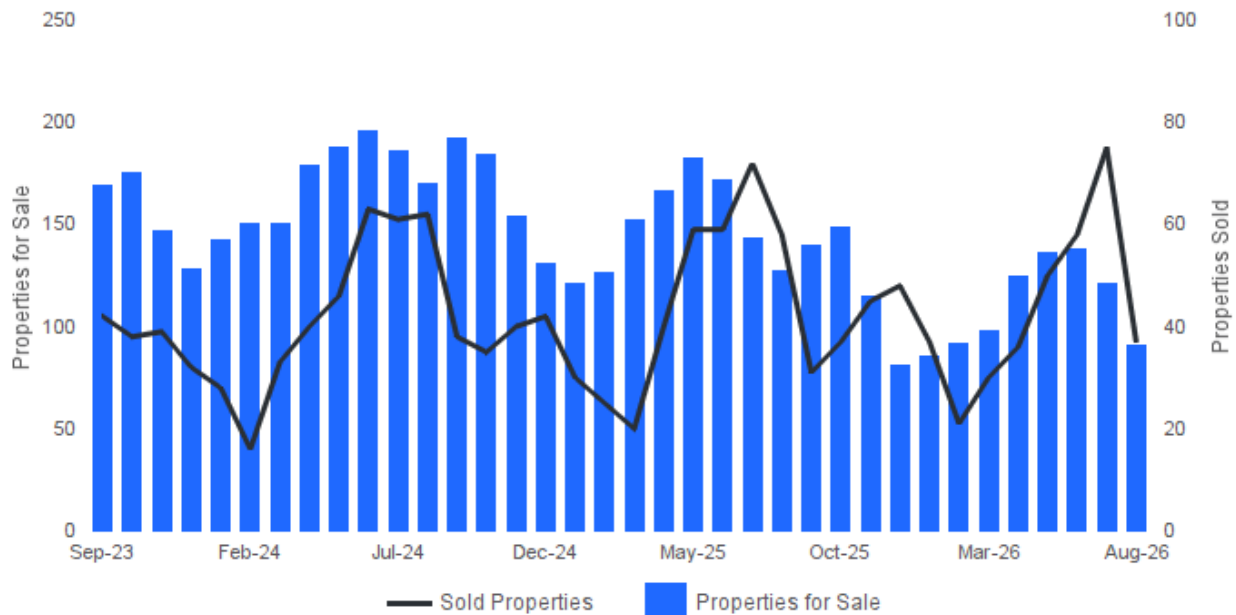


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2026 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



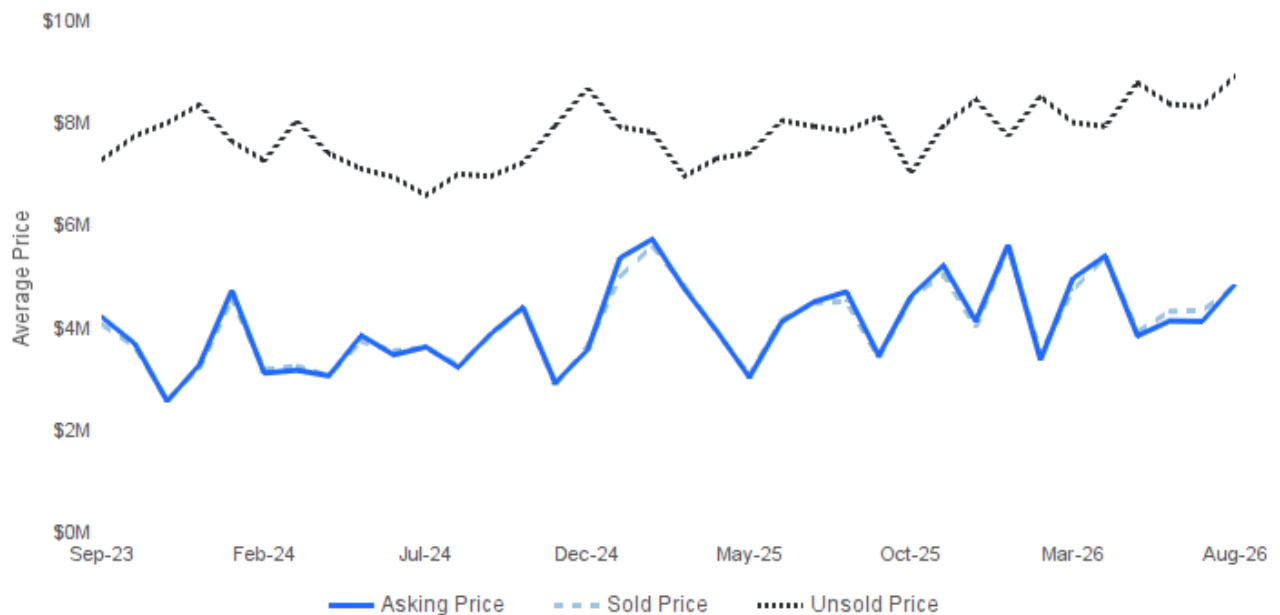
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 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

August 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

August 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.

