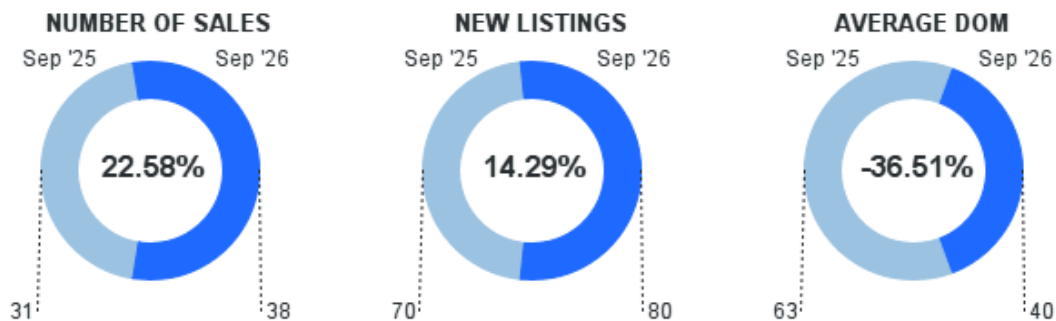


ALL OF GREENWICH | September 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



8.98% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

17.30% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

2.63% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

16.01% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Sep '25  Sep '26

AREA REPORT

ALL OF GREENWICH

FULL MARKET SUMMARY

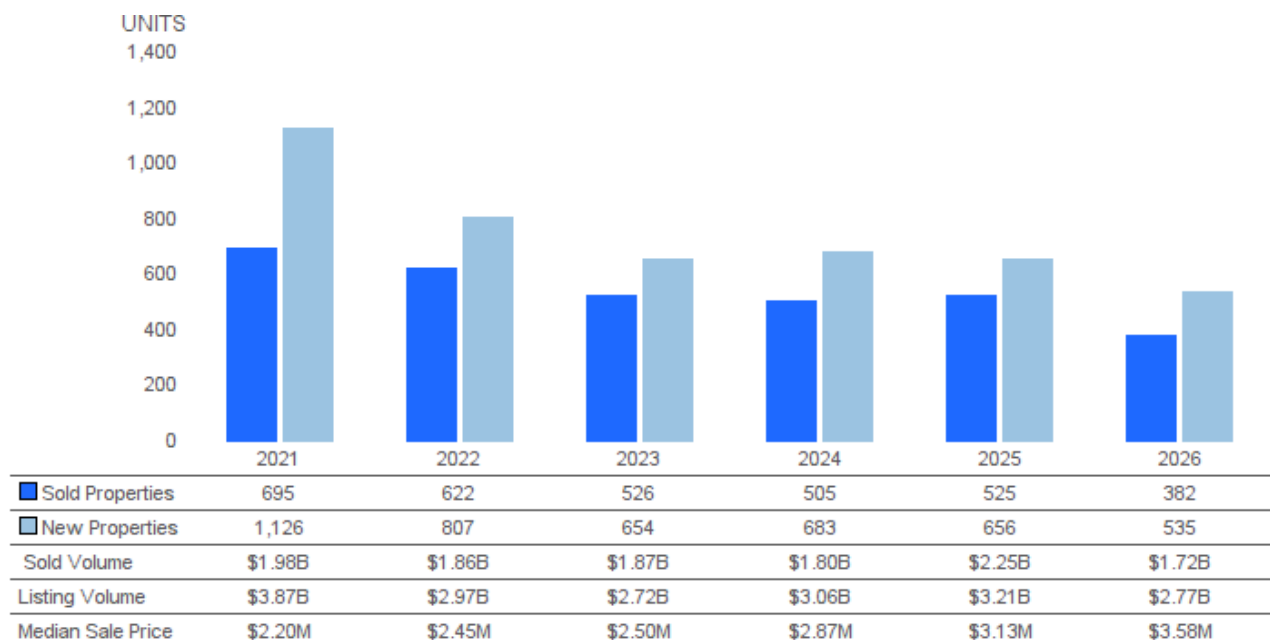
September 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	September 2026	September 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	80	70	14.29% ↑	535	537	-0.37% ↓
Sold Listings	38	31	22.58% ↑	382	394	-3.05% ↓
Median List Price (Solds)	\$2,872,500	\$2,799,000	2.63% ↑	\$3,262,500	\$3,150,000	3.57% ↑
Median Sold Price	\$2,942,500	\$2,700,000	8.98% ↑	\$3,575,999	\$3,150,000	13.52% ↑
Median Days on Market	22	31	-29.03% ↓	17	23	-26.09% ↓
Average List Price (Solds)	\$4,016,105	\$3,461,951	16.01% ↑	\$4,446,137	\$4,279,077	3.9% ↑
Average Sold Price	\$4,007,934	\$3,416,708	17.3% ↑	\$4,503,597	\$4,220,947	6.7% ↑
Average Days on Market	40	63	-36.51% ↓	49	58	-15.52% ↓
List/Sold Price Ratio	105%	101.1%	3.83% ↑	104.9%	101.8%	3.08% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 2026 | Single Family Homes ?

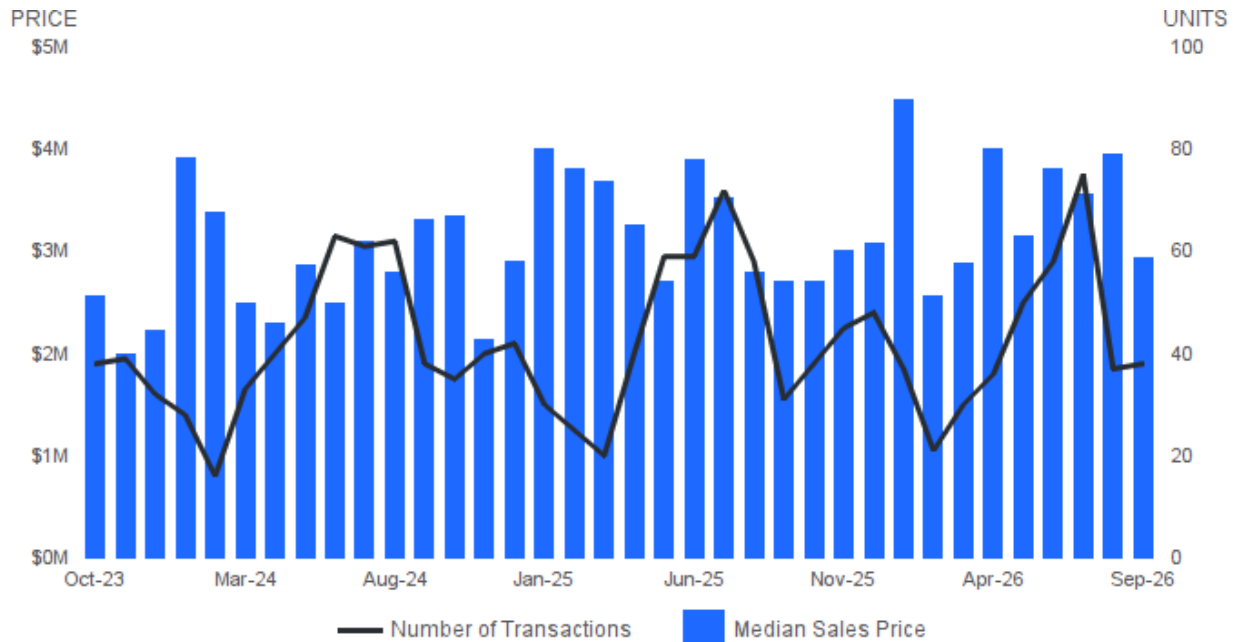
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

September 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

September 2026 | Single Family Homes ?

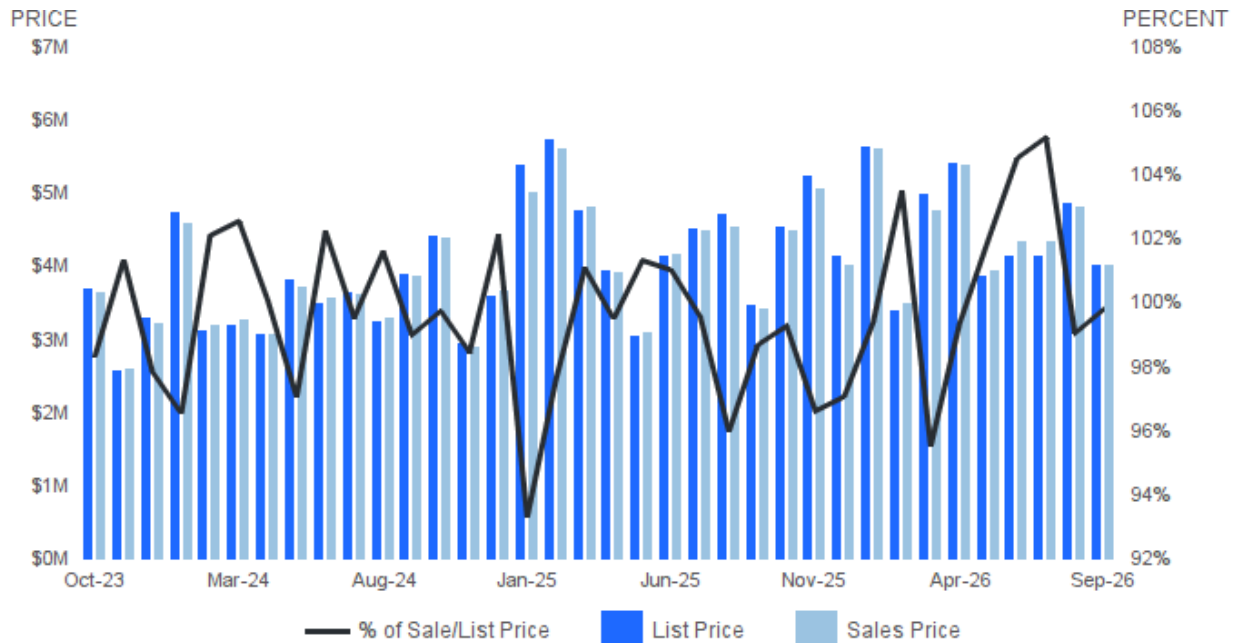
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 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

September 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.

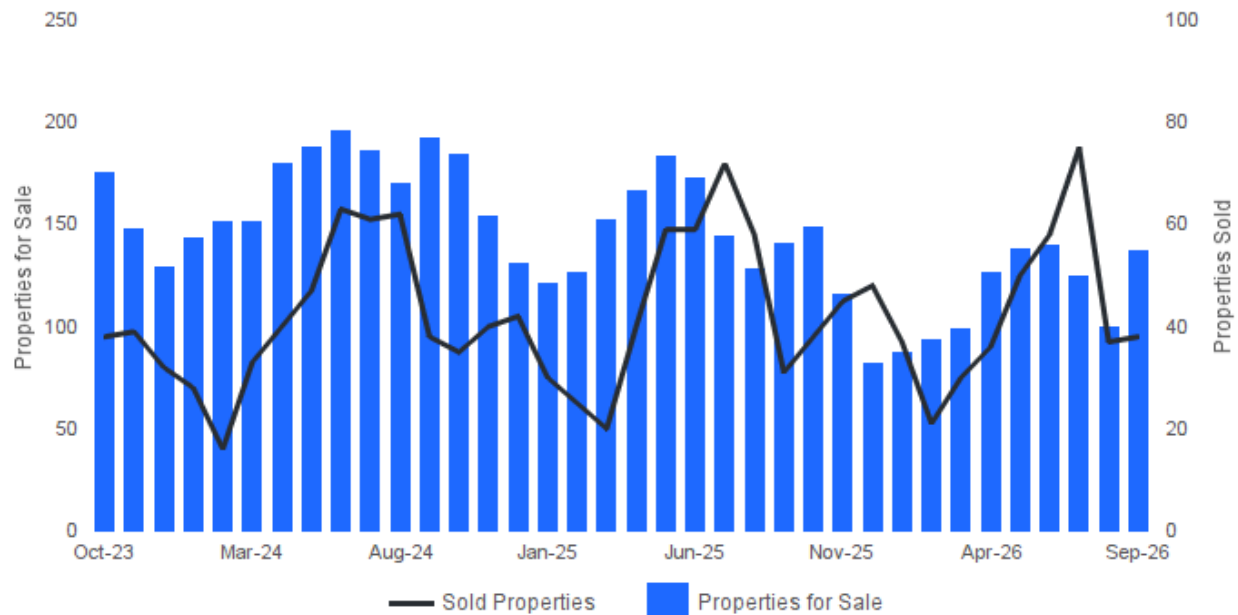


PROPERTIES FOR SALE AND SOLD PROPERTIES

September 2026 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



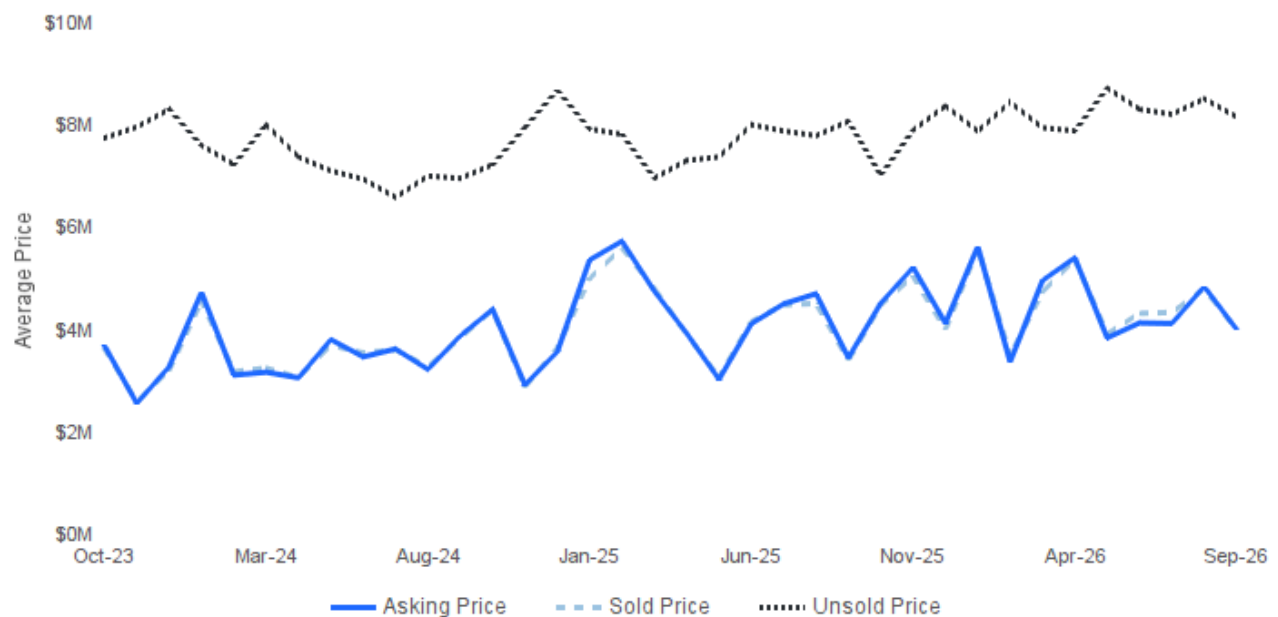
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2026 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

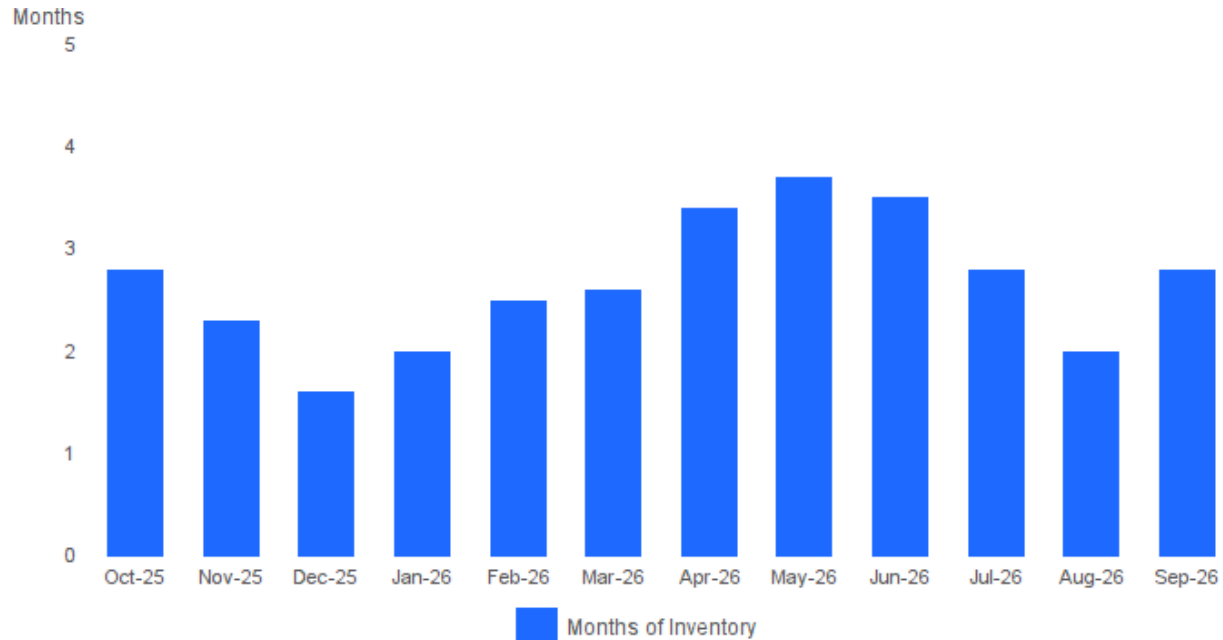
Unsold Price | the average active list price



ABSORPTION RATE

September 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

September 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.

