

COMPASS

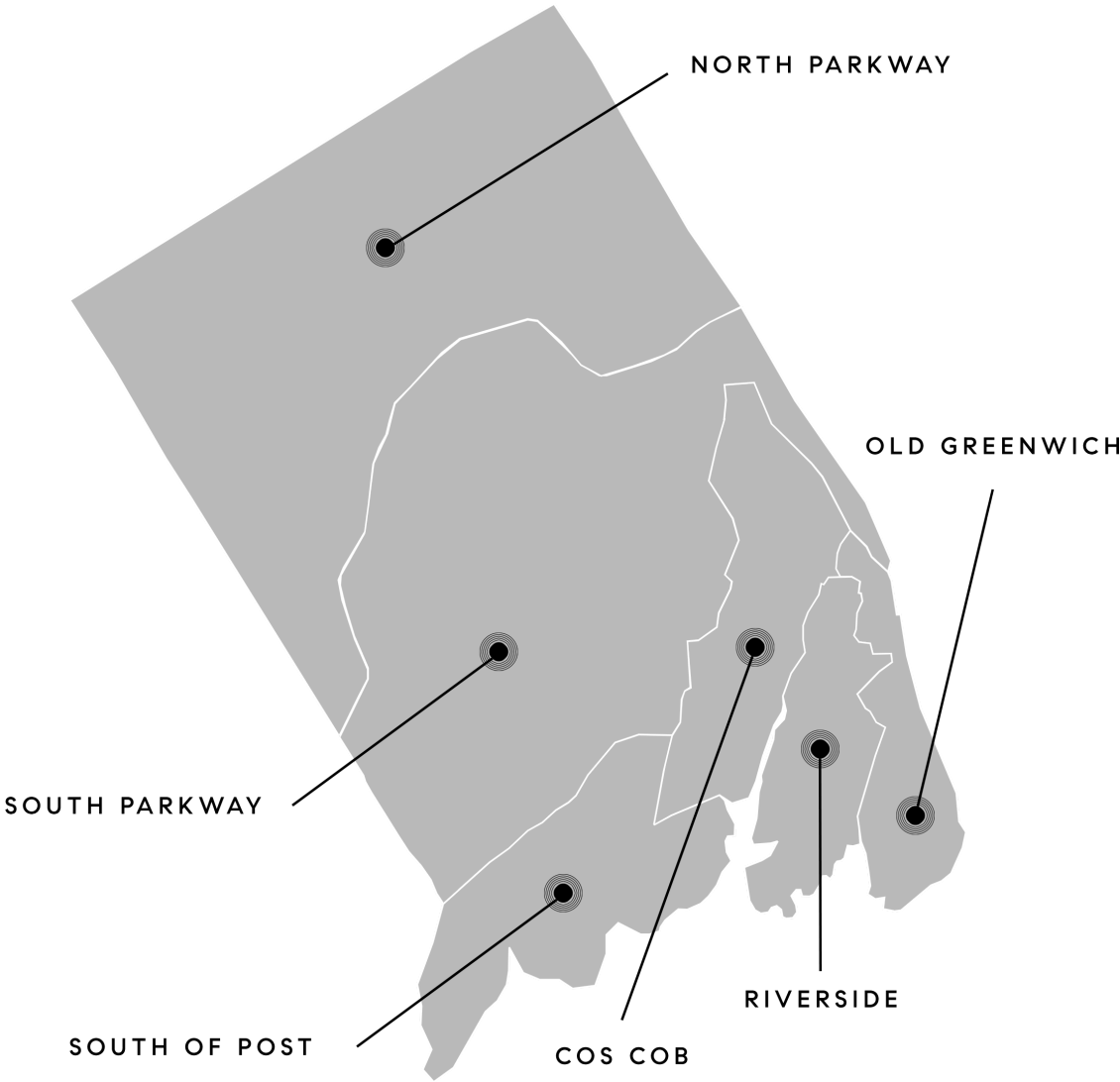
Greenwich Market Insights

APRIL 2024

Greenwich Market Insights

April 2024

Neighborhood Map



Greater Greenwich

APRIL 2024

NEW LISTINGS

148	18%	\$3.4M	0%	\$2.3M	4%
Total Properties	Increase From Apr 2023	Average Price	Change From Apr 2023	Median Price	Increase From Apr 2023

UNDER CONTRACT

117	44%	\$2.8M	8%	\$1.9M	14%
Total Properties	Increase From Apr 2023	Average Price	Increase From Apr 2023	Median Price	Increase From Apr 2023

UNITS SOLD

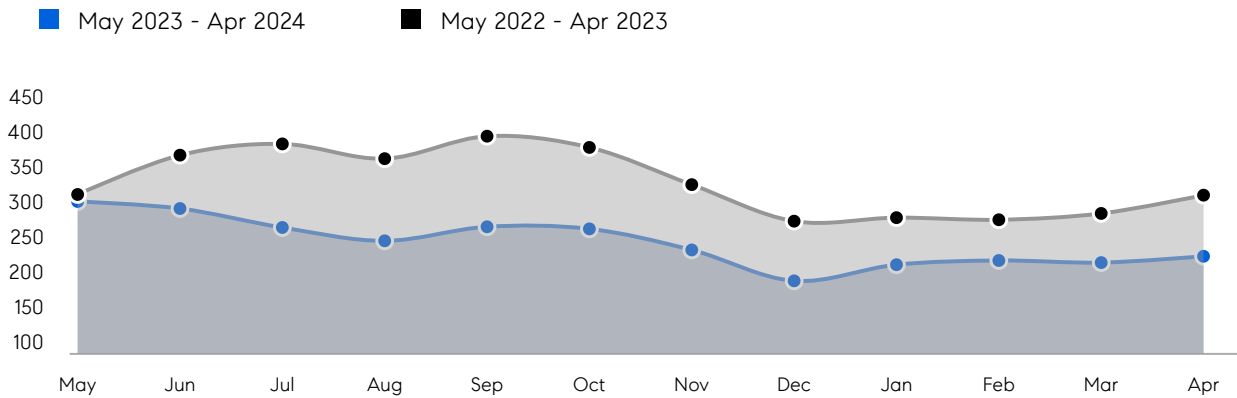
67	0%	\$2.4M	-12%	\$1.8M	-3%
Total Properties	Change From Apr 2023	Average Price	Decrease From Apr 2023	Median Price	Decrease From Apr 2023

		Apr 2024	Apr 2023	% Change
Overall	# OF SALES	67	67	0.0%
	SALES VOLUME	\$164,362,350	\$186,398,750	-11.8%
	AVERAGE SOLD PRICE	\$2,453,169	\$2,782,071	-11.8%
	# OF CONTRACTS	117	81	44.4%
	NEW LISTINGS	148	125	18%
	AVERAGE DOM	85	72	18%
Houses	# OF SALES	43	47	-8.5%
	SALES VOLUME	\$127,936,350	\$166,614,500	-23.2%
	AVERAGE SOLD PRICE	\$2,975,264	\$3,544,989	-16%
	# OF CONTRACTS	91	63	44%
	NEW LISTINGS	122	105	16%
	AVERAGE DOM	91	90	1%
Condo/Co-op/TH	# OF SALES	24	20	20.0%
	SALES VOLUME	\$36,426,000	\$19,784,250	84.1%
	AVERAGE SOLD PRICE	\$1,517,750	\$989,213	53%
	# OF CONTRACTS	26	18	44%
	NEW LISTINGS	26	20	30%
	AVERAGE DOM	75	29	159%

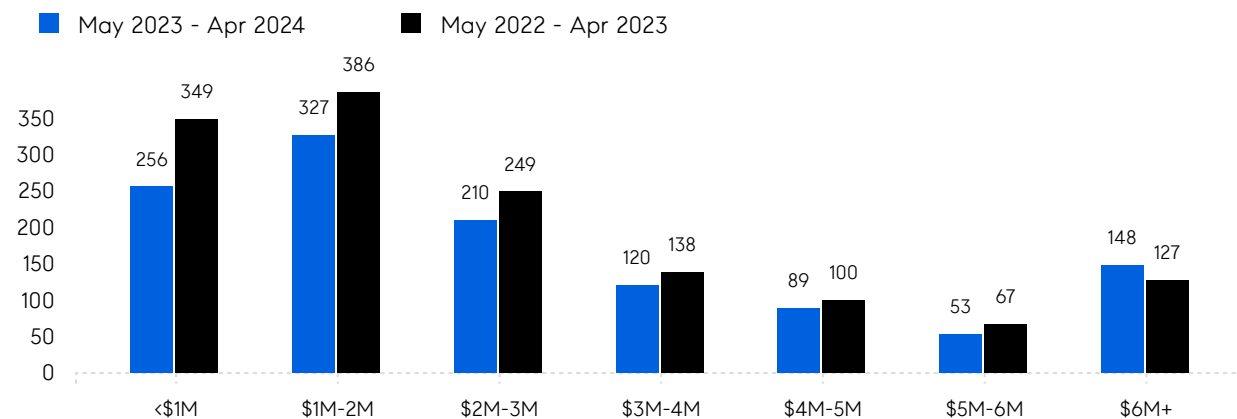
Greater Greenwich

APRIL 2024

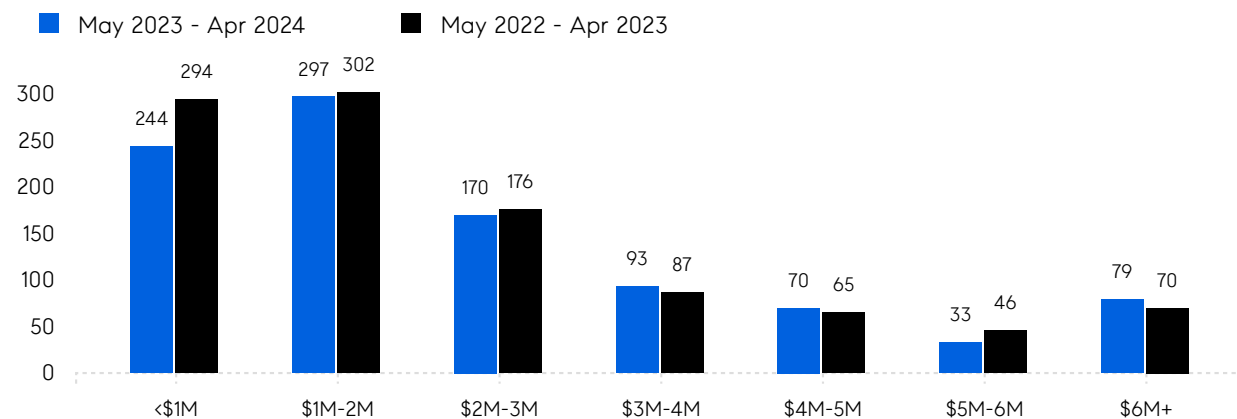
Monthly Inventory



Listings By Price Range



Contracts By Price Range



North Parkway

APRIL 2024

NEW LISTINGS

11	22%	\$5.6M	50%	\$6.4M	90%
Total Properties	Increase From Apr 2023	Average Price	Increase From Apr 2023	Median Price	Increase From Apr 2023

UNDER CONTRACT

5	-55%	\$3.2M	-39%	\$3.8M	-
Total Properties	Decrease From Apr 2023	Average Price	Decrease From Apr 2023	Median Price	Change From Apr 2023

UNITS SOLD

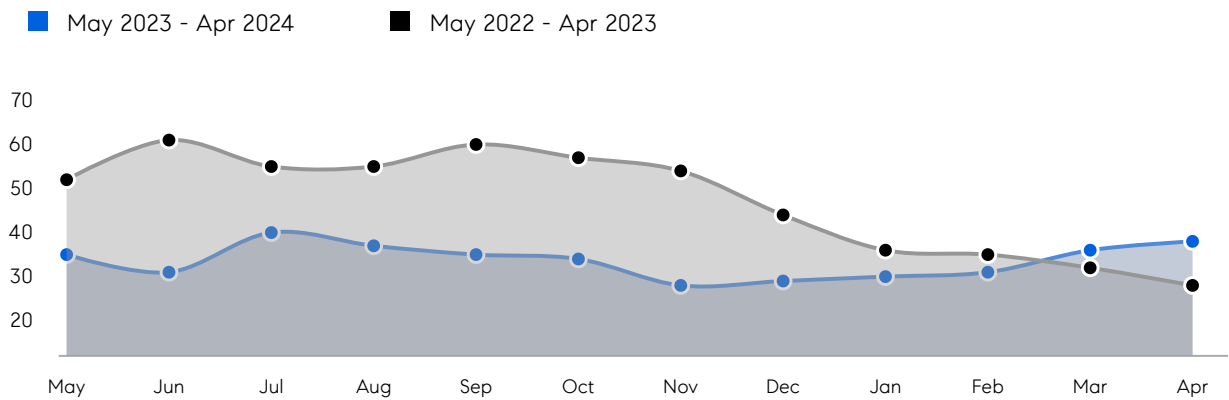
3	-50%	\$3.0M	-41%	\$3.6M	-32%
Total Properties	Decrease From Apr 2023	Average Price	Decrease From Apr 2023	Median Price	Decrease From Apr 2023

		Apr 2024	Apr 2023	% Change
Overall	# OF SALES	3	6	-50.0%
	SALES VOLUME	\$9,085,000	\$30,801,000	-70.5%
	AVERAGE SOLD PRICE	\$3,028,333	\$5,133,500	-41.0%
	# OF CONTRACTS	5	11	-54.5%
	NEW LISTINGS	11	9	22%
	AVERAGE DOM	327	83	294%
Houses	# OF SALES	3	6	-50.0%
	SALES VOLUME	\$9,085,000	\$30,801,000	-70.5%
	AVERAGE SOLD PRICE	\$3,028,333	\$5,133,500	-41%
	# OF CONTRACTS	5	11	-55%
	NEW LISTINGS	11	9	22%
	AVERAGE DOM	327	83	294%
Condo/Co-op/TH	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%
	AVERAGE DOM	-	-	-

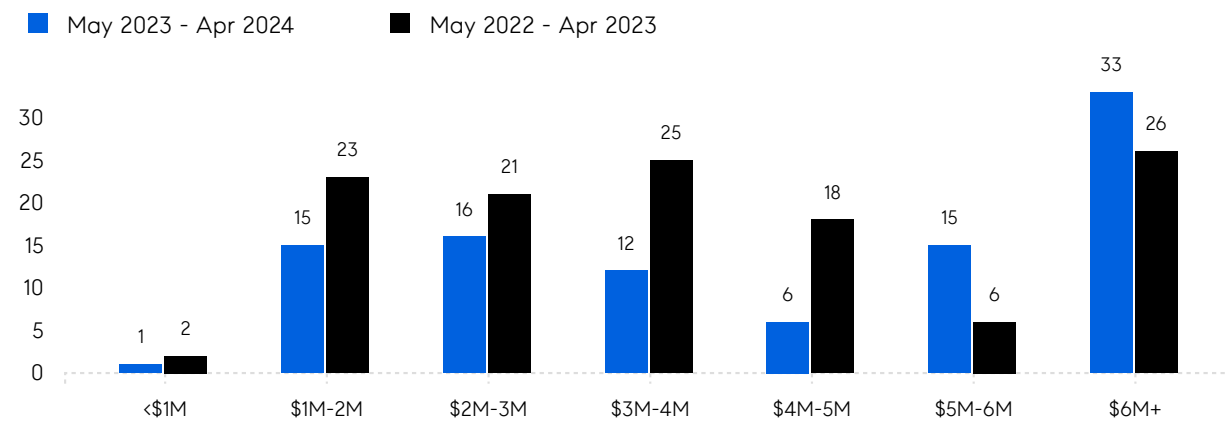
North Parkway

APRIL 2024

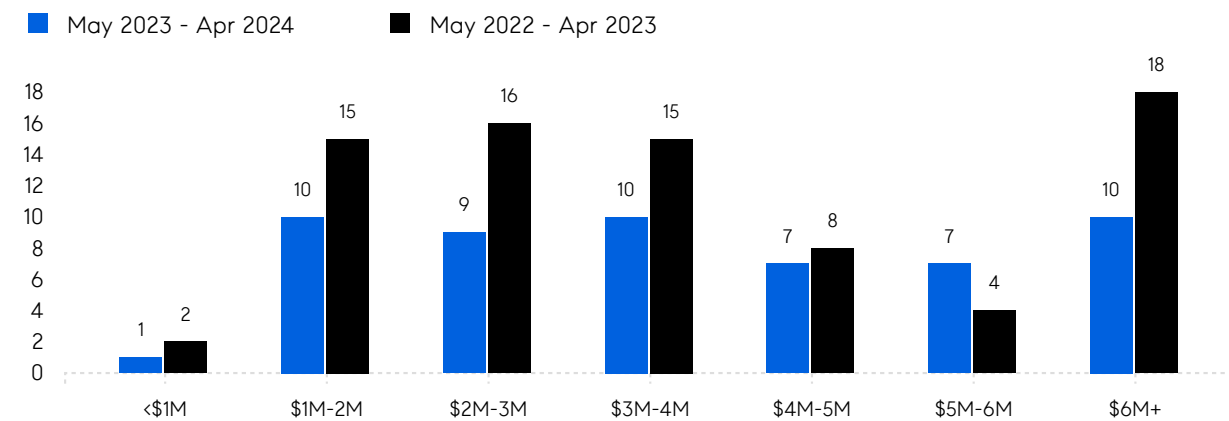
Monthly Inventory



Listings By Price Range



Contracts By Price Range



South Parkway

APRIL 2024

NEW LISTINGS

24	-4%	\$4.5M	-8%	\$3.8M	-15%
Total Properties	Decrease From Apr 2023	Average Price	Decrease From Apr 2023	Median Price	Decrease From Apr 2023

UNDER CONTRACT

21	62%	\$5.0M	17%	\$3.9M	-5%
Total Properties	Increase From Apr 2023	Average Price	Increase From Apr 2023	Median Price	Decrease From Apr 2023

UNITS SOLD

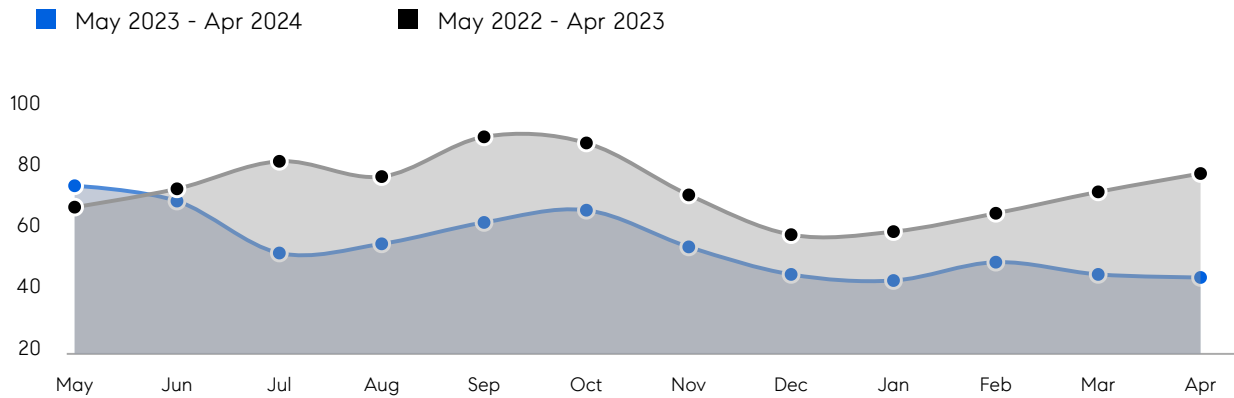
15	36%	\$4.3M	1%	\$3.4M	-15%
Total Properties	Increase From Apr 2023	Average Price	Increase From Apr 2023	Median Price	Decrease From Apr 2023

		Apr 2024	Apr 2023	% Change
Overall	# OF SALES	15	11	36.4%
	SALES VOLUME	\$65,148,000	\$47,189,000	38.1%
	AVERAGE SOLD PRICE	\$4,343,200	\$4,289,909	1.2%
	# OF CONTRACTS	21	13	61.5%
	NEW LISTINGS	24	25	-4%
	AVERAGE DOM	81	67	21%
Houses	# OF SALES	12	9	33.3%
	SALES VOLUME	\$63,113,000	\$45,540,000	38.6%
	AVERAGE SOLD PRICE	\$5,259,417	\$5,060,000	4%
	# OF CONTRACTS	17	13	31%
	NEW LISTINGS	21	24	-12%
	AVERAGE DOM	86	71	21%
Condo/Co-op/TH	# OF SALES	3	2	50.0%
	SALES VOLUME	\$2,035,000	\$1,649,000	23.4%
	AVERAGE SOLD PRICE	\$678,333	\$824,500	-18%
	# OF CONTRACTS	4	0	0%
	NEW LISTINGS	3	1	200%
	AVERAGE DOM	62	49	27%

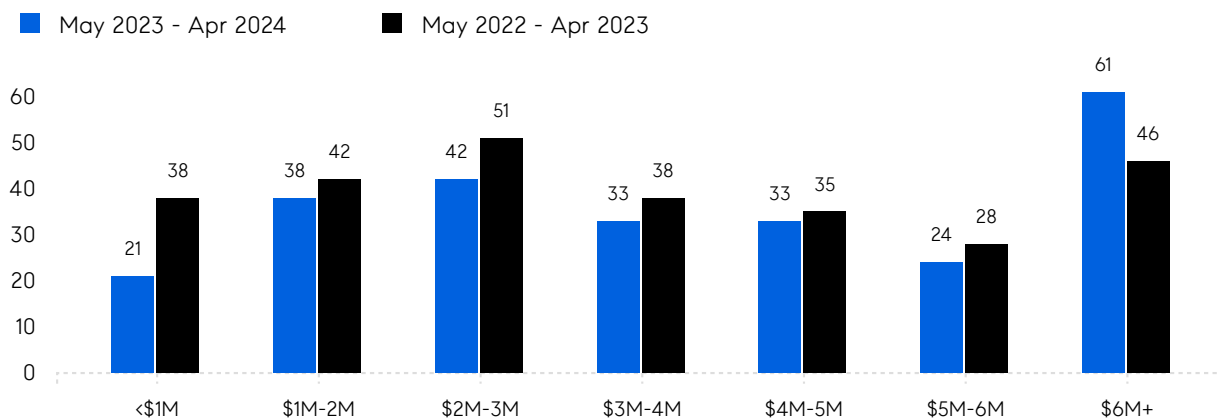
South Parkway

APRIL 2024

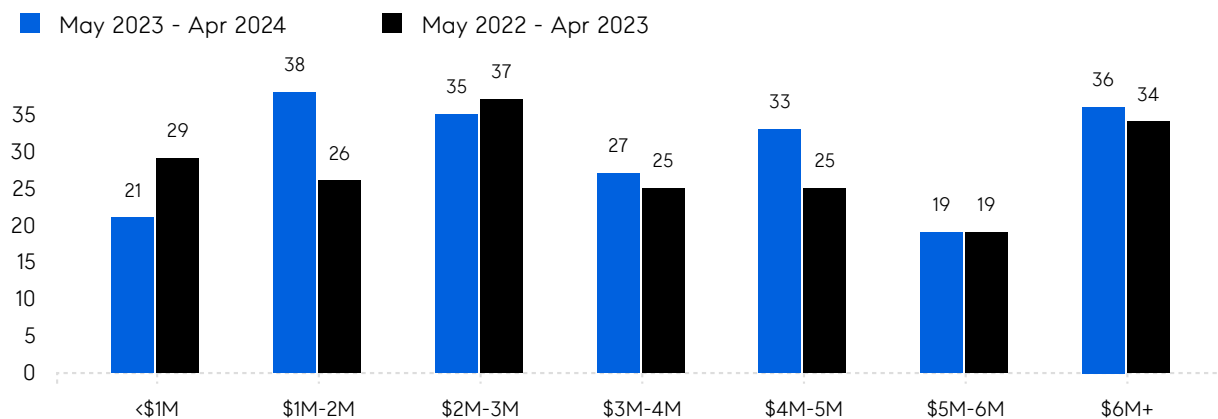
Monthly Inventory



Listings By Price Range



Contracts By Price Range



South of Post Road

APRIL 2024

NEW LISTINGS

26	117%	\$4.6M	-11%	\$2.8M	37%
Total Properties	Increase From Apr 2023	Average Price	Decrease From Apr 2023	Median Price	Increase From Apr 2023

UNDER CONTRACT

14	100%	\$2.1M	75%	\$1.5M	34%
Total Properties	Increase From Apr 2023	Average Price	Increase From Apr 2023	Median Price	Increase From Apr 2023

UNITS SOLD

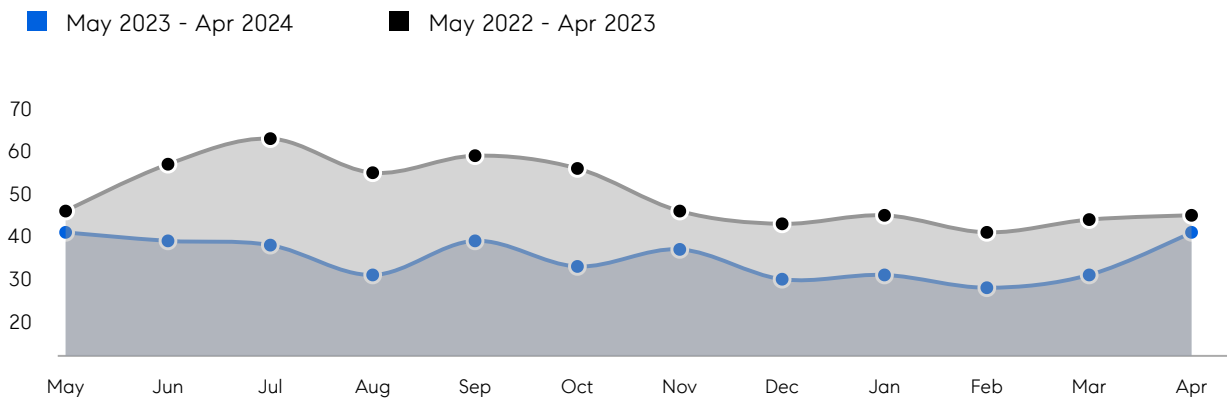
13	117%	\$2.1M	58%	\$1.4M	29%
Total Properties	Increase From Apr 2023	Average Price	Increase From Apr 2023	Median Price	Increase From Apr 2023

		Apr 2024	Apr 2023	% Change
Overall	# OF SALES	13	6	116.7%
	SALES VOLUME	\$28,245,000	\$8,259,500	242.0%
	AVERAGE SOLD PRICE	\$2,172,692	\$1,376,583	57.8%
	# OF CONTRACTS	14	7	100.0%
	NEW LISTINGS	26	12	117%
	AVERAGE DOM	107	81	32%
Houses	# OF SALES	5	2	150.0%
	SALES VOLUME	\$7,360,000	\$3,312,500	122.2%
	AVERAGE SOLD PRICE	\$1,472,000	\$1,656,250	-11%
	# OF CONTRACTS	5	3	67%
	NEW LISTINGS	12	8	50%
	AVERAGE DOM	43	120	-64%
Condo/Co-op/TH	# OF SALES	8	4	100.0%
	SALES VOLUME	\$20,885,000	\$4,947,000	322.2%
	AVERAGE SOLD PRICE	\$2,610,625	\$1,236,750	111%
	# OF CONTRACTS	9	4	125%
	NEW LISTINGS	14	4	250%
	AVERAGE DOM	147	43	242%

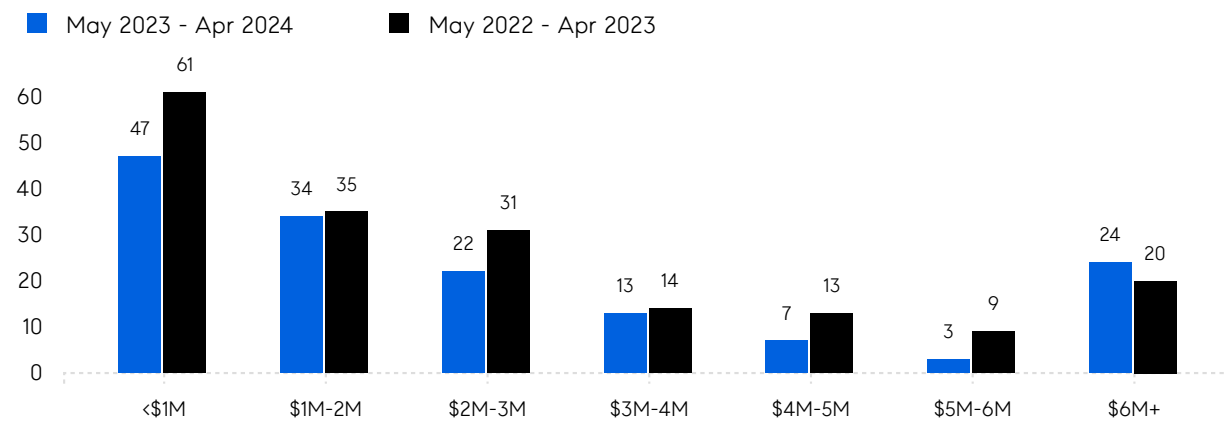
South of Post Road

APRIL 2024

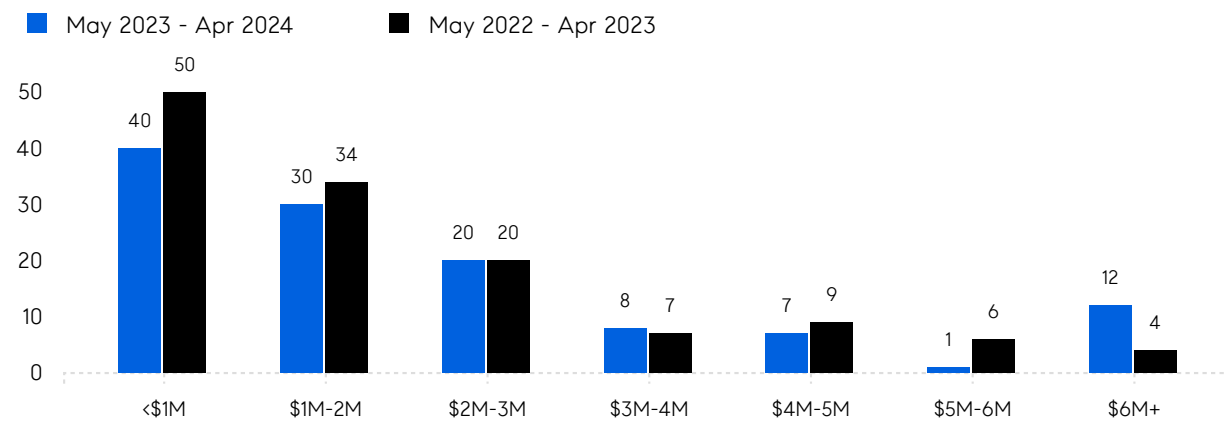
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Cos Cob

APRIL 2024

NEW LISTINGS

12	-43%	\$2.1M	6%	\$1.9M	10%
Total Properties	Decrease From Apr 2023	Average Price	Increase From Apr 2023	Median Price	Increase From Apr 2023

UNDER CONTRACT

14	75%	\$2.0M	28%	\$1.8M	12%
Total Properties	Increase From Apr 2023	Average Price	Increase From Apr 2023	Median Price	Increase From Apr 2023

UNITS SOLD

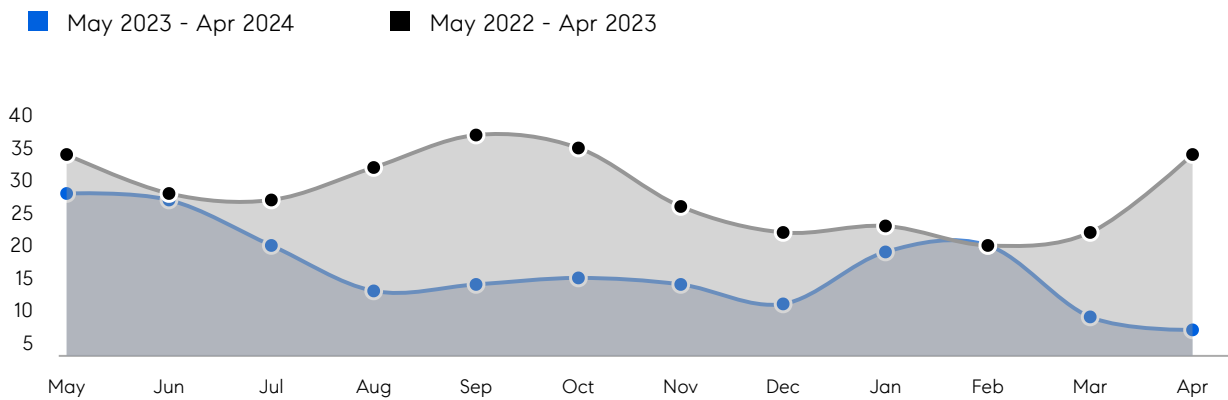
9	13%	\$1.4M	-9%	\$1.7M	-1%
Total Properties	Increase From Apr 2023	Average Price	Decrease From Apr 2023	Median Price	Decrease From Apr 2023

		Apr 2024	Apr 2023	% Change
Overall	# OF SALES	9	8	12.5%
	SALES VOLUME	\$13,131,000	\$12,891,000	1.9%
	AVERAGE SOLD PRICE	\$1,459,000	\$1,611,375	-9.5%
	# OF CONTRACTS	14	8	75.0%
	NEW LISTINGS	12	21	-43%
	AVERAGE DOM	105	23	357%
Houses	# OF SALES	6	6	0.0%
	SALES VOLUME	\$11,245,000	\$9,666,000	16.3%
	AVERAGE SOLD PRICE	\$1,874,167	\$1,611,000	16%
	# OF CONTRACTS	11	4	175%
	NEW LISTINGS	11	16	-31%
	AVERAGE DOM	140	27	419%
Condo/Co-op/TH	# OF SALES	3	2	50.0%
	SALES VOLUME	\$1,886,000	\$3,225,000	-41.5%
	AVERAGE SOLD PRICE	\$628,667	\$1,612,500	-61%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	1	5	-80%
	AVERAGE DOM	36	14	157%

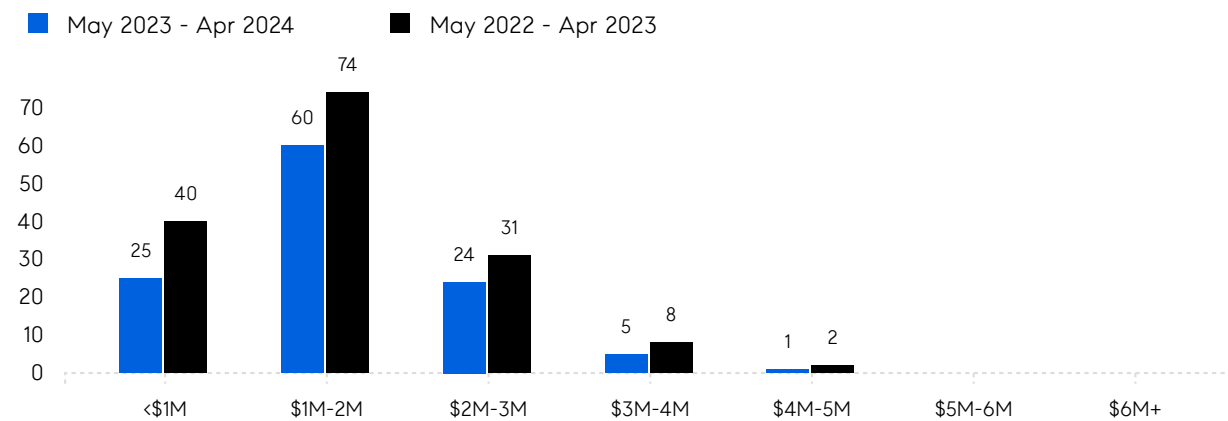
Cos Cob

APRIL 2024

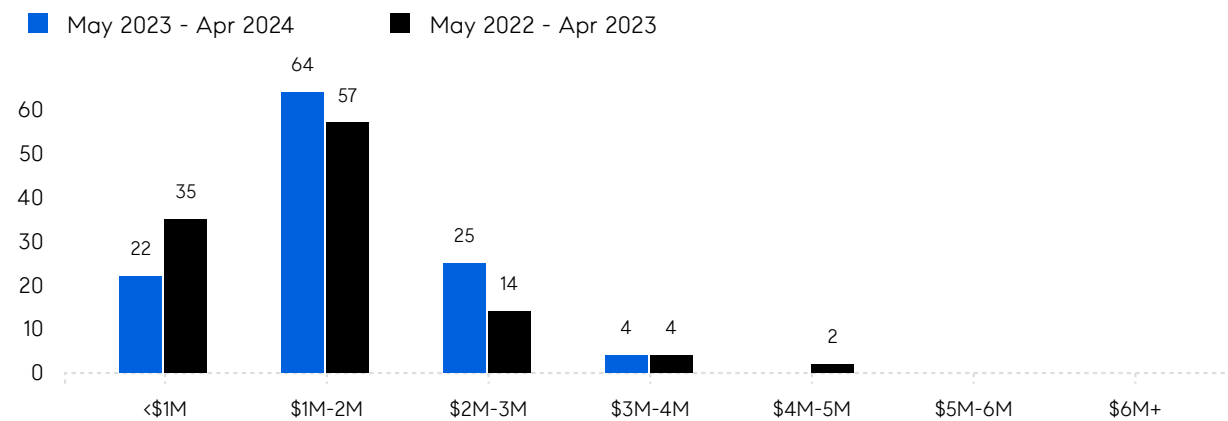
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Old Greenwich

APRIL 2024

NEW LISTINGS

15	-6%	\$3.8M	30%	\$3.6M	58%
Total Properties	Decrease From Apr 2023	Average Price	Increase From Apr 2023	Median Price	Increase From Apr 2023

UNDER CONTRACT

13	63%	\$2.9M	43%	\$2.3M	49%
Total Properties	Increase From Apr 2023	Average Price	Increase From Apr 2023	Median Price	Increase From Apr 2023

UNITS SOLD

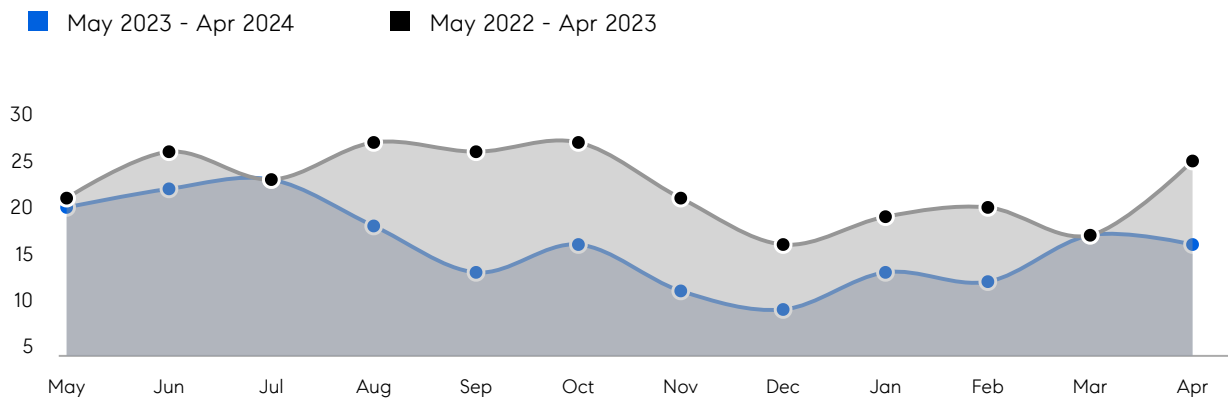
6	-33%	\$2.5M	113%	\$1.7M	112%
Total Properties	Decrease From Apr 2023	Average Price	Increase From Apr 2023	Median Price	Increase From Apr 2023

		Apr 2024	Apr 2023	% Change
Overall	# OF SALES	6	9	-33.3%
	SALES VOLUME	\$15,091,000	\$10,630,000	42.0%
	AVERAGE SOLD PRICE	\$2,515,167	\$1,181,111	112.9%
	# OF CONTRACTS	13	8	62.5%
	NEW LISTINGS	15	16	-6%
	AVERAGE DOM	10	44	-77%
Houses	# OF SALES	5	4	25.0%
	SALES VOLUME	\$13,541,000	\$7,241,000	87.0%
	AVERAGE SOLD PRICE	\$2,708,200	\$1,810,250	50%
	# OF CONTRACTS	13	7	86%
	NEW LISTINGS	15	15	0%
	AVERAGE DOM	10	60	-83%
Condo/Co-op/TH	# OF SALES	1	5	-80.0%
	SALES VOLUME	\$1,550,000	\$3,389,000	-54.3%
	AVERAGE SOLD PRICE	\$1,550,000	\$677,800	129%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%
	AVERAGE DOM	13	32	-59%

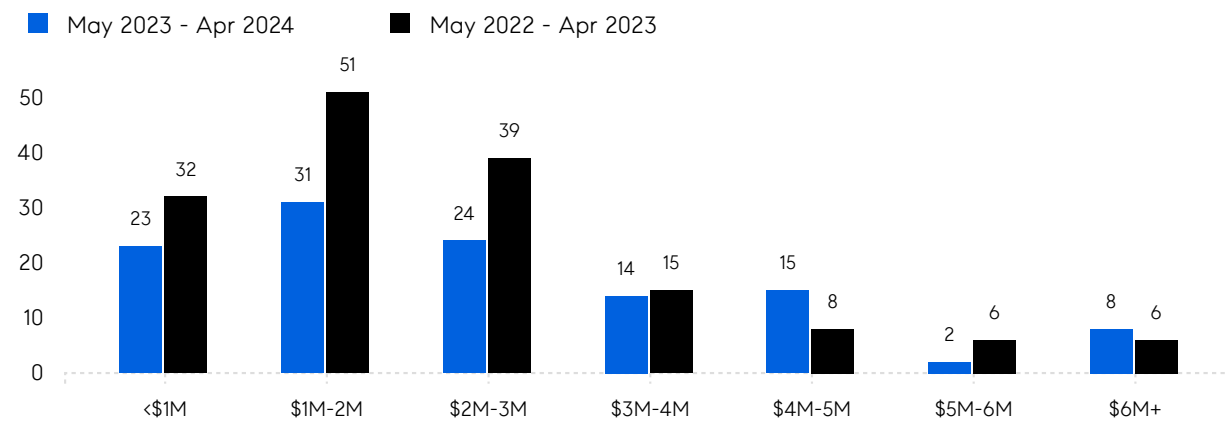
Old Greenwich

APRIL 2024

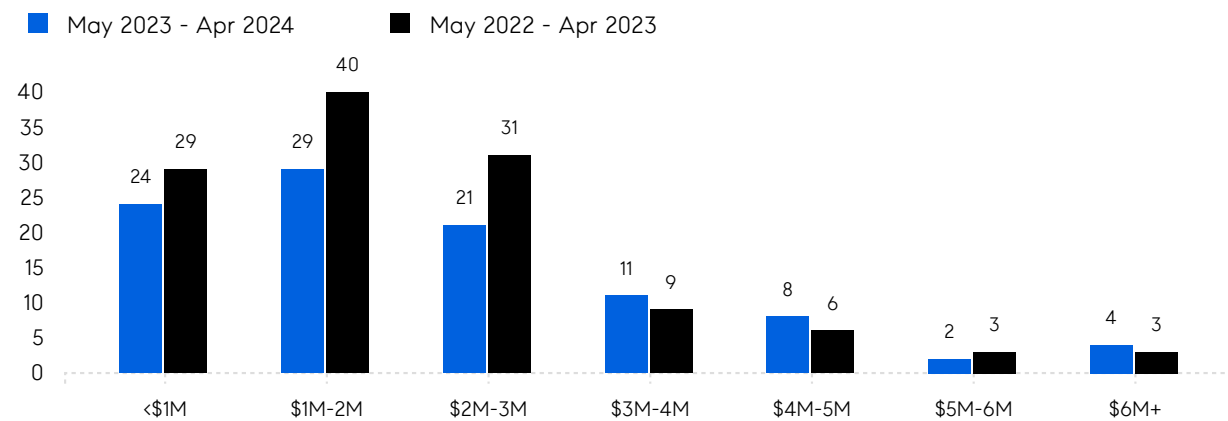
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Riverside

APRIL 2024

NEW LISTINGS

12	20%	\$3.9M	18%	\$3.4M	124%
Total Properties	Increase From Apr 2023	Average Price	Increase From Apr 2023	Median Price	Increase From Apr 2023

UNDER CONTRACT

10	25%	\$3.4M	73%	\$2.9M	59%
Total Properties	Increase From Apr 2023	Average Price	Increase From Apr 2023	Median Price	Increase From Apr 2023

UNITS SOLD

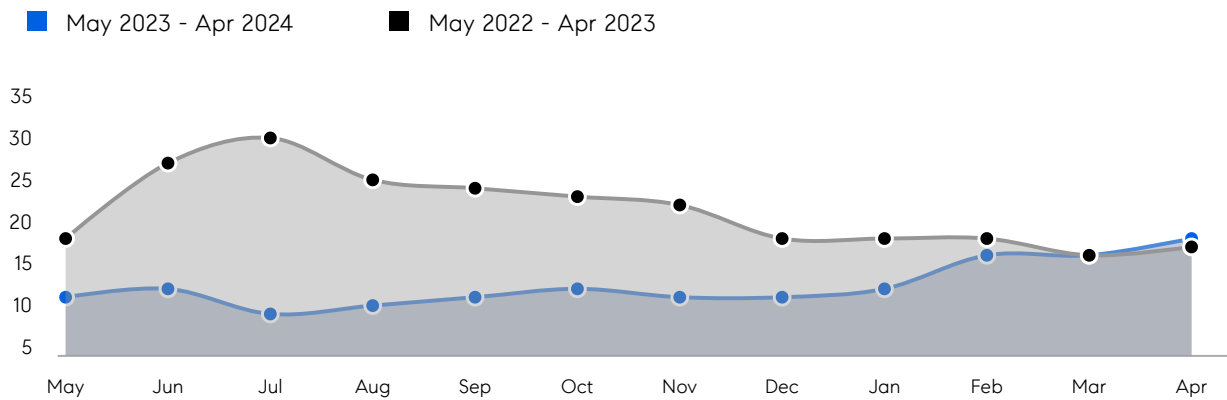
3	-57%	\$2.3M	-9%	\$2.3M	2%
Total Properties	Decrease From Apr 2023	Average Price	Decrease From Apr 2023	Median Price	Increase From Apr 2023

		Apr 2024	Apr 2023	% Change
Overall	# OF SALES	3	7	-57.1%
	SALES VOLUME	\$6,900,000	\$17,755,000	-61.1%
	AVERAGE SOLD PRICE	\$2,300,000	\$2,536,429	-9.3%
	# OF CONTRACTS	10	8	25.0%
	NEW LISTINGS	12	10	20%
	AVERAGE DOM	60	79	-24%
Houses	# OF SALES	3	7	-57.1%
	SALES VOLUME	\$6,900,000	\$17,755,000	-61.1%
	AVERAGE SOLD PRICE	\$2,300,000	\$2,536,429	-9%
	# OF CONTRACTS	9	8	13%
	NEW LISTINGS	11	10	10%
	AVERAGE DOM	60	79	-24%
Condo/Co-op/TH	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%
	AVERAGE DOM	-	-	-

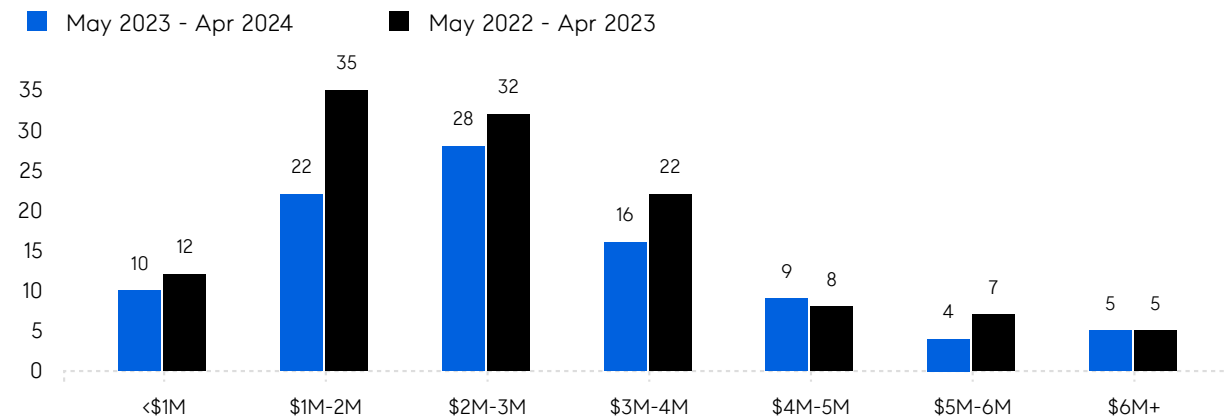
Riverside

APRIL 2024

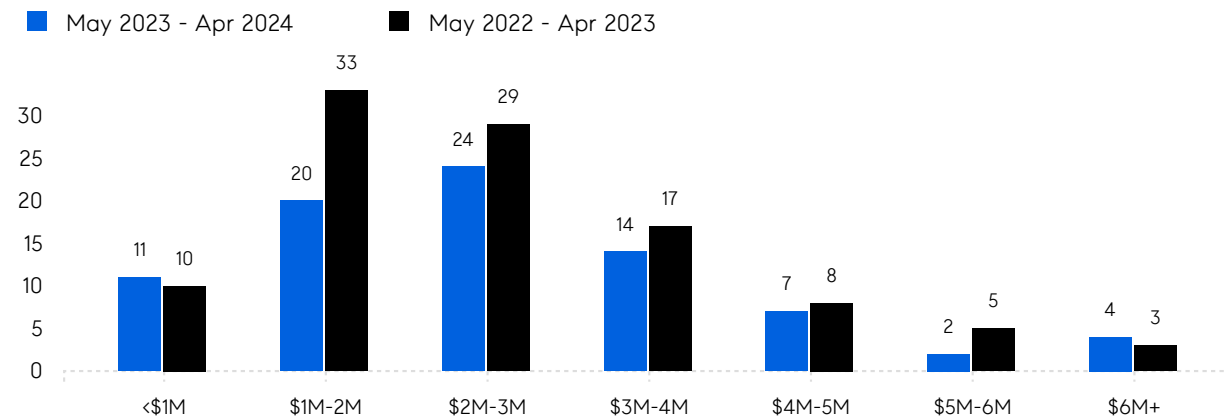
Monthly Inventory

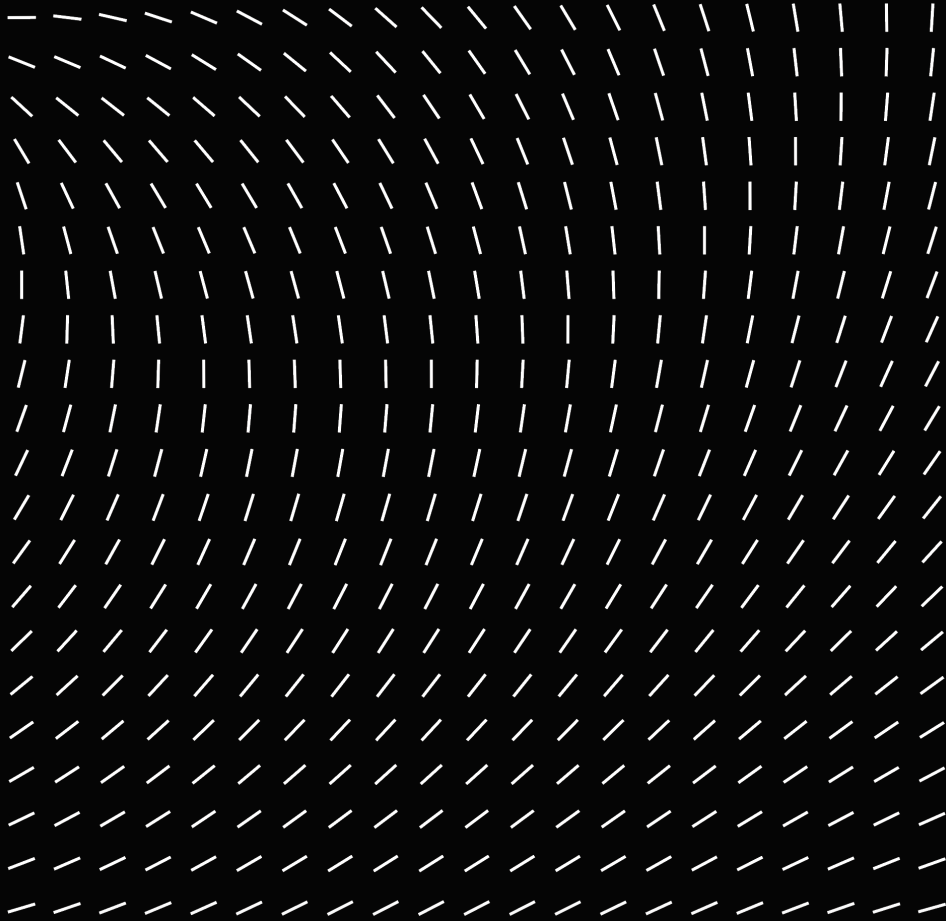


Listings By Price Range



Contracts By Price Range





COMPASS

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