

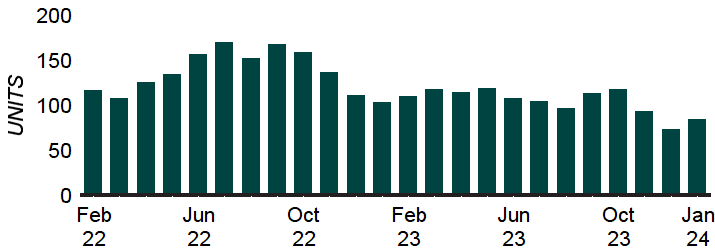
# JANUARY 2024 MARKET REPORT

Greenwich – All Single Family Residential

|                        | January 2024 | CHANGE FROM December 2023 | CHANGE FROM January 2023 |
|------------------------|--------------|---------------------------|--------------------------|
| MEDIAN SALE PRICE      | \$4,100,000  | ▲ 88.50%                  | ▲ 26.20%                 |
| AVERAGE SALE PRICE     | \$5,165,476  | ▲ 60.00%                  | ▲ 64.50%                 |
| UNITS SOLD             | 21           | ▼ -4.50%                  | ▼ -8.70%                 |
| AVERAGE DAYS ON MARKET | 178          | ▲ 140.50%                 | ▲ 109.40%                |
| % OF SALES PRICE       | 95.25        | ▼ -1.30%                  | ▼ -1.90%                 |
| UNITS FOR SALE         | 84           | ▲ 15.10%                  | ▼ -18.40%                |
| MONTHS OF INVENTORY    | 4.00         | ▲ 21.20%                  | ▼ -11.10%                |

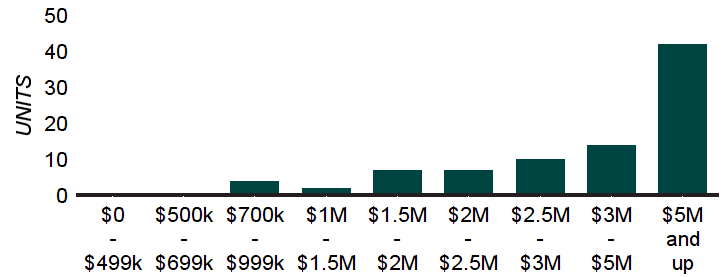
## HOMES FOR SALE

Number of homes listed for sale, end of month



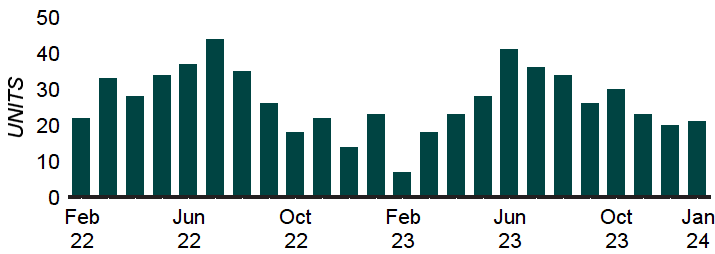
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



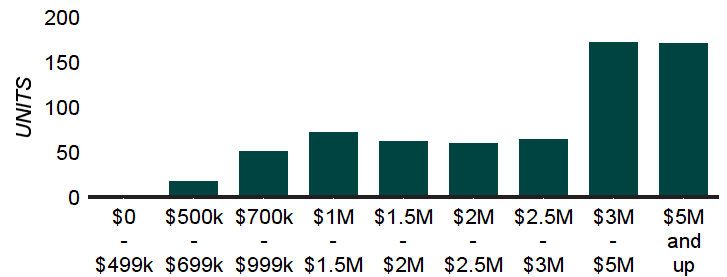
## HOMES SOLD

Number of homes sold



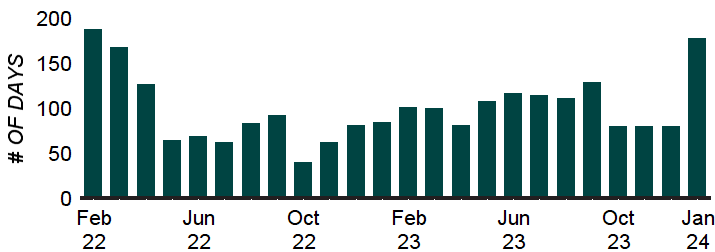
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



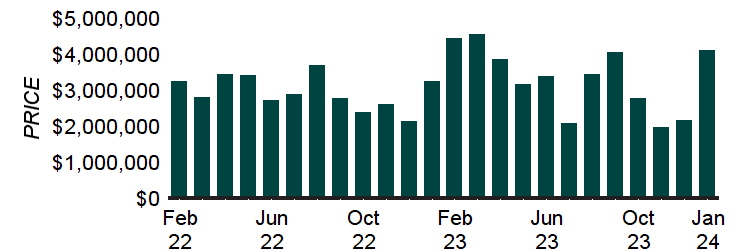
## DAYS ON MARKET - SOLDS

Average days on market for all homes sold



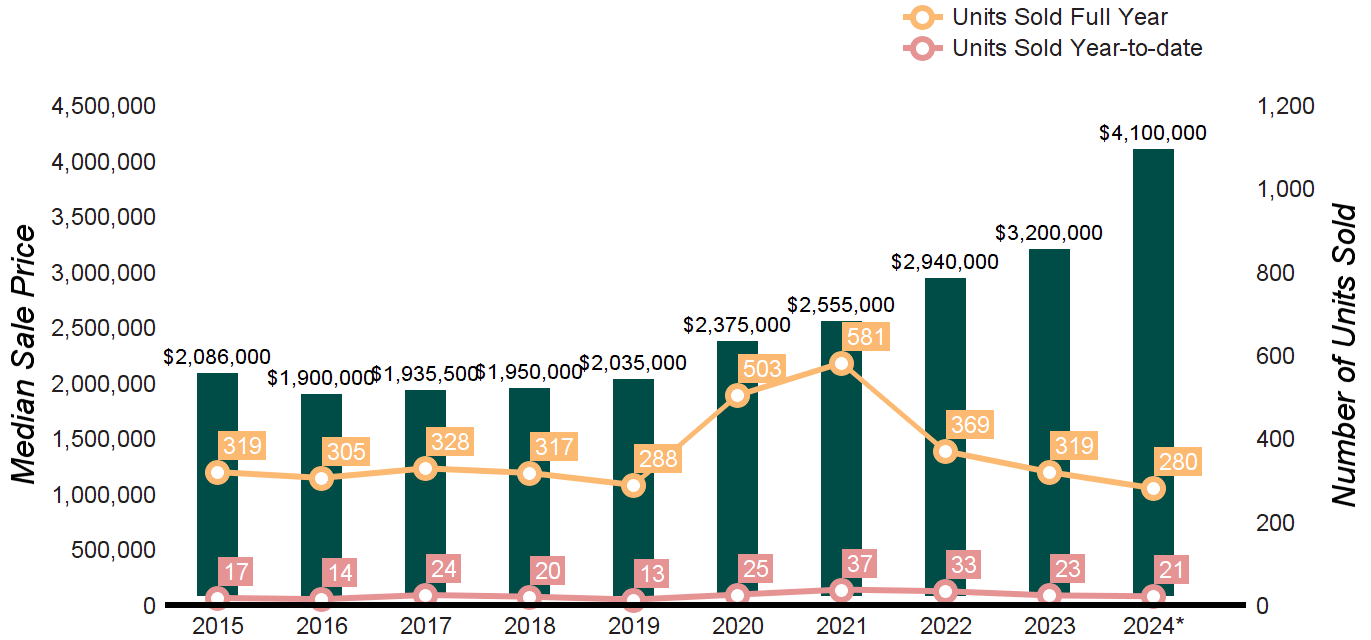
## MEDIAN SALE PRICE

Price of the "middle" homes sold - an equal number of sales were above AND below this price



# TEN-YEAR MARKET HISTORY

Greenwich - All Single Family Residential



|                          | 2015        | 2016        | 2017        | 2018        | 2019        | 2020        | 2021        | 2022        | 2023        | 2024*       |
|--------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>UNITS SOLD</b>        | 319         | 305         | 328         | 317         | 288         | 503         | 581         | 369         | 319         | 280         |
|                          | ▼ 6%        | ▼ 4%        | ▲ 8%        | ▼ 3%        | ▼ 9%        | ▲ 75%       | ▲ 16%       | ▼ 36%       | ▼ 14%       | ▼ 12%       |
| <b>MEDIAN SOLD PRICE</b> | \$2,086,000 | \$1,900,000 | \$1,935,500 | \$1,950,000 | \$2,035,000 | \$2,375,000 | \$2,555,000 | \$2,940,000 | \$3,200,000 | \$4,100,000 |
|                          | ▼ 1%        | ▼ 9%        | ▲ 2%        | ▲ 1%        | ▲ 4%        | ▲ 17%       | ▲ 8%        | ▲ 15%       | ▲ 9%        | ▲ 28%       |

Data source: Greenwich MLS, Residential Homes. Information believed to be accurate but not warranted.  
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\*2024 year-to-date Homes and Median Price are through 1/31/2024  
For 2024, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date