

Q3 2022

# Greenwich Market Report

COMPASS



# Compass Connecticut

## Darien

1090 Boston Post Rd  
Darien, CT

## Fairfield

1 Sasco Hill Rd, Ste 201  
Fairfield, CT

## Greenwich

200 Greenwich Ave, Floor 3  
Greenwich, CT

## New Canaan

111 Cherry Street  
New Canaan, CT

## Ridgefield

479 Main St, Suite 2  
Ridgefield, CT

## Stamford

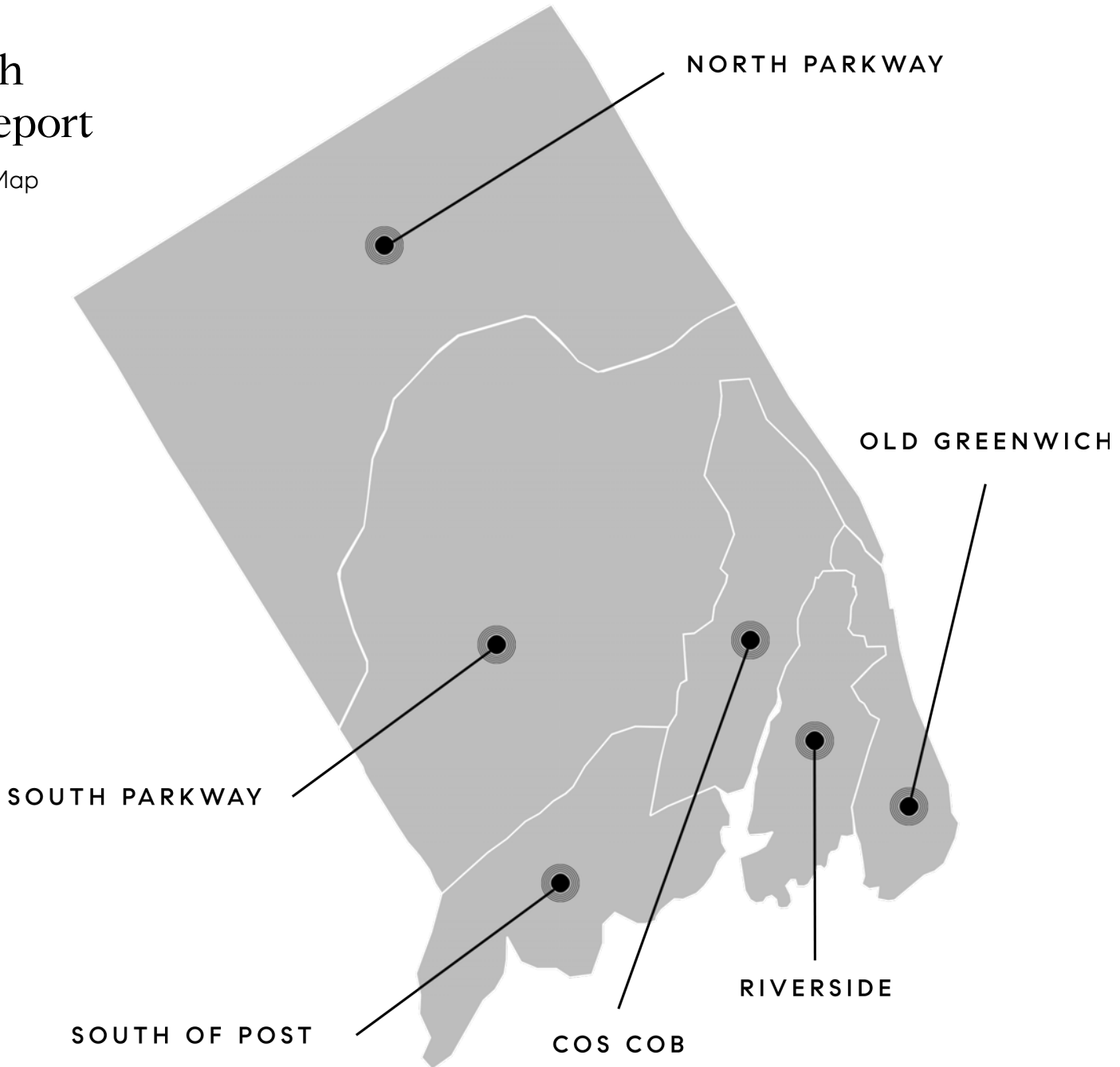
69 Broad St  
Stamford, CT

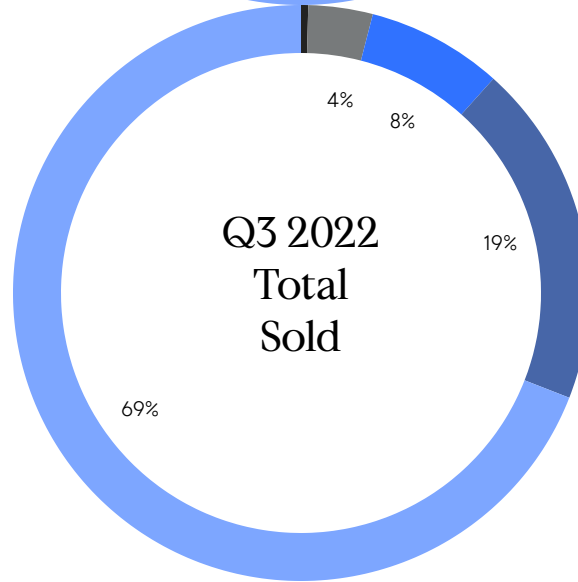
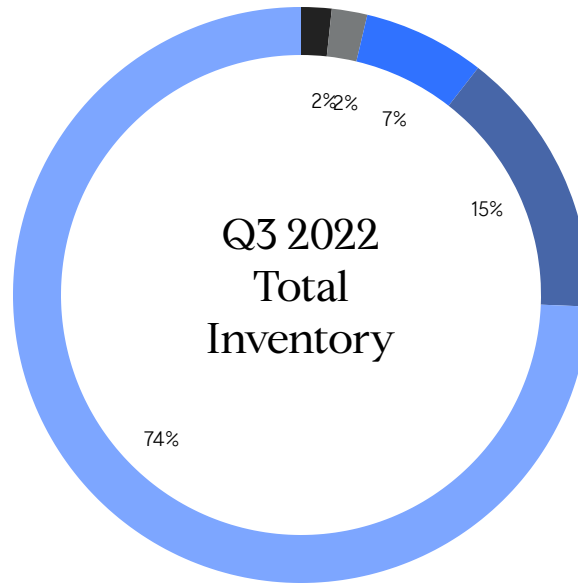
## Westport

54 Wilton Rd  
Westport, CT

# Greenwich Market Report

Neighborhood Map





# Market Overview

**\$3.1M**

Average House  
Sales Price

**\$673**

Average  
Price Per Sq. Ft.

**-1.1%**

Average Discount  
From List Price

**\$2.4M**

Median House  
Sales Price

**76**

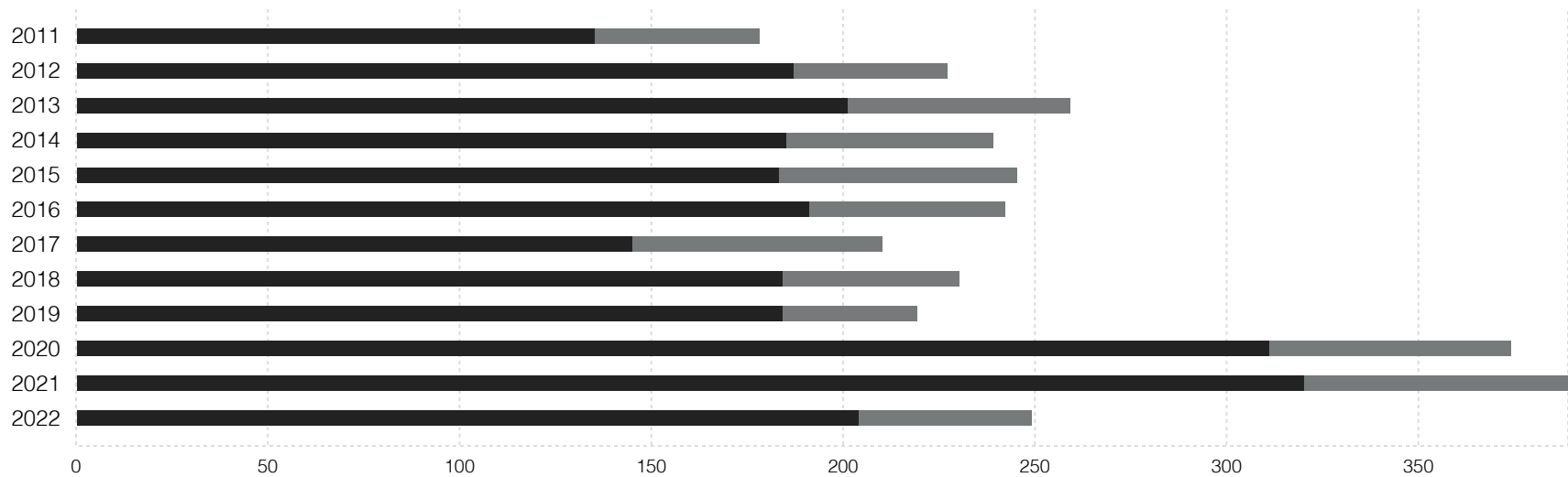
Average  
Days On Market

**22%**

Under \$1M  
Sales Market Share

## Q3 Sales by Property Type

■ Homes    ■ Condos & Coops

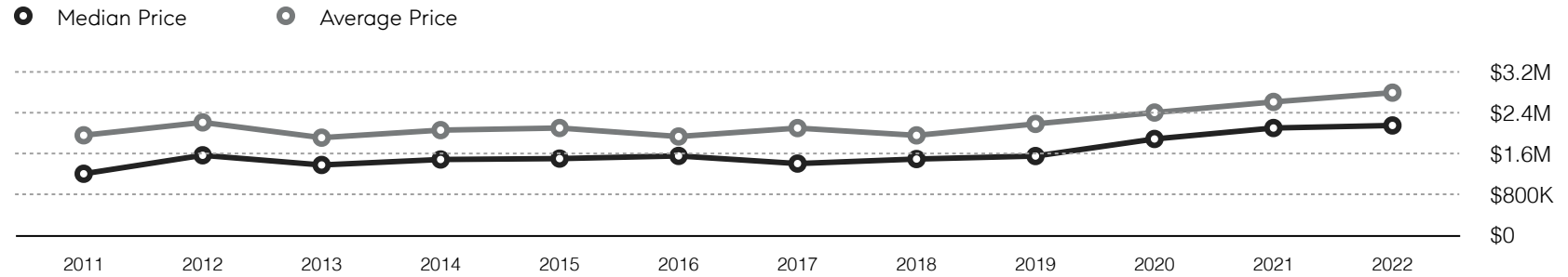


# Market Overview

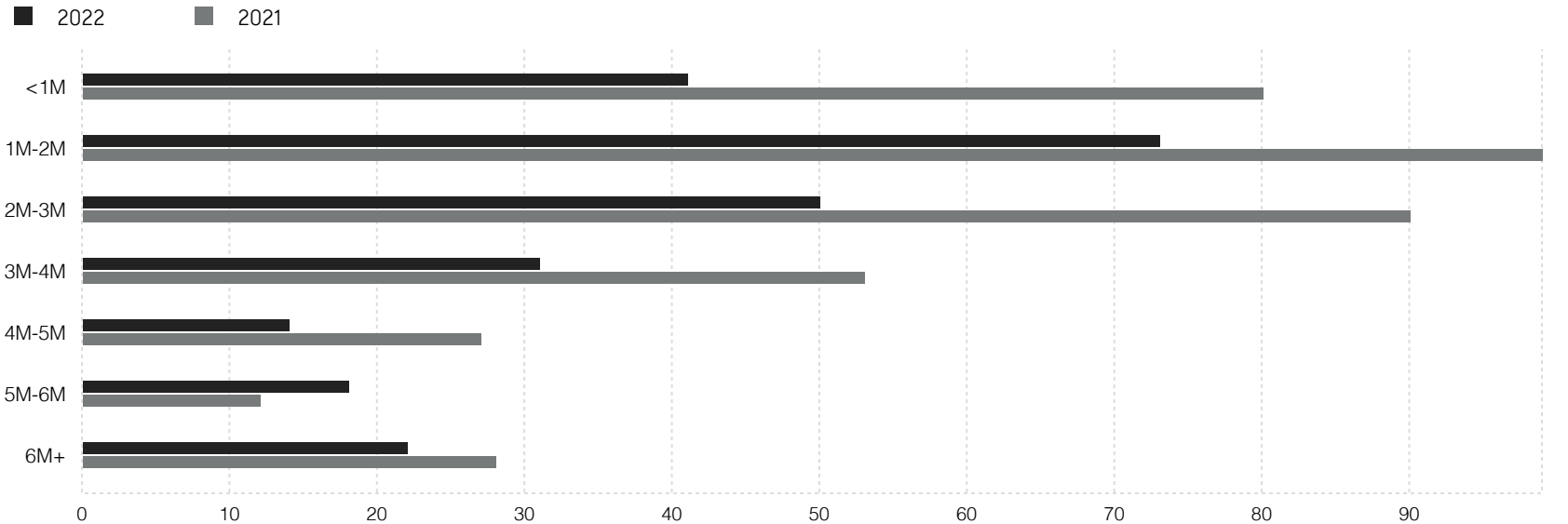
		Q3 2021	Q3 2022	% Change	YTD 2021	YTD 2022	% Change
Overall	# OF SALES	389	249	-36%	1,053	692	-34%
	AVERAGE SALE PRICE	\$2,611,854	\$2,793,144	6.9%	\$2,566,984	\$2,661,899	3.7%
	MEDIAN SALE PRICE	\$2,100,000	\$2,150,000	2.4%	\$2,000,000	\$2,001,000	0.1%
	AVERAGE PPSF	\$641	\$695	8.4%	\$614	\$673	9.6%
	AVERAGE DOM	88	55	-37.5%	118	76	-35.6%
	% LIST/SOLD	-1%	1%		-2%	1%	
Houses	# OF SALES	320	204	-36%	834	535	-36%
	AVERAGE SALE PRICE	\$2,940,366	\$3,130,587	6.5%	\$2,974,498	\$3,104,528	4.4%
	MEDIAN SALE PRICE	\$2,297,500	\$2,411,250	5.0%	\$2,300,000	\$2,475,000	7.6%
	AVERAGE PPSF	\$654	\$717	9.6%	\$631	\$695	10.1%
	AVERAGE DOM	83	58	-30.1%	111	79	-28.8%
	% LIST/SOLD	-1%	1%		-1%	1%	
Condos & Co-ops	# OF SALES	69	45	-35%	219	157	-28%
	AVERAGE SALE PRICE	\$1,088,318	\$1,263,400	16.1%	\$1,015,082	\$1,153,576	13.6%
	MEDIAN SALE PRICE	\$760,000	\$849,000	11.7%	\$750,000	\$850,000	13.3%
	AVERAGE PPSF	\$577	\$588	1.9%	\$541	\$591	9.2%
	AVERAGE DOM	111	43	-61.3%	141	65	-53.9%
	% LIST/SOLD	-1%	1%		-2%	1%	

# Market Overview

## Q3 Historic Sales



## Q3 Sales by Price Point



# North Parkway

**\$3.6M**

Average House  
Sales Price

**\$610**

Average  
Price Per Sq. Ft.

**1.4%**

Average Discount  
From List Price

**\$3.1M**

Median House  
Sales Price

**111**

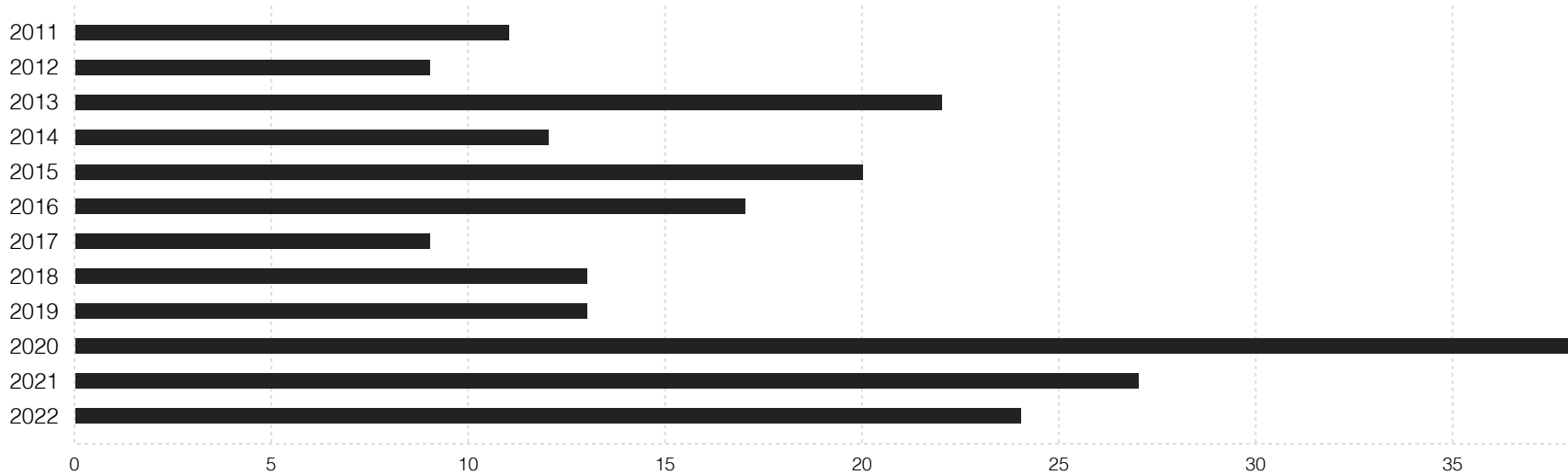
Average  
Days On Market

**2%**

Under \$1M  
Sales Market Share

## Q3 Sales by Property Type

■ Homes   ■ Condos & Coops



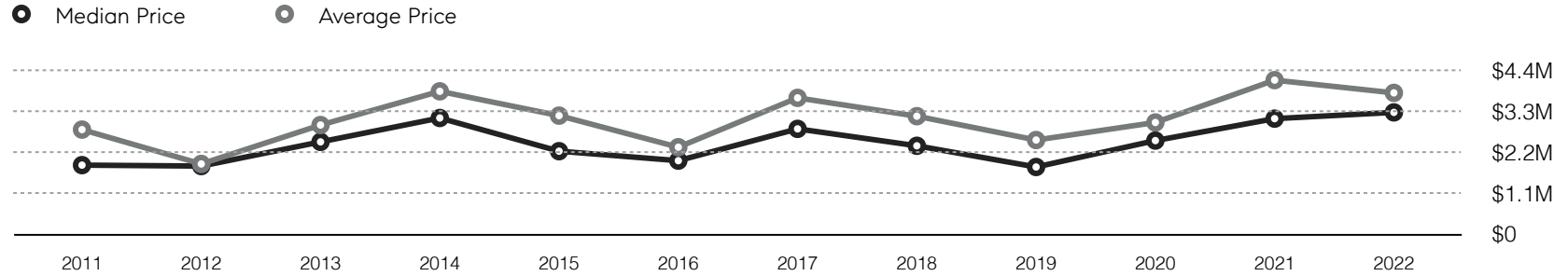


# North Parkway

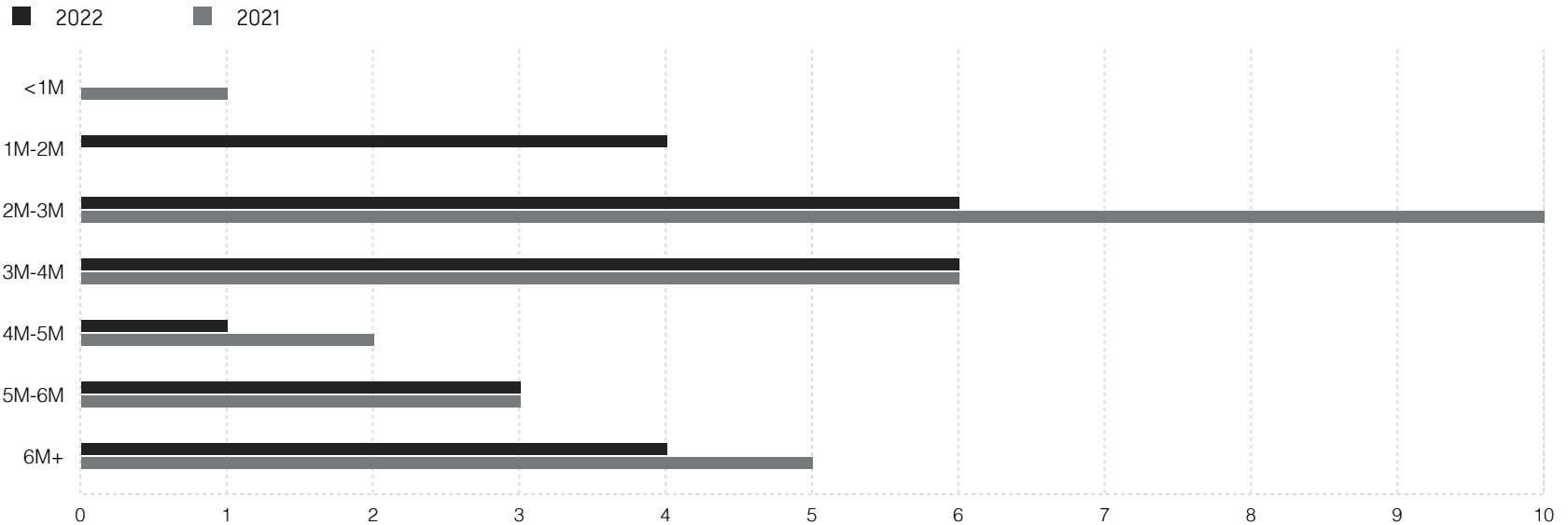
		Q3 2021	Q3 2022	% Change	YTD 2021	YTD 2022	% Change
Overall	# OF SALES	27	24	-11%	76	61	-20%
	AVERAGE SALE PRICE	\$4,135,213	\$3,792,998	-8.3%	\$4,265,313	\$3,686,291	-13.6%
	MEDIAN SALE PRICE	\$3,100,000	\$3,267,906	5.4%	\$3,087,500	\$3,100,000	0.4%
	AVERAGE PPSF	\$603	\$635	5.3%	\$578	\$610	5.5%
	AVERAGE DOM	212	119	-43.9%	167	111	-33.5%
	% LIST/SOLD	-2%	1%		-3%	-1%	
Houses	# OF SALES	27	24	-11%	76	61	-20%
	AVERAGE SALE PRICE	\$4,135,213	\$3,792,998	-8.3%	\$4,265,313	\$3,686,291	-13.6%
	MEDIAN SALE PRICE	\$3,100,000	\$3,267,906	5.4%	\$3,087,500	\$3,100,000	0.4%
	AVERAGE PPSF	\$603	\$635	5.3%	\$578	\$610	5.5%
	AVERAGE DOM	212	119	-43.9%	167	111	-33.5%
	% LIST/SOLD	-2%	-1%		-3%	-1%	
Condos & Co-ops	# OF SALES	-	-	-	-	-	-
	AVERAGE SALE PRICE	-	-	-	-	-	-
	MEDIAN SALE PRICE	-	-	-	-	-	-
	AVERAGE PPSF	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% LIST/SOLD	-	-		-	-	

# North Parkway

## Q3 Historic Sales



## Q3 Sales by Price Point



# South Parkway

**\$4.4M**

Average House  
Sales Price

**\$704**

Average  
Price Per Sq. Ft.

**0.2%**

Average Discount  
From List Price

**\$3.9M**

Median House  
Sales Price

**101**

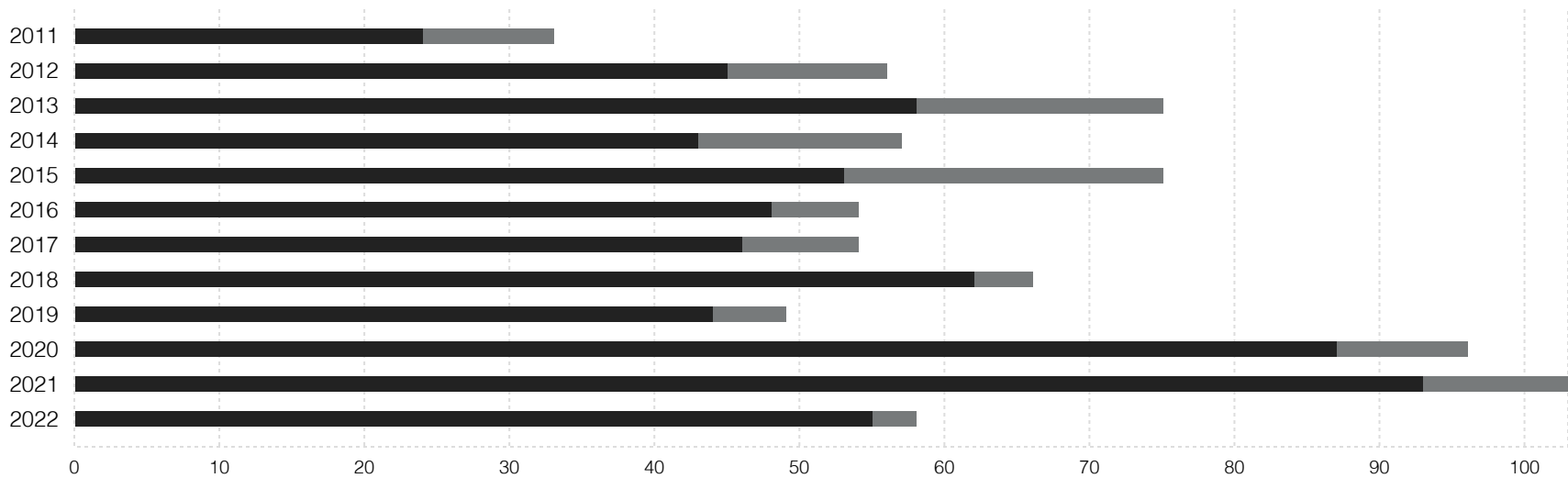
Average  
Days On Market

**11%**

Under \$1M  
Sales Market Share

## Q3 Sales by Property Type

■ Homes    ■ Condos & Coops

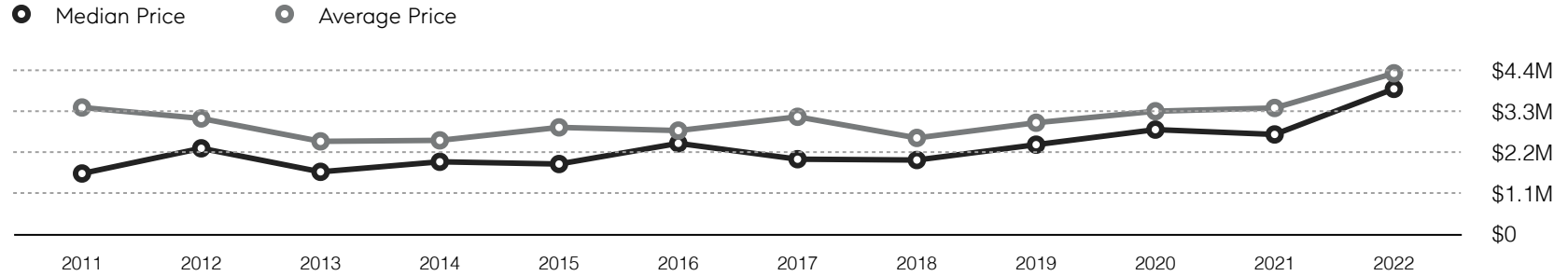


# South Parkway

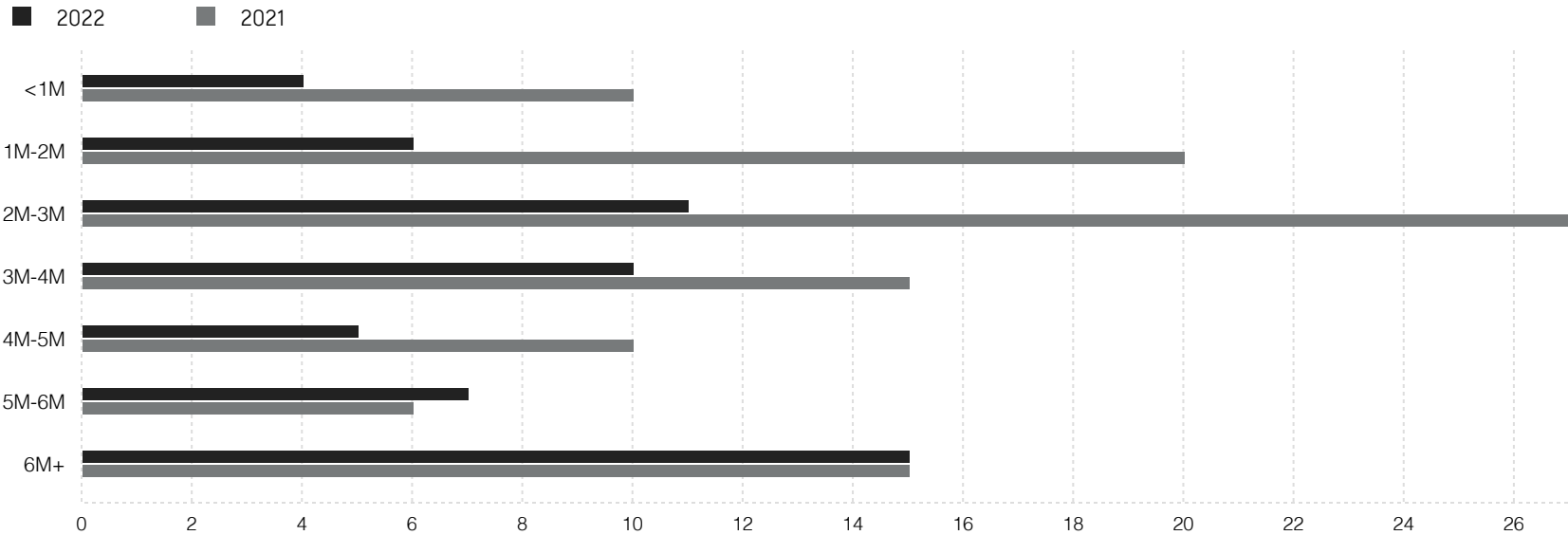
		Q3 2021	Q3 2022	% Change	YTD 2021	YTD 2022	% Change
Overall	# OF SALES	103	58	-44%	265	177	-33%
	AVERAGE SALE PRICE	\$3,386,956	\$4,318,716	27.5%	\$3,467,045	\$3,929,755	13.3%
	MEDIAN SALE PRICE	\$2,675,000	\$3,900,000	45.8%	\$2,900,000	\$3,395,000	17.1%
	AVERAGE PPSF	\$620	\$735	18.5%	\$604	\$704	16.6%
	AVERAGE DOM	97	81	-16.5%	130	101	-22.3%
	% LIST/SOLD	-1%	1%		-3%	-	
Houses	# OF SALES	93	55	-41%	234	151	-35%
	AVERAGE SALE PRICE	\$3,684,209	\$4,495,464	22.0%	\$3,822,149	\$4,427,489	15.8%
	MEDIAN SALE PRICE	\$2,900,000	\$3,995,000	37.8%	\$3,275,000	\$3,950,000	20.6%
	AVERAGE PPSF	\$632	\$747	18.2%	\$617	\$721	16.9%
	AVERAGE DOM	100	84	-16.0%	131	110	-16.0%
	% LIST/SOLD	-1%	1%		-2%	-	
Condos & Co-ops	# OF SALES	10	3	-70%	31	26	-16%
	AVERAGE SALE PRICE	\$622,500	\$1,078,333	73.2%	\$786,581	\$1,039,067	32.1%
	MEDIAN SALE PRICE	\$612,500	\$575,000	-6.1%	\$715,000	\$930,000	30.1%
	AVERAGE PPSF	\$517	\$516	-0.2%	\$508	\$600	18.1%
	AVERAGE DOM	70	20	-71.4%	117	49	-58.1%
	% LIST/SOLD	-1%	-2%		-3%	-1%	

# South Parkway

## Q3 Historic Sales



## Q3 Sales by Price Point



# South of Post Road

**\$3.7M**

Average House  
Sales Price

**\$725**

Average  
Price Per Sq. Ft.

**-0.7%**

Average Discount  
From List Price

**\$3.7M**

Median House  
Sales Price

**90**

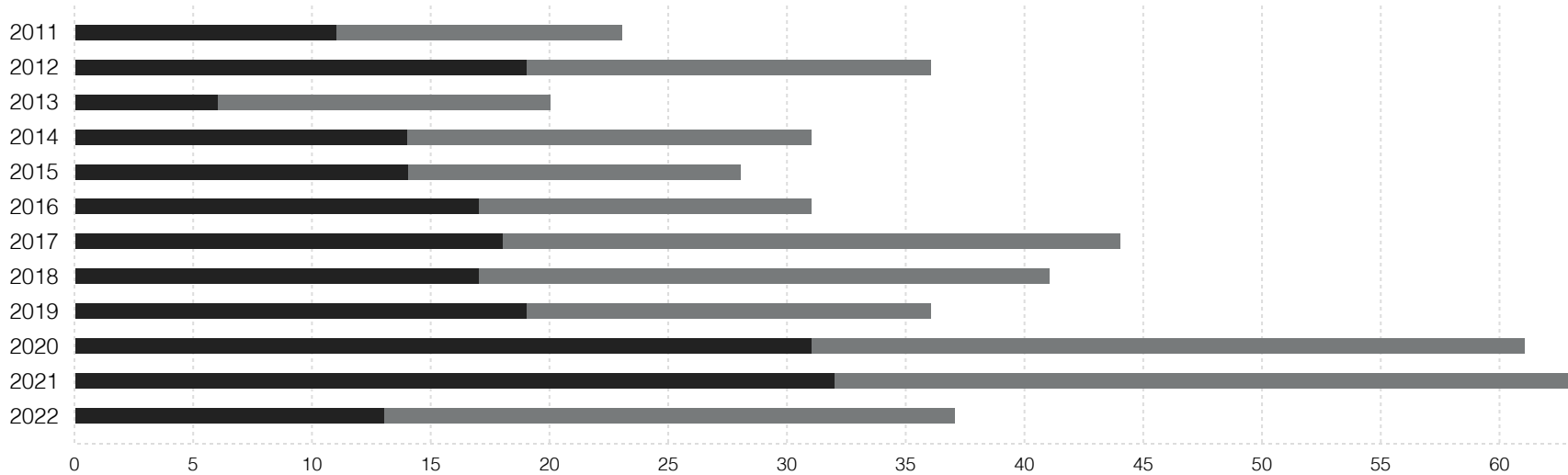
Average  
Days On Market

**33%**

Under \$1M  
Sales Market Share

## Q3 Sales by Property Type

■ Homes    ■ Condos & Coops

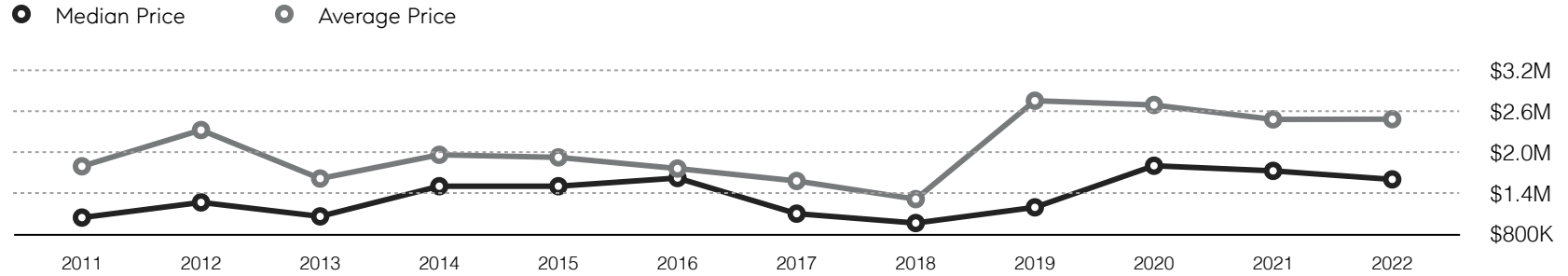


# South of Post Road

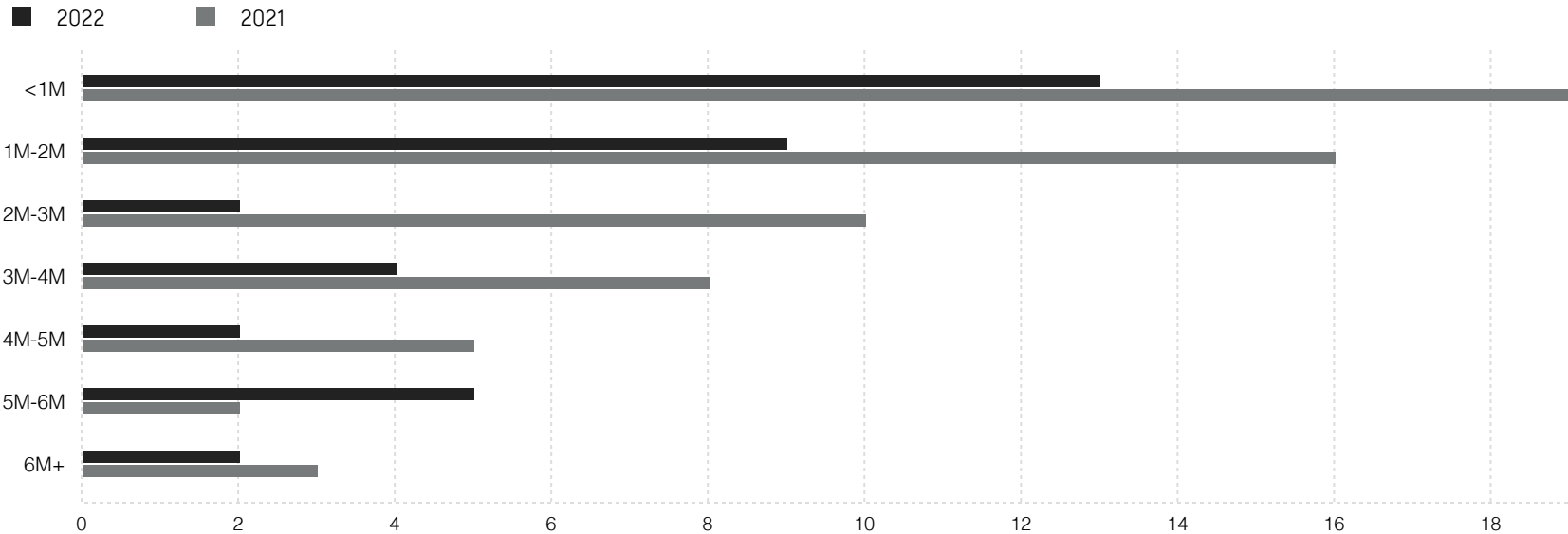
		Q3 2021	Q3 2022	% Change	YTD 2021	YTD 2022	% Change
Overall	# OF SALES	63	37	-41%	179	113	-37%
	AVERAGE SALE PRICE	\$2,479,706	\$2,483,105	0.1%	\$2,570,383	\$2,389,683	-7.0%
	MEDIAN SALE PRICE	\$1,725,000	\$1,600,000	-7.2%	\$1,725,000	\$1,825,000	5.8%
	AVERAGE PPSF	\$699	\$724	3.6%	\$702	\$725	3.3%
	AVERAGE DOM	115	42	-63.5%	168	90	-46.4%
	% LIST/SOLD	-2%	1%		-3%	1%	
Houses	# OF SALES	32	13	-59%	86	46	-47%
	AVERAGE SALE PRICE	\$3,439,672	\$4,280,492	24.4%	\$3,916,274	\$3,704,182	-5.4%
	MEDIAN SALE PRICE	\$2,322,500	\$5,000,000	115.3%	\$2,700,000	\$3,700,000	37.0%
	AVERAGE PPSF	\$698	\$845	21.1%	\$758	\$774	2.1%
	AVERAGE DOM	86	30	-65.1%	153	95	-37.9%
	% LIST/SOLD	-2%	-1%		-3%	-	
Condos & Co-ops	# OF SALES	31	24	-23%	93	67	-28%
	AVERAGE SALE PRICE	\$1,488,773	\$1,509,521	1.4%	\$1,325,797	\$1,487,190	12.2%
	MEDIAN SALE PRICE	\$795,000	\$849,500	6.9%	\$780,000	\$995,000	27.6%
	AVERAGE PPSF	\$700	\$648	-7.4%	\$641	\$685	6.9%
	AVERAGE DOM	145	48	-66.9%	182	87	-52.2%
	% LIST/SOLD	-1%	1%		-2%	1%	

# South of Post Road

## Q3 Historic Sales



## Q3 Sales by Price Point





# Cos Cob

**\$1.7M**

Average House  
Sales Price

**\$579**

Average  
Price Per Sq. Ft.

**-0.9%**

Average Discount  
From List Price

**\$1.5M**

Median House  
Sales Price

**55**

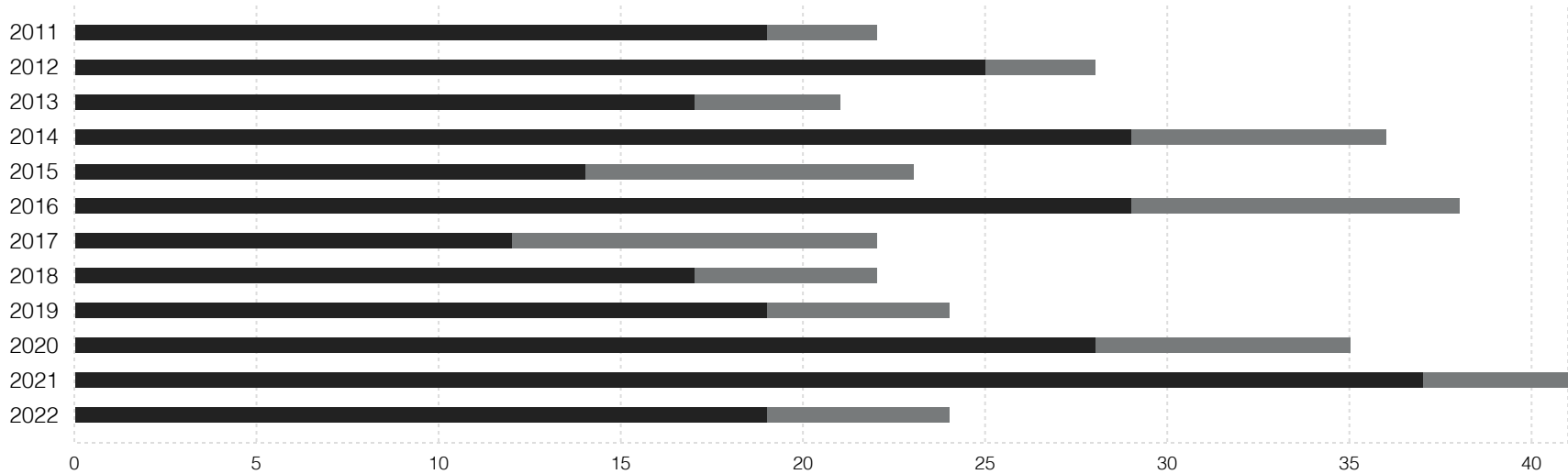
Average  
Days On Market

**29%**

Under \$1M  
Sales Market Share

## Q3 Sales by Property Type

■ Homes    ■ Condos & Coops

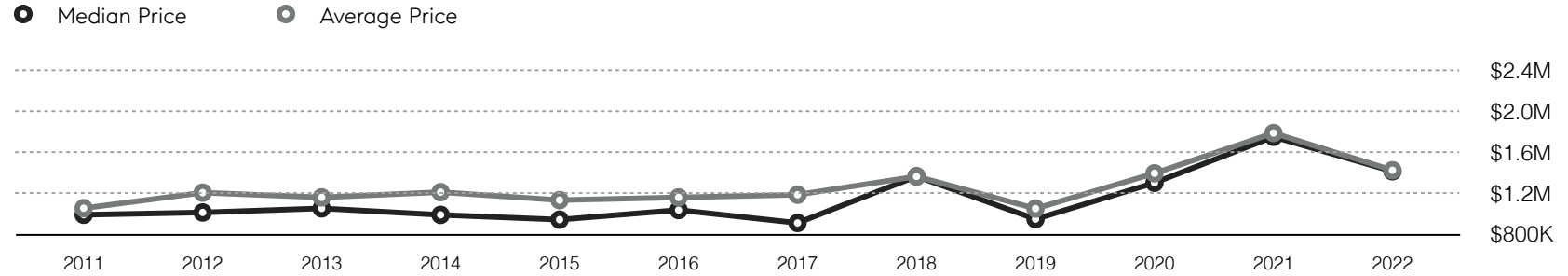


# Cos Cob

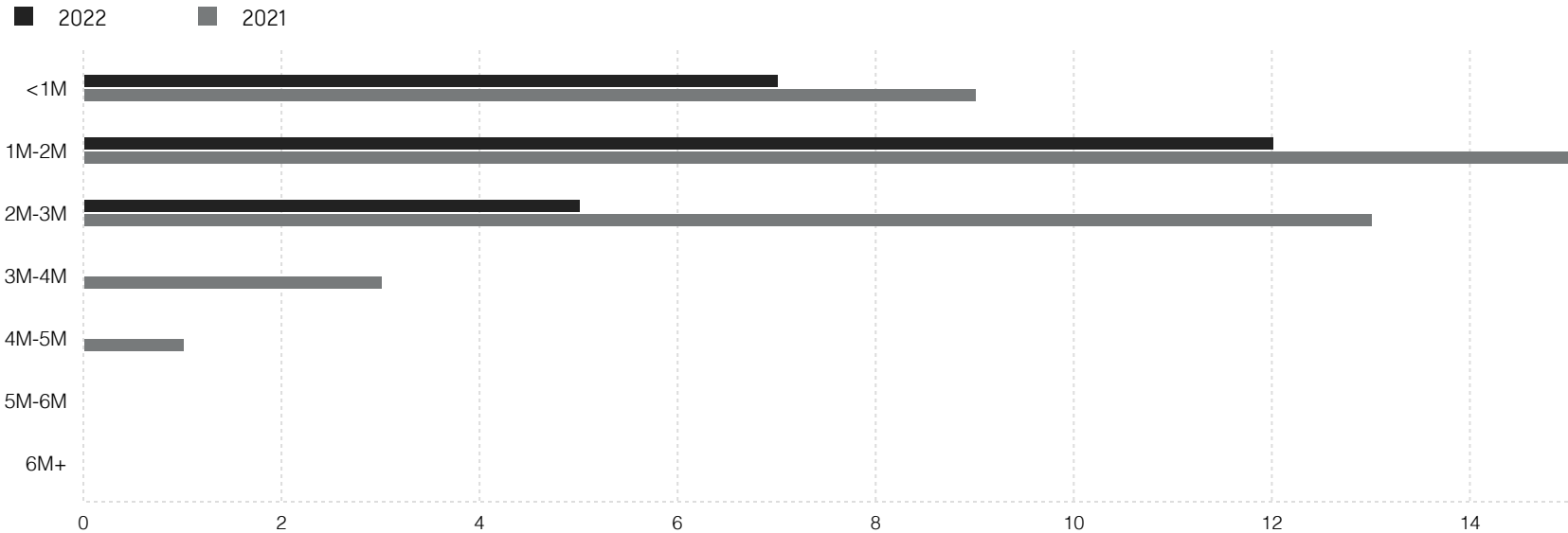
		Q3 2021	Q3 2022	% Change	YTD 2021	YTD 2022	% Change
Overall	# OF SALES	41	24	-41%	111	85	-23%
	AVERAGE SALE PRICE	\$1,786,554	\$1,422,823	-20.4%	\$1,489,588	\$1,546,306	3.8%
	MEDIAN SALE PRICE	\$1,750,000	\$1,412,500	-19.3%	\$1,325,000	\$1,425,000	7.5%
	AVERAGE PPSF	\$546	\$576	5.5%	\$530	\$579	9.2%
	AVERAGE DOM	57	52	-8.8%	108	55	-49.1%
	% LIST/SOLD	-2%	1%		-2%	1%	
Houses	# OF SALES	37	19	-49%	88	65	-26%
	AVERAGE SALE PRICE	\$1,862,249	\$1,590,539	-14.6%	\$1,654,872	\$1,789,724	8.1%
	MEDIAN SALE PRICE	\$1,895,000	\$1,450,000	-23.5%	\$1,397,000	\$1,575,000	12.7%
	AVERAGE PPSF	\$547	\$583	6.6%	\$527	\$587	11.4%
	AVERAGE DOM	60	51	-15.0%	97	51	-47.4%
	% LIST/SOLD	-2%	-		-2%	1%	
Condos & Co-ops	# OF SALES	4	5	25%	23	20	-13%
	AVERAGE SALE PRICE	\$1,086,375	\$785,500	-27.7%	\$857,196	\$755,200	-11.9%
	MEDIAN SALE PRICE	\$959,000	\$780,000	-18.7%	\$714,000	\$681,500	-4.6%
	AVERAGE PPSF	\$533	\$546	2.4%	\$545	\$545	-
	AVERAGE DOM	20	54	170.0%	148	67	-54.7%
	% LIST/SOLD	-1%	2%		-3%	-1%	

# Cos Cob

## Q3 Historic Sales



## Q3 Sales by Price Point



# Old Greenwich

**\$2.7M**

Average House  
Sales Price

**\$774**

Average  
Price Per Sq. Ft.

**-3.3%**

Average Discount  
From List Price

**\$2.3M**

Median House  
Sales Price

**42**

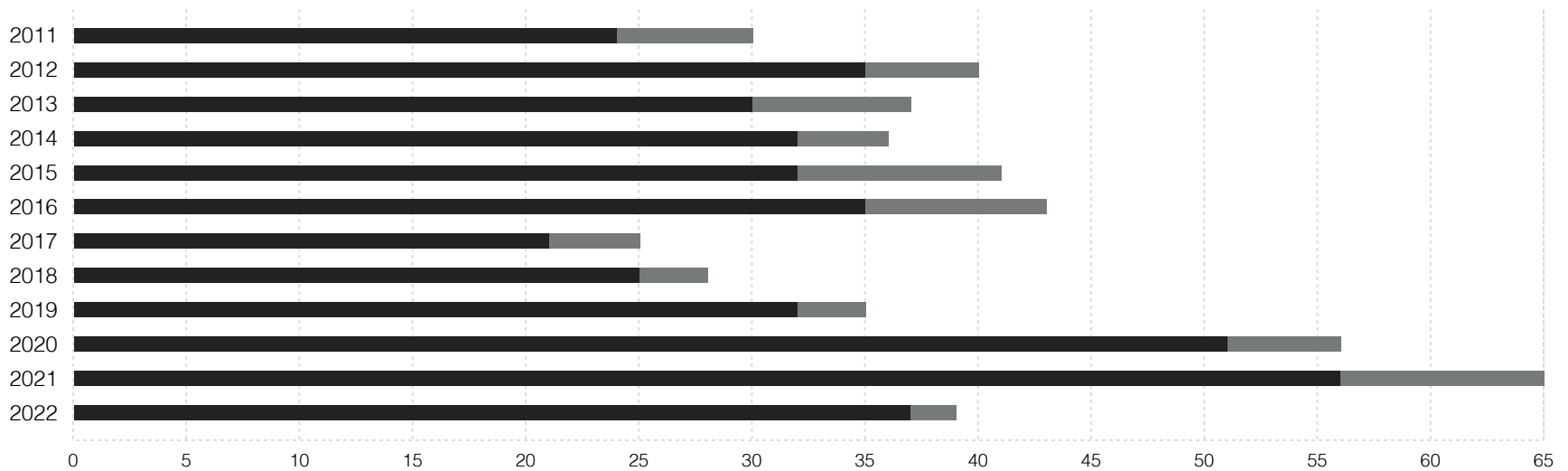
Average  
Days On Market

**14%**

Under \$1M  
Sales Market Share

## Q3 Sales by Property Type

■ Homes    ■ Condos & Coops

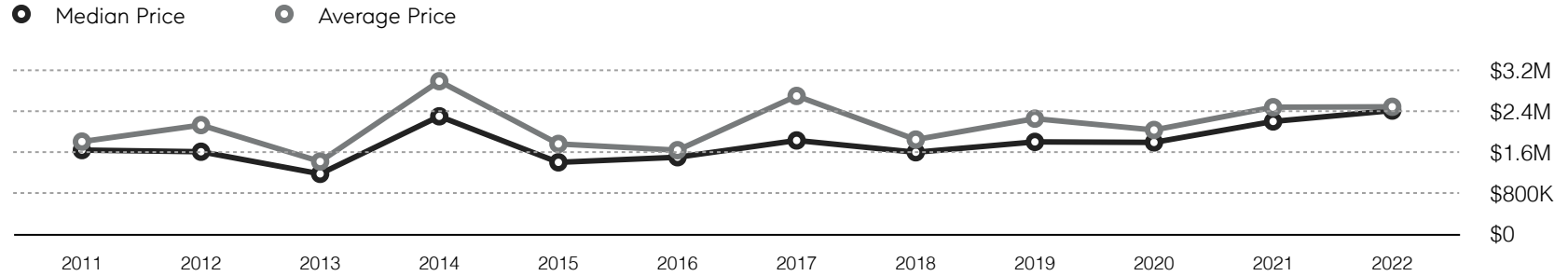


# Old Greenwich

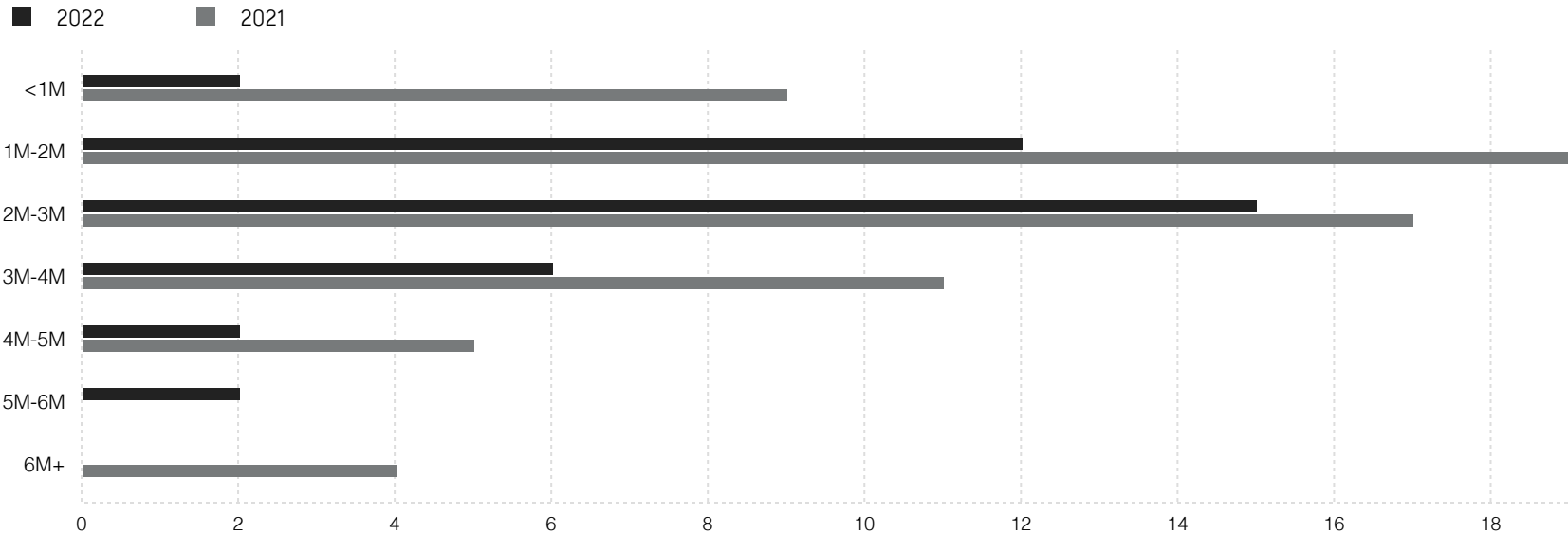
		Q3 2021	Q3 2022	% Change	YTD 2021	YTD 2022	% Change
Overall	# OF SALES	65	39	-40%	152	84	-45%
	AVERAGE SALE PRICE	\$2,478,294	\$2,486,083	0.3%	\$2,286,319	\$2,464,434	7.8%
	MEDIAN SALE PRICE	\$2,200,000	\$2,412,500	9.7%	\$2,012,658	\$2,112,500	5.0%
	AVERAGE PPSF	\$754	\$793	5.2%	\$707	\$774	9.5%
	AVERAGE DOM	51	24	-52.9%	66	42	-36.4%
	% LIST/SOLD	1%	1%		-	3%	
Houses	# OF SALES	56	37	-34%	127	74	-42%
	AVERAGE SALE PRICE	\$2,766,806	\$2,597,358	-6.1%	\$2,609,188	\$2,701,255	3.5%
	MEDIAN SALE PRICE	\$2,294,500	\$2,433,333	6.1%	\$2,250,000	\$2,302,778	2.3%
	AVERAGE PPSF	\$796	\$807	1.4%	\$748	\$807	7.9%
	AVERAGE DOM	37	23	-37.8%	58	43	-25.9%
	% LIST/SOLD	1%	4%		1%	3%	
Condos & Co-ops	# OF SALES	9	2	-78%	25	10	-60%
	AVERAGE SALE PRICE	\$683,111	\$427,500	-37.4%	\$646,140	\$711,962	10.2%
	MEDIAN SALE PRICE	\$773,000	\$427,500	-44.7%	\$558,000	\$452,200	-19.0%
	AVERAGE PPSF	\$507	\$537	5.9%	\$503	\$543	8.0%
	AVERAGE DOM	140	49	-65.0%	111	30	-73.0%
	% LIST/SOLD	-1%	2%		-1%	5%	

# Old Greenwich

## Q3 Historic Sales



## Q3 Sales by Price Point



# Riverside

**\$2.5M**

Average House  
Sales Price

**\$753**

Average  
Price Per Sq. Ft.

**-3.0%**

Average Discount  
From List Price

**\$2.0M**

Median House  
Sales Price

**52**

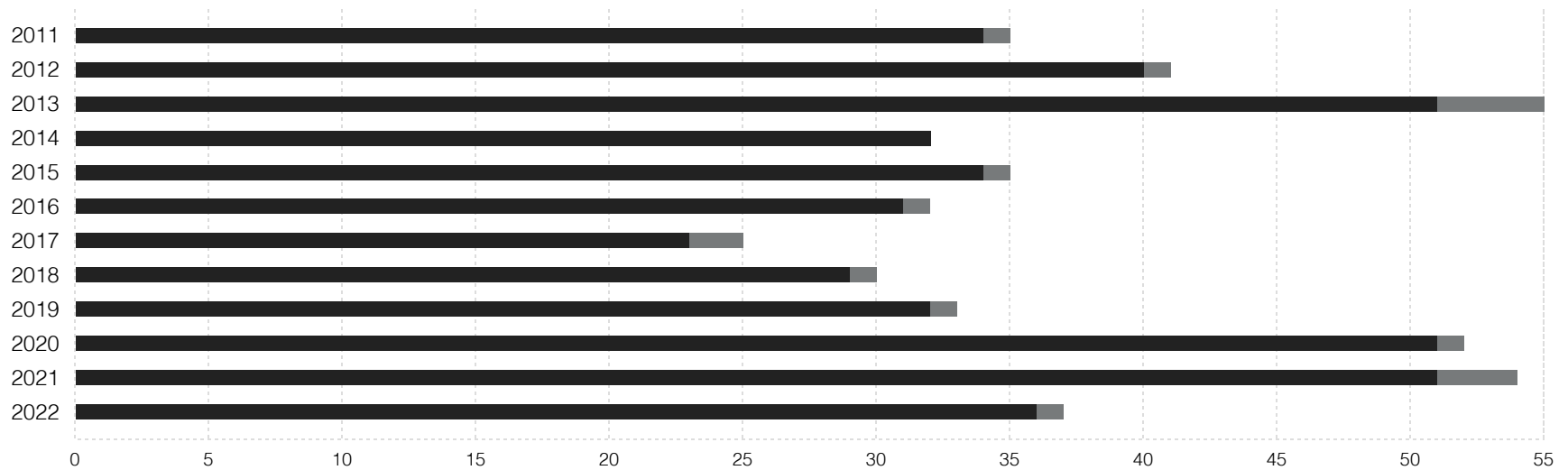
Average  
Days On Market

**13%**

Under \$1M  
Sales Market Share

## Q3 Sales by Property Type

■ Homes    ■ Condos & Coops



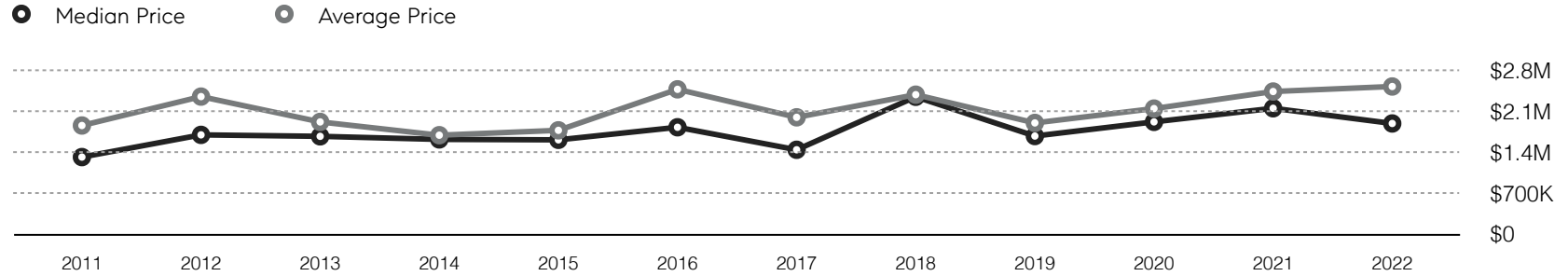
# Riverside

		Q3 2021	Q3 2022	% Change	YTD 2021	YTD 2022	% Change
Overall	# OF SALES	54	37	-31%	148	88	-41%
	AVERAGE SALE PRICE	\$2,436,750	\$2,522,635	3.5%	\$2,453,215	\$2,442,968	-0.4%
	MEDIAN SALE PRICE	\$2,150,000	\$1,890,000	-12.1%	\$2,162,500	\$1,972,500	-8.8%
	AVERAGE PPSF	\$674	\$764	13.4%	\$650	\$753	15.8%
	AVERAGE DOM	56	39	-30.4%	79	52	-34.2%
	% LIST/SOLD	1%	1%		-	3%	
Houses	# OF SALES	51	36	-29%	141	84	-40%
	AVERAGE SALE PRICE	\$2,537,539	\$2,570,153	1.3%	\$2,538,161	\$2,521,627	-0.7%
	MEDIAN SALE PRICE	\$2,195,000	\$1,932,500	-12.0%	\$2,200,000	\$2,034,000	-7.5%
	AVERAGE PPSF	\$691	\$774	12.0%	\$663	\$770	16.1%
	AVERAGE DOM	56	38	-32.1%	76	53	-30.3%
	% LIST/SOLD	1%	3%		-	3%	
Condos & Co-ops	# OF SALES	3	1	-67%	7	4	-43%
	AVERAGE SALE PRICE	\$723,333	\$812,000	12.3%	\$742,143	\$791,125	6.6%
	MEDIAN SALE PRICE	\$670,000	\$812,000	21.2%	\$730,000	\$787,500	7.9%
	AVERAGE PPSF	\$380	\$407	7.1%	\$396	\$414	4.5%
	AVERAGE DOM	54	70	29.6%	149	41	-72.5%
	% LIST/SOLD	-2%	-2%		-2%	1%	

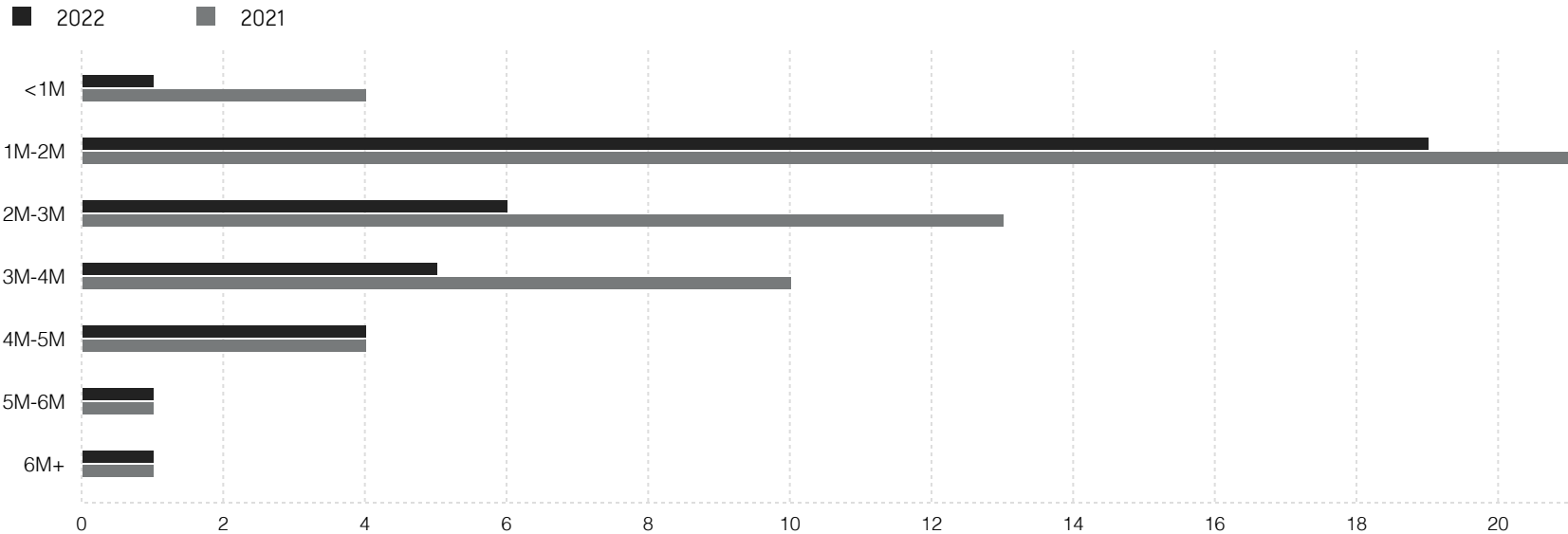


# Riverside

## Q3 Historic Sales



## Q3 Sales by Price Point



# COMPASS

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