

Q1 2024

Greenwich Market Report

COMPASS



Compass Connecticut

Darien

1090 Boston Post Rd
Darien, CT

Greenwich

200 Greenwich Ave, Floor 3
Greenwich, CT

New Canaan

111 Cherry Street
New Canaan, CT

Westport

54 Wilton Rd
Westport, CT

East Lyme

15 Chesterfield Rd
East Lyme, CT

Guilford

89 Whitfield St
Guilford, CT

Norwich

76 Salem Turnpike
Norwich, CT

Essex

5 Essex Square
Essex, CT

Madison

724 Boston Post Rd
Madison, CT

Ridgefield

479 Main St, Suite 2
Ridgefield, CT

Fairfield

1 Sasco Hill Rd, Ste 201
Fairfield, CT

Mystic

22 Holmes St
Mystic, CT

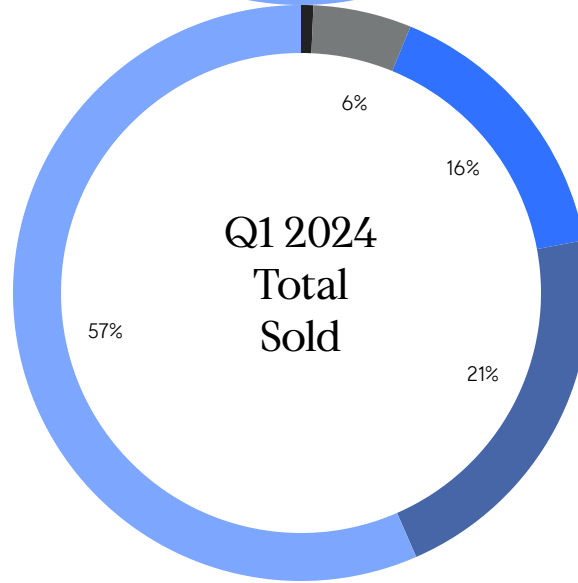
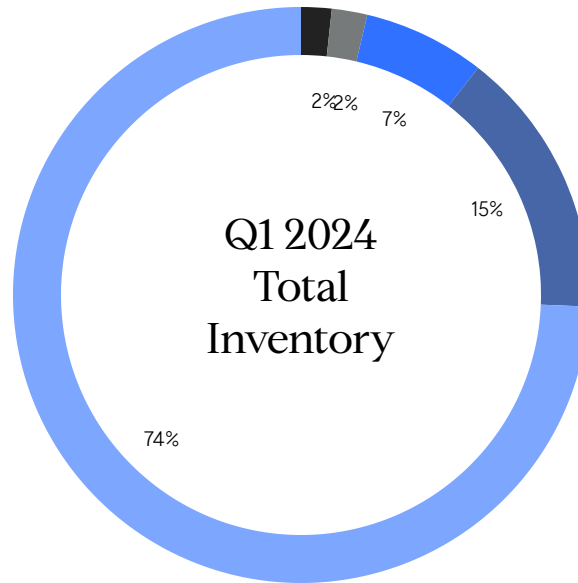
Stamford

69 Broad St
Stamford, CT

Greenwich Market Report

Neighborhood Map





Market Overview

\$3.3M

Average House
Sales Price

\$697

Average
Price Per Sq. Ft.

-1.5%

Average Discount
From List Price

\$2.7M

Median House
Sales Price

78

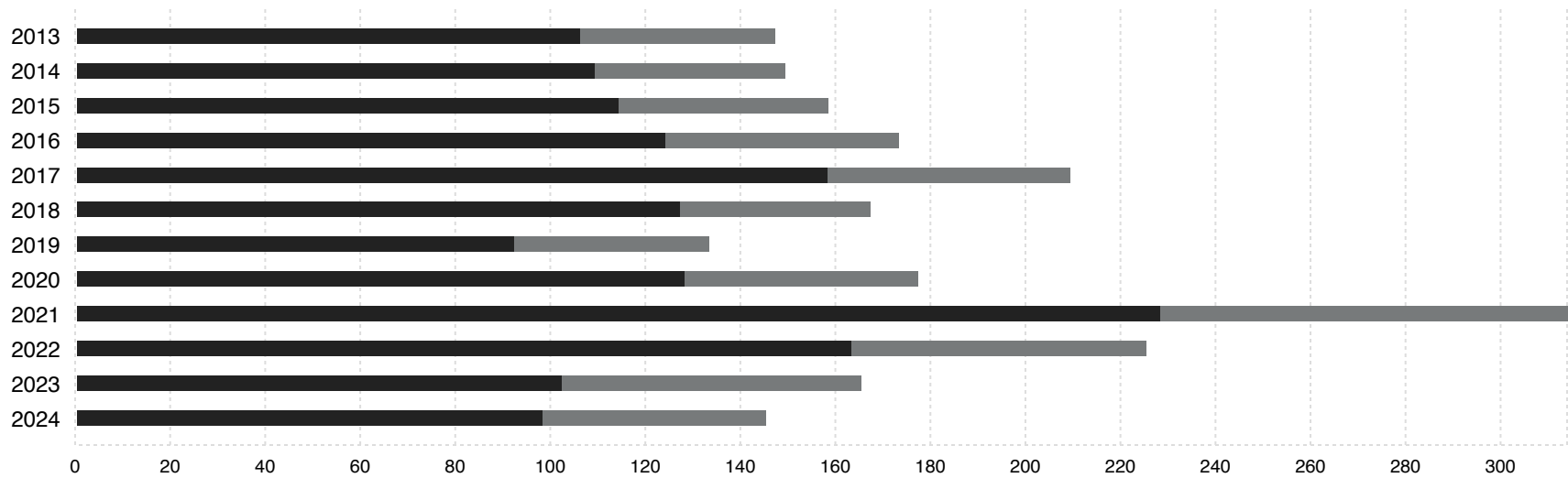
Average
Days On Market

26%

Under \$1M
Sales Market Share

Q1 Sales by Property Type

■ Homes ■ Condos & Coops

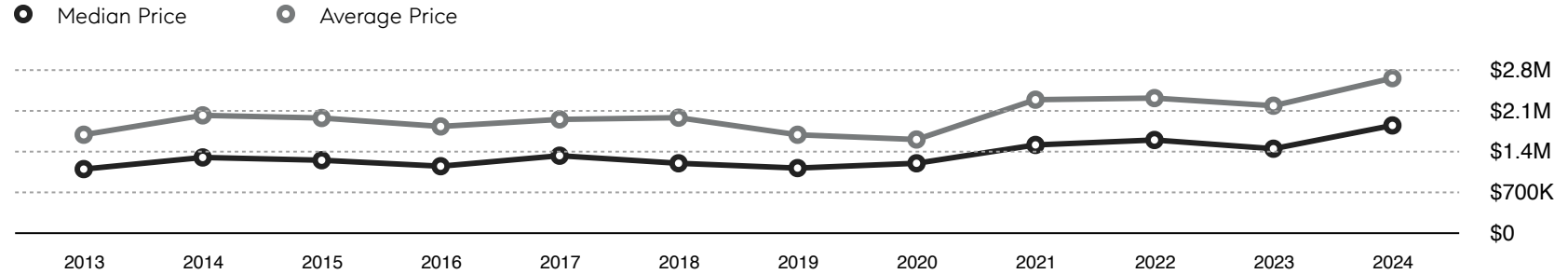


Market Overview

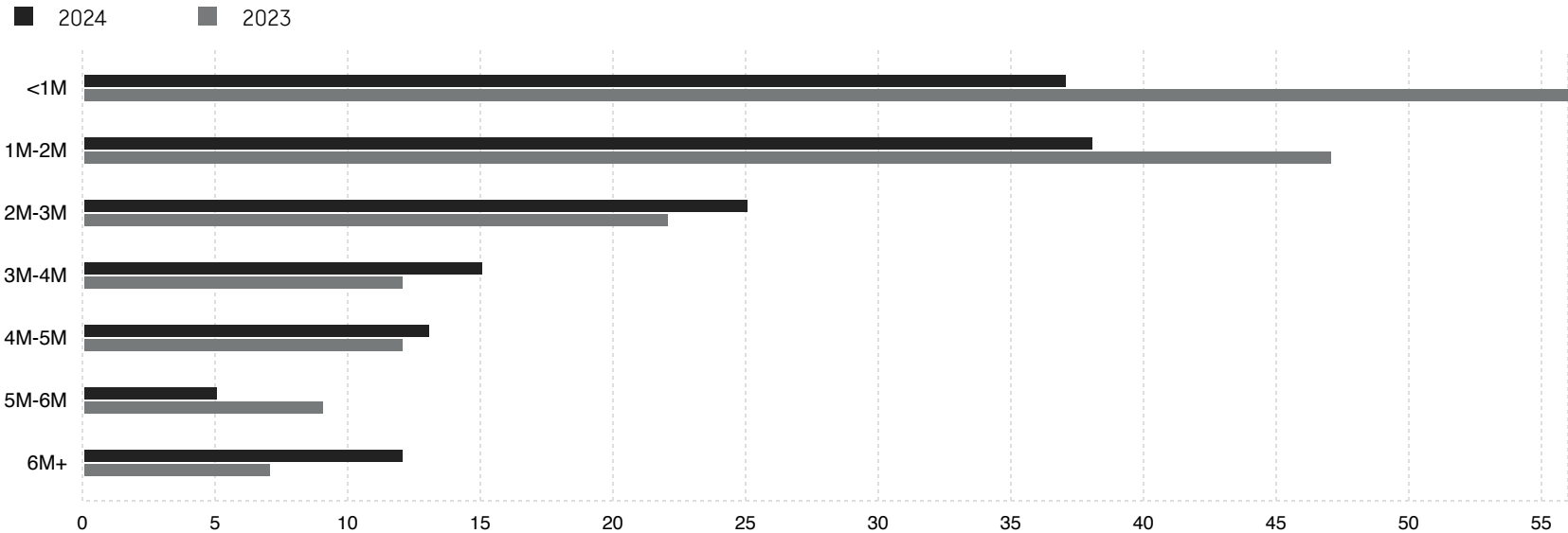
		Q1 2023	Q1 2024	% Change	YTD 2023	YTD 2024	% Change
Overall	# OF SALES	165	145	-12%	165	145	-12%
	AVERAGE SALE PRICE	\$2,188,489	\$2,661,886	21.6%	\$2,188,489	\$2,661,886	21.6%
	MEDIAN SALE PRICE	\$1,450,000	\$1,850,000	27.6%	\$1,450,000	\$1,850,000	27.6%
	AVERAGE PPSF	\$620	\$697	12.4%	\$620	\$697	12.4%
	AVERAGE DOM	82	78	-4.9%	82	78	-4.9%
	% LIST/SOLD	-1%	1%		-1%	1%	
Houses	# OF SALES	102	98	-4%	102	98	-4%
	AVERAGE SALE PRICE	\$2,873,555	\$3,389,363	18.0%	\$2,873,555	\$3,389,363	18.0%
	MEDIAN SALE PRICE	\$2,324,250	\$2,711,250	16.7%	\$2,324,250	\$2,711,250	16.7%
	AVERAGE PPSF	\$618	\$727	17.6%	\$618	\$727	17.6%
	AVERAGE DOM	88	89	1.1%	88	89	1.1%
	% LIST/SOLD	-1%	1%		-1%	1%	
Condos & Co-ops	# OF SALES	63	47	-25%	63	47	-25%
	AVERAGE SALE PRICE	\$1,079,333	\$1,145,019	6.1%	\$1,079,333	\$1,145,019	6.1%
	MEDIAN SALE PRICE	\$825,000	\$810,000	-1.8%	\$825,000	\$810,000	-1.8%
	AVERAGE PPSF	\$624	\$634	1.6%	\$624	\$634	1.6%
	AVERAGE DOM	72	55	-23.6%	72	55	-23.6%
	% LIST/SOLD	-1%	1%		-1%	1%	

Market Overview

Q1 Historic Sales



Q1 Sales by Price Point



North Parkway

\$4.2M

Average House
Sales Price

\$629

Average
Price Per Sq. Ft.

-1.2%

Average Discount
From List Price

\$4.6M

Median House
Sales Price

93

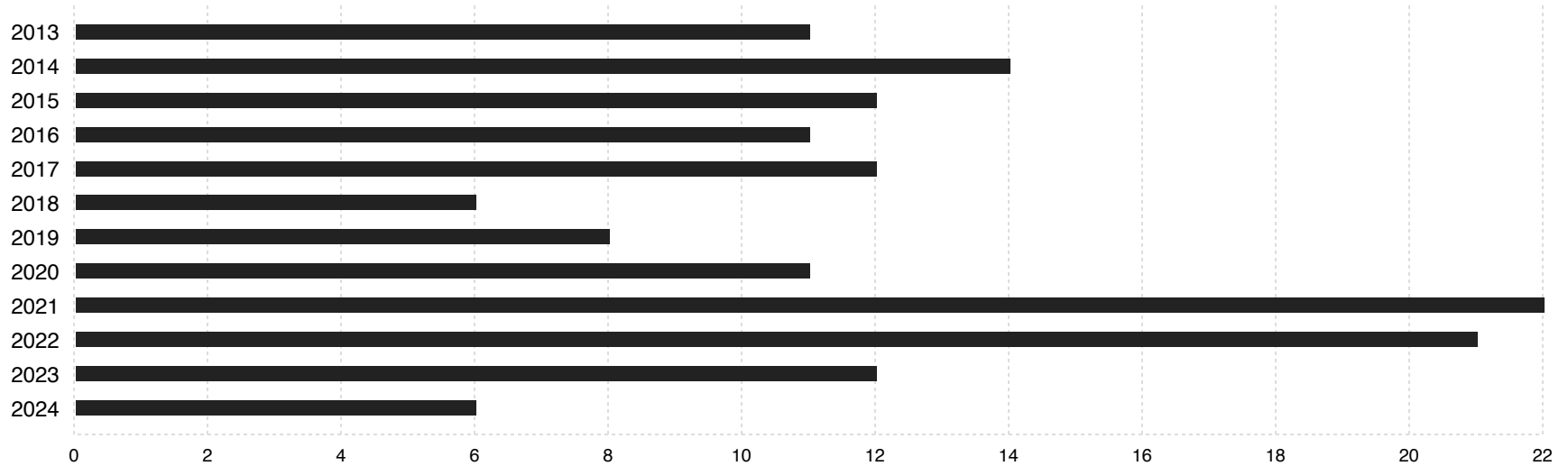
Average
Days On Market

0%

Under \$1M
Sales Market Share

Q1 Sales by Property Type

■ Homes ■ Condos & Coops

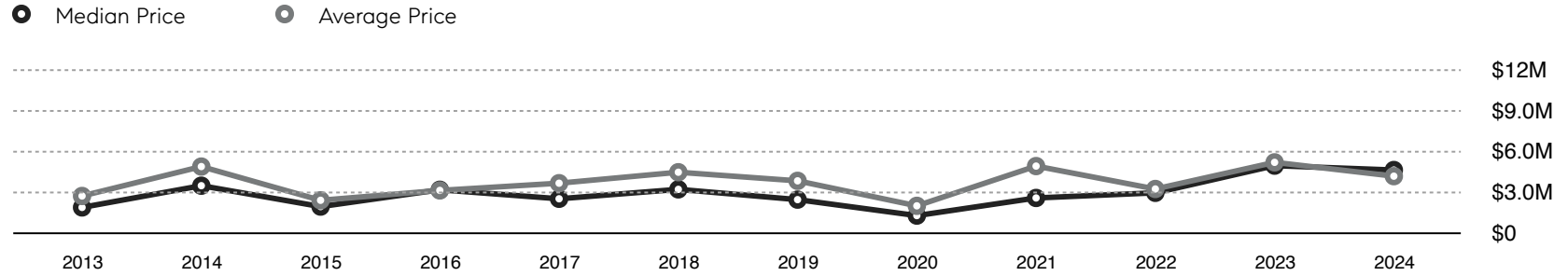


North Parkway

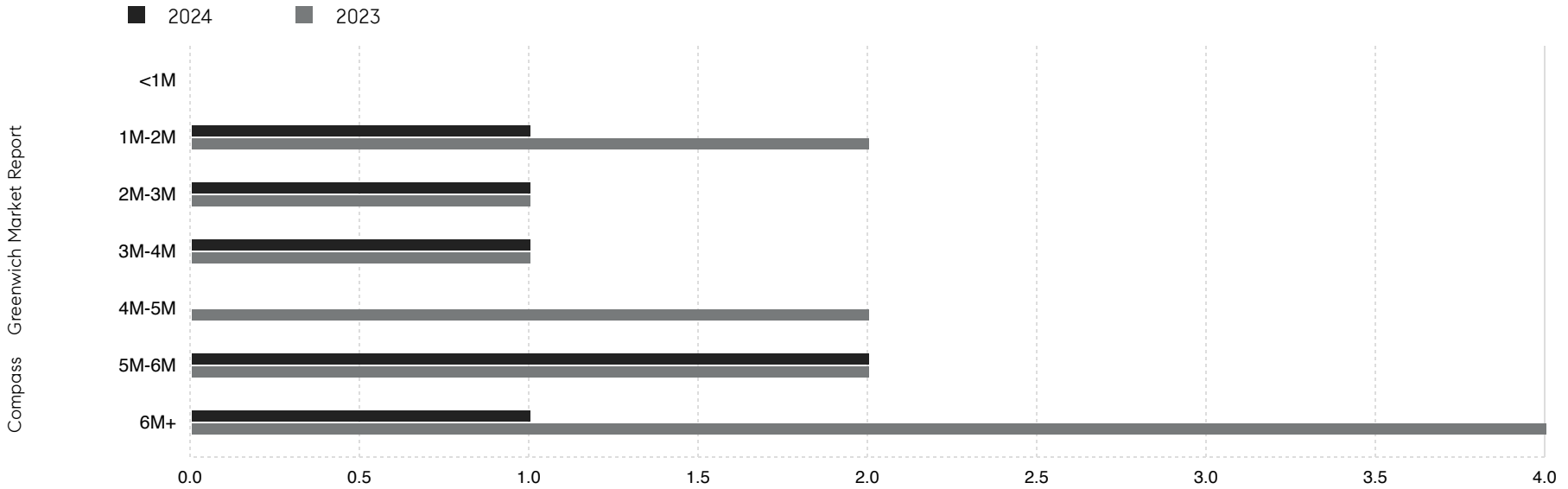
		Q1 2023	Q1 2024	% Change	YTD 2023	YTD 2024	% Change
Overall	# OF SALES	12	6	-50%	12	6	-50%
	AVERAGE SALE PRICE	\$5,217,367	\$4,200,833	-19.5%	\$5,217,367	\$4,200,833	-19.5%
	MEDIAN SALE PRICE	\$4,975,000	\$4,652,500	-6.5%	\$4,975,000	\$4,652,500	-6.5%
	AVERAGE PPSF	\$641	\$629	-1.9%	\$641	\$629	-1.9%
	AVERAGE DOM	120	93	-22.5%	120	93	-22.5%
	% LIST/SOLD	-3%	1%		-3%	1%	
Houses	# OF SALES	12	6	-50%	12	6	-50%
	AVERAGE SALE PRICE	\$5,217,367	\$4,200,833	-19.5%	\$5,217,367	\$4,200,833	-19.5%
	MEDIAN SALE PRICE	\$4,975,000	\$4,652,500	-6.5%	\$4,975,000	\$4,652,500	-6.5%
	AVERAGE PPSF	\$641	\$629	-1.9%	\$641	\$629	-1.9%
	AVERAGE DOM	120	93	-22.5%	120	93	-22.5%
	% LIST/SOLD	-3%	1%		-3%	1%	
Condos & Co-ops	# OF SALES	-	-	-	-	-	-
	AVERAGE SALE PRICE	-	-	-	-	-	-
	MEDIAN SALE PRICE	-	-	-	-	-	-
	AVERAGE PPSF	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% LIST/SOLD	-	-		-	-	

North Parkway

Q1 Historic Sales



Q1 Sales by Price Point



South Parkway

\$4.5M

Average House
Sales Price

\$739

Average
Price Per Sq. Ft.

0.0%

Average Discount
From List Price

\$4.1M

Median House
Sales Price

93

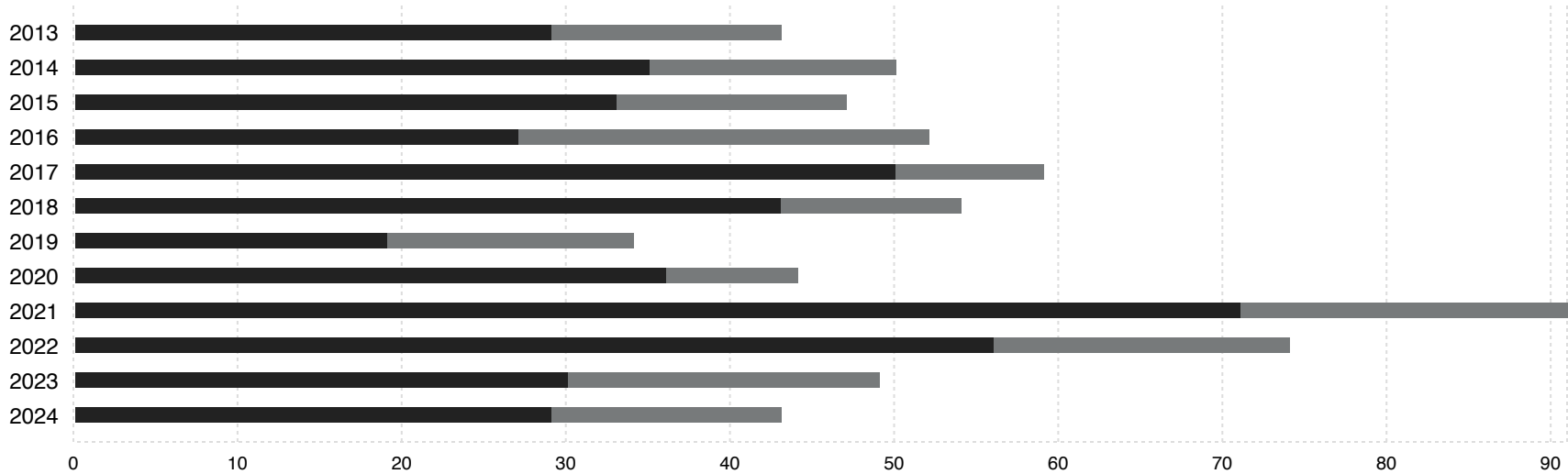
Average
Days On Market

16%

Under \$1M
Sales Market Share

Q1 Sales by Property Type

■ Homes ■ Condos & Coops

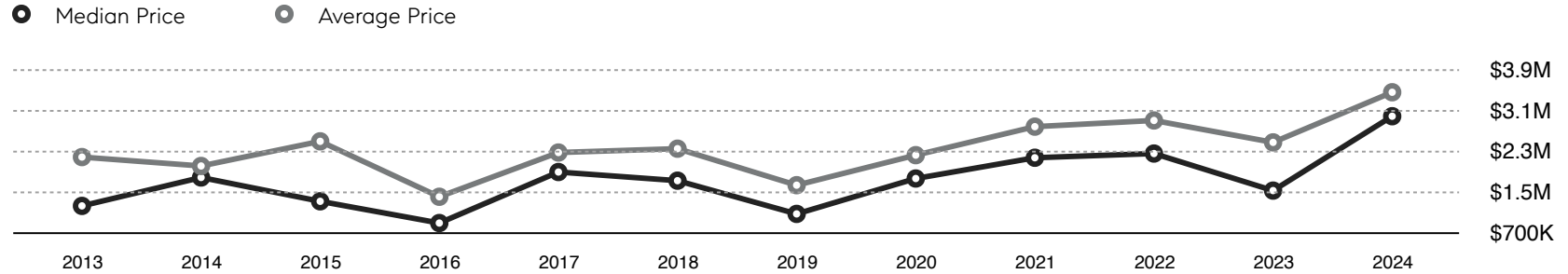


South Parkway

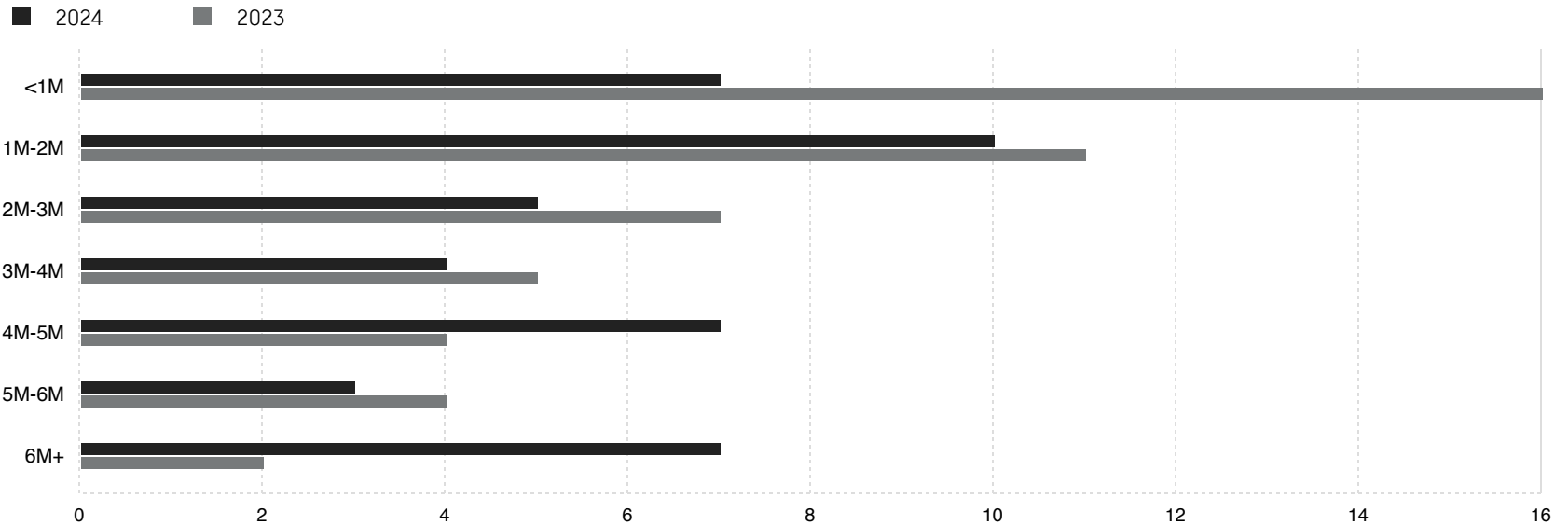
		Q1 2023	Q1 2024	% Change	YTD 2023	YTD 2024	% Change
Overall	# OF SALES	49	43	-12%	49	43	-12%
	AVERAGE SALE PRICE	\$2,481,851	\$3,465,452	39.6%	\$2,481,851	\$3,465,452	39.6%
	MEDIAN SALE PRICE	\$1,535,200	\$2,995,000	95.1%	\$1,535,200	\$2,995,000	95.1%
	AVERAGE PPSF	\$615	\$739	20.2%	\$615	\$739	20.2%
	AVERAGE DOM	72	93	29.2%	72	93	29.2%
	% LIST/SOLD	-	1%		-	-	
Houses	# OF SALES	30	29	-3%	30	29	-3%
	AVERAGE SALE PRICE	\$3,429,940	\$4,589,859	33.8%	\$3,429,940	\$4,589,859	33.8%
	MEDIAN SALE PRICE	\$3,075,000	\$4,125,000	34.1%	\$3,075,000	\$4,125,000	34.1%
	AVERAGE PPSF	\$619	\$774	25.0%	\$619	\$774	25.0%
	AVERAGE DOM	72	124	72.2%	72	124	72.2%
	% LIST/SOLD	-1%	-2%		-1%	-2%	
Condos & Co-ops	# OF SALES	19	14	-26%	19	14	-26%
	AVERAGE SALE PRICE	\$984,868	\$1,136,321	15.4%	\$984,868	\$1,136,321	15.4%
	MEDIAN SALE PRICE	\$810,000	\$1,107,500	36.7%	\$810,000	\$1,107,500	36.7%
	AVERAGE PPSF	\$610	\$673	10.3%	\$610	\$673	10.3%
	AVERAGE DOM	72	29	-59.7%	72	29	-59.7%
	% LIST/SOLD	2%	4%		2%	4%	

South Parkway

Q1 Historic Sales



Q1 Sales by Price Point



South of Post Road

\$4.6M

Average House
Sales Price

\$874

Average
Price Per Sq. Ft.

-2.4%

Average Discount
From List Price

\$2.9M

Median House
Sales Price

119

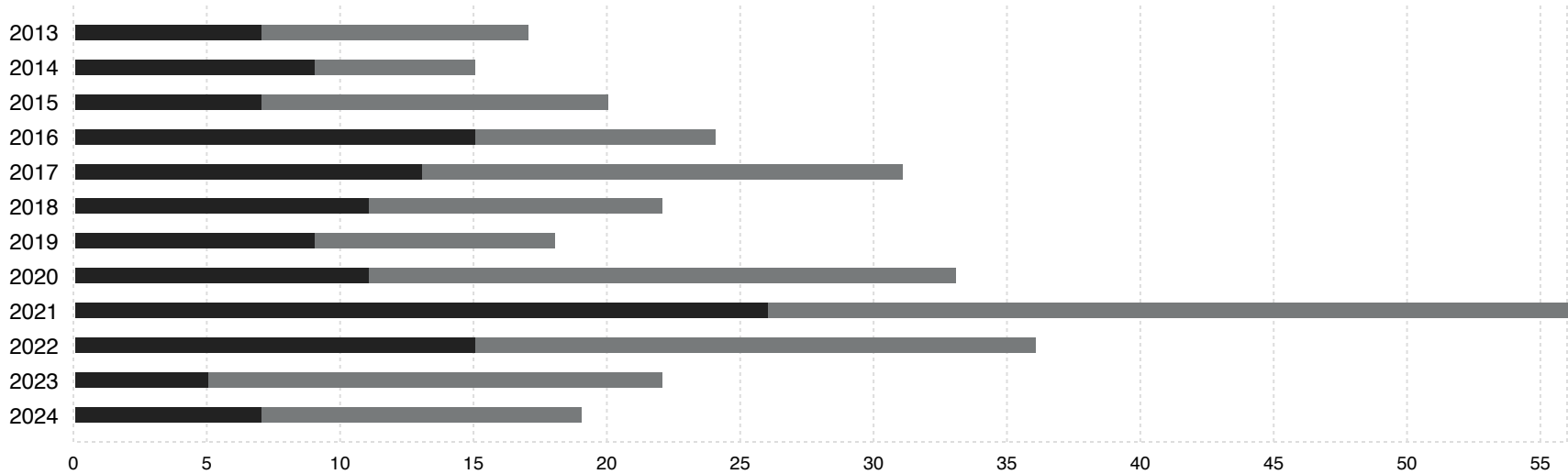
Average
Days On Market

37%

Under \$1M
Sales Market Share

Q1 Sales by Property Type

■ Homes ■ Condos & Coops

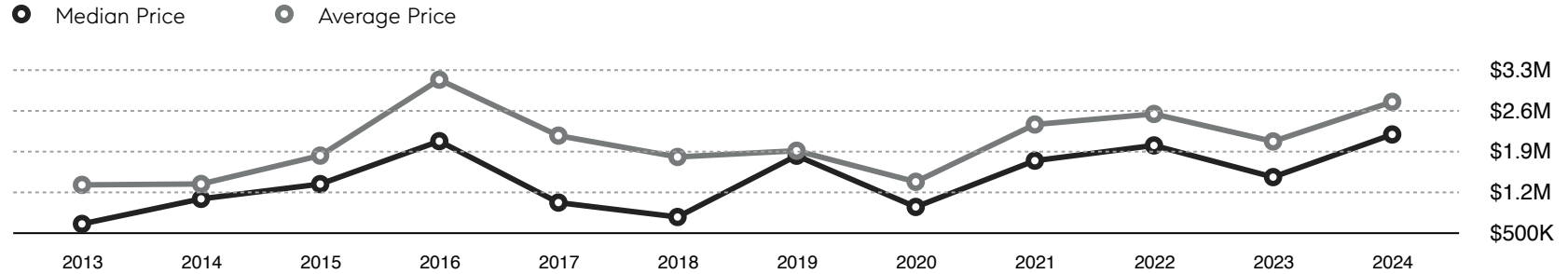


South of Post Road

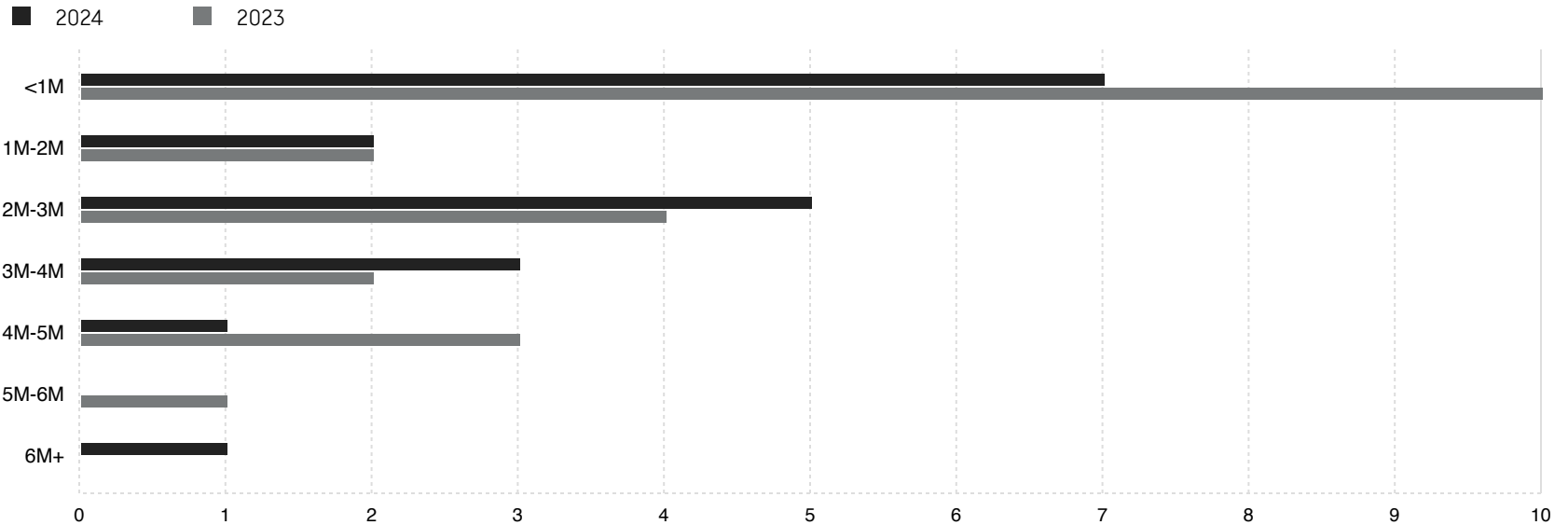
		Q1 2023	Q1 2024	% Change	YTD 2023	YTD 2024	% Change
Overall	# OF SALES	22	19	-14%	22	19	-14%
	AVERAGE SALE PRICE	\$2,075,068	\$2,755,079	32.8%	\$2,075,068	\$2,755,079	32.8%
	MEDIAN SALE PRICE	\$1,462,500	\$2,195,000	50.1%	\$1,462,500	\$2,195,000	50.1%
	AVERAGE PPSF	\$809	\$874	8.0%	\$809	\$874	8.0%
	AVERAGE DOM	117	119	1.7%	117	119	1.7%
	% LIST/SOLD	-2%	1%		-2%	2%	
Houses	# OF SALES	5	7	40%	5	7	40%
	AVERAGE SALE PRICE	\$3,819,800	\$4,688,857	22.8%	\$3,819,800	\$4,688,857	22.8%
	MEDIAN SALE PRICE	\$4,050,000	\$2,900,000	-28.4%	\$4,050,000	\$2,900,000	-28.4%
	AVERAGE PPSF	\$930	\$1,069	14.9%	\$930	\$1,069	14.9%
	AVERAGE DOM	215	139	-35.3%	215	139	-35.3%
	% LIST/SOLD	-4%	7%		-4%	7%	
Condos & Co-ops	# OF SALES	17	12	-29%	17	12	-29%
	AVERAGE SALE PRICE	\$1,561,912	\$1,627,042	4.2%	\$1,561,912	\$1,627,042	4.2%
	MEDIAN SALE PRICE	\$825,000	\$915,000	10.9%	\$825,000	\$915,000	10.9%
	AVERAGE PPSF	\$765	\$722	-5.6%	\$765	\$722	-5.6%
	AVERAGE DOM	94	105	11.7%	94	105	11.7%
	% LIST/SOLD	-1%	-		-1%	-	

South of Post Road

Q1 Historic Sales



Q1 Sales by Price Point



Cos Cob

\$1.7M

Average House
Sales Price

\$644

Average
Price Per Sq. Ft.

-4.7%

Average Discount
From List Price

\$1.5M

Median House
Sales Price

61

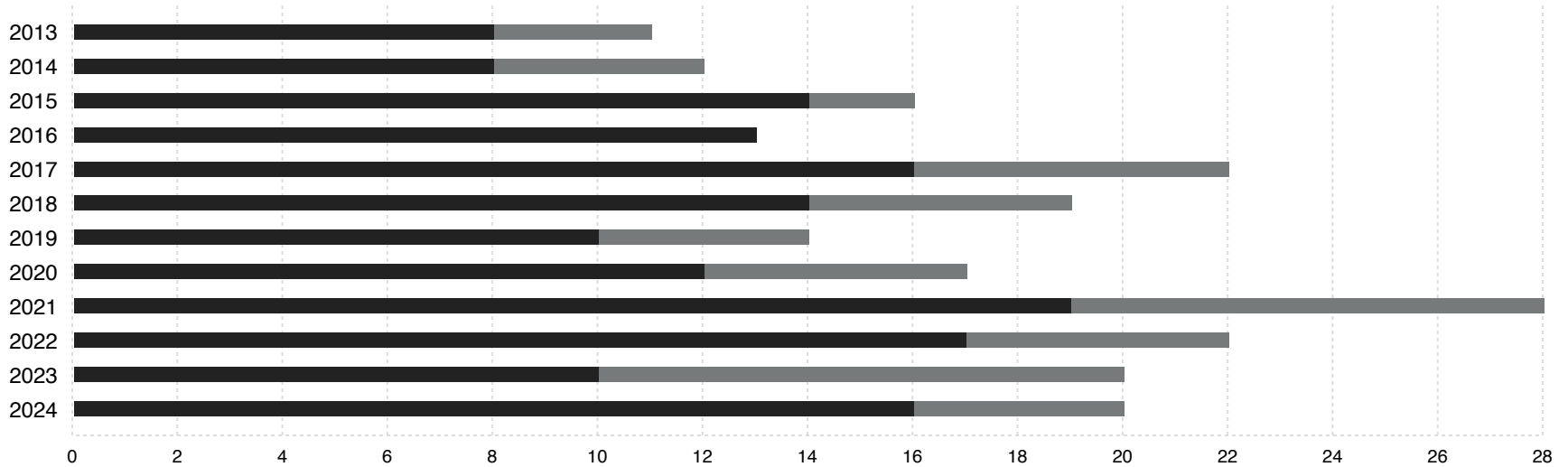
Average
Days On Market

15%

Under \$1M
Sales Market Share

Q1 Sales by Property Type

■ Homes ■ Condos & Coops

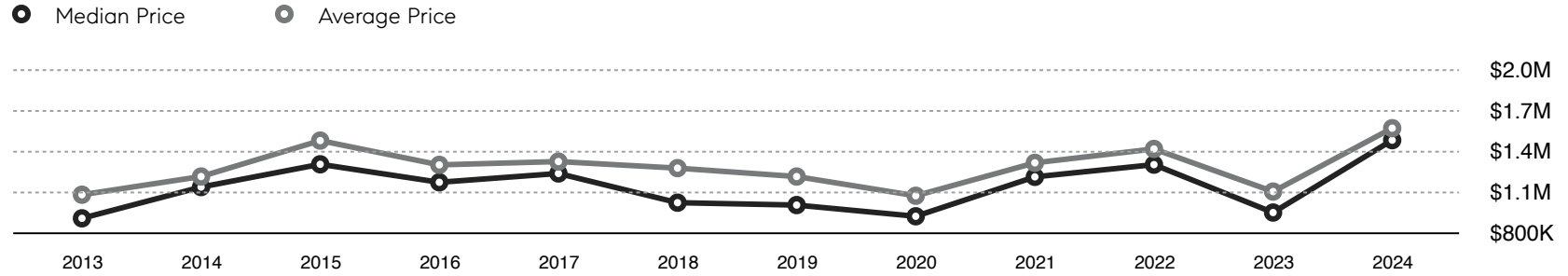


Cos Cob

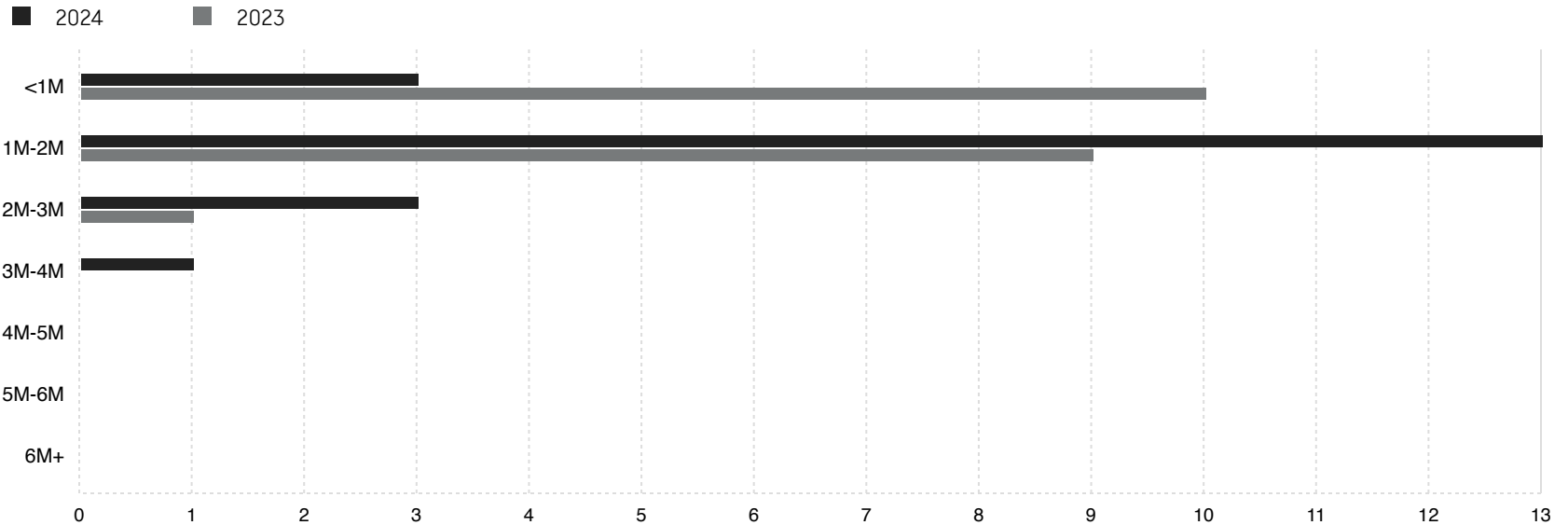
		Q1 2023	Q1 2024	% Change	YTD 2023	YTD 2024	% Change
Overall	# OF SALES	20	20	-	20	20	-
	AVERAGE SALE PRICE	\$1,106,740	\$1,572,831	42.1%	\$1,106,740	\$1,572,831	42.1%
	MEDIAN SALE PRICE	\$952,500	\$1,485,000	55.9%	\$952,500	\$1,485,000	55.9%
	AVERAGE PPSF	\$606	\$644	6.3%	\$606	\$644	6.3%
	AVERAGE DOM	93	61	-34.4%	93	61	-34.4%
	% LIST/SOLD	-4%	1%		-4%	5%	
Houses	# OF SALES	10	16	60%	10	16	60%
	AVERAGE SALE PRICE	\$1,393,680	\$1,711,351	22.8%	\$1,393,680	\$1,711,351	22.8%
	MEDIAN SALE PRICE	\$1,310,000	\$1,595,366	21.8%	\$1,310,000	\$1,595,366	21.8%
	AVERAGE PPSF	\$519	\$630	21.4%	\$519	\$630	21.4%
	AVERAGE DOM	121	67	-44.6%	121	67	-44.6%
	% LIST/SOLD	-4%	6%		-4%	6%	
Condos & Co-ops	# OF SALES	10	4	-60%	10	4	-60%
	AVERAGE SALE PRICE	\$819,800	\$1,018,750	24.3%	\$819,800	\$1,018,750	24.3%
	MEDIAN SALE PRICE	\$801,500	\$762,500	-4.9%	\$801,500	\$762,500	-4.9%
	AVERAGE PPSF	\$731	\$702	-4.0%	\$731	\$702	-4.0%
	AVERAGE DOM	70	37	-47.1%	70	37	-47.1%
	% LIST/SOLD	-4%	-		-4%	-	

Cos Cob

Q1 Historic Sales



Q1 Sales by Price Point



Old Greenwich

\$4.7M

Average House
Sales Price

\$842

Average
Price Per Sq. Ft.

-2.8%

Average Discount
From List Price

\$4.2M

Median House
Sales Price

71

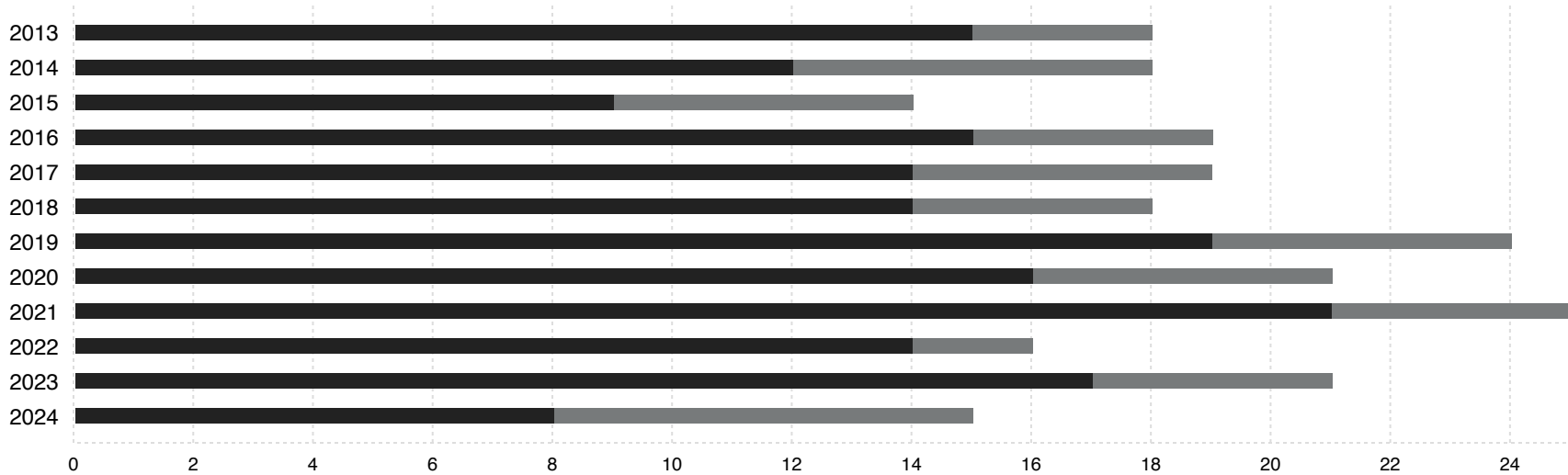
Average
Days On Market

40%

Under \$1M
Sales Market Share

Q1 Sales by Property Type

■ Homes ■ Condos & Coops

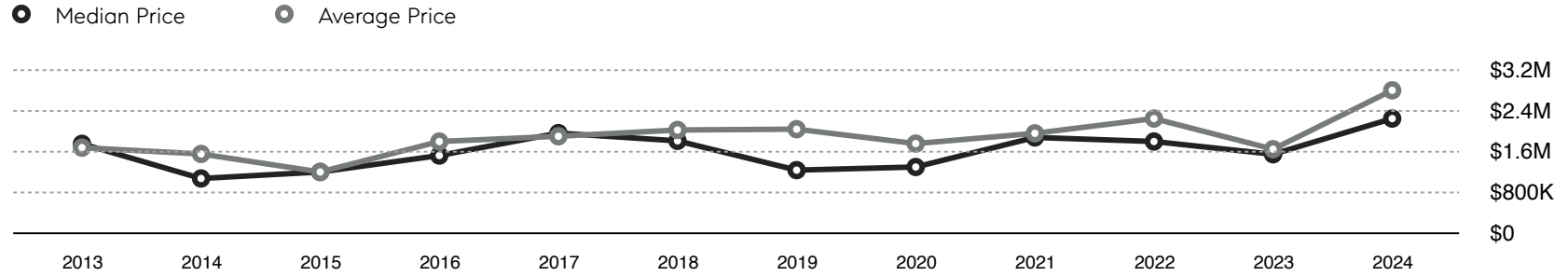


Old Greenwich

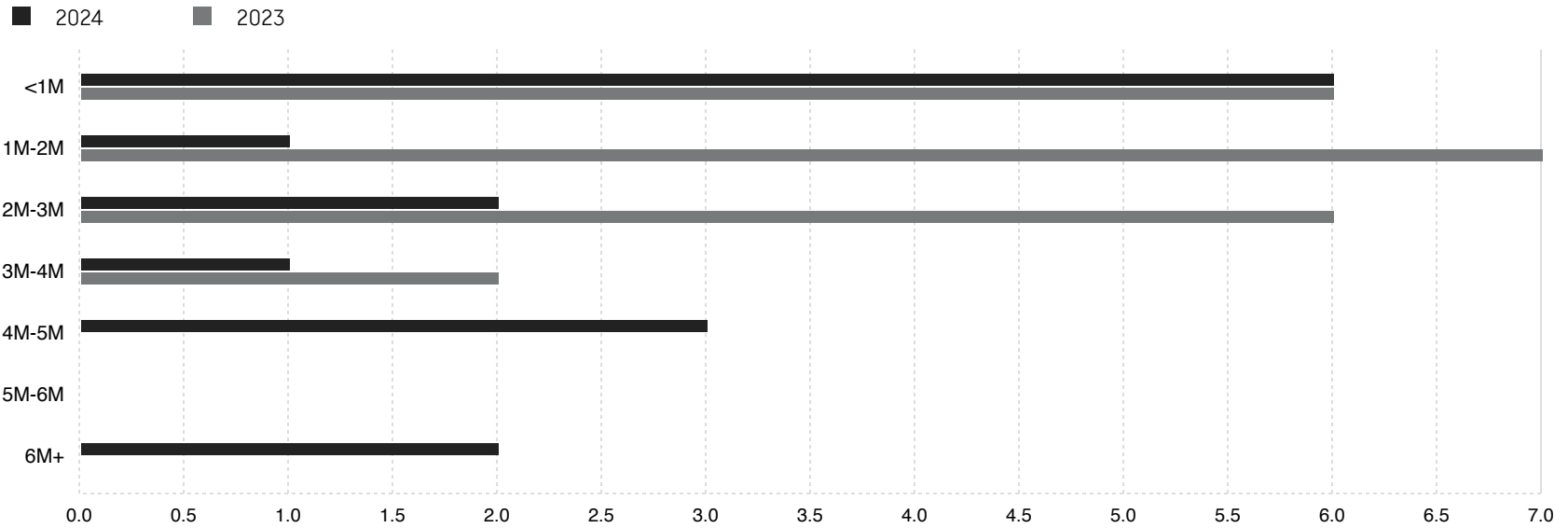
		Q1 2023	Q1 2024	% Change	YTD 2023	YTD 2024	% Change
Overall	# OF SALES	21	15	-29%	21	15	-29%
	AVERAGE SALE PRICE	\$1,650,083	\$2,803,800	69.9%	\$1,650,083	\$2,803,800	69.9%
	MEDIAN SALE PRICE	\$1,550,000	\$2,250,000	45.2%	\$1,550,000	\$2,250,000	45.2%
	AVERAGE PPSF	\$699	\$842	20.5%	\$699	\$842	20.5%
	AVERAGE DOM	71	71	-	71	71	-
	% LIST/SOLD	-2%	1%		-2%	3%	
Houses	# OF SALES	17	8	-53%	17	8	-53%
	AVERAGE SALE PRICE	\$1,856,279	\$4,750,250	155.9%	\$1,856,279	\$4,750,250	155.9%
	MEDIAN SALE PRICE	\$1,850,000	\$4,200,000	127.0%	\$1,850,000	\$4,200,000	127.0%
	AVERAGE PPSF	\$716	\$1,052	46.9%	\$716	\$1,052	46.9%
	AVERAGE DOM	83	96	15.7%	83	96	15.7%
	% LIST/SOLD	-1%	5%		-1%	5%	
Condos & Co-ops	# OF SALES	4	7	75%	4	7	75%
	AVERAGE SALE PRICE	\$773,750	\$579,286	-25.1%	\$773,750	\$579,286	-25.1%
	MEDIAN SALE PRICE	\$827,500	\$495,000	-40.2%	\$827,500	\$495,000	-40.2%
	AVERAGE PPSF	\$627	\$601	-4.1%	\$627	\$601	-4.1%
	AVERAGE DOM	24	47	95.8%	24	47	95.8%
	% LIST/SOLD	-4%	-		-4%	-	

Old Greenwich

Q1 Historic Sales



Q1 Sales by Price Point



Riverside

\$3.3M

Average House
Sales Price

\$942

Average
Price Per Sq. Ft.

-3.5%

Average Discount
From List Price

\$3.3M

Median House
Sales Price

38

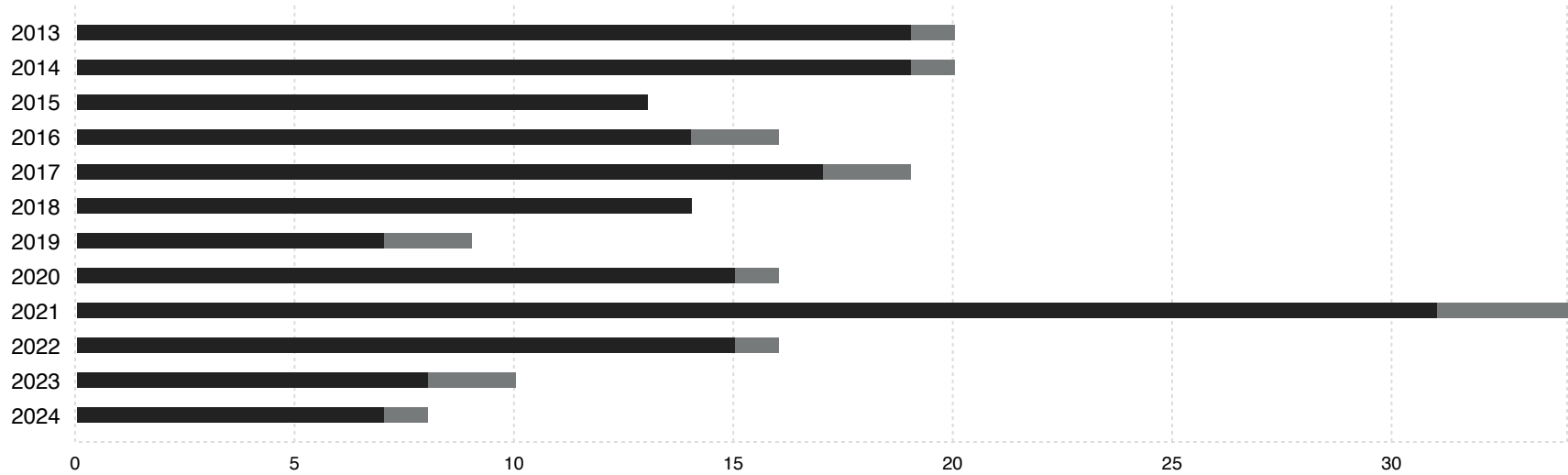
Average
Days On Market

13%

Under \$1M
Sales Market Share

Q1 Sales by Property Type

■ Homes ■ Condos & Coops

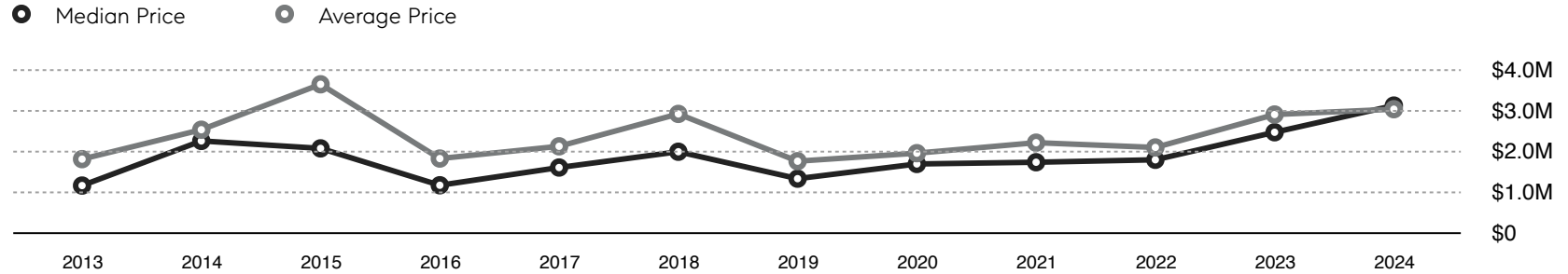


Riverside

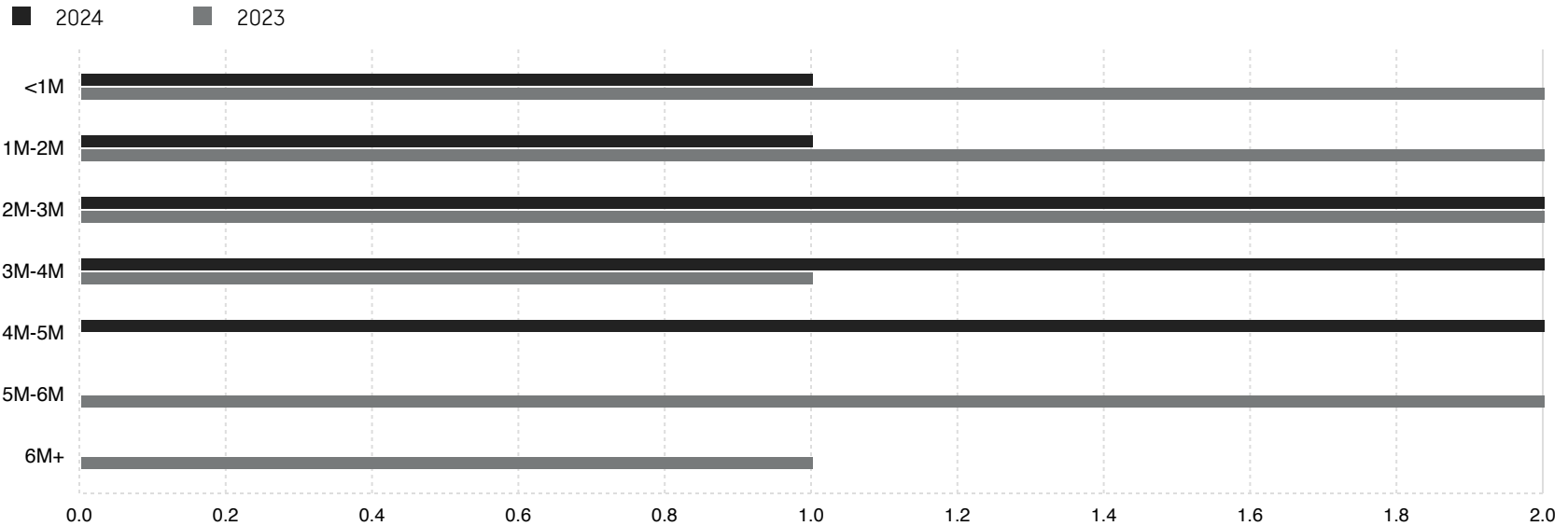
		Q1 2023	Q1 2024	% Change	YTD 2023	YTD 2024	% Change
Overall	# OF SALES	10	8	-20%	10	8	-20%
	AVERAGE SALE PRICE	\$2,910,426	\$3,041,127	4.5%	\$2,910,426	\$3,041,127	4.5%
	MEDIAN SALE PRICE	\$2,475,250	\$3,130,000	26.5%	\$2,475,250	\$3,130,000	26.5%
	AVERAGE PPSF	\$770	\$942	22.3%	\$770	\$942	22.3%
	AVERAGE DOM	83	38	-54.2%	83	38	-54.2%
	% LIST/SOLD	7%	1%		7%	3%	
Houses	# OF SALES	8	7	-12%	8	7	-12%
	AVERAGE SALE PRICE	\$3,450,408	\$3,368,431	-2.4%	\$3,450,408	\$3,368,431	-2.4%
	MEDIAN SALE PRICE	\$2,857,750	\$3,350,000	17.2%	\$2,857,750	\$3,350,000	17.2%
	AVERAGE PPSF	\$845	\$1,006	19.1%	\$845	\$1,006	19.1%
	AVERAGE DOM	62	35	-43.5%	62	35	-43.5%
	% LIST/SOLD	10%	4%		10%	4%	
Condos & Co-ops	# OF SALES	2	1	-50%	2	1	-50%
	AVERAGE SALE PRICE	\$750,500	\$750,000	-0.1%	\$750,500	\$750,000	-0.1%
	MEDIAN SALE PRICE	\$750,500	\$750,000	-0.1%	\$750,500	\$750,000	-0.1%
	AVERAGE PPSF	\$469	\$491	4.7%	\$469	\$491	4.7%
	AVERAGE DOM	145	55	-62.1%	145	55	-62.1%
	% LIST/SOLD	-4%	-4%		-4%	-4%	

Riverside

Q1 Historic Sales



Q1 Sales by Price Point



COMPASS

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