



Year In Review 2024

Greenwich Market Report

COMPASS

Compass Connecticut

Darien

15 Corbin Dr, Ste 106
Darien, CT

Essex

5 Essex Square
Essex, CT

Fairfield

1 Sasco Hill Rd, Ste 201
Fairfield, CT

Greenwich

200 Greenwich Ave, Floor 3
Greenwich, CT

Guilford

89 Whitfield St
Guilford, CT

Madison

724 Boston Post Rd
Madison, CT

Mystic

22 Holmes St
Mystic, CT

New Canaan

111 Cherry Street
New Canaan, CT

Norwich

76 Salem Turnpike
Norwich, CT

Ridgefield

479 Main St, Suite 2
Ridgefield, CT

Stamford

69 Broad St
Stamford, CT

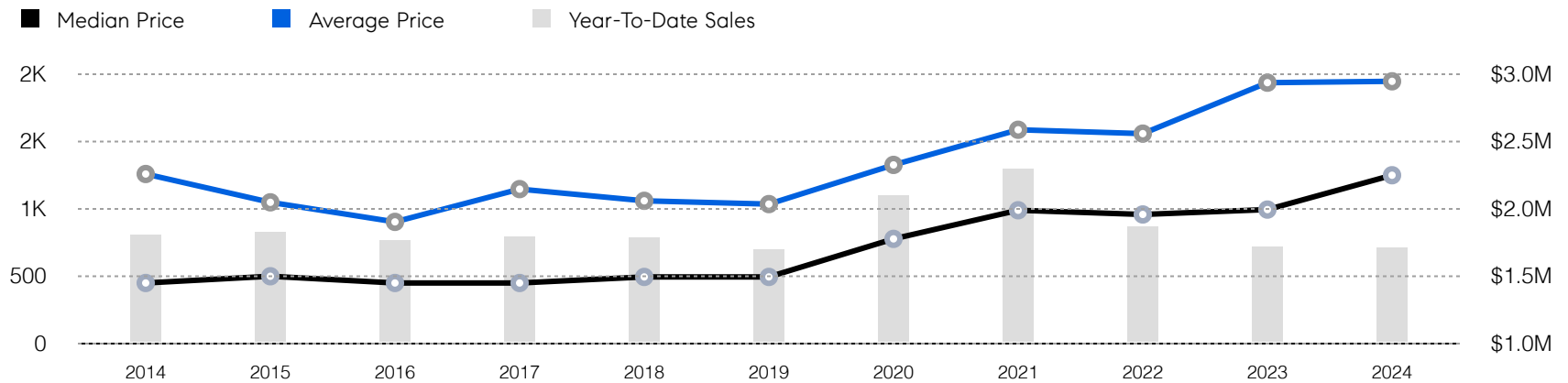
Westport

54 Wilton Rd
Westport, CT

Greenwich Market Overview

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	527	501	-4.9%
	SALES VOLUME	\$1,869,376,411	\$1,791,879,466	-4.1%
	MEDIAN PRICE	\$2,500,000	\$2,866,300	14.7%
	AVERAGE PRICE	\$3,547,204	\$3,576,606	0.8%
	AVERAGE DOM	87	67	-23.0%
Condos & Co-ops	# OF SALES	180	194	7.8%
	SALES VOLUME	\$207,227,468	\$256,509,860	23.8%
	MEDIAN PRICE	\$880,000	\$1,012,250	15.0%
	AVERAGE PRICE	\$1,151,264	\$1,322,216	14.8%
	AVERAGE DOM	67	58	-13.4%

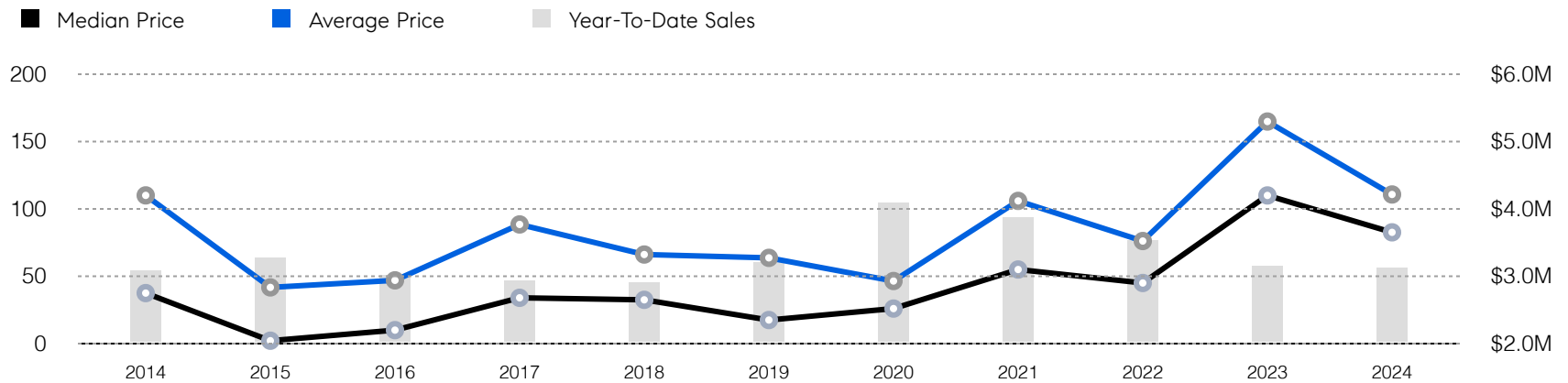
Historic Sales Trends



North Parkway

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	56	55	-1.8%
	SALES VOLUME	\$296,656,900	\$231,785,051	-21.9%
	MEDIAN PRICE	\$4,200,000	\$3,652,300	-13.0%
	AVERAGE PRICE	\$5,297,445	\$4,214,274	-20.4%
	AVERAGE DOM	168	95	-43.5%
Condos & Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

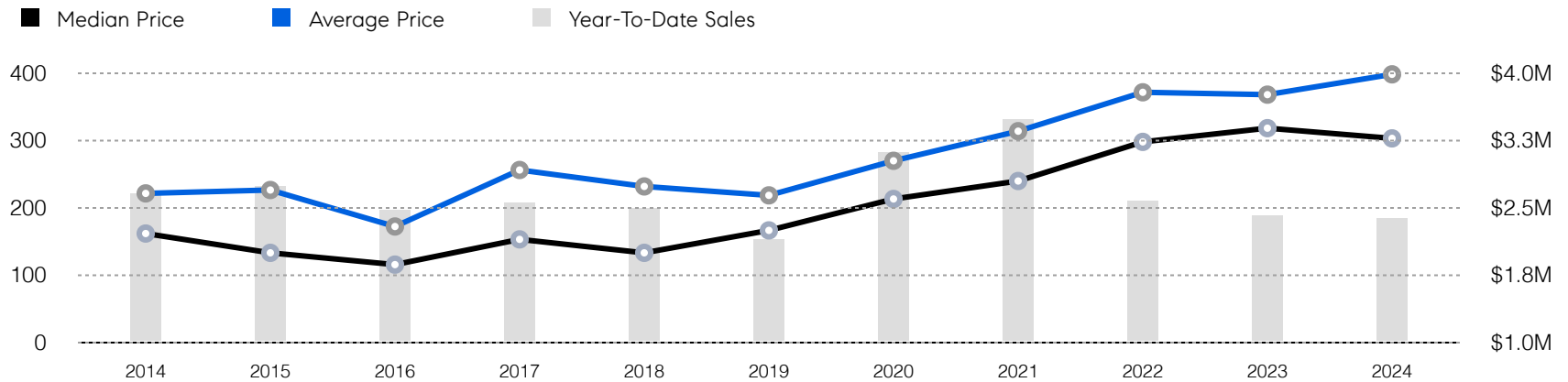
Historic Sales Trends



South Parkway

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	150	147	-2.0%
	SALES VOLUME	\$660,770,153	\$686,119,459	3.8%
	MEDIAN PRICE	\$4,075,000	\$4,000,000	-1.8%
	AVERAGE PRICE	\$4,405,134	\$4,667,479	6.0%
	AVERAGE DOM	97	78	-19.6%
Condos & Co-ops	# OF SALES	36	34	-5.6%
	SALES VOLUME	\$38,968,000	\$35,763,000	-8.2%
	MEDIAN PRICE	\$922,500	\$1,087,500	17.9%
	AVERAGE PRICE	\$1,082,444	\$1,051,853	-2.8%
	AVERAGE DOM	57	45	-21.1%

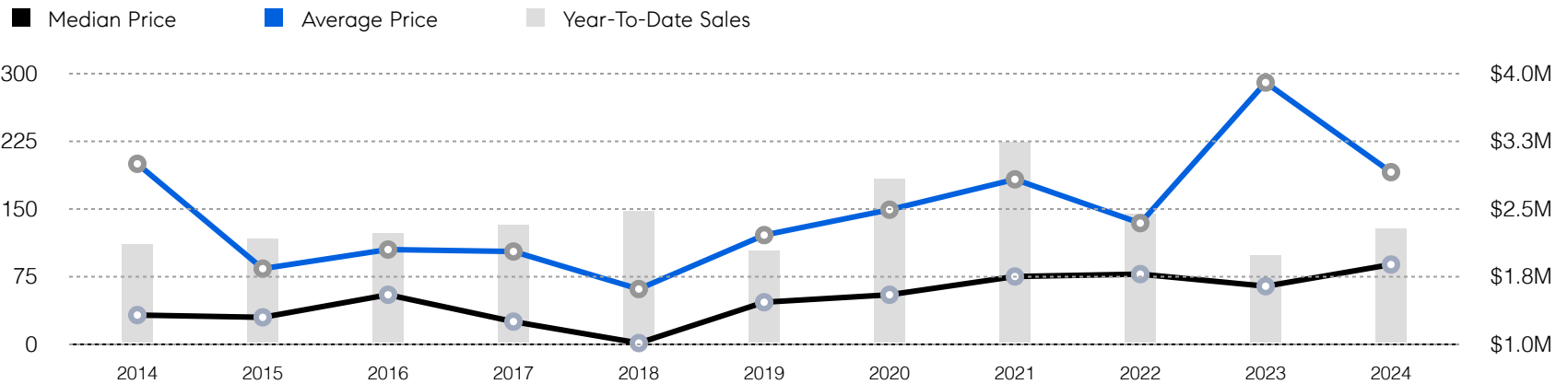
Historic Sales Trends



South of Post Road

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	39	49	25.6%
	SALES VOLUME	\$292,980,040	\$232,353,638	-20.7%
	MEDIAN PRICE	\$2,650,000	\$3,200,000	20.8%
	AVERAGE PRICE	\$7,512,309	\$4,741,911	-36.9%
	AVERAGE DOM	99	92	-7.1%
Condos & Co-ops	# OF SALES	57	77	35.1%
	SALES VOLUME	\$81,578,000	\$134,174,235	64.5%
	MEDIAN PRICE	\$914,000	\$1,170,000	28.0%
	AVERAGE PRICE	\$1,431,193	\$1,742,523	21.8%
	AVERAGE DOM	83	85	2.4%

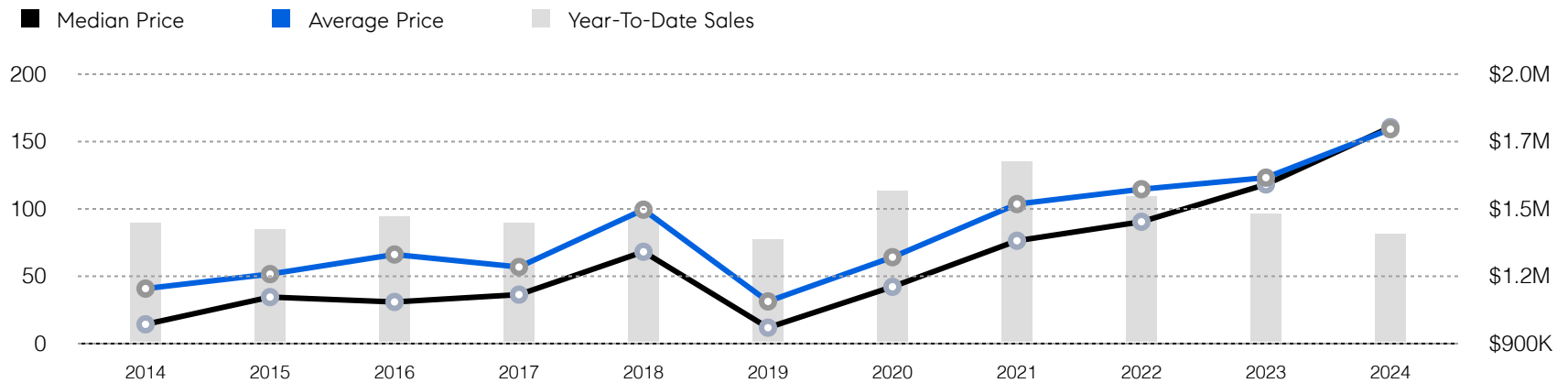
Historic Sales Trends



Cos Cob

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	65	58	-10.8%
	SALES VOLUME	\$116,561,733	\$117,748,869	1.0%
	MEDIAN PRICE	\$1,700,000	\$1,900,500	11.8%
	AVERAGE PRICE	\$1,793,257	\$2,030,153	13.2%
	AVERAGE DOM	72	56	-22.2%
Condos & Co-ops	# OF SALES	30	22	-26.7%
	SALES VOLUME	\$33,309,000	\$24,304,125	-27.0%
	MEDIAN PRICE	\$1,175,000	\$837,500	-28.7%
	AVERAGE PRICE	\$1,110,300	\$1,104,733	-0.5%
	AVERAGE DOM	47	43	-8.5%

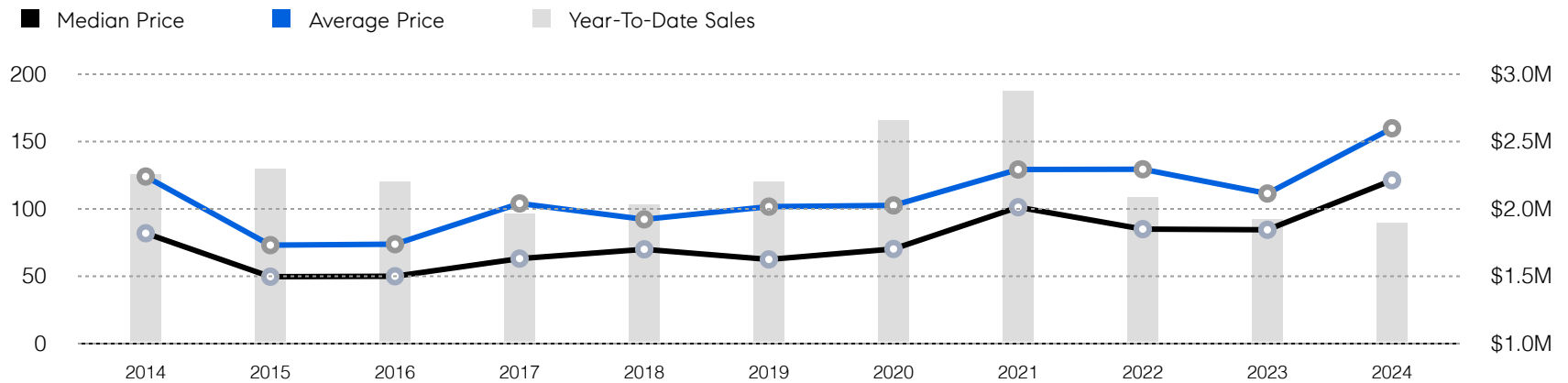
Historic Sales Trends



Old Greenwich

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	71	67	-5.6%
	SALES VOLUME	\$177,686,225	\$212,857,174	19.8%
	MEDIAN PRICE	\$2,195,000	\$2,800,000	27.6%
	AVERAGE PRICE	\$2,502,623	\$3,176,973	26.9%
	AVERAGE DOM	54	38	-29.6%
Condos & Co-ops	# OF SALES	20	21	5.0%
	SALES VOLUME	\$14,708,000	\$15,840,500	7.7%
	MEDIAN PRICE	\$765,000	\$710,000	-7.2%
	AVERAGE PRICE	\$735,400	\$754,310	2.6%
	AVERAGE DOM	36	55	52.8%

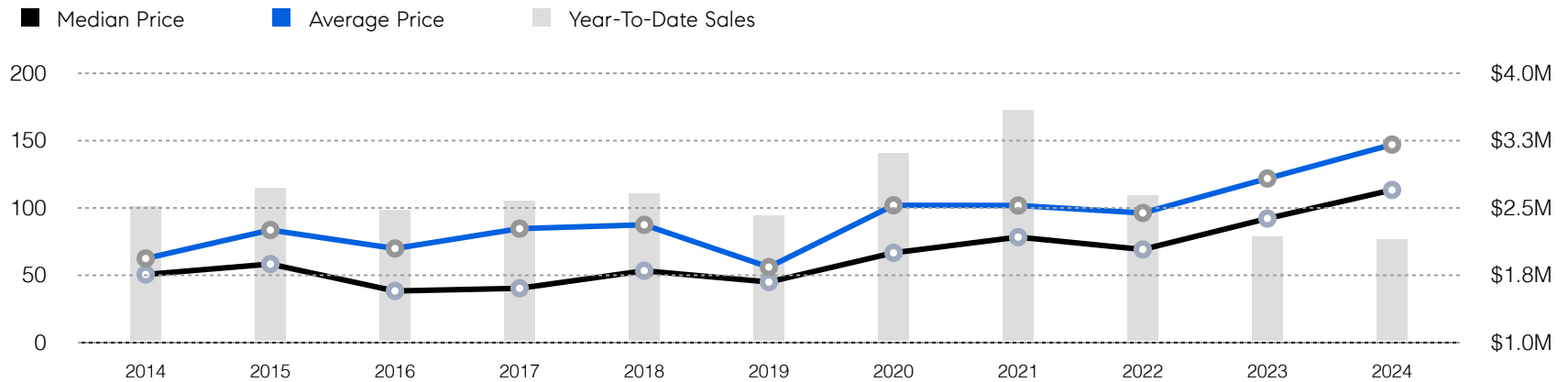
Historic Sales Trends



Riverside

		YTD 2023	YTD 2024	% Change
Single-Family	# OF SALES	72	71	-1.4%
	SALES VOLUME	\$213,759,060	\$236,361,003	10.6%
	MEDIAN PRICE	\$2,430,482	\$2,910,000	19.7%
	AVERAGE PRICE	\$2,968,876	\$3,329,028	12.1%
	AVERAGE DOM	52	51	-1.9%
Condos & Co-ops	# OF SALES	5	4	-20.0%
	SALES VOLUME	\$3,991,800	\$4,075,000	2.1%
	MEDIAN PRICE	\$801,000	\$1,060,000	32.3%
	AVERAGE PRICE	\$798,360	\$1,018,750	27.6%
	AVERAGE DOM	88	33	-62.5%

Historic Sales Trends



COMPASS

Source(s): Greenwich FlexMLS

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.