



Q1 2025

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

470 Main St, Suite 2
Ridgefield, CT

Stamford

69 Broad St
Stamford, CT

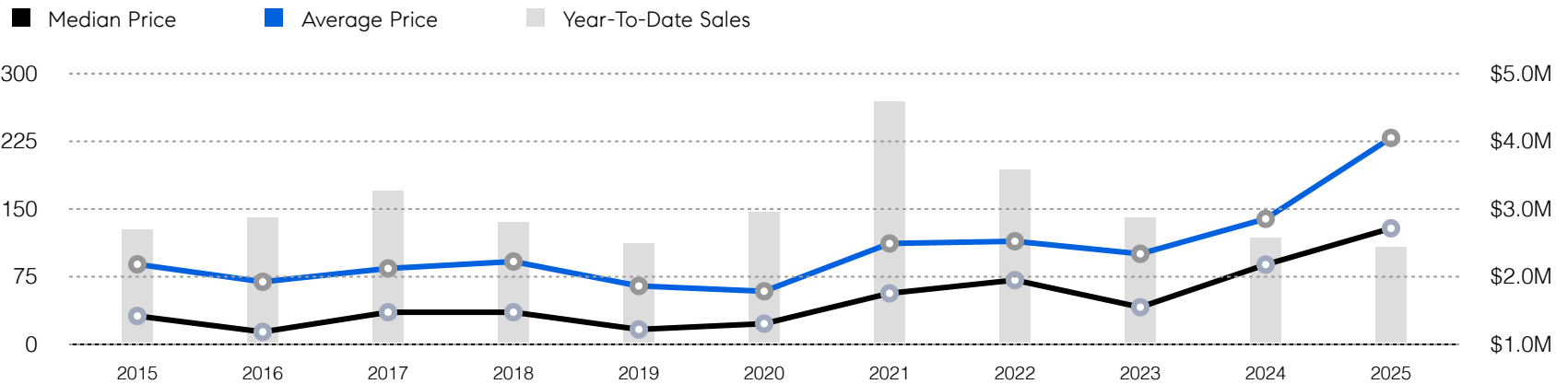
Westport

54 Wilton Rd
Westport, CT

Greenwich Market Overview

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	77	75	-2.6%
	SALES VOLUME	\$286,442,559	\$386,755,107	35.0%
	MEDIAN PRICE	\$3,051,922	\$3,800,000	24.5%
	AVERAGE PRICE	\$3,720,033	\$5,156,735	38.6%
	AVERAGE DOM	95	101	6.3%
Condos & Co-ops	# OF SALES	39	31	-20.5%
	SALES VOLUME	\$44,735,500	\$42,605,850	-4.8%
	MEDIAN PRICE	\$810,000	\$1,130,000	39.5%
	AVERAGE PRICE	\$1,147,064	\$1,374,382	19.8%
	AVERAGE DOM	59	70	18.6%

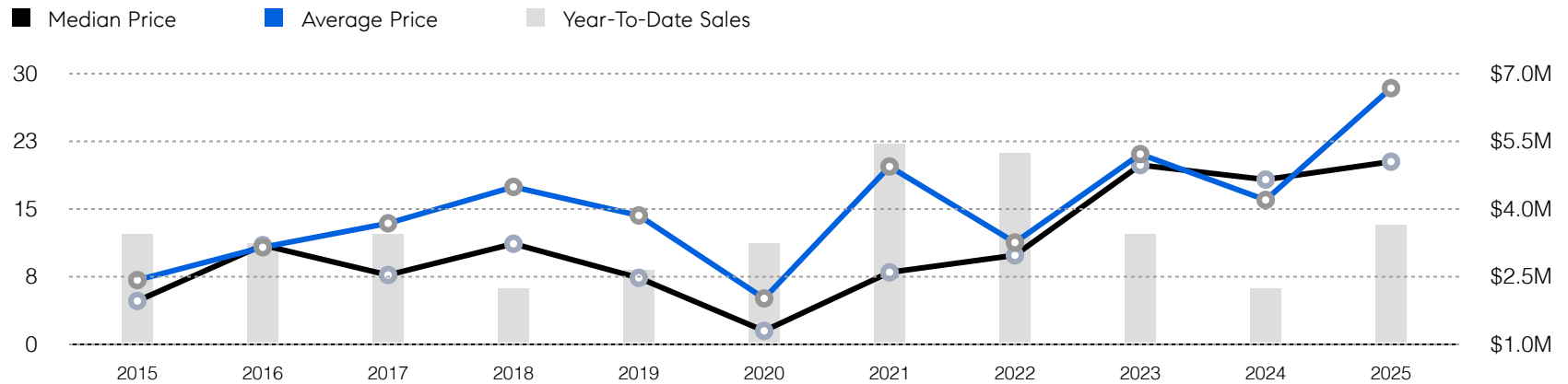
Historic Sales Trends



North Parkway

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	6	13	116.7%
	SALES VOLUME	\$25,205,000	\$86,824,528	244.5%
	MEDIAN PRICE	\$4,652,500	\$5,050,000	8.5%
	AVERAGE PRICE	\$4,200,833	\$6,678,810	59.0%
	AVERAGE DOM	93	138	48.4%
Condos & Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

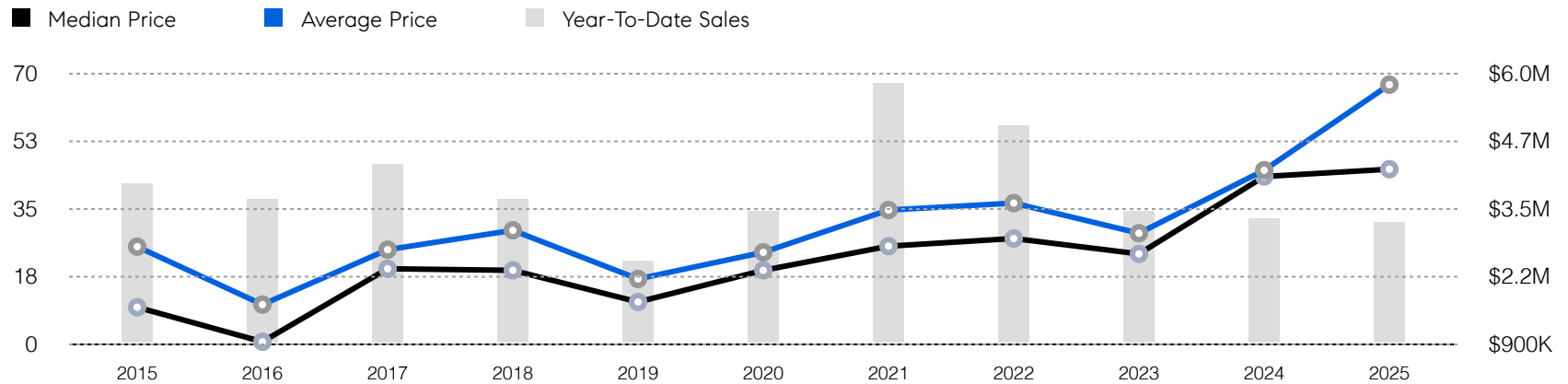
Historic Sales Trends



South Parkway

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	26	23	-11.5%
	SALES VOLUME	\$128,811,000	\$169,510,000	31.6%
	MEDIAN PRICE	\$4,515,000	\$5,995,000	32.8%
	AVERAGE PRICE	\$4,954,269	\$7,370,000	48.8%
	AVERAGE DOM	127	111	-12.6%
Condos & Co-ops	# OF SALES	6	8	33.3%
	SALES VOLUME	\$4,990,000	\$10,053,100	101.5%
	MEDIAN PRICE	\$910,000	\$1,205,500	32.5%
	AVERAGE PRICE	\$831,667	\$1,256,638	51.1%
	AVERAGE DOM	54	40	-25.9%

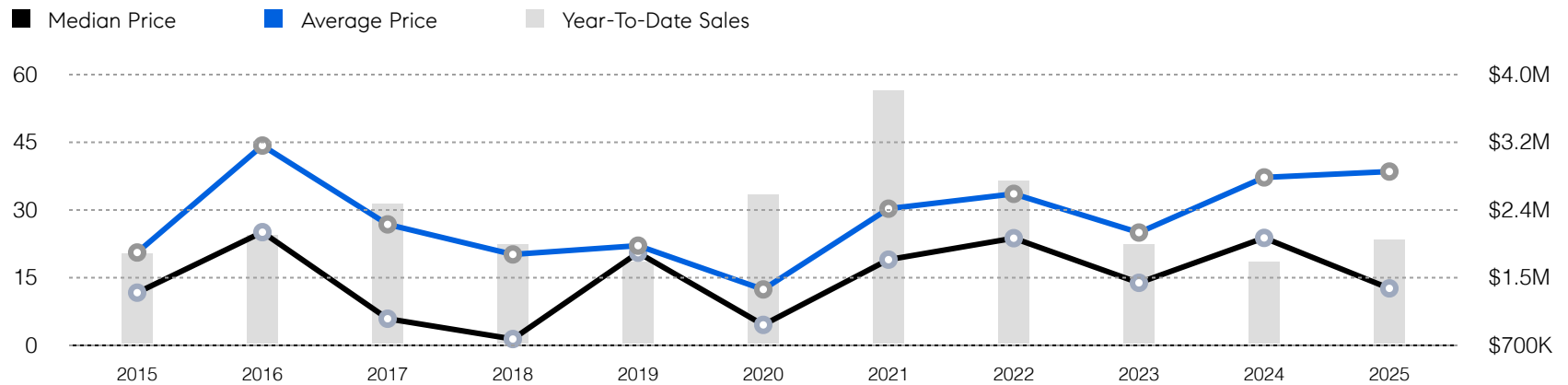
Historic Sales Trends



South of Post Road

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	6	5	-16.7%
	SALES VOLUME	\$29,922,000	\$38,720,000	29.4%
	MEDIAN PRICE	\$3,150,000	\$7,150,000	127.0%
	AVERAGE PRICE	\$4,987,000	\$7,744,000	55.3%
	AVERAGE DOM	162	224	38.3%
Condos & Co-ops	# OF SALES	12	18	50.0%
	SALES VOLUME	\$19,524,500	\$26,102,750	33.7%
	MEDIAN PRICE	\$915,000	\$837,500	-8.5%
	AVERAGE PRICE	\$1,627,042	\$1,450,153	-10.9%
	AVERAGE DOM	105	84	-20.0%

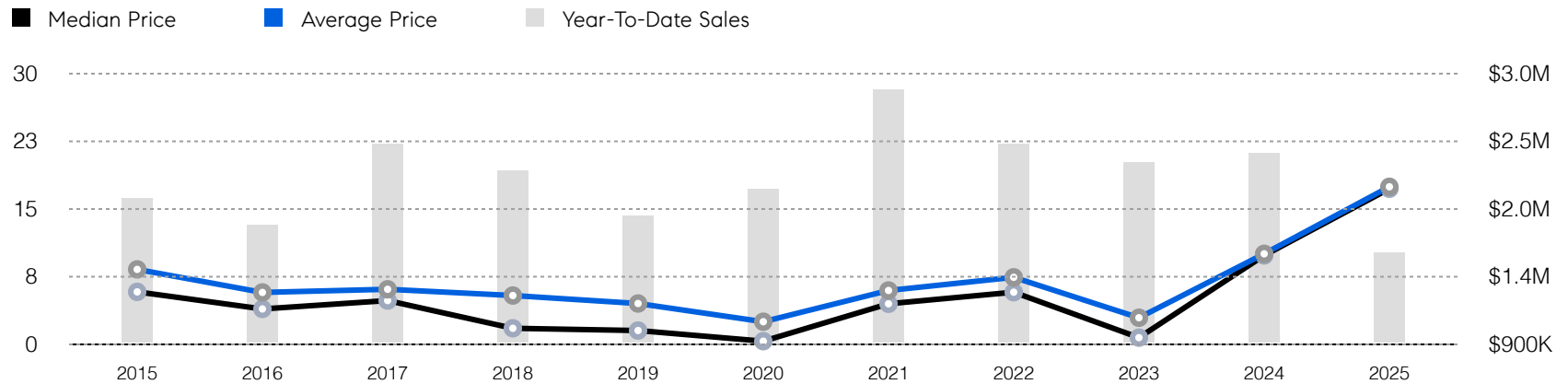
Historic Sales Trends



Cos Cob

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	17	10	-41.2%
	SALES VOLUME	\$29,581,619	\$21,225,251	-28.2%
	MEDIAN PRICE	\$1,600,731	\$2,107,500	31.7%
	AVERAGE PRICE	\$1,740,095	\$2,122,525	22.0%
	AVERAGE DOM	64	51	-20.3%
Condos & Co-ops	# OF SALES	4	0	0.0%
	SALES VOLUME	\$4,075,000	-	-
	MEDIAN PRICE	\$762,500	-	-
	AVERAGE PRICE	\$1,018,750	-	-
	AVERAGE DOM	37	-	-

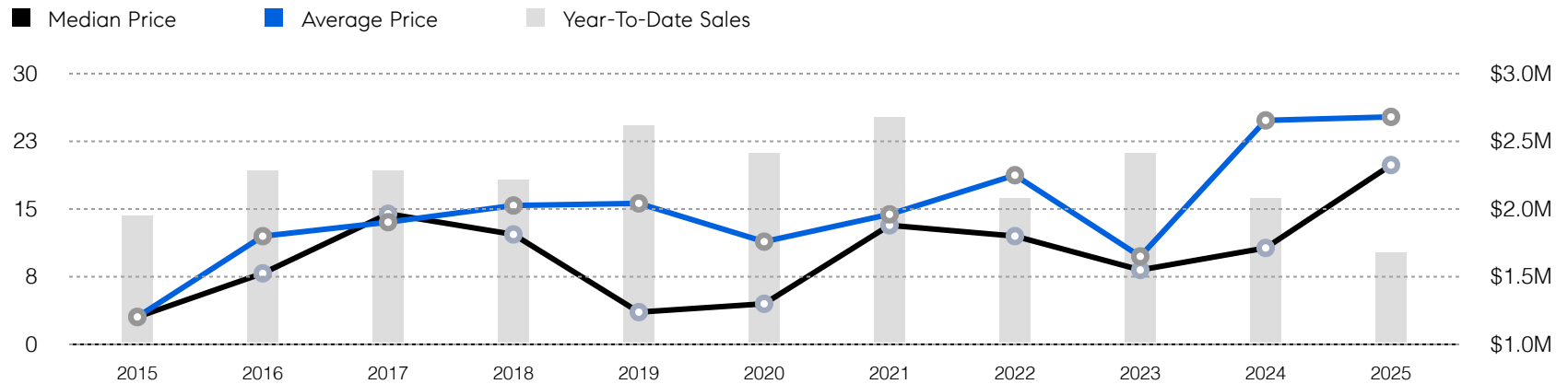
Historic Sales Trends



Old Greenwich

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	8	6	-25.0%
	SALES VOLUME	\$38,002,000	\$21,856,000	-42.5%
	MEDIAN PRICE	\$4,200,000	\$3,378,000	-19.6%
	AVERAGE PRICE	\$4,750,250	\$3,642,667	-23.3%
	AVERAGE DOM	96	83	-13.5%
Condos & Co-ops	# OF SALES	8	4	-50.0%
	SALES VOLUME	\$4,477,500	\$4,950,000	10.6%
	MEDIAN PRICE	\$490,000	\$1,325,000	170.4%
	AVERAGE PRICE	\$559,688	\$1,237,500	121.1%
	AVERAGE DOM	51	24	-52.9%

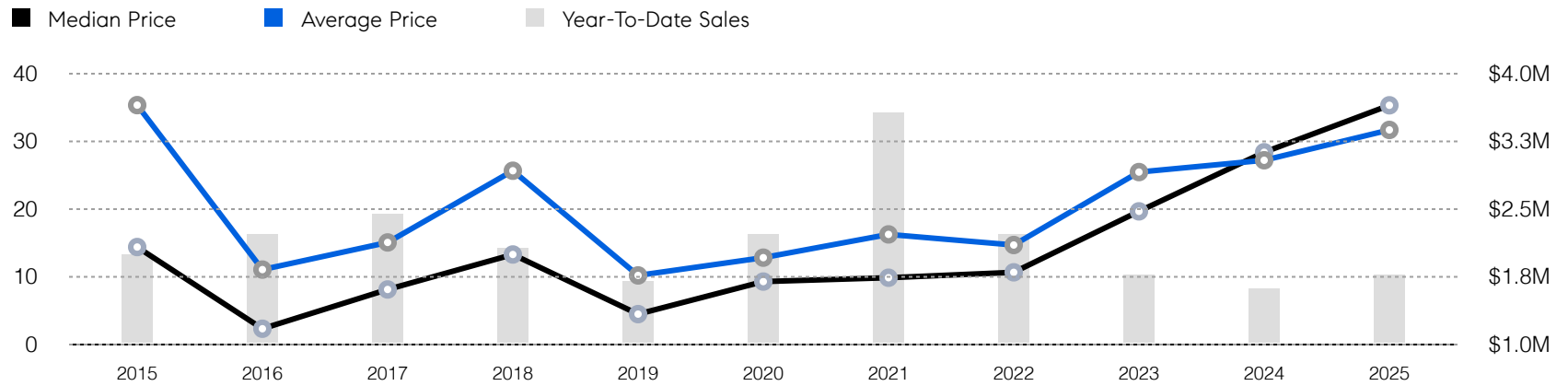
Historic Sales Trends



Riverside

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	7	10	42.9%
	SALES VOLUME	\$23,579,018	\$33,772,500	43.2%
	MEDIAN PRICE	\$3,350,000	\$3,650,000	9.0%
	AVERAGE PRICE	\$3,368,431	\$3,377,250	0.3%
	AVERAGE DOM	35	54	54.3%
Condos & Co-ops	# OF SALES	1	0	0.0%
	SALES VOLUME	\$750,000	-	-
	MEDIAN PRICE	\$750,000	-	-
	AVERAGE PRICE	\$750,000	-	-
	AVERAGE DOM	55	-	-

Historic Sales Trends



COMPASS

Source(s): Greenwich FlexMLS

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