



Year In Review 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

## Madison

724 Boston Post Rd  
Madison, CT

## Mystic

22 Holmes St  
Mystic, CT

## New Canaan

111 Cherry Street  
New Canaan, CT

## Ridgefield

470 Main St, Suite 2  
Ridgefield, CT

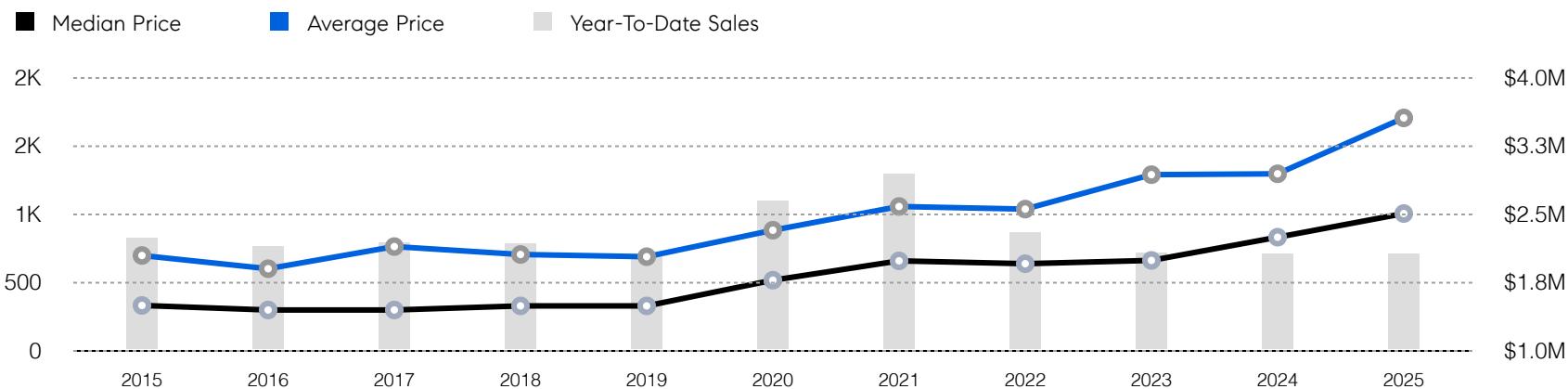
## Westport

54 Wilton Rd  
Westport, CT

# Greenwich Market Overview

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	503	522	3.8%
	SALES VOLUME	\$1,797,379,466	\$2,248,914,774	25.1%
	MEDIAN PRICE	\$2,866,300	\$3,150,000	9.9%
	AVERAGE PRICE	\$3,573,319	\$4,308,266	20.6%
	AVERAGE DOM	67	66	-1.5%
Condos & Co-ops	# OF SALES	194	167	-13.9%
	SALES VOLUME	\$256,509,860	\$225,809,555	-12.0%
	MEDIAN PRICE	\$1,012,250	\$975,000	-3.7%
	AVERAGE PRICE	\$1,322,216	\$1,352,153	2.3%
	AVERAGE DOM	58	53	-8.6%

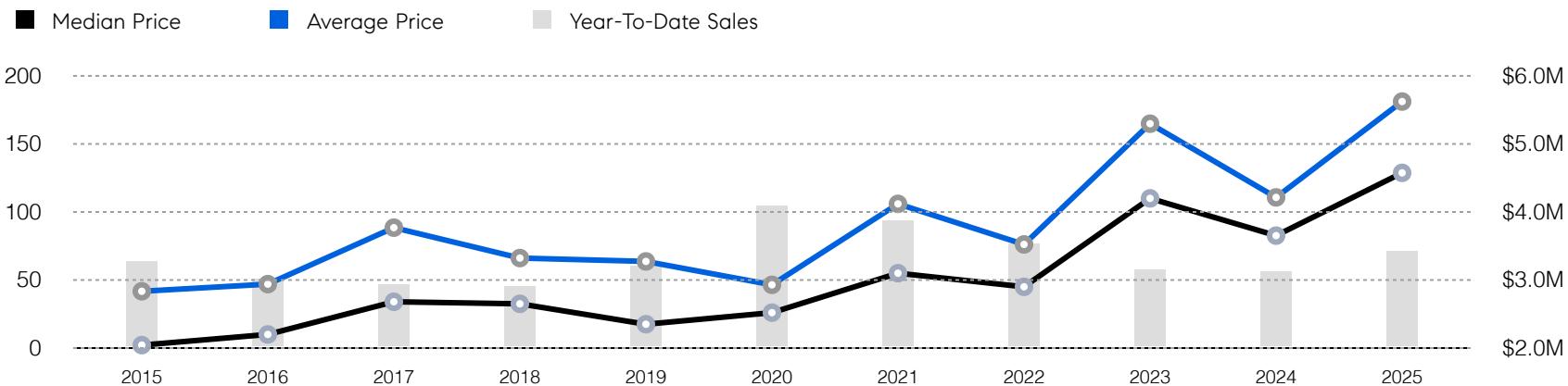
## Historic Sales Trends



# North Parkway

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	55	70	27.3%
	SALES VOLUME	\$231,785,051	\$393,612,658	69.8%
	MEDIAN PRICE	\$3,652,300	\$4,575,000	25.3%
	AVERAGE PRICE	\$4,214,274	\$5,623,038	33.4%
	AVERAGE DOM	95	99	4.2%
Condos & Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

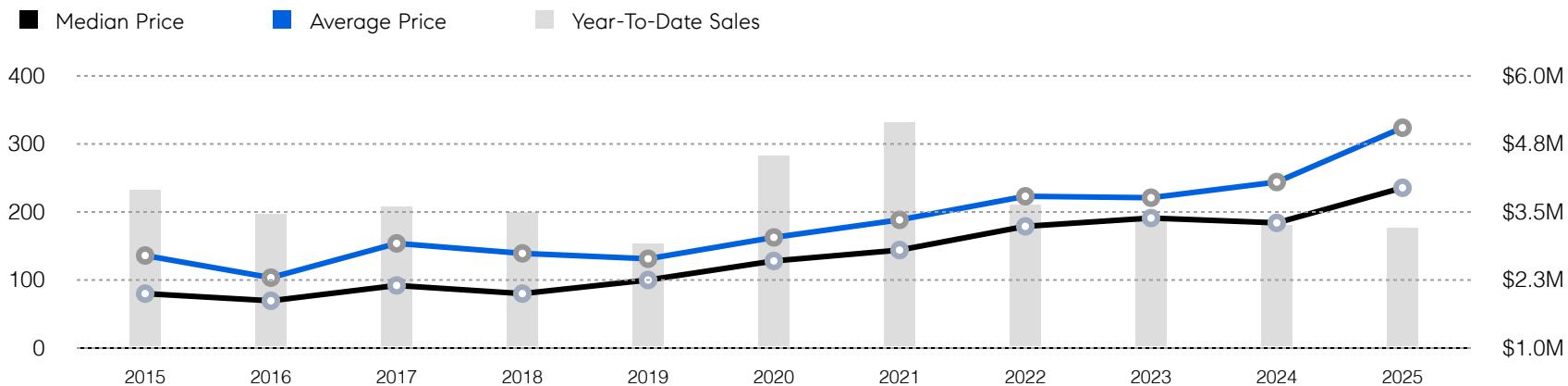
## Historic Sales Trends



# South Parkway

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	146	141	-3.4%
	SALES VOLUME	\$684,214,459	\$824,642,300	20.5%
	MEDIAN PRICE	\$4,000,000	\$4,375,500	9.4%
	AVERAGE PRICE	\$4,686,400	\$5,848,527	24.8%
	AVERAGE DOM	79	66	-16.5%
Condos & Co-ops	# OF SALES	31	32	3.2%
	SALES VOLUME	\$32,653,000	\$48,706,100	49.2%
	MEDIAN PRICE	\$1,075,000	\$1,190,500	10.7%
	AVERAGE PRICE	\$1,053,323	\$1,522,066	44.5%
	AVERAGE DOM	44	59	34.1%

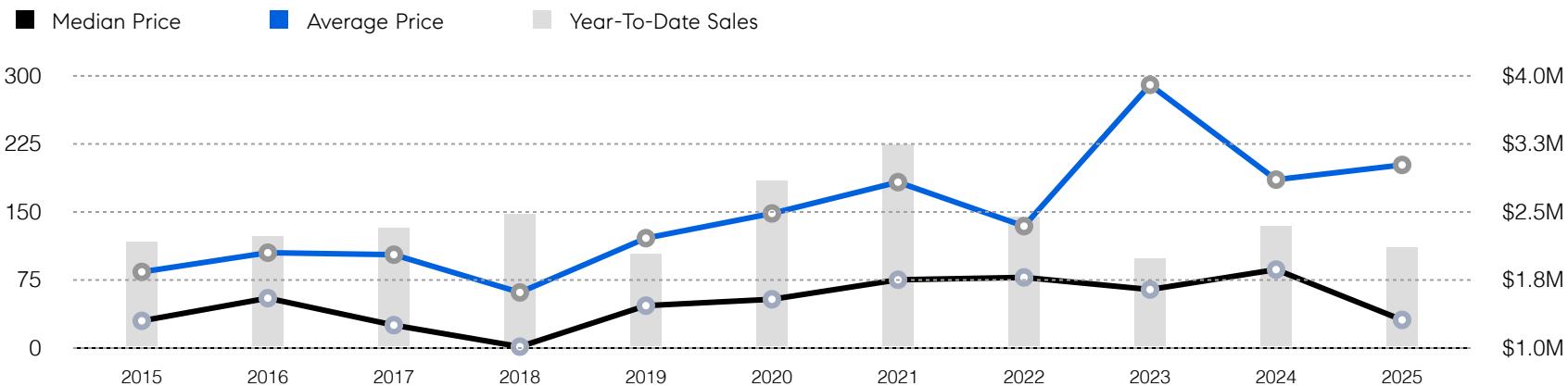
## Historic Sales Trends



# South of Post Road

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	52	40	-23.1%
	SALES VOLUME	\$239,758,638	\$225,564,000	-5.9%
	MEDIAN PRICE	\$3,187,500	\$4,197,500	31.7%
	AVERAGE PRICE	\$4,610,743	\$5,639,100	22.3%
	AVERAGE DOM	89	119	33.7%
Condos & Co-ops	# OF SALES	80	62	-22.5%
	SALES VOLUME	\$137,284,235	\$99,718,450	-27.4%
	MEDIAN PRICE	\$1,185,000	\$923,100	-22.1%
	AVERAGE PRICE	\$1,716,053	\$1,608,362	-6.3%
	AVERAGE DOM	84	58	-31.0%

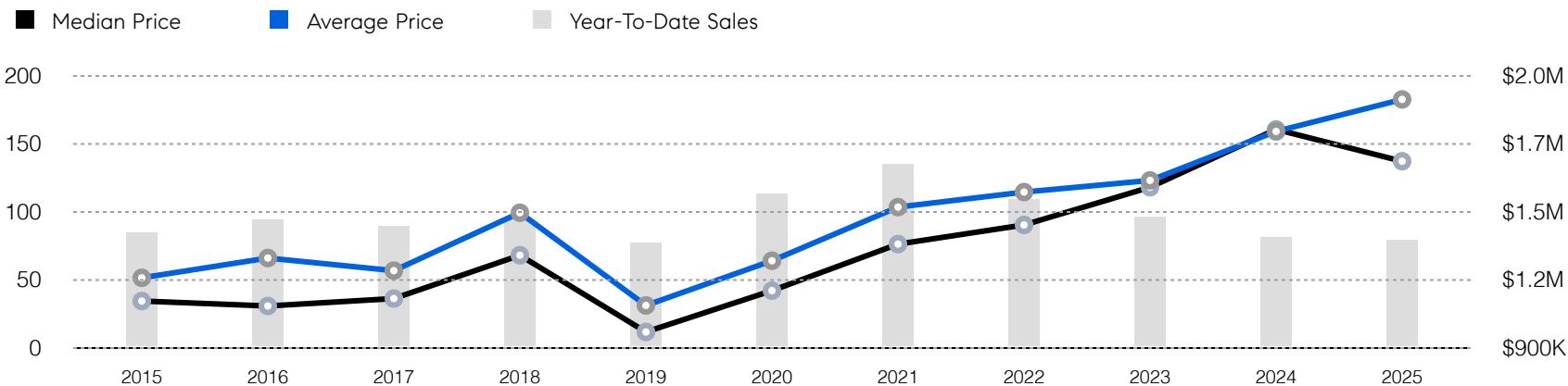
## Historic Sales Trends



# Cos Cob

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	58	60	3.4%
	SALES VOLUME	\$117,748,869	\$130,319,789	10.7%
	MEDIAN PRICE	\$1,900,500	\$1,995,000	5.0%
	AVERAGE PRICE	\$2,030,153	\$2,171,996	7.0%
	AVERAGE DOM	56	35	-37.5%
Condos & Co-ops	# OF SALES	22	18	-18.2%
	SALES VOLUME	\$24,304,125	\$18,269,500	-24.8%
	MEDIAN PRICE	\$837,500	\$842,000	0.5%
	AVERAGE PRICE	\$1,104,733	\$1,014,972	-8.1%
	AVERAGE DOM	43	50	16.3%

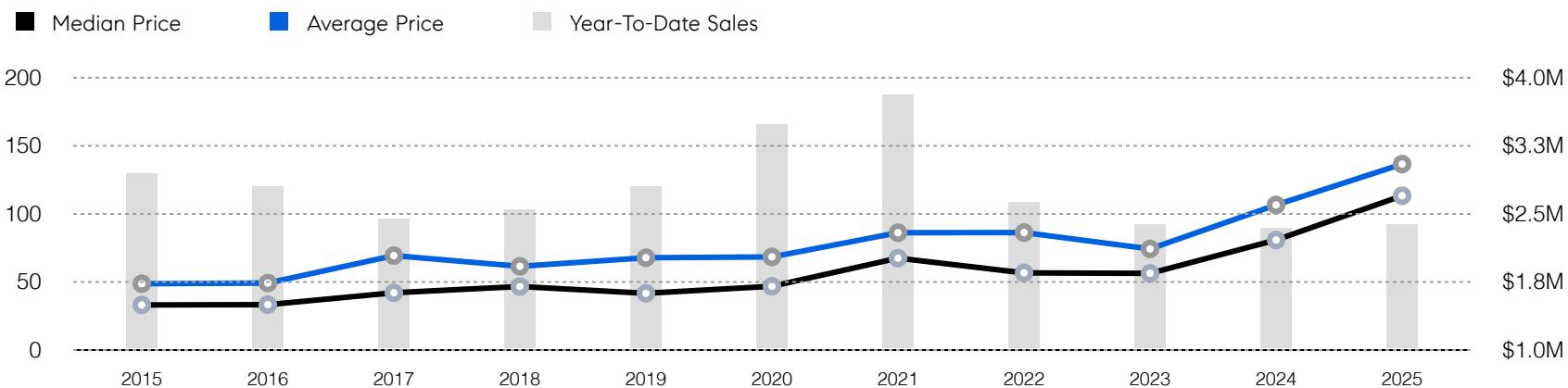
## Historic Sales Trends



# Old Greenwich

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	67	72	7.5%
	SALES VOLUME	\$212,857,174	\$260,670,529	22.5%
	MEDIAN PRICE	\$2,800,000	\$3,002,500	7.2%
	AVERAGE PRICE	\$3,176,973	\$3,620,424	14.0%
	AVERAGE DOM	38	47	23.7%
Condos & Co-ops	# OF SALES	21	19	-9.5%
	SALES VOLUME	\$15,840,500	\$16,758,000	5.8%
	MEDIAN PRICE	\$710,000	\$745,000	4.9%
	AVERAGE PRICE	\$754,310	\$882,000	16.9%
	AVERAGE DOM	55	31	-43.6%

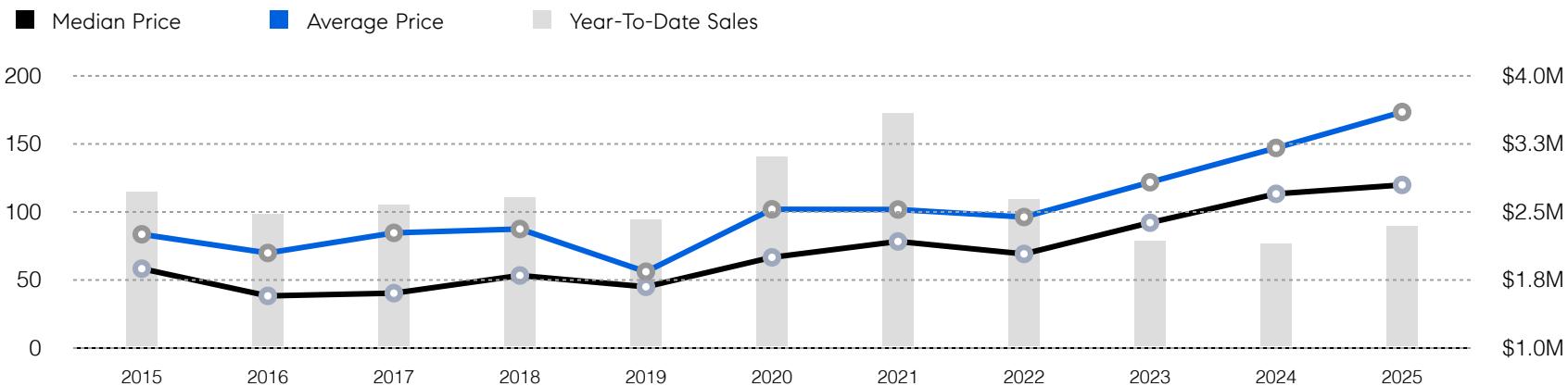
## Historic Sales Trends



# Riverside

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	71	83	16.9%
	SALES VOLUME	\$236,361,003	\$311,386,093	31.7%
	MEDIAN PRICE	\$2,910,000	\$3,150,000	8.2%
	AVERAGE PRICE	\$3,329,028	\$3,751,640	12.7%
	AVERAGE DOM	51	62	21.6%
Condos & Co-ops	# OF SALES	4	5	25.0%
	SALES VOLUME	\$4,075,000	\$5,591,000	37.2%
	MEDIAN PRICE	\$1,060,000	\$1,000,000	-5.7%
	AVERAGE PRICE	\$1,018,750	\$1,118,200	9.8%
	AVERAGE DOM	33	52	57.6%

## Historic Sales Trends





Source(s): Greenwich FlexMLS

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