



Q1 2026

# 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

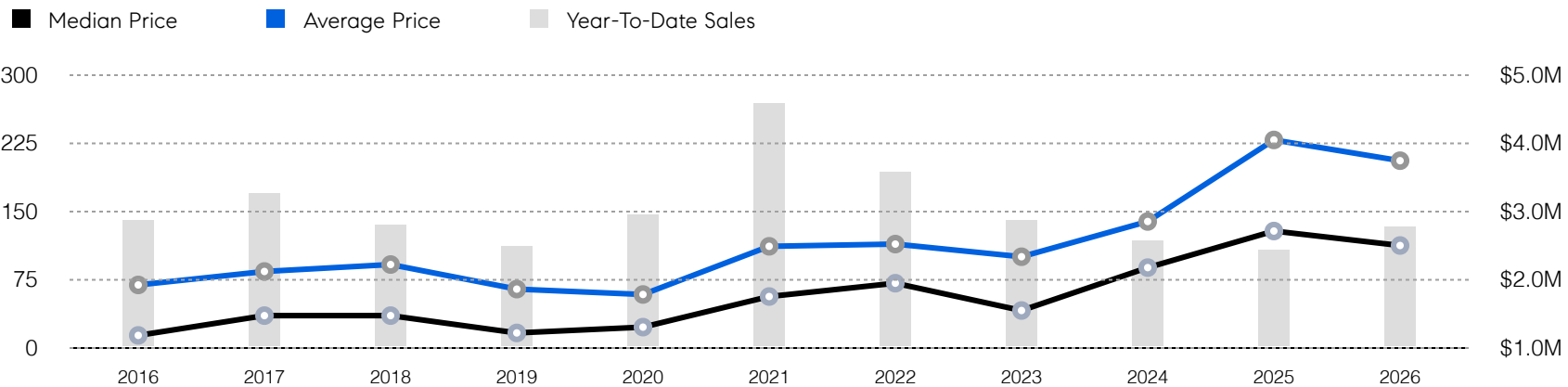
## Westport

54 Wilton Rd  
Westport, CT

# Greenwich Market Overview

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	75	87	16.0%
	SALES VOLUME	\$386,755,107	\$420,203,000	8.6%
	MEDIAN PRICE	\$3,800,000	\$3,831,000	0.8%
	AVERAGE PRICE	\$5,156,735	\$4,829,920	-6.3%
	AVERAGE DOM	101	80	-20.8%
Condos & Co-ops	# OF SALES	30	35	16.7%
	SALES VOLUME	\$41,962,100	\$63,976,100	52.5%
	MEDIAN PRICE	\$1,145,000	\$1,500,100	31.0%
	AVERAGE PRICE	\$1,398,737	\$1,827,889	30.7%
	AVERAGE DOM	67	83	23.9%

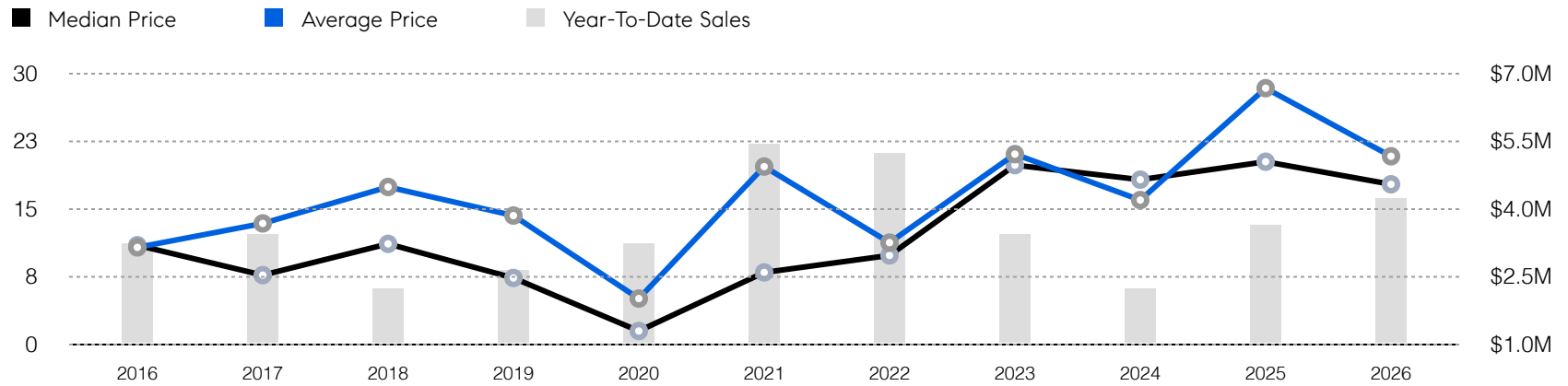
## Historic Sales Trends



# North Parkway

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	13	16	23.1%
	SALES VOLUME	\$86,824,528	\$82,734,000	-4.7%
	MEDIAN PRICE	\$5,050,000	\$4,550,000	-9.9%
	AVERAGE PRICE	\$6,678,810	\$5,170,875	-22.6%
	AVERAGE DOM	138	139	0.7%
Condos & Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

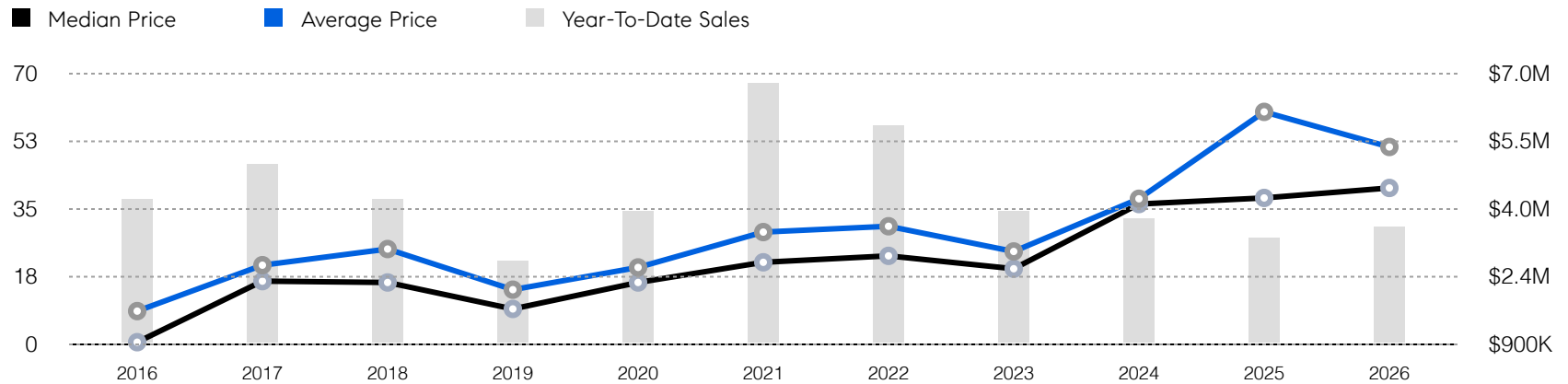
## Historic Sales Trends



# South Parkway

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	21	22	4.8%
	SALES VOLUME	\$157,585,000	\$145,487,000	-7.7%
	MEDIAN PRICE	\$5,995,000	\$4,675,000	-22.0%
	AVERAGE PRICE	\$7,504,048	\$6,613,045	-11.9%
	AVERAGE DOM	108	85	-21.3%
Condos & Co-ops	# OF SALES	6	8	33.3%
	SALES VOLUME	\$8,168,100	\$14,972,100	83.3%
	MEDIAN PRICE	\$1,300,500	\$1,492,550	14.8%
	AVERAGE PRICE	\$1,361,350	\$1,871,513	37.5%
	AVERAGE DOM	44	50	13.6%

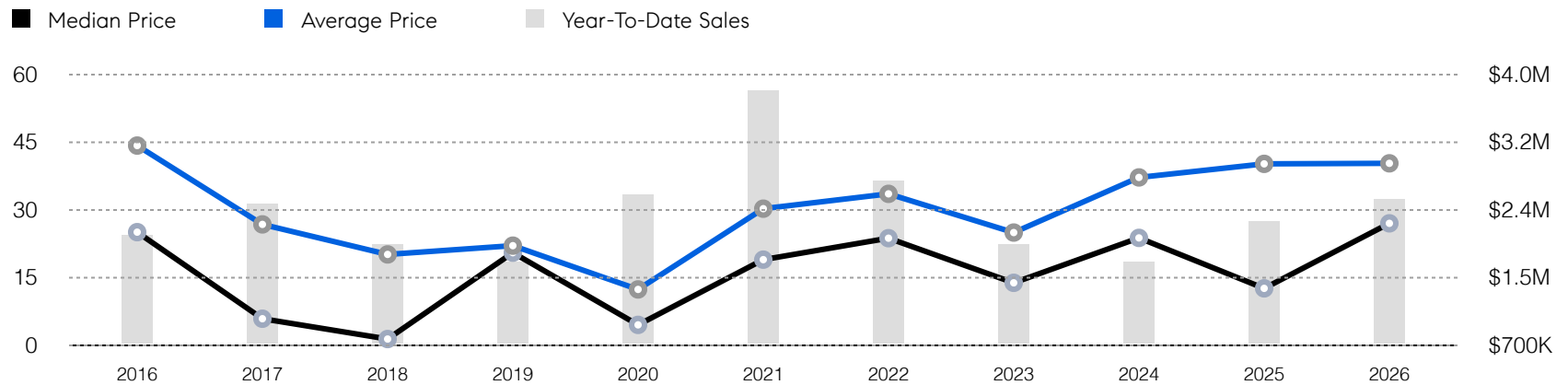
## Historic Sales Trends



# South of Post Road

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	7	10	42.9%
	SALES VOLUME	\$50,645,000	\$53,376,000	5.4%
	MEDIAN PRICE	\$6,250,000	\$4,185,500	-33.0%
	AVERAGE PRICE	\$7,235,000	\$5,337,600	-26.2%
	AVERAGE DOM	215	116	-46.0%
Condos & Co-ops	# OF SALES	19	13	-31.6%
	SALES VOLUME	\$27,344,000	\$33,443,000	22.3%
	MEDIAN PRICE	\$860,000	\$2,325,000	170.3%
	AVERAGE PRICE	\$1,439,158	\$2,572,538	78.8%
	AVERAGE DOM	74	97	31.1%

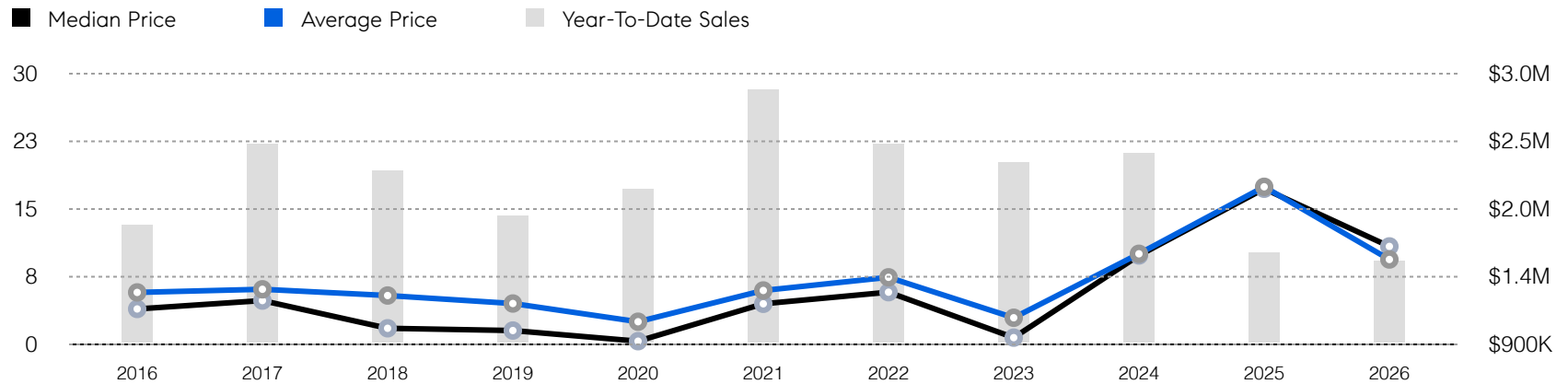
## Historic Sales Trends



# Cos Cob

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	10	4	-60.0%
	SALES VOLUME	\$21,225,251	\$9,646,500	-54.6%
	MEDIAN PRICE	\$2,107,500	\$2,535,000	20.3%
	AVERAGE PRICE	\$2,122,525	\$2,411,625	13.6%
	AVERAGE DOM	51	38	-25.5%
Condos & Co-ops	# OF SALES	0	5	0.0%
	SALES VOLUME	-	\$4,381,000	-
	MEDIAN PRICE	-	\$860,000	-
	AVERAGE PRICE	-	\$876,200	-
	AVERAGE DOM	-	79	-

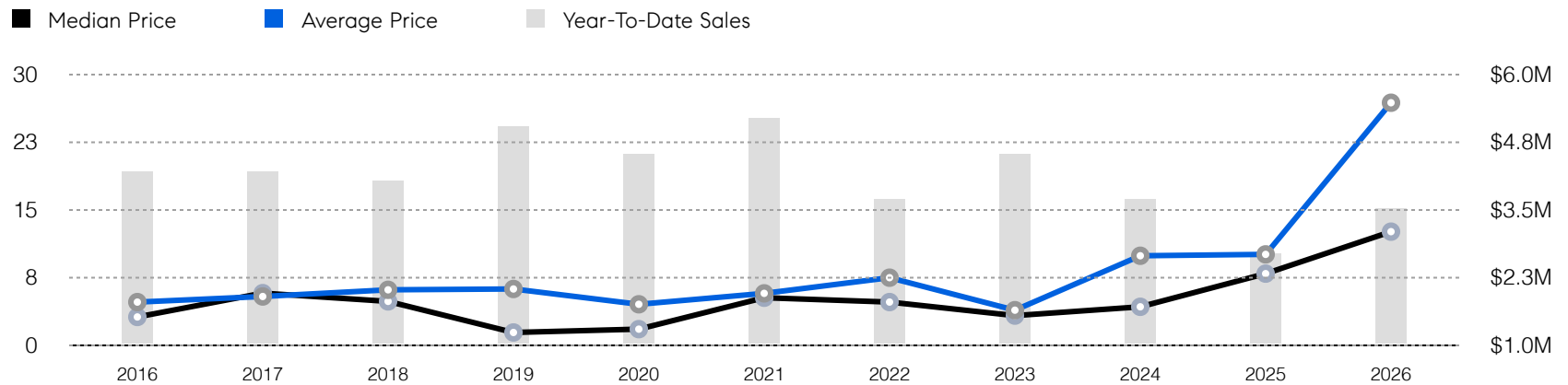
## Historic Sales Trends



# Old Greenwich

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	6	12	100.0%
	SALES VOLUME	\$21,856,000	\$77,850,000	256.2%
	MEDIAN PRICE	\$3,378,000	\$4,165,500	23.3%
	AVERAGE PRICE	\$3,642,667	\$6,487,500	78.1%
	AVERAGE DOM	83	57	-31.3%
Condos & Co-ops	# OF SALES	4	3	-25.0%
	SALES VOLUME	\$4,950,000	\$4,360,000	-11.9%
	MEDIAN PRICE	\$1,325,000	\$1,775,000	34.0%
	AVERAGE PRICE	\$1,237,500	\$1,453,333	17.4%
	AVERAGE DOM	24	110	358.3%

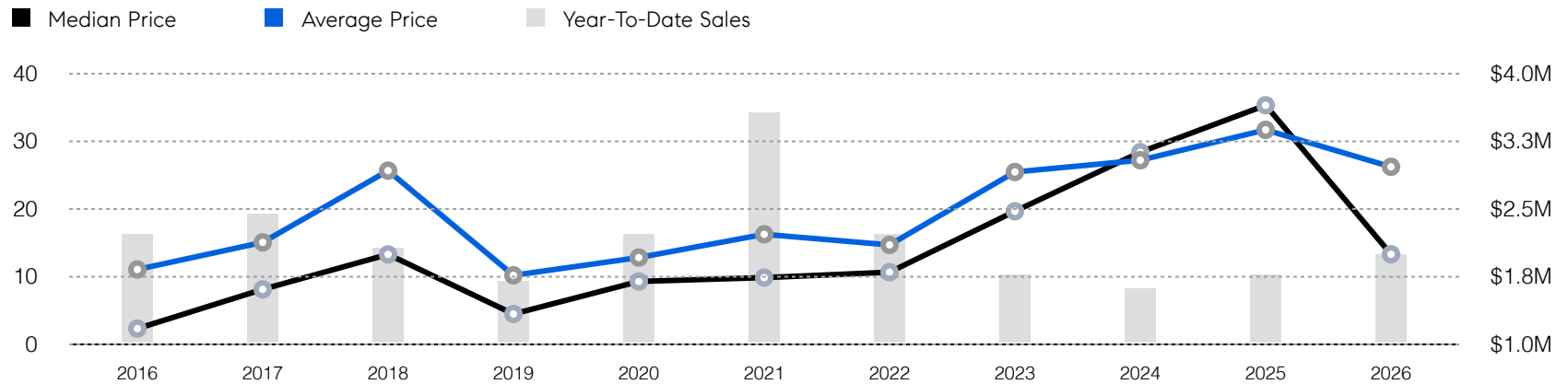
## Historic Sales Trends



# Riverside

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	10	11	10.0%
	SALES VOLUME	\$33,772,500	\$36,332,000	7.6%
	MEDIAN PRICE	\$3,650,000	\$2,510,000	-31.2%
	AVERAGE PRICE	\$3,377,250	\$3,302,909	-2.2%
	AVERAGE DOM	54	46	-14.8%
Condos & Co-ops	# OF SALES	0	2	0.0%
	SALES VOLUME	-	\$2,250,000	-
	MEDIAN PRICE	-	\$1,125,000	-
	AVERAGE PRICE	-	\$1,125,000	-
	AVERAGE DOM	-	57	-

## Historic Sales Trends



# COMPASS

Source(s): Greenwich FlexMLS

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