



First Half of 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

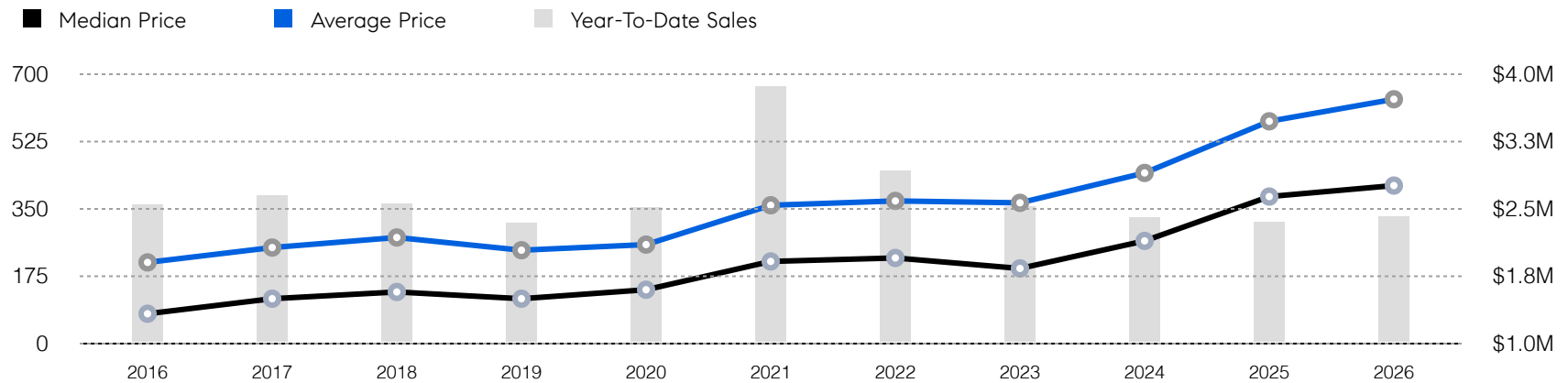
Westport

87 Post Road East
Westport, CT

Greenwich Market Overview

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	233	231	-0.9%
	SALES VOLUME	\$971,129,236	\$1,061,252,611	9.3%
	MEDIAN PRICE	\$3,250,000	\$3,710,000	14.2%
	AVERAGE PRICE	\$4,167,937	\$4,594,167	10.2%
	AVERAGE DOM	74	59	-20.3%
Condos & Co-ops	# OF SALES	77	93	20.8%
	SALES VOLUME	\$106,369,850	\$144,405,168	35.8%
	MEDIAN PRICE	\$925,000	\$1,095,000	18.4%
	AVERAGE PRICE	\$1,381,427	\$1,552,744	12.4%
	AVERAGE DOM	56	58	3.6%

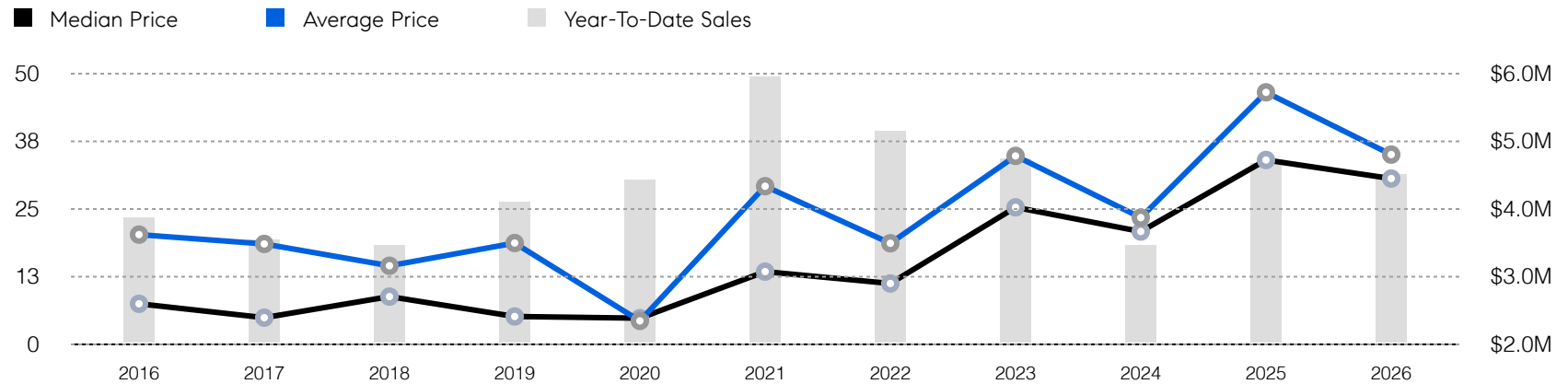
Historic Sales Trends



North Parkway

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	33	31	-6.1%
	SALES VOLUME	\$188,897,078	\$148,936,500	-21.2%
	MEDIAN PRICE	\$4,724,528	\$4,450,000	-5.8%
	AVERAGE PRICE	\$5,724,154	\$4,804,403	-16.1%
	AVERAGE DOM	115	120	4.3%
Condos & Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

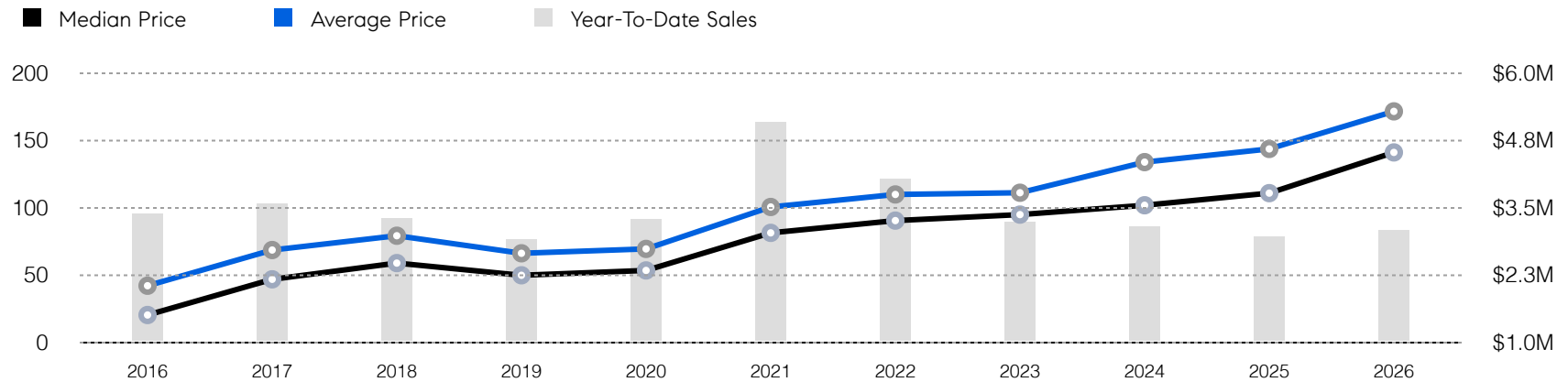
Historic Sales Trends



South Parkway

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	60	60	0.0%
	SALES VOLUME	\$331,584,020	\$391,991,597	18.2%
	MEDIAN PRICE	\$4,312,760	\$5,625,000	30.4%
	AVERAGE PRICE	\$5,526,400	\$6,533,193	18.2%
	AVERAGE DOM	70	58	-17.1%
Condos & Co-ops	# OF SALES	17	22	29.4%
	SALES VOLUME	\$22,270,600	\$42,040,100	88.8%
	MEDIAN PRICE	\$1,072,500	\$1,657,500	54.5%
	AVERAGE PRICE	\$1,310,035	\$1,910,914	45.9%
	AVERAGE DOM	53	47	-11.3%

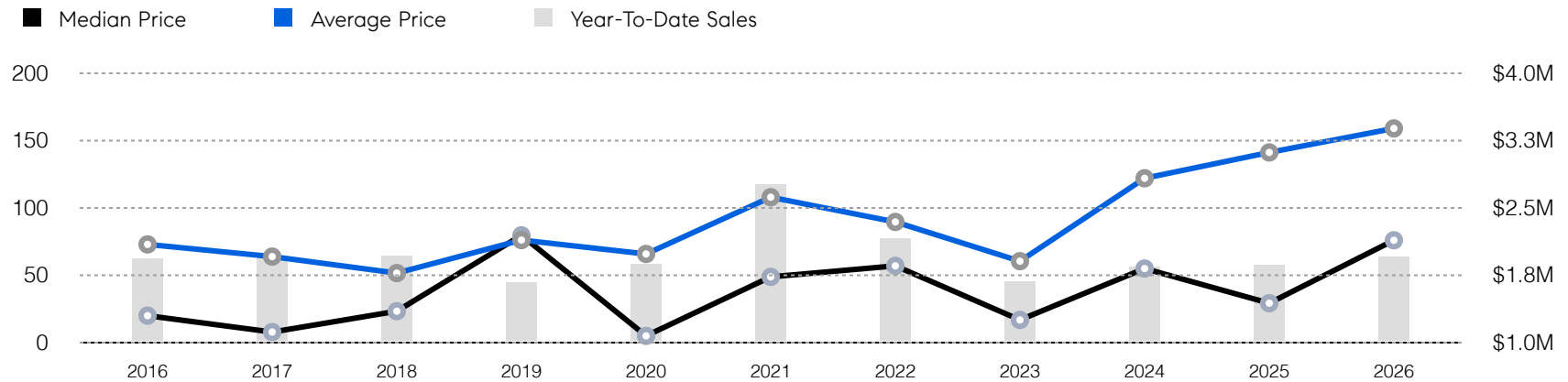
Historic Sales Trends



South of Post Road

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	21	22	4.8%
	SALES VOLUME	\$117,712,000	\$137,846,000	17.1%
	MEDIAN PRICE	\$5,050,000	\$3,995,000	-20.9%
	AVERAGE PRICE	\$5,605,333	\$6,265,727	11.8%
	AVERAGE DOM	141	98	-30.5%
Condos & Co-ops	# OF SALES	35	40	14.3%
	SALES VOLUME	\$56,909,250	\$72,075,000	26.6%
	MEDIAN PRICE	\$815,000	\$1,078,000	32.3%
	AVERAGE PRICE	\$1,625,979	\$1,801,875	10.8%
	AVERAGE DOM	61	60	-1.6%

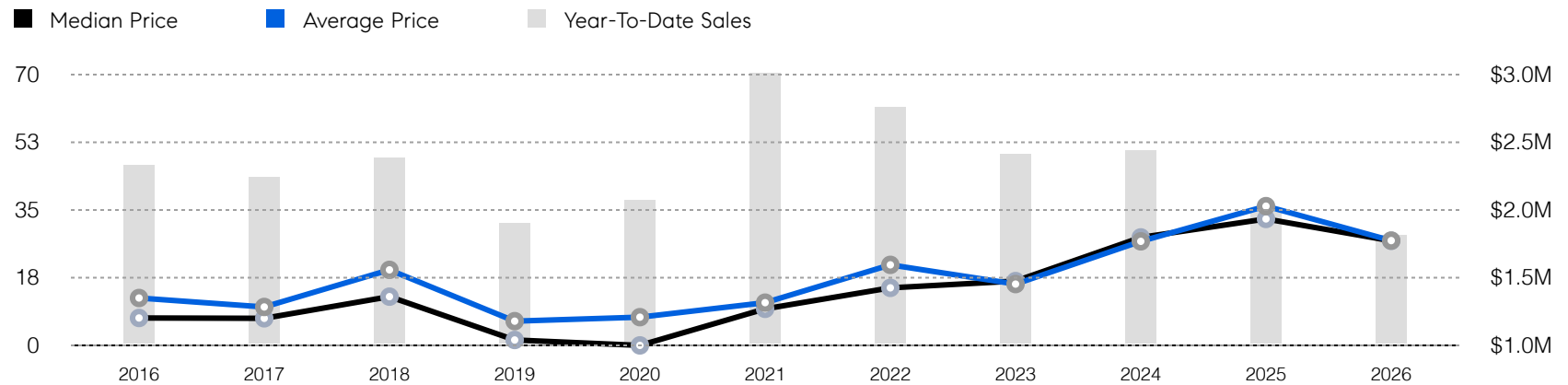
Historic Sales Trends



Cos Cob

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	28	18	-35.7%
	SALES VOLUME	\$63,258,751	\$40,872,500	-35.4%
	MEDIAN PRICE	\$2,050,000	\$2,287,500	11.6%
	AVERAGE PRICE	\$2,259,241	\$2,270,694	0.5%
	AVERAGE DOM	36	40	11.1%
Condos & Co-ops	# OF SALES	6	10	66.7%
	SALES VOLUME	\$5,710,000	\$8,798,500	54.1%
	MEDIAN PRICE	\$895,000	\$878,000	-1.9%
	AVERAGE PRICE	\$951,667	\$879,850	-7.5%
	AVERAGE DOM	49	63	28.6%

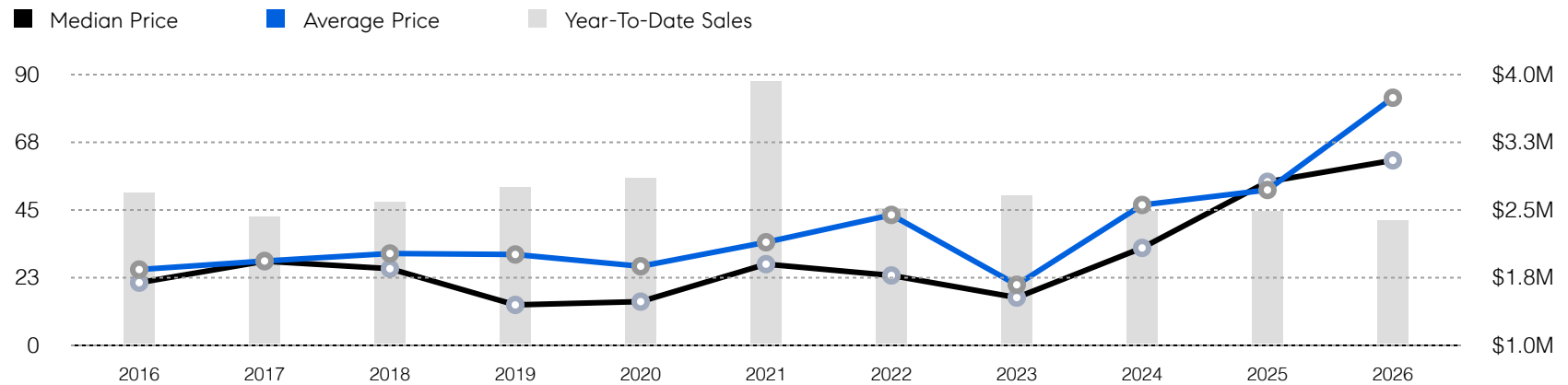
Historic Sales Trends



Old Greenwich

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	35	32	-8.6%
	SALES VOLUME	\$110,855,007	\$144,650,001	30.5%
	MEDIAN PRICE	\$3,110,000	\$3,525,000	13.3%
	AVERAGE PRICE	\$3,167,286	\$4,520,313	42.7%
	AVERAGE DOM	50	36	-28.0%
Condos & Co-ops	# OF SALES	9	9	0.0%
	SALES VOLUME	\$8,910,000	\$8,838,000	-0.8%
	MEDIAN PRICE	\$1,100,000	\$905,000	-17.7%
	AVERAGE PRICE	\$990,000	\$982,000	-0.8%
	AVERAGE DOM	17	47	176.5%

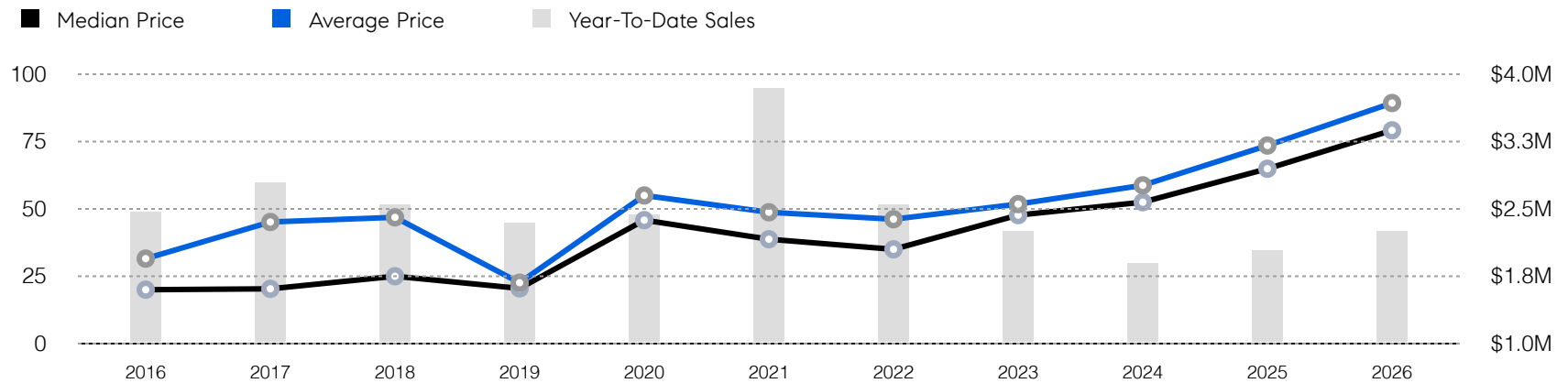
Historic Sales Trends



Riverside

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	32	38	18.8%
	SALES VOLUME	\$106,219,550	\$147,367,001	38.7%
	MEDIAN PRICE	\$3,150,000	\$3,767,500	19.6%
	AVERAGE PRICE	\$3,319,361	\$3,878,079	16.8%
	AVERAGE DOM	63	33	-47.6%
Condos & Co-ops	# OF SALES	2	3	50.0%
	SALES VOLUME	\$2,775,000	\$3,484,568	25.6%
	MEDIAN PRICE	\$1,387,500	\$1,234,568	-11.0%
	AVERAGE PRICE	\$1,387,500	\$1,161,523	-16.3%
	AVERAGE DOM	87	38	-56.3%

Historic Sales Trends



COMPASS

Source(s): Greenwich FlexMLS

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