



Q3 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

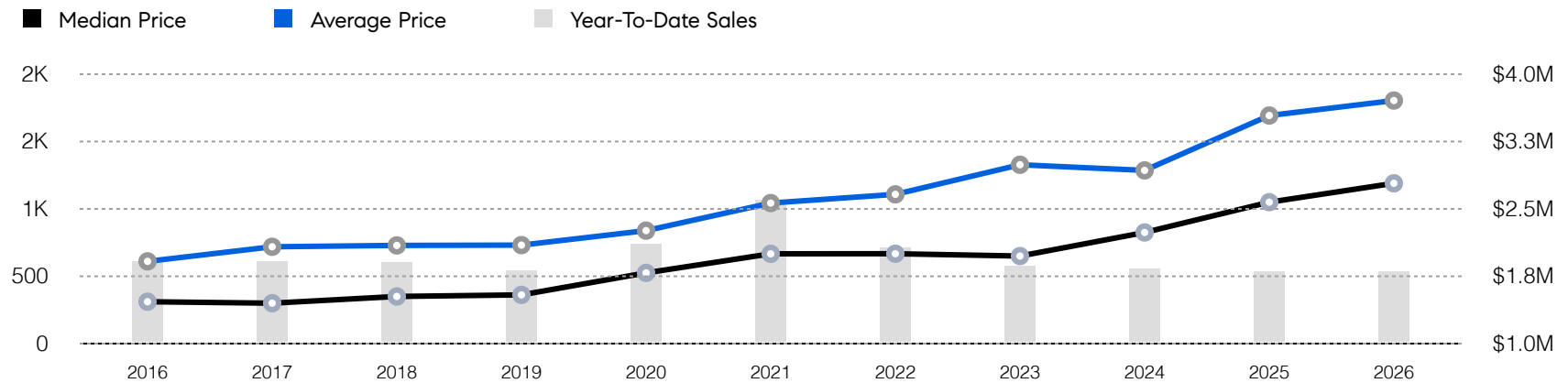
Westport

87 Post Road East
Westport, CT

Greenwich Market Overview

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	394	381	-3.3%
	SALES VOLUME	\$1,663,053,261	\$1,717,379,067	3.3%
	MEDIAN PRICE	\$3,150,000	\$3,600,000	14.3%
	AVERAGE PRICE	\$4,220,947	\$4,507,557	6.8%
	AVERAGE DOM	63	52	-17.5%
Condos & Co-ops	# OF SALES	124	142	14.5%
	SALES VOLUME	\$170,638,105	\$221,354,168	29.7%
	MEDIAN PRICE	\$987,500	\$1,088,000	10.2%
	AVERAGE PRICE	\$1,376,114	\$1,558,832	13.3%
	AVERAGE DOM	54	58	7.4%

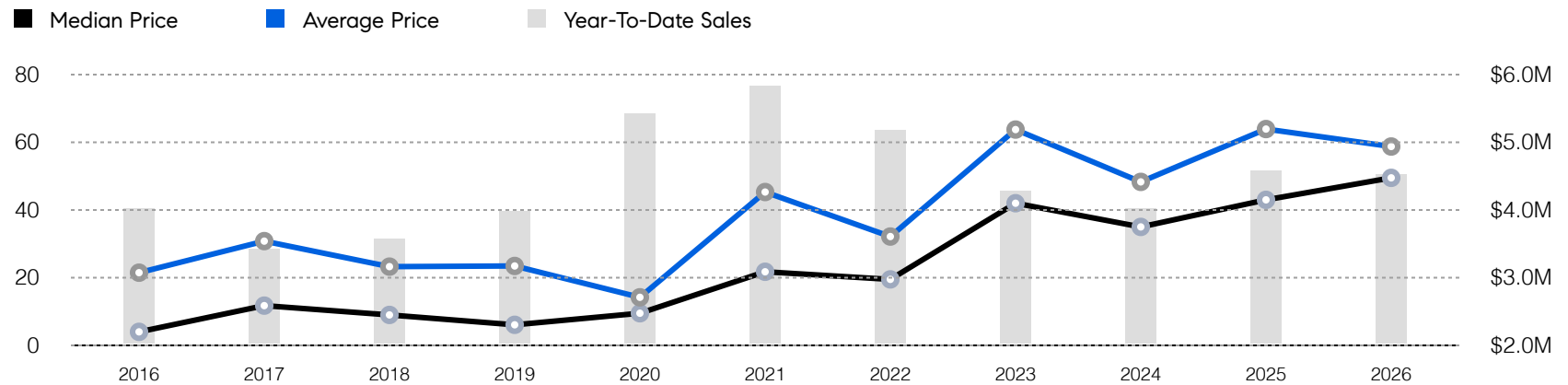
Historic Sales Trends



North Parkway

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	51	50	-2.0%
	SALES VOLUME	\$264,982,078	\$246,881,500	-6.8%
	MEDIAN PRICE	\$4,150,000	\$4,475,000	7.8%
	AVERAGE PRICE	\$5,195,727	\$4,937,630	-5.0%
	AVERAGE DOM	102	103	1.0%
Condos & Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

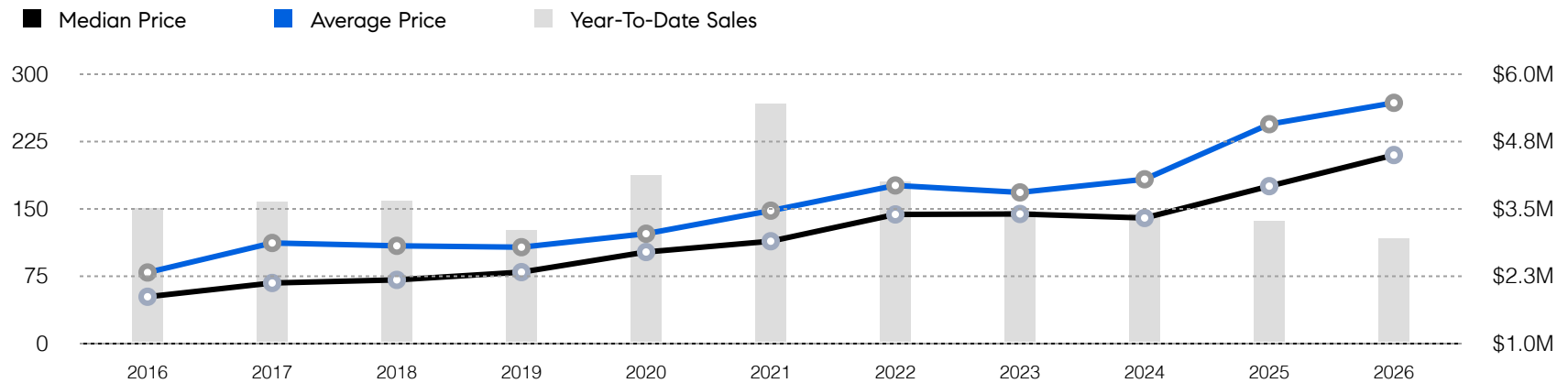
Historic Sales Trends



South Parkway

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	112	89	-20.5%
	SALES VOLUME	\$649,023,000	\$581,421,097	-10.4%
	MEDIAN PRICE	\$4,285,510	\$5,469,611	27.6%
	AVERAGE PRICE	\$5,794,848	\$6,532,821	12.7%
	AVERAGE DOM	54	52	-3.7%
Condos & Co-ops	# OF SALES	22	26	18.2%
	SALES VOLUME	\$30,713,600	\$47,510,100	54.7%
	MEDIAN PRICE	\$1,098,750	\$1,607,500	46.3%
	AVERAGE PRICE	\$1,396,073	\$1,827,312	30.9%
	AVERAGE DOM	47	45	-4.3%

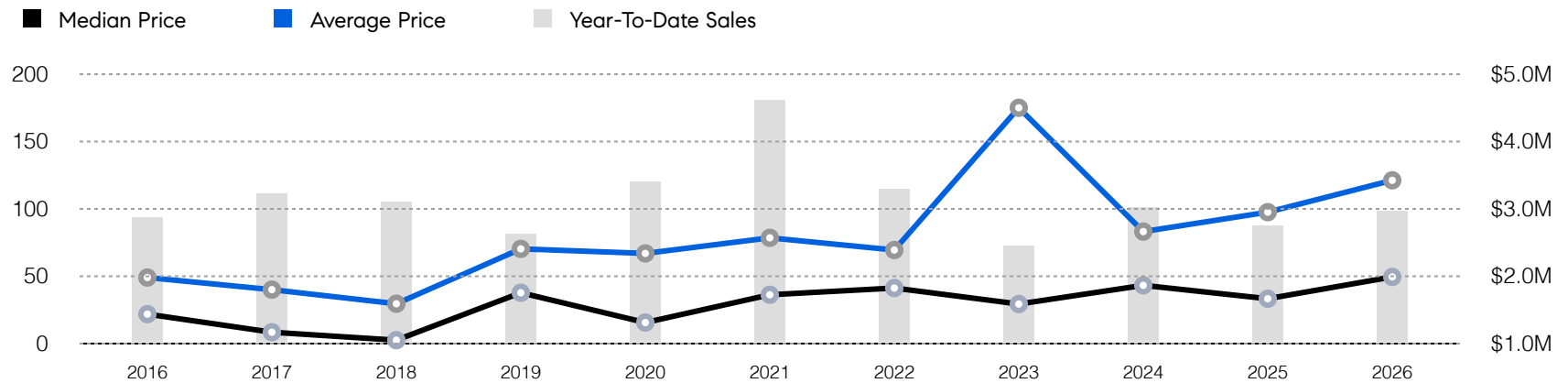
Historic Sales Trends



South of Post Road

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	34	31	-8.8%
	SALES VOLUME	\$169,789,000	\$210,599,750	24.0%
	MEDIAN PRICE	\$4,560,000	\$4,100,000	-10.1%
	AVERAGE PRICE	\$4,993,794	\$6,793,540	36.0%
	AVERAGE DOM	115	81	-29.6%
Condos & Co-ops	# OF SALES	52	66	26.9%
	SALES VOLUME	\$84,047,000	\$121,592,000	44.7%
	MEDIAN PRICE	\$867,500	\$1,051,000	21.2%
	AVERAGE PRICE	\$1,616,288	\$1,842,303	14.0%
	AVERAGE DOM	63	67	6.3%

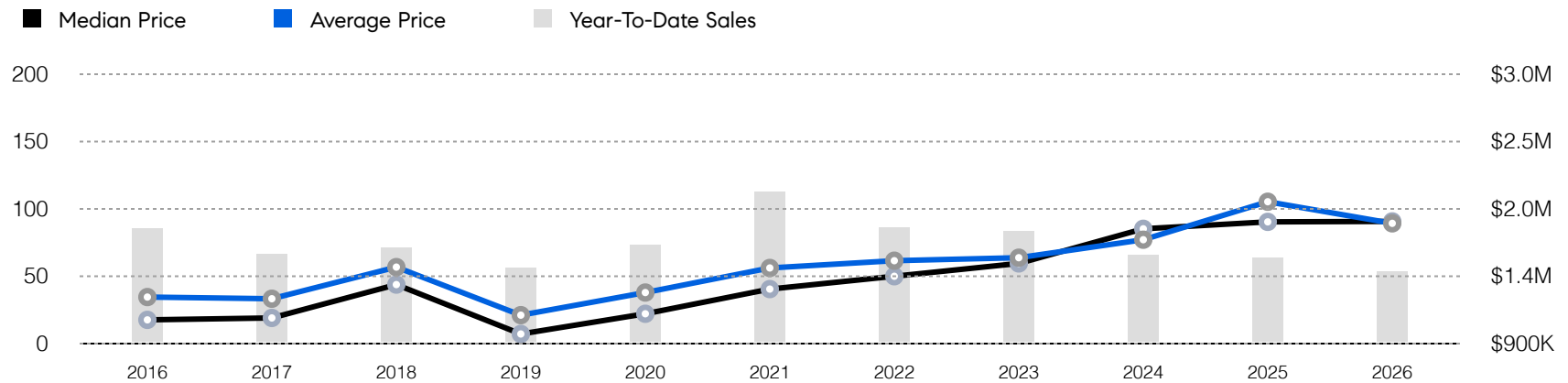
Historic Sales Trends



Cos Cob

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	49	35	-28.6%
	SALES VOLUME	\$109,677,789	\$80,774,500	-26.4%
	MEDIAN PRICE	\$2,000,000	\$2,400,000	20.0%
	AVERAGE PRICE	\$2,238,322	\$2,307,843	3.1%
	AVERAGE DOM	34	37	8.8%
Condos & Co-ops	# OF SALES	13	17	30.8%
	SALES VOLUME	\$14,690,000	\$14,774,500	0.6%
	MEDIAN PRICE	\$925,000	\$860,000	-7.0%
	AVERAGE PRICE	\$1,130,000	\$869,088	-23.1%
	AVERAGE DOM	48	54	12.5%

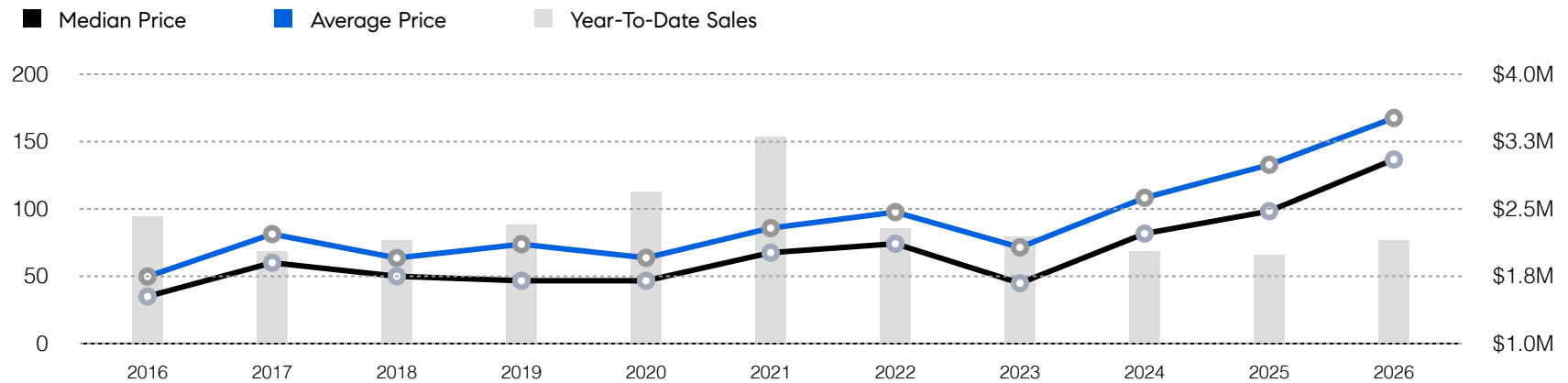
Historic Sales Trends



Old Greenwich

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	51	59	15.7%
	SALES VOLUME	\$178,929,529	\$245,980,081	37.5%
	MEDIAN PRICE	\$2,850,000	\$3,600,000	26.3%
	AVERAGE PRICE	\$3,508,422	\$4,169,154	18.8%
	AVERAGE DOM	50	38	-24.0%
Condos & Co-ops	# OF SALES	13	16	23.1%
	SALES VOLUME	\$12,538,000	\$17,469,000	39.3%
	MEDIAN PRICE	\$870,000	\$918,500	5.6%
	AVERAGE PRICE	\$964,462	\$1,091,813	13.2%
	AVERAGE DOM	21	39	85.7%

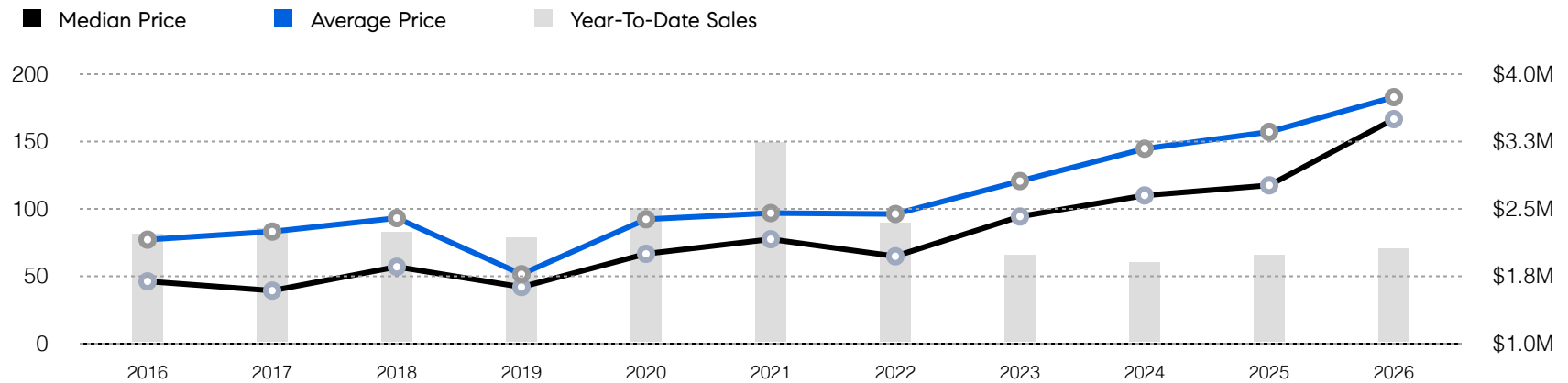
Historic Sales Trends



Riverside

		YTD 2025	YTD 2026	% Change
Single-Family	# OF SALES	60	66	10.0%
	SALES VOLUME	\$210,343,085	\$254,900,511	21.2%
	MEDIAN PRICE	\$2,950,518	\$3,602,000	22.1%
	AVERAGE PRICE	\$3,505,718	\$3,862,129	10.2%
	AVERAGE DOM	60	36	-40.0%
Condos & Co-ops	# OF SALES	4	3	-25.0%
	SALES VOLUME	\$4,540,000	\$3,484,568	-23.2%
	MEDIAN PRICE	\$970,000	\$1,234,568	27.3%
	AVERAGE PRICE	\$1,135,000	\$1,161,523	2.3%
	AVERAGE DOM	63	38	-39.7%

Historic Sales Trends



COMPASS

Source(s): Greenwich FlexMLS

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