

COMPASS

# Greenwich Market Insights

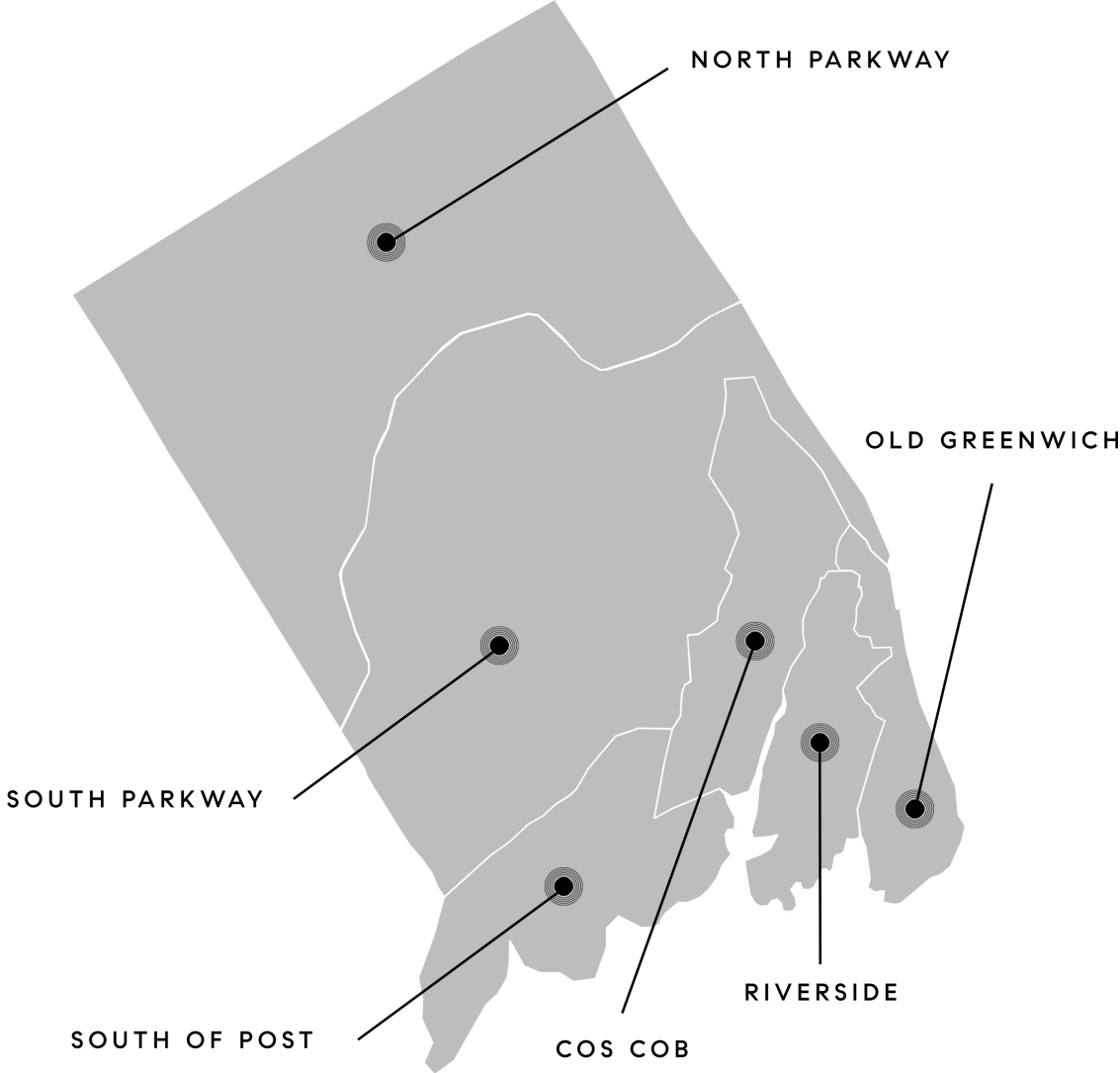
OCTOBER 2021



# Greenwich Market Insights

## October 2021

Neighborhood Map



# Greater Greenwich

OCTOBER 2021

## NEW LISTINGS

<b>84</b>	<b>-46%</b>	<b>\$3.8M</b>	<b>44%</b>	<b>\$2.3M</b>	<b>36%</b>
Total Properties	Decrease From Oct 2020	Average Price	Increase From Oct 2020	Median Price	Increase From Oct 2020

## UNDER CONTRACT

<b>76</b>	<b>-38%</b>	<b>\$3.5M</b>	<b>24%</b>	<b>\$2.4M</b>	<b>33%</b>
Total Properties	Decrease From Oct 2020	Average Price	Increase From Oct 2020	Median Price	Increase From Oct 2020

## UNITS SOLD

<b>62</b>	<b>-53%</b>	<b>\$2.3M</b>	<b>-10%</b>	<b>\$1.7M</b>	<b>-3%</b>
Total Properties	Decrease From Oct 2020	Average Price	Decrease From Oct 2020	Median Price	Decrease From Oct 2020

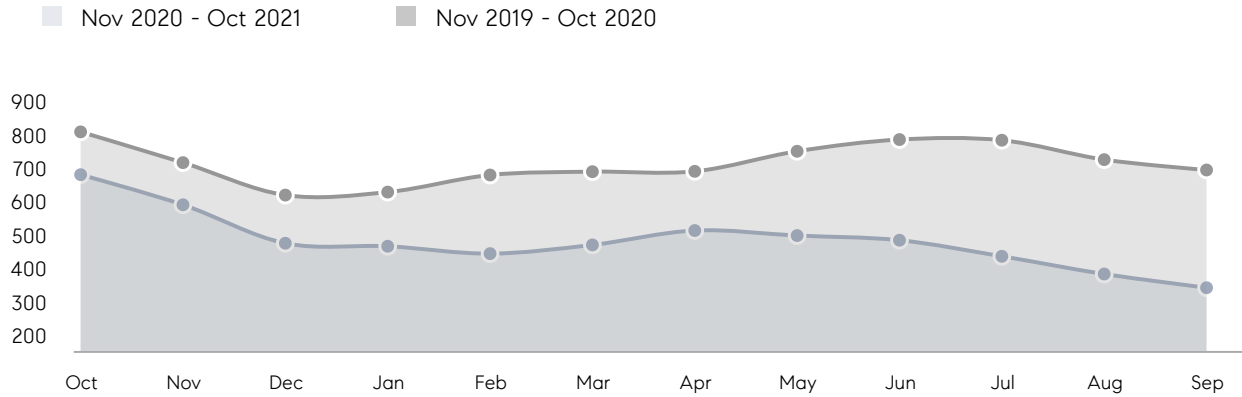
## Property Statistics

		Oct 2021	Oct 2020	% Change
Overall	AVERAGE DOM	106	142	-25%
	% OF ASKING PRICE	99%	96%	
	AVERAGE SOLD PRICE	\$2,325,102	\$2,591,878	-10.3%
	# OF CONTRACTS	76	122	-37.7%
	NEW LISTINGS	84	156	-46%
Houses	AVERAGE DOM	105	141	-26%
	% OF ASKING PRICE	99%	96%	
	AVERAGE SOLD PRICE	\$2,831,216	\$3,134,201	-10%
	# OF CONTRACTS	60	95	-37%
	NEW LISTINGS	59	119	-50%
Condo/Co-op/TH	AVERAGE DOM	107	146	-27%
	% OF ASKING PRICE	98%	96%	
	AVERAGE SOLD PRICE	\$1,087,936	\$842,452	29%
	# OF CONTRACTS	16	27	-41%
	NEW LISTINGS	25	37	-32%

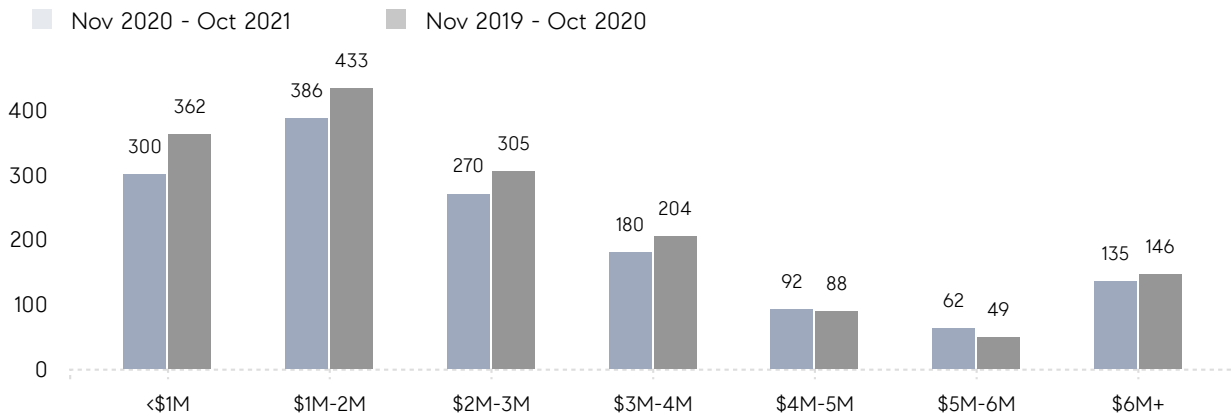
# Greater Greenwich

OCTOBER 2021

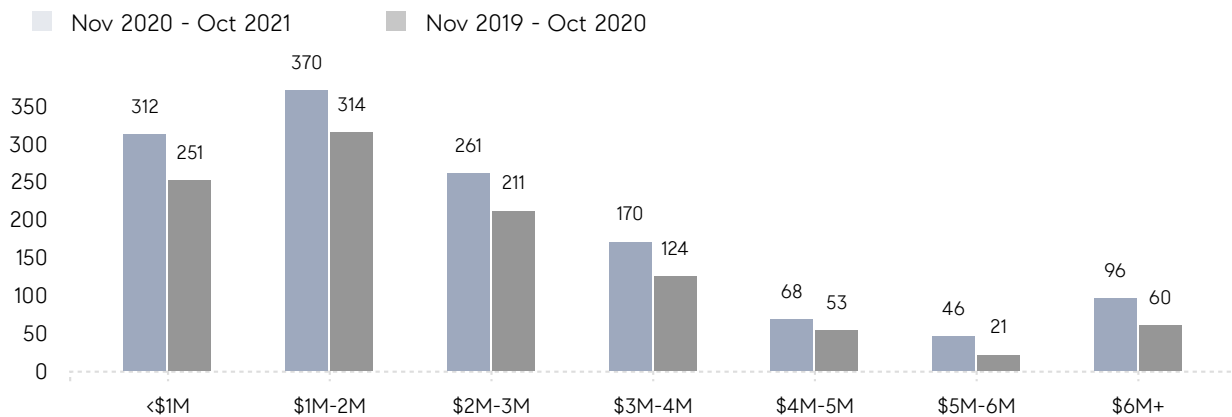
## Monthly Inventory



## Listings By Price Range



## Contracts By Price Range





# North Parkway

OCTOBER 2021

## NEW LISTINGS

<b>9</b>	<b>-61%</b>	<b>\$6.8M</b>	<b>84%</b>	<b>\$3.0M</b>	<b>-1%</b>
Total Properties	Decrease From Oct 2020	Average Price	Increase From Oct 2020	Median Price	Change From Oct 2020

## UNDER CONTRACT

<b>3</b>	<b>-73%</b>	<b>\$3.2M</b>	<b>-28%</b>	<b>\$2.7M</b>	<b>-26%</b>
Total Properties	Decrease From Oct 2020	Average Price	Decrease From Oct 2020	Median Price	Decrease From Oct 2020

## UNITS SOLD

<b>6</b>	<b>-40%</b>	<b>\$4.3M</b>	<b>39%</b>	<b>\$4.4M</b>	<b>45%</b>
Total Properties	Decrease From Oct 2020	Average Price	Increase From Oct 2020	Median Price	Increase From Oct 2020

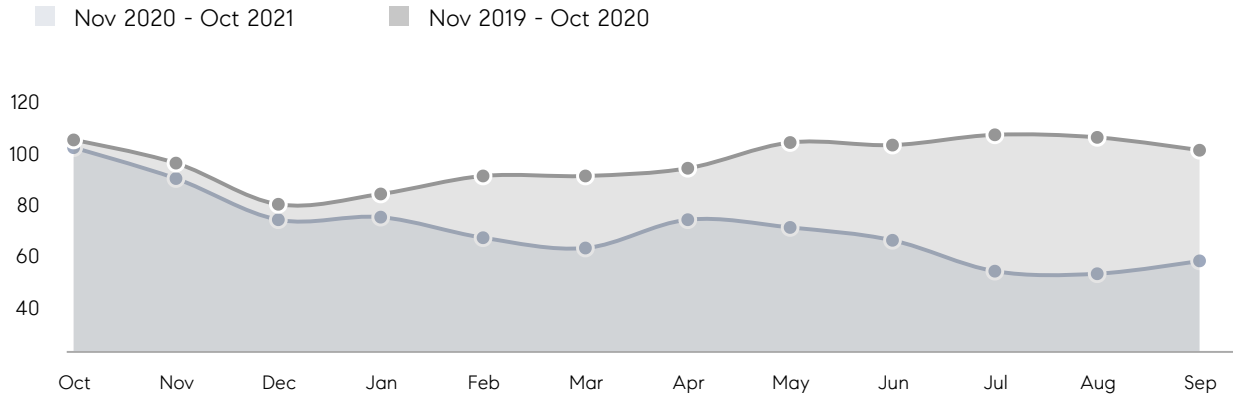
## Property Statistics

		Oct 2021	Oct 2020	% Change
Overall	AVERAGE DOM	186	145	28%
	% OF ASKING PRICE	99%	91%	
	AVERAGE SOLD PRICE	\$4,268,125	\$3,060,250	39.5%
	# OF CONTRACTS	3	11	-72.7%
	NEW LISTINGS	9	23	-61%
Houses	AVERAGE DOM	186	145	28%
	% OF ASKING PRICE	99%	91%	
	AVERAGE SOLD PRICE	\$4,268,125	\$3,060,250	39%
	# OF CONTRACTS	3	10	-70%
	NEW LISTINGS	9	23	-61%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

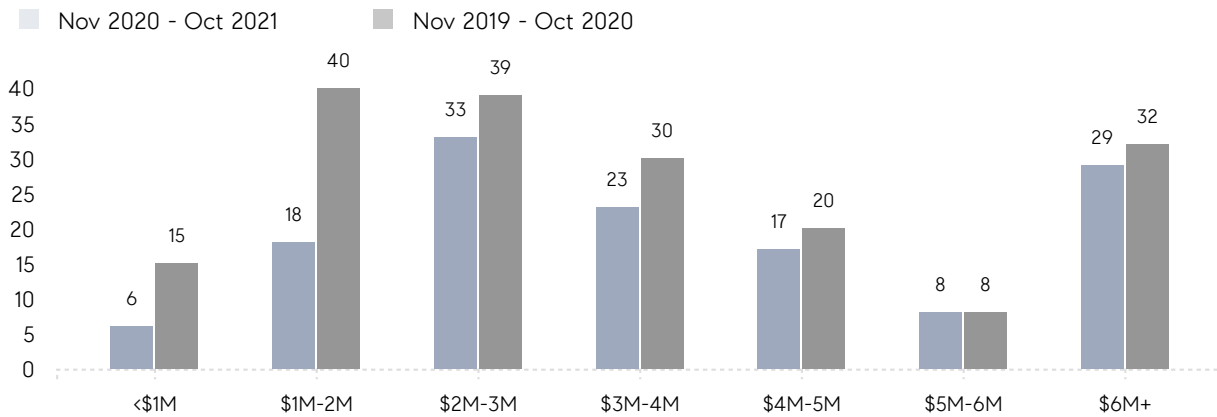
# North Parkway

OCTOBER 2021

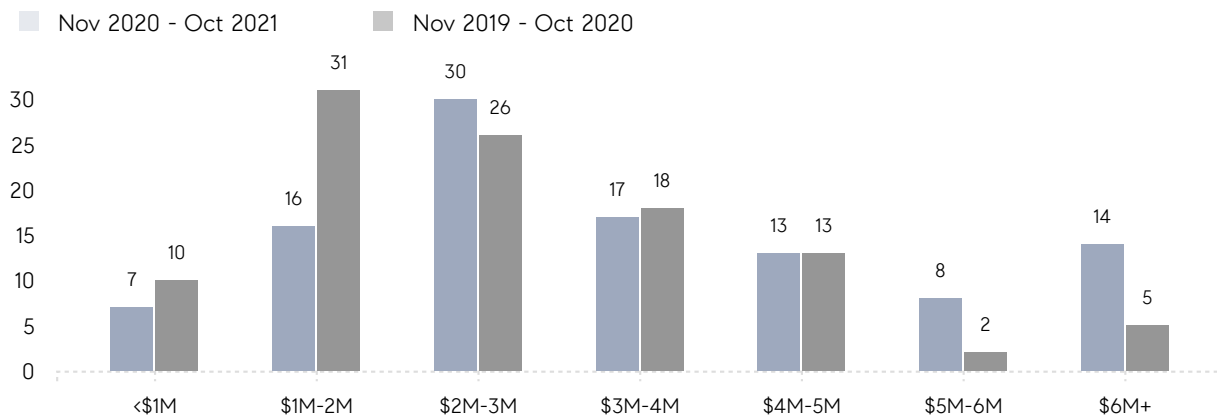
## Monthly Inventory



## Listings By Price Range



## Contracts By Price Range





# South Parkway

OCTOBER 2021

## NEW LISTINGS

<b>33</b>	<b>-28%</b>	<b>\$4.8M</b>	<b>77%</b>	<b>\$3.0M</b>	<b>119%</b>
Total Properties	Decrease From Oct 2020	Average Price	Increase From Oct 2020	Median Price	Increase From Oct 2020

## UNDER CONTRACT

<b>21</b>	<b>-47%</b>	<b>\$3.2M</b>	<b>13%</b>	<b>\$2.6M</b>	<b>37%</b>
Total Properties	Decrease From Oct 2020	Average Price	Increase From Oct 2020	Median Price	Increase From Oct 2020

## UNITS SOLD

<b>21</b>	<b>-60%</b>	<b>\$2.7M</b>	<b>2%</b>	<b>\$2.3M</b>	<b>18%</b>
Total Properties	Decrease From Oct 2020	Average Price	Increase From Oct 2020	Median Price	Increase From Oct 2020

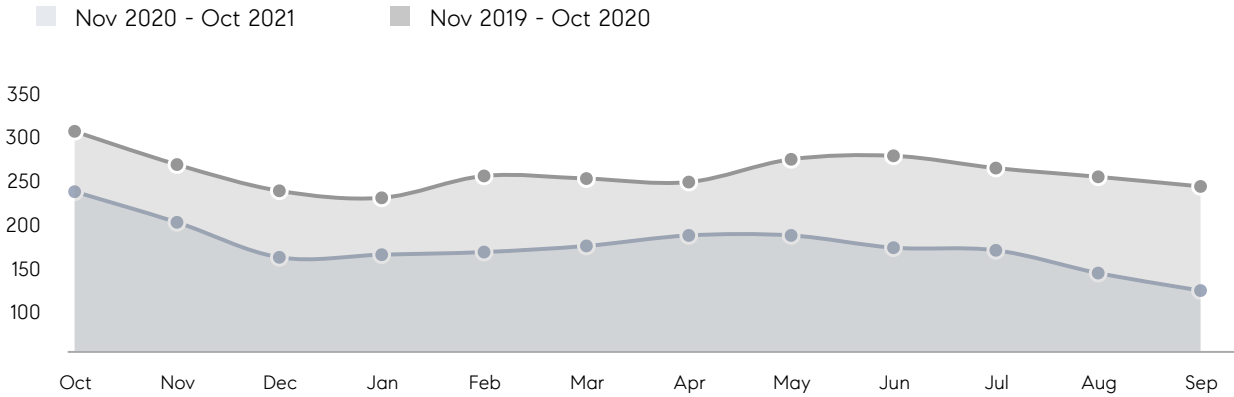
## Property Statistics

		Oct 2021	Oct 2020	% Change
Overall	AVERAGE DOM	103	158	-35%
	% OF ASKING PRICE	99%	96%	
	AVERAGE SOLD PRICE	\$2,656,487	\$2,605,885	1.9%
	# OF CONTRACTS	21	40	-47.5%
	NEW LISTINGS	33	46	-28%
Houses	AVERAGE DOM	108	167	-35%
	% OF ASKING PRICE	99%	96%	
	AVERAGE SOLD PRICE	\$3,138,524	\$3,235,145	-3%
	# OF CONTRACTS	17	30	-43%
	NEW LISTINGS	27	35	-23%
Condo/Co-op/TH	AVERAGE DOM	87	132	-34%
	% OF ASKING PRICE	97%	96%	
	AVERAGE SOLD PRICE	\$1,113,968	\$897,893	24%
	# OF CONTRACTS	4	10	-60%
	NEW LISTINGS	6	11	-45%

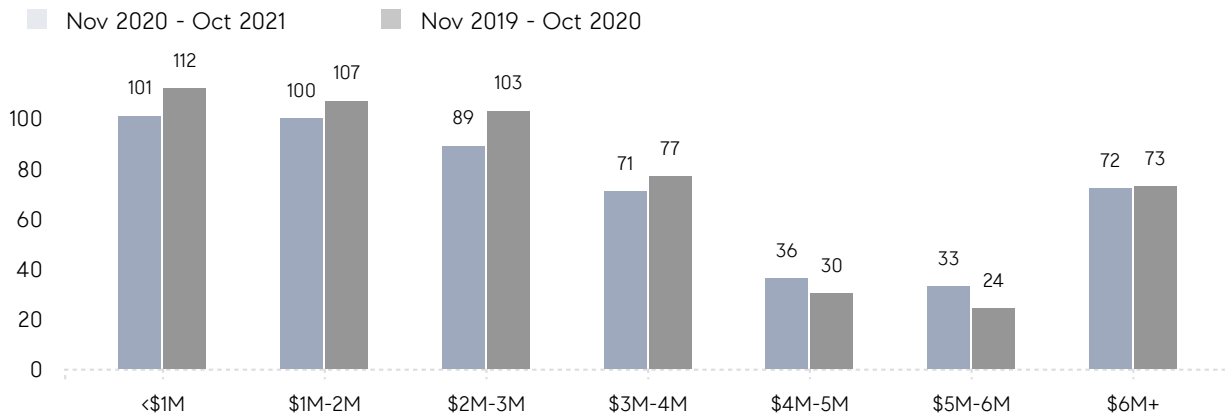
# South Parkway

OCTOBER 2021

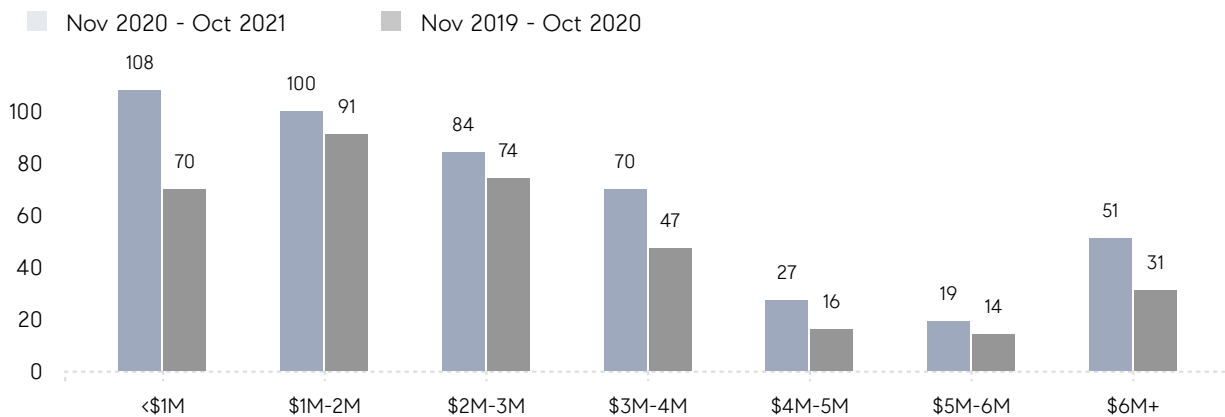
## Monthly Inventory



## Listings By Price Range



## Contracts By Price Range





# South of Post Road

OCTOBER 2021

## NEW LISTINGS

<b>22</b>	<b>-27%</b>	<b>\$2.2M</b>	<b>-5%</b>	<b>\$2.0M</b>	<b>42%</b>
Total Properties	Decrease From Oct 2020	Average Price	Decrease From Oct 2020	Median Price	Increase From Oct 2020

## UNDER CONTRACT

<b>19</b>	<b>-24%</b>	<b>\$5.0M</b>	<b>94%</b>	<b>\$2.2M</b>	<b>72%</b>
Total Properties	Decrease From Oct 2020	Average Price	Increase From Oct 2020	Median Price	Increase From Oct 2020

## UNITS SOLD

<b>17</b>	<b>-19%</b>	<b>\$1.7M</b>	<b>-46%</b>	<b>\$1.1M</b>	<b>-14%</b>
Total Properties	Decrease From Oct 2020	Average Price	Decrease From Oct 2020	Median Price	Decrease From Oct 2020

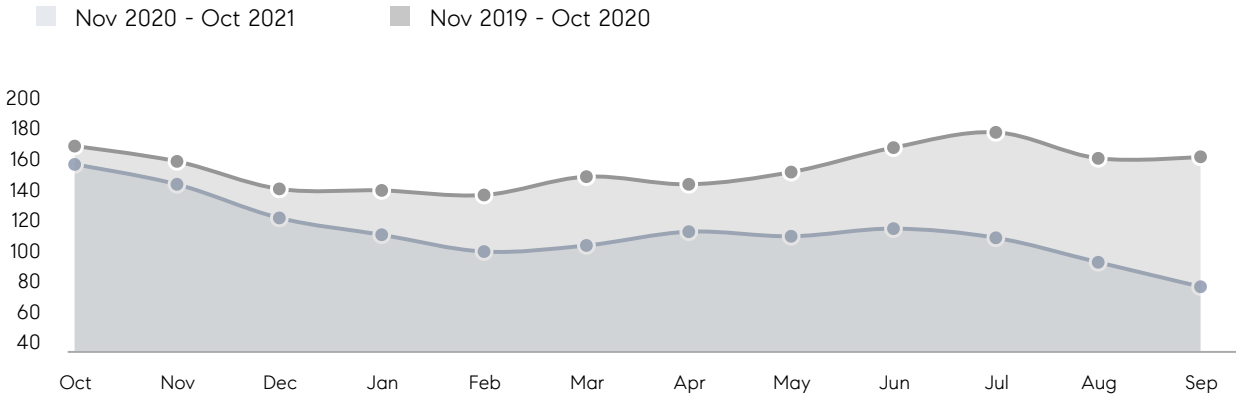
## Property Statistics

		Oct 2021	Oct 2020	% Change
Overall	AVERAGE DOM	126	162	-22%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	\$1,655,147	\$3,060,908	-45.9%
	# OF CONTRACTS	19	25	-24.0%
	NEW LISTINGS	22	30	-27%
Houses	AVERAGE DOM	120	137	-12%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$2,258,500	\$4,745,298	-52%
	# OF CONTRACTS	11	14	-21%
	NEW LISTINGS	8	17	-53%
Condo/Co-op/TH	AVERAGE DOM	131	196	-33%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$1,232,800	\$815,056	51%
	# OF CONTRACTS	8	11	-27%
	NEW LISTINGS	14	13	8%

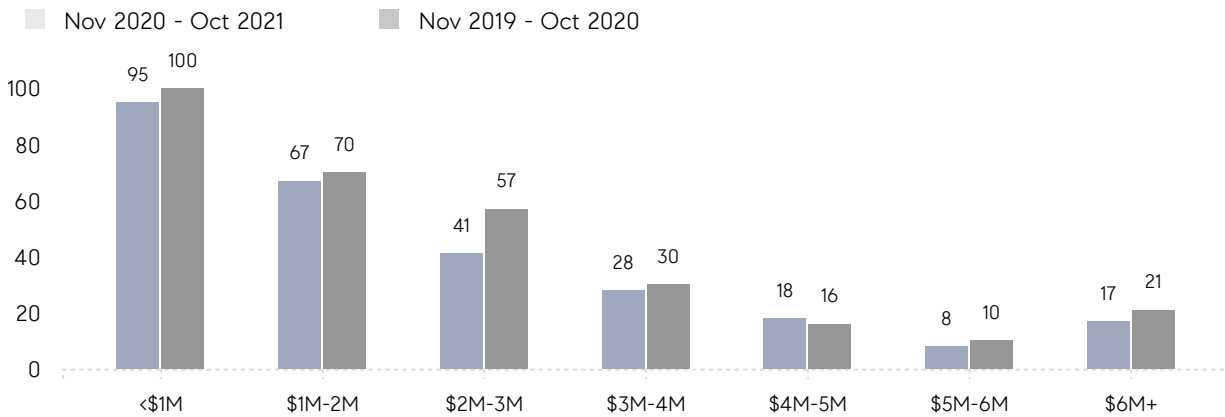
# South of Post Road

OCTOBER 2021

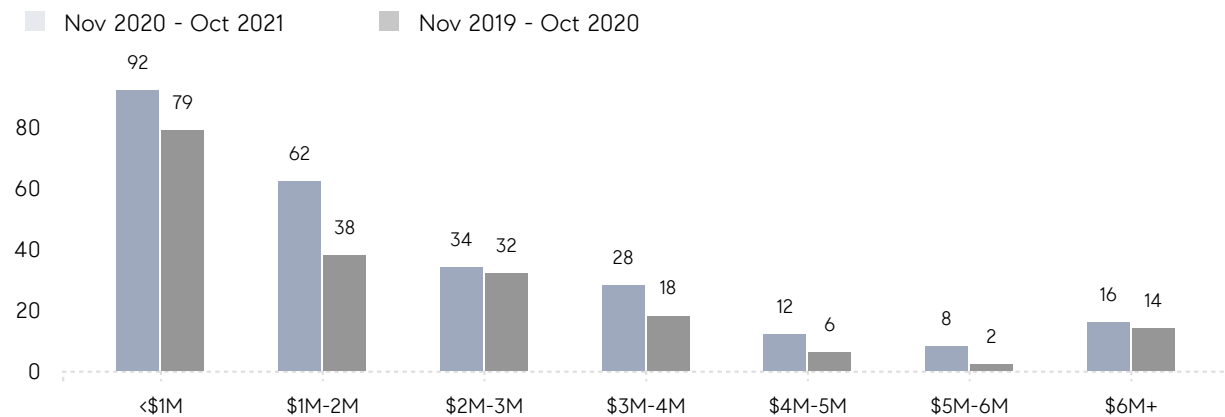
## Monthly Inventory



## Listings By Price Range



## Contracts By Price Range





# Cos Cob

OCTOBER 2021

## NEW LISTINGS

<b>4</b>	<b>-75%</b>	<b>\$1.3M</b>	<b>23%</b>	<b>\$1.1M</b>	<b>18%</b>
Total Properties	Decrease From Oct 2020	Average Price	Increase From Oct 2020	Median Price	Increase From Oct 2020

## UNDER CONTRACT

<b>7</b>	<b>-46%</b>	<b>\$1.9M</b>	<b>72%</b>	<b>\$2.0M</b>	<b>150%</b>
Total Properties	Decrease From Oct 2020	Average Price	Increase From Oct 2020	Median Price	Increase From Oct 2020

## UNITS SOLD

<b>6</b>	<b>-50%</b>	<b>\$1.2M</b>	<b>5%</b>	<b>\$1.3M</b>	<b>20%</b>
Total Properties	Decrease From Oct 2020	Average Price	Increase From Oct 2020	Median Price	Increase From Oct 2020

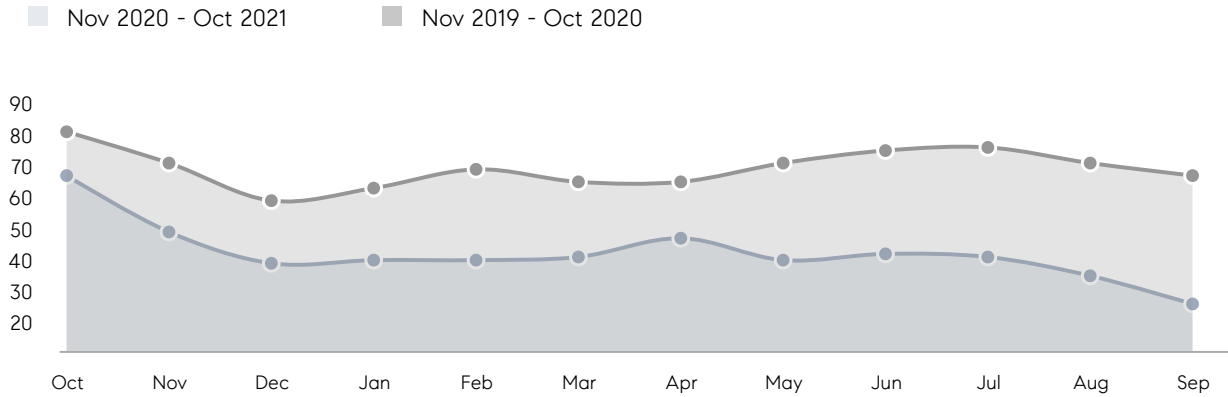
## Property Statistics

		Oct 2021	Oct 2020	% Change
Overall	AVERAGE DOM	70	197	-64%
	% OF ASKING PRICE	103%	94%	
	AVERAGE SOLD PRICE	\$1,205,333	\$1,153,375	4.5%
	# OF CONTRACTS	7	13	-46.2%
	NEW LISTINGS	4	16	-75%
Houses	AVERAGE DOM	70	239	-71%
	% OF ASKING PRICE	103%	95%	
	AVERAGE SOLD PRICE	\$1,205,333	\$1,402,556	-14%
	# OF CONTRACTS	6	10	-40%
	NEW LISTINGS	3	12	-75%
Condo/Co-op/TH	AVERAGE DOM	-	70	-
	% OF ASKING PRICE	-	93%	
	AVERAGE SOLD PRICE	-	\$405,833	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	4	-75%

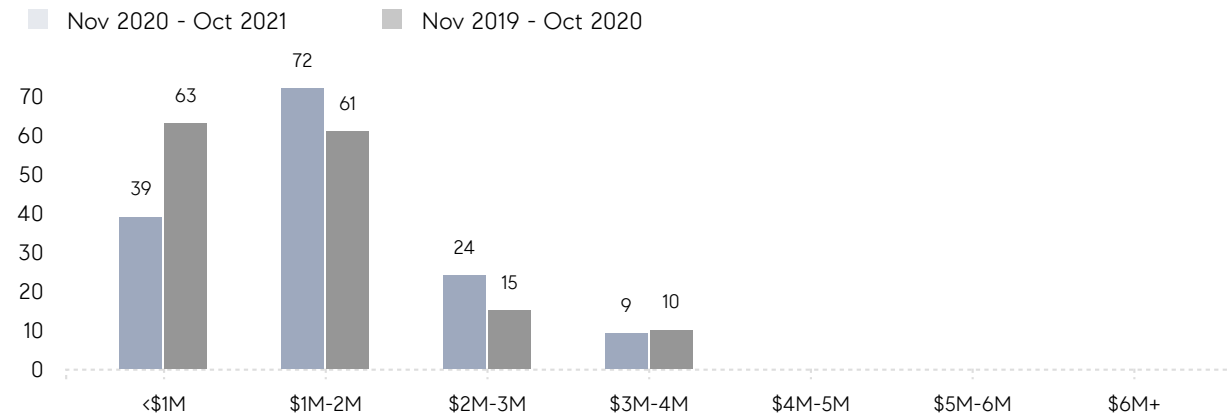
# Cos Cob

OCTOBER 2021

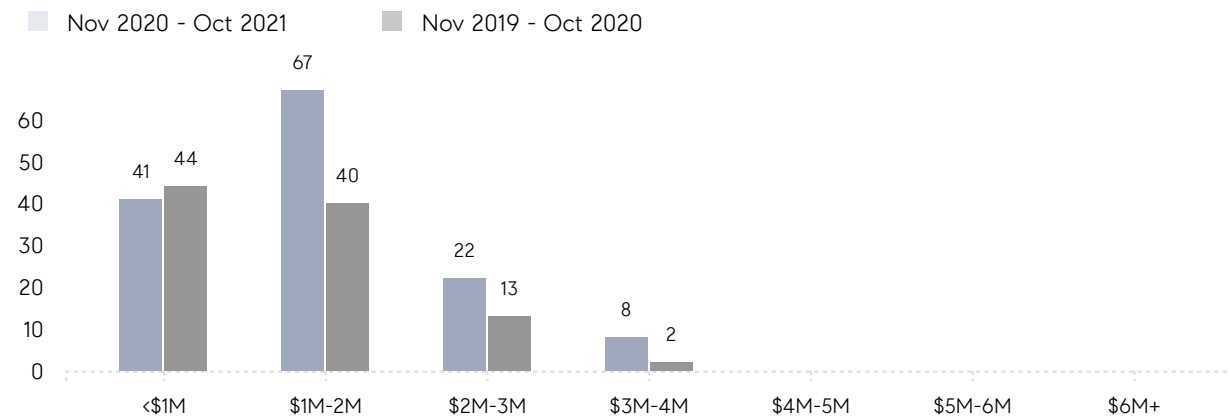
## Monthly Inventory



## Listings By Price Range



## Contracts By Price Range





# Old Greenwich

OCTOBER 2021

## NEW LISTINGS

<b>13</b>	<b>-28%</b>	<b>\$2.4M</b>	<b>-19%</b>	<b>\$1.8M</b>	<b>-33%</b>
Total Properties	Decrease From Oct 2020	Average Price	Decrease From Oct 2020	Median Price	Decrease From Oct 2020

## UNDER CONTRACT

<b>13</b>	<b>8%</b>	<b>\$2.7M</b>	<b>-27%</b>	<b>\$1.8M</b>	<b>-52%</b>
Total Properties	Increase From Oct 2020	Average Price	Decrease From Oct 2020	Median Price	Decrease From Oct 2020

## UNITS SOLD

<b>8</b>	<b>-56%</b>	<b>\$2.7M</b>	<b>17%</b>	<b>\$1.5M</b>	<b>-29%</b>
Total Properties	Decrease From Oct 2020	Average Price	Increase From Oct 2020	Median Price	Decrease From Oct 2020

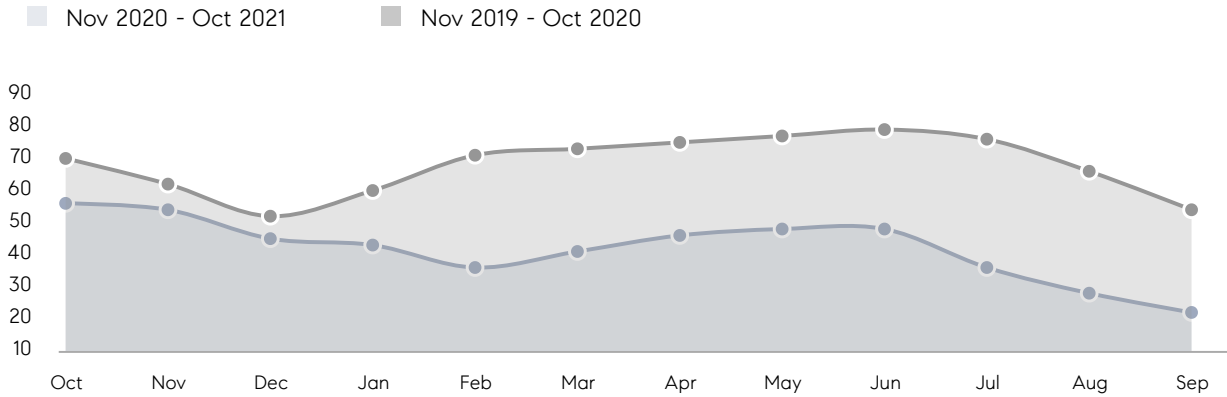
## Property Statistics

		Oct 2021	Oct 2020	% Change
Overall	AVERAGE DOM	60	95	-37%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	\$2,719,375	\$2,314,889	17.5%
	# OF CONTRACTS	13	12	8.3%
	NEW LISTINGS	13	18	-28%
Houses	AVERAGE DOM	50	70	-29%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$3,482,500	\$2,668,607	30%
	# OF CONTRACTS	11	11	0%
	NEW LISTINGS	10	13	-23%
Condo/Co-op/TH	AVERAGE DOM	91	180	-49%
	% OF ASKING PRICE	95%	95%	
	AVERAGE SOLD PRICE	\$430,000	\$1,076,875	-60%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	3	5	-40%

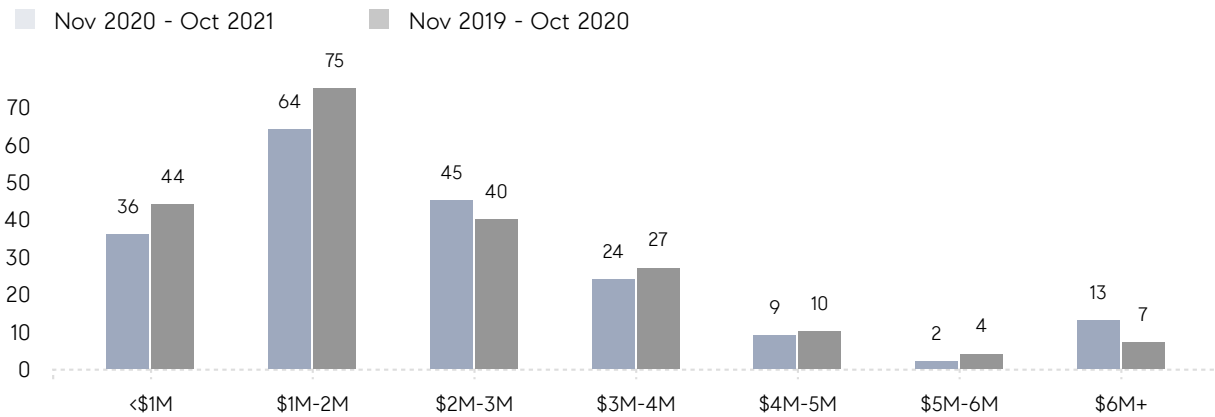
# Old Greenwich

OCTOBER 2021

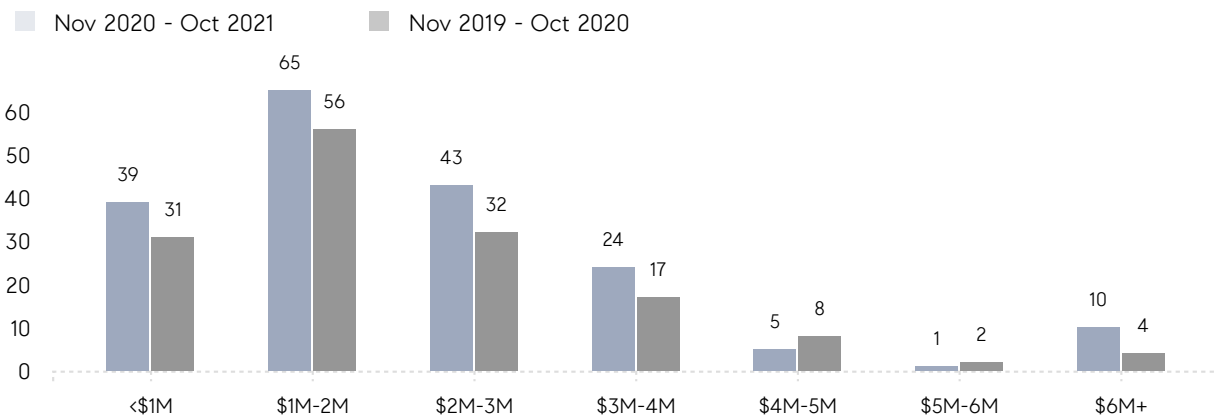
## Monthly Inventory



## Listings By Price Range



## Contracts By Price Range



# Riverside

OCTOBER 2021

## NEW LISTINGS

<b>3</b>	<b>-87%</b>	<b>\$4.0M</b>	<b>50%</b>	<b>\$5.3M</b>	<b>210%</b>
Total Properties	Decrease From Oct 2020	Average Price	Increase From Oct 2020	Median Price	Increase From Oct 2020

## UNDER CONTRACT

<b>13</b>	<b>-38%</b>	<b>\$3.6M</b>	<b>24%</b>	<b>\$3.9M</b>	<b>105%</b>
Total Properties	Decrease From Oct 2020	Average Price	Increase From Oct 2020	Median Price	Increase From Oct 2020

## UNITS SOLD

<b>4</b>	<b>-78%</b>	<b>\$1.4M</b>	<b>-53%</b>	<b>\$1.5M</b>	<b>-24%</b>
Total Properties	Decrease From Oct 2020	Average Price	Decrease From Oct 2020	Median Price	Decrease From Oct 2020

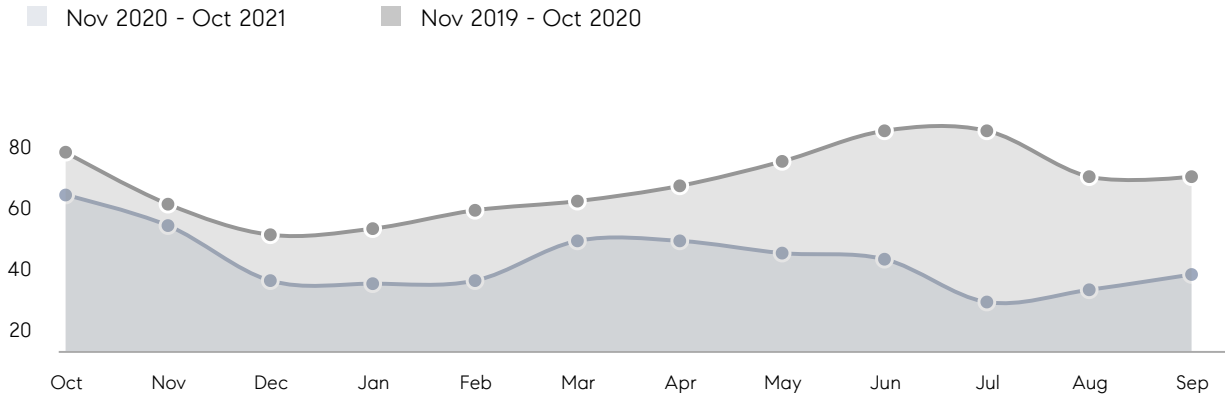
## Property Statistics

		Oct 2021	Oct 2020	% Change
Overall	AVERAGE DOM	60	82	-27%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$1,409,219	\$2,980,000	-52.7%
	# OF CONTRACTS	13	21	-38.1%
	NEW LISTINGS	3	23	-87%
Houses	AVERAGE DOM	78	87	-10%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$1,603,958	\$3,115,000	-49%
	# OF CONTRACTS	12	20	-40%
	NEW LISTINGS	2	19	-89%
Condo/Co-op/TH	AVERAGE DOM	4	0	-
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$825,000	\$685,000	20%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	4	-75%

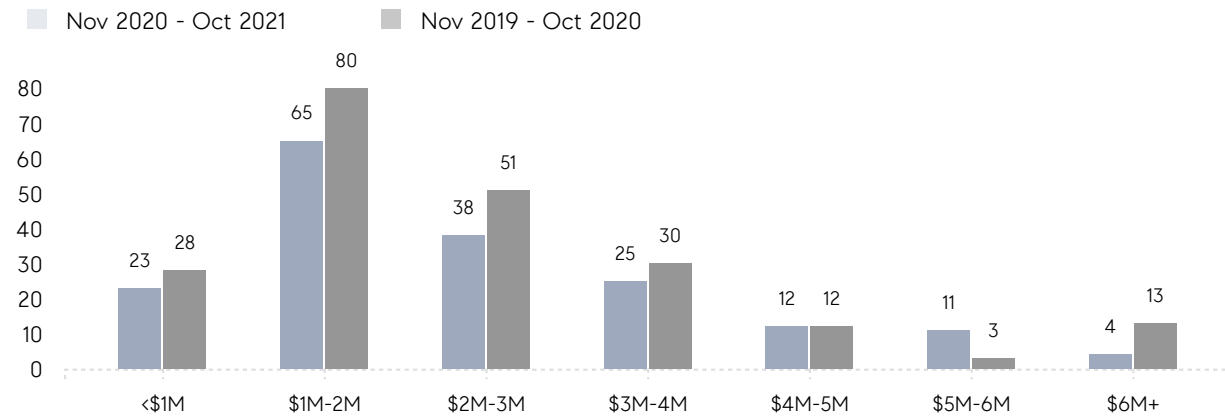
# Riverside

OCTOBER 2021

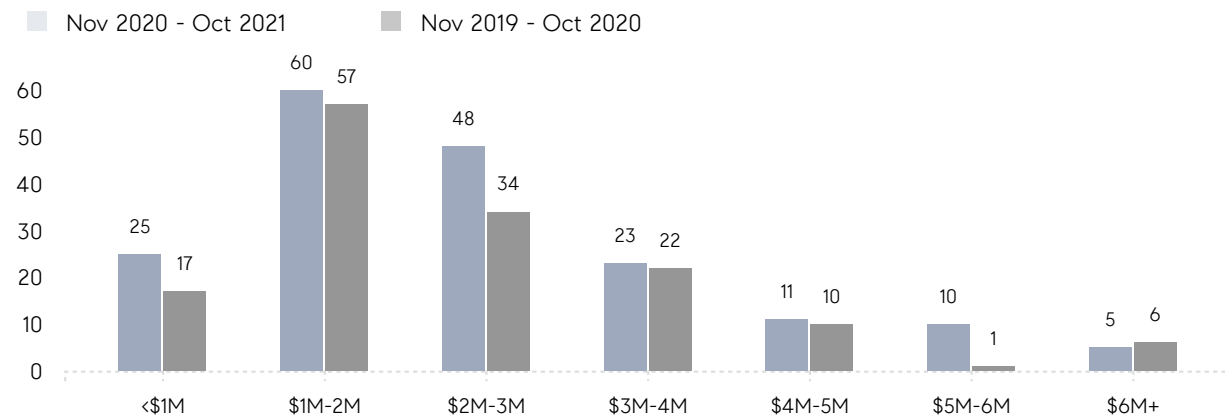
## Monthly Inventory

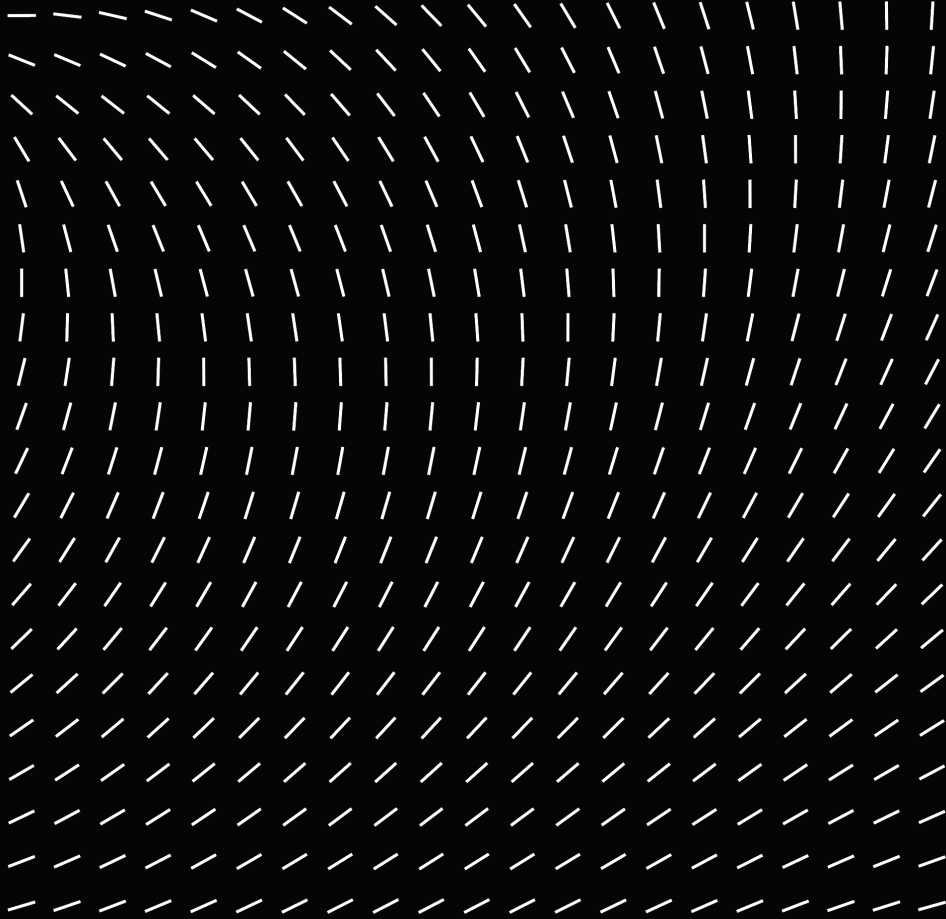


## Listings By Price Range



## Contracts By Price Range





# COMPASS

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