

COMPASS

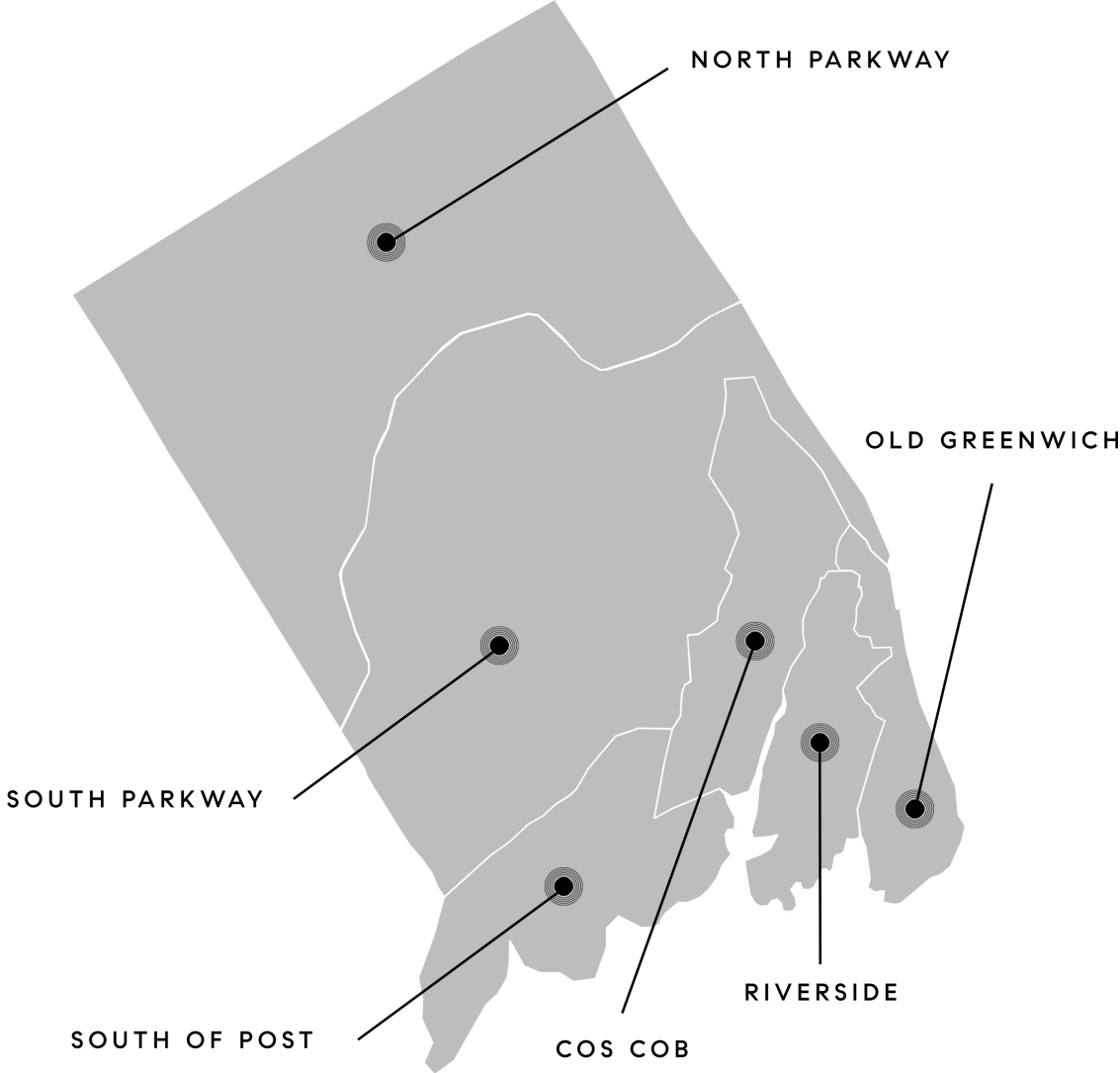
Greenwich Market Insights

NOVEMBER 2021

Greenwich Market Insights

November 2021

Neighborhood Map



Greater Greenwich

NOVEMBER 2021

NEW LISTINGS

70	-10%	\$2.3M	-17%	\$1.5M	-9%
Total Properties	Decrease From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Decrease From Nov 2020

UNDER CONTRACT

75	-31%	\$2.6M	4%	\$1.8M	12%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

UNITS SOLD

69	-37%	\$2.4M	9%	\$1.9M	12%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

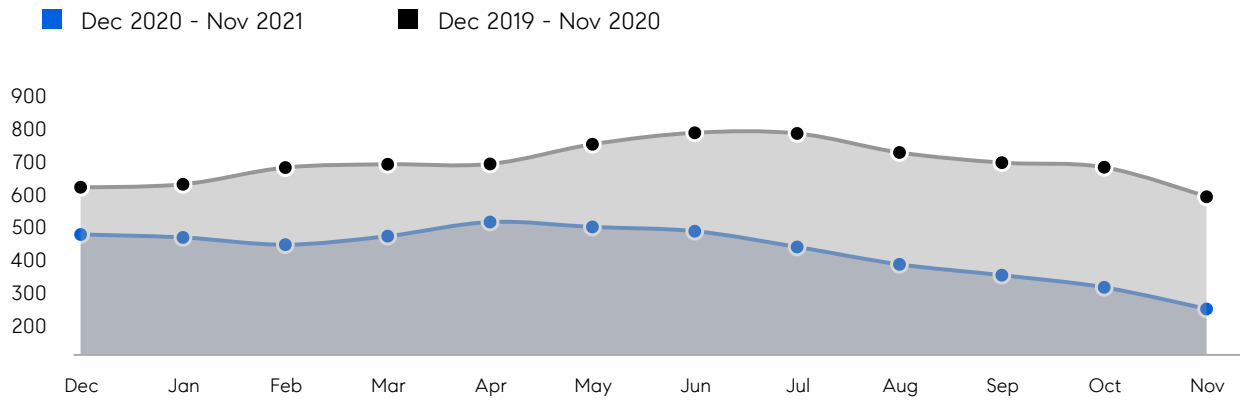
Property Statistics

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	83	169	-51%
	% OF ASKING PRICE	100%	96%	
	AVERAGE SOLD PRICE	\$2,491,112	\$2,278,216	9.3%
	# OF CONTRACTS	75	108	-30.6%
	NEW LISTINGS	70	78	-10%
Houses	AVERAGE DOM	82	177	-54%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$2,878,706	\$2,577,389	12%
	# OF CONTRACTS	60	87	-31%
	NEW LISTINGS	53	59	-10%
Condo/Co-op/TH	AVERAGE DOM	87	128	-32%
	% OF ASKING PRICE	98%	89%	
	AVERAGE SOLD PRICE	\$1,305,529	\$749,111	74%
	# OF CONTRACTS	15	21	-29%
	NEW LISTINGS	17	19	-11%

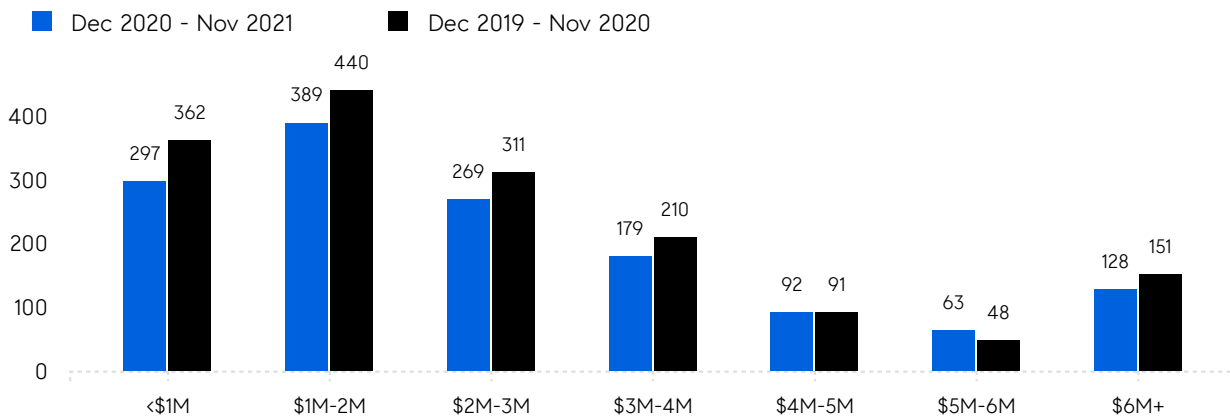
Greater Greenwich

NOVEMBER 2021

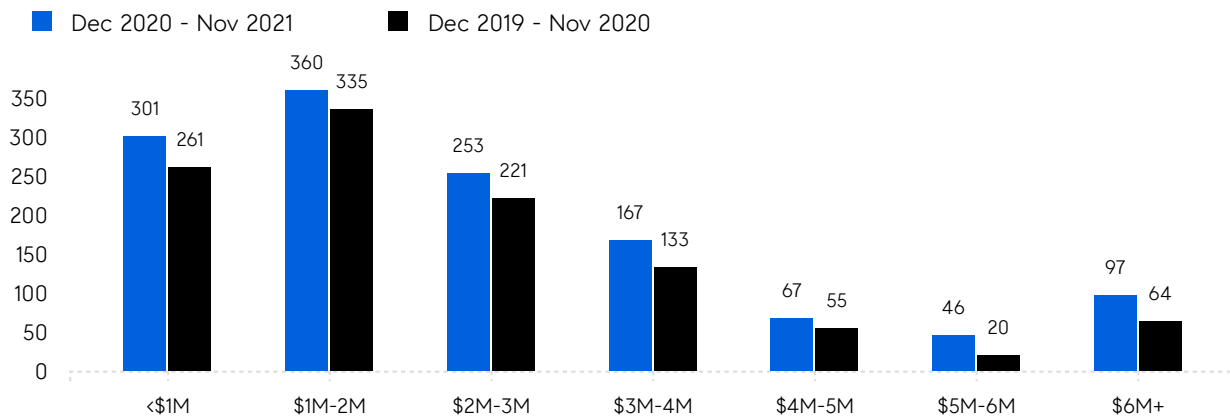
Monthly Inventory



Listings By Price Range



Contracts By Price Range



North Parkway

NOVEMBER 2021

NEW LISTINGS

6	0%	\$2.9M	-48%	\$1.8M	-48%
Total Properties	Change From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Decrease From Nov 2020

UNDER CONTRACT

8	-27%	\$2.6M	-63%	\$2.9M	12%
Total Properties	Decrease From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Increase From Nov 2020

UNITS SOLD

4	-75%	\$4.6M	30%	\$4.1M	41%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

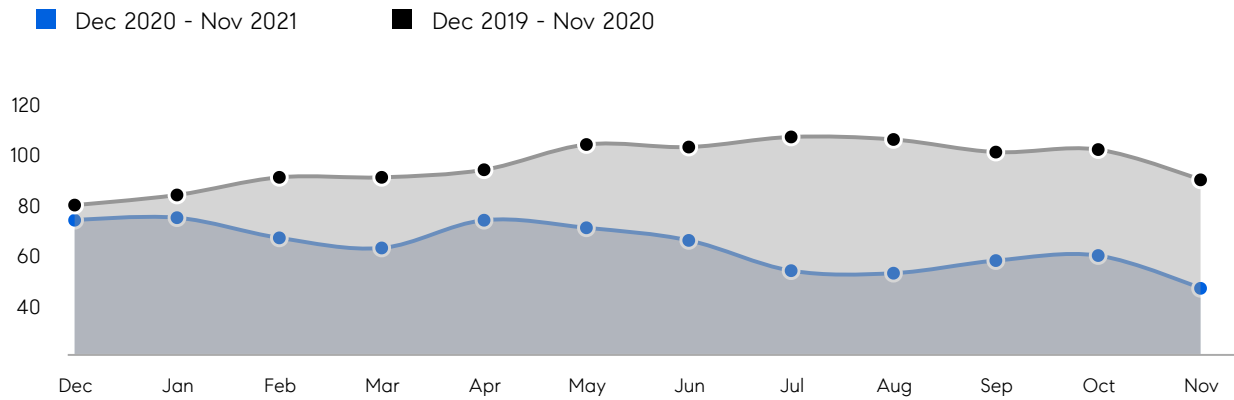
Property Statistics

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	105	300	-65%
	% OF ASKING PRICE	105%	95%	
	AVERAGE SOLD PRICE	\$4,676,222	\$3,598,750	29.9%
	# OF CONTRACTS	8	11	-27.3%
	NEW LISTINGS	6	6	0%
Houses	AVERAGE DOM	105	317	-67%
	% OF ASKING PRICE	105%	95%	
	AVERAGE SOLD PRICE	\$4,676,222	\$3,771,000	24%
	# OF CONTRACTS	8	11	-27%
	NEW LISTINGS	6	6	0%
Condo/Co-op/TH	AVERAGE DOM	-	44	-
	% OF ASKING PRICE	-	97%	
	AVERAGE SOLD PRICE	-	\$1,015,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

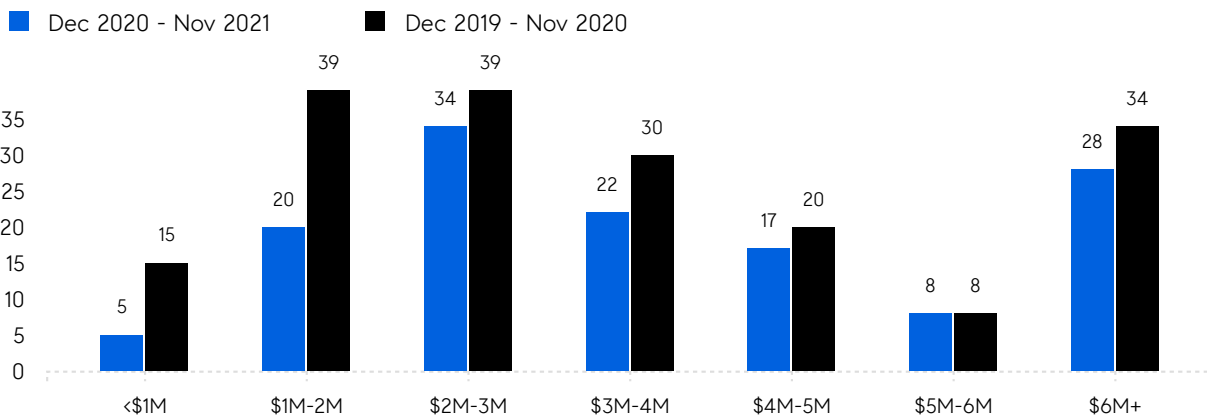
North Parkway

NOVEMBER 2021

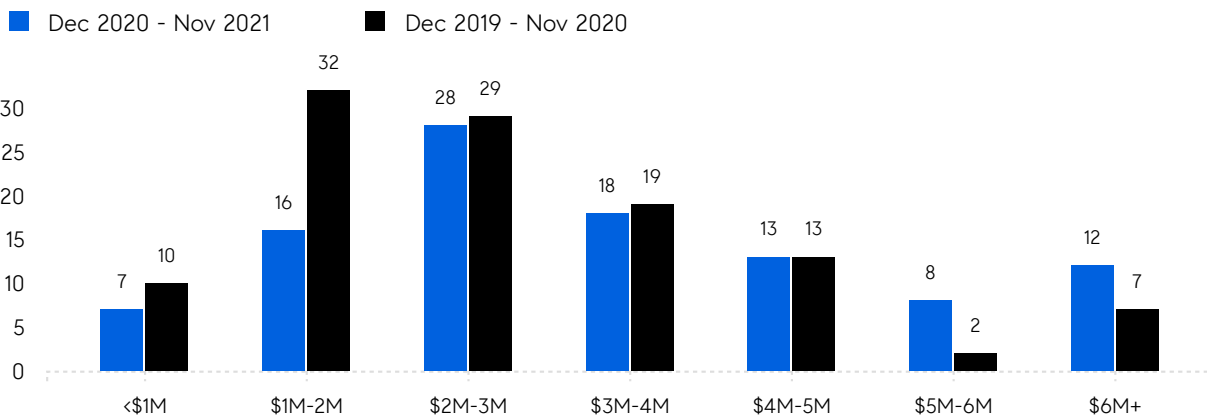
Monthly Inventory



Listings By Price Range



Contracts By Price Range



South Parkway

NOVEMBER 2021

NEW LISTINGS

31	19%	\$2.3M	-14%	\$1.6M	-25%
Total Properties	Increase From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Decrease From Nov 2020

UNDER CONTRACT

25	-40%	\$2.5M	-1%	\$1.9M	-9%
Total Properties	Decrease From Nov 2020	Average Price	Change From Nov 2020	Median Price	Decrease From Nov 2020

UNITS SOLD

20	-44%	\$2.0M	-18%	\$1.5M	-24%
Total Properties	Decrease From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Decrease From Nov 2020

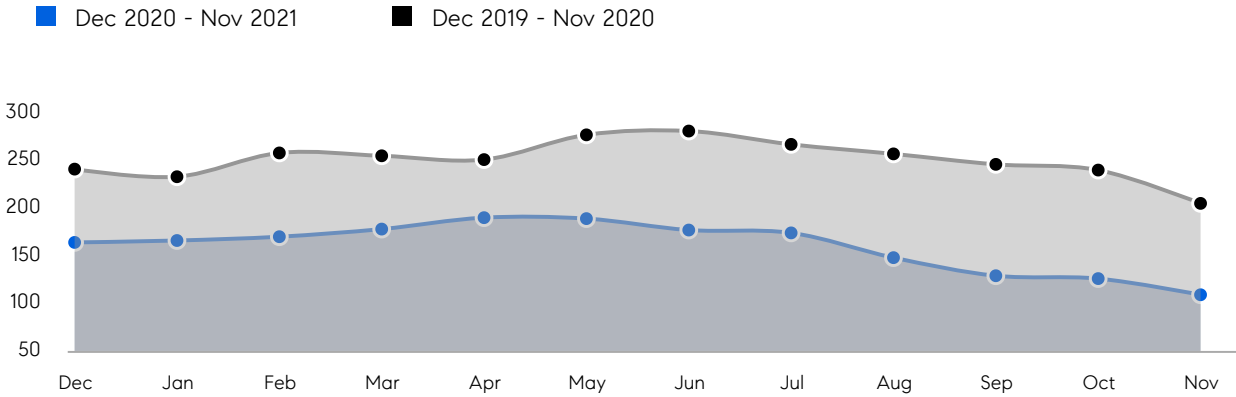
Property Statistics

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	92	222	-59%
	% OF ASKING PRICE	99%	95%	
	AVERAGE SOLD PRICE	\$2,082,989	\$2,532,049	-17.7%
	# OF CONTRACTS	25	42	-40.5%
	NEW LISTINGS	31	26	19%
Houses	AVERAGE DOM	80	222	-64%
	% OF ASKING PRICE	100%	95%	
	AVERAGE SOLD PRICE	\$2,302,885	\$2,707,930	-15%
	# OF CONTRACTS	21	38	-45%
	NEW LISTINGS	25	23	9%
Condo/Co-op/TH	AVERAGE DOM	128	216	-41%
	% OF ASKING PRICE	98%	94%	
	AVERAGE SOLD PRICE	\$1,423,300	\$1,125,000	27%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	6	3	100%

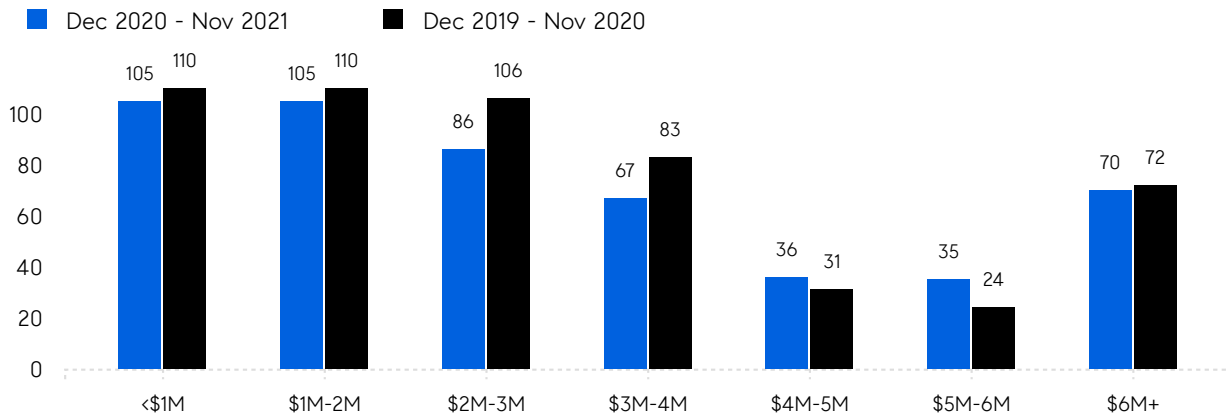
South Parkway

NOVEMBER 2021

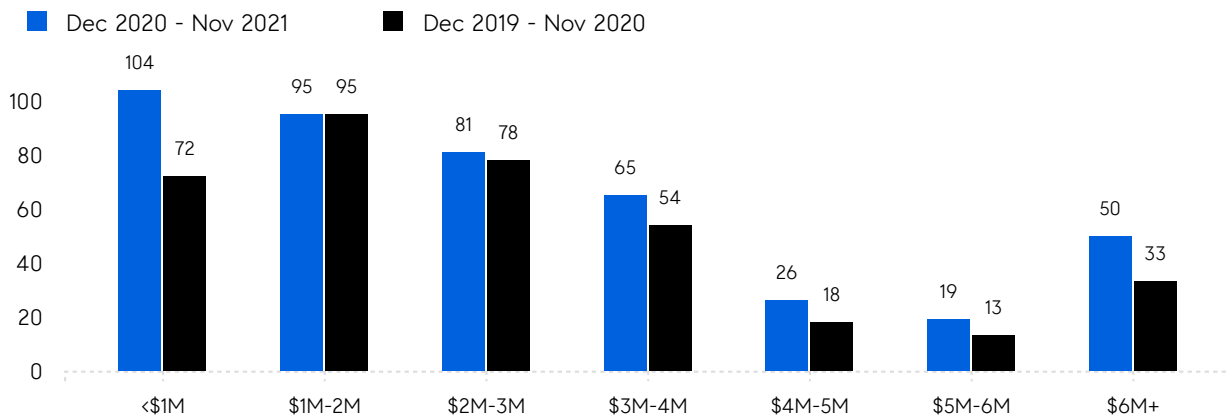
Monthly Inventory



Listings By Price Range



Contracts By Price Range



South of Post Road

NOVEMBER 2021

NEW LISTINGS

12	-43%	\$2.5M	-29%	\$1.3M	-27%
Total Properties	Decrease From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Decrease From Nov 2020

UNDER CONTRACT

13	-28%	\$4.4M	168%	\$1.4M	-7%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Decrease From Nov 2020

UNITS SOLD

14	-26%	\$2.0M	9%	\$1.3M	15%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

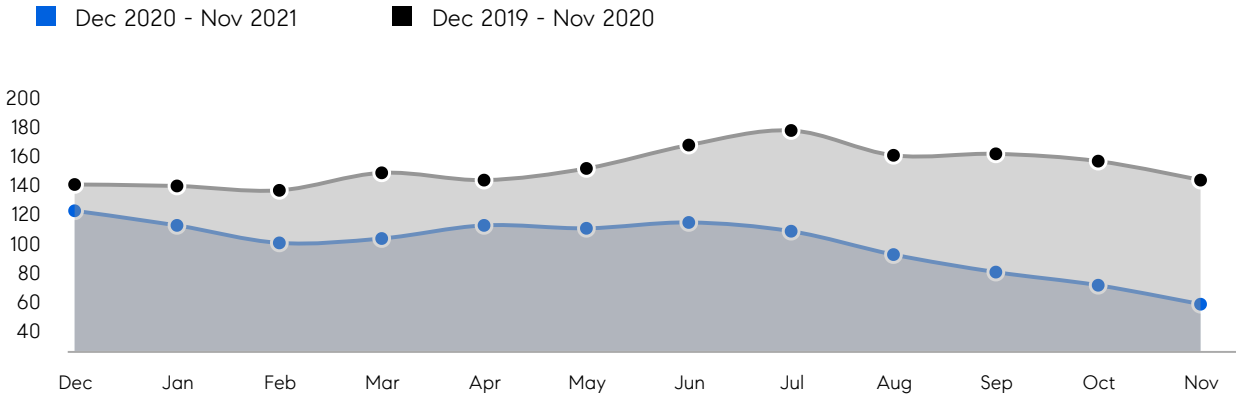
Property Statistics

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	75	82	-9%
	% OF ASKING PRICE	97%	91%	
	AVERAGE SOLD PRICE	\$2,060,893	\$1,882,842	9.5%
	# OF CONTRACTS	13	18	-27.8%
	NEW LISTINGS	12	21	-43%
Houses	AVERAGE DOM	124	64	94%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$3,666,250	\$2,454,231	49%
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	3	11	-73%
Condo/Co-op/TH	AVERAGE DOM	56	122	-54%
	% OF ASKING PRICE	98%	78%	
	AVERAGE SOLD PRICE	\$1,418,750	\$644,833	120%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	9	10	-10%

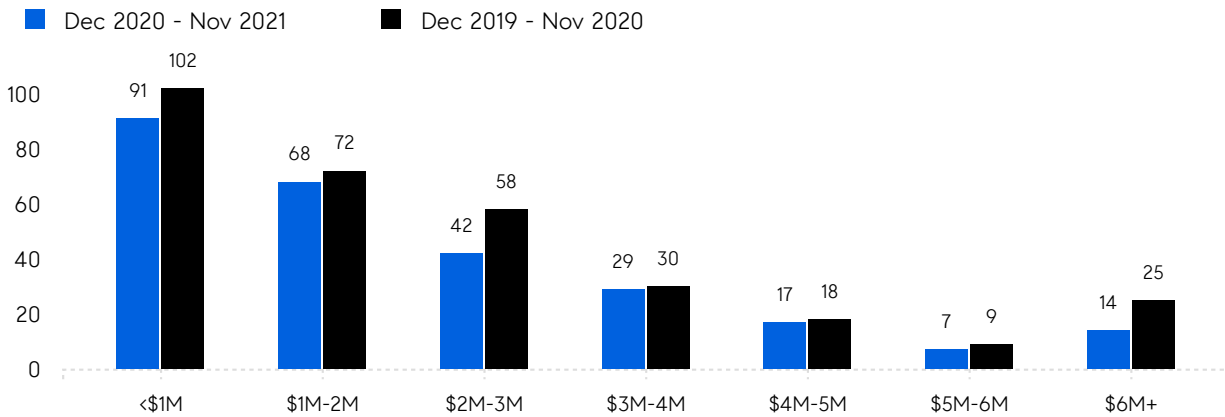
South of Post Road

NOVEMBER 2021

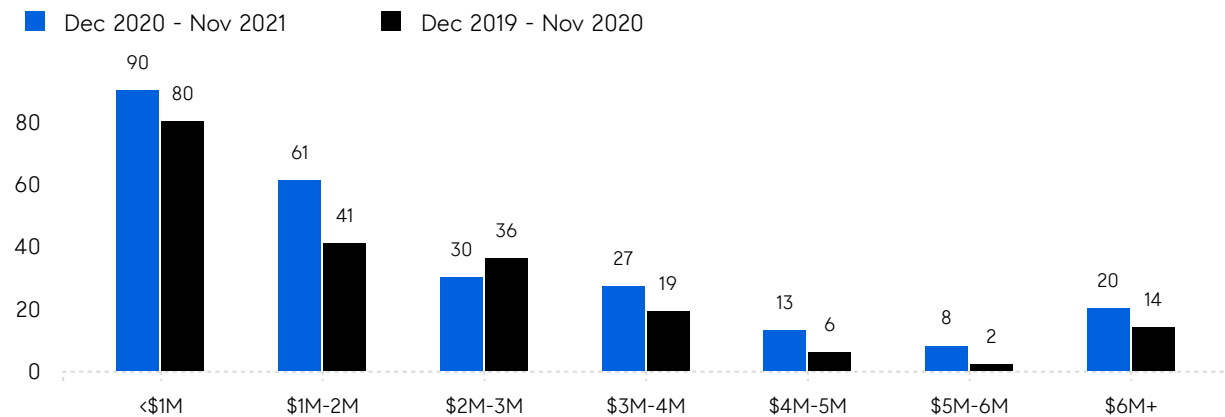
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Cos Cob

NOVEMBER 2021

NEW LISTINGS

7	-12%	\$1.3M	12%	\$865K	-31%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Decrease From Nov 2020

UNDER CONTRACT

8	-56%	\$1.1M	0%	\$987K	-12%
Total Properties	Decrease From Nov 2020	Average Price	Change From Nov 2020	Median Price	Decrease From Nov 2020

UNITS SOLD

9	-40%	\$1.1M	9%	\$1.2M	22%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

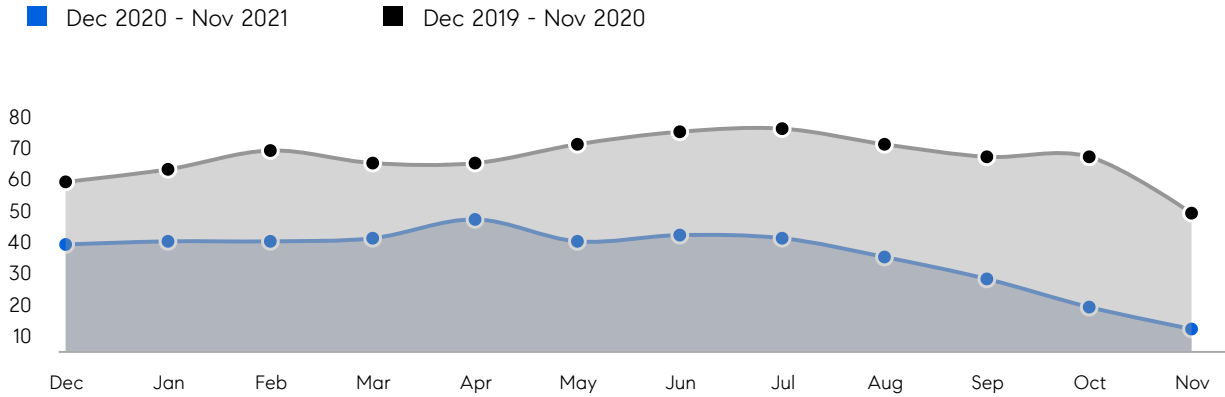
Property Statistics

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	105	129	-19%
	% OF ASKING PRICE	102%	97%	
	AVERAGE SOLD PRICE	\$1,186,060	\$1,092,667	8.5%
	# OF CONTRACTS	8	18	-55.6%
	NEW LISTINGS	7	8	-12%
Houses	AVERAGE DOM	85	155	-45%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$1,321,818	\$1,276,818	4%
	# OF CONTRACTS	8	14	-43%
	NEW LISTINGS	5	6	-17%
Condo/Co-op/TH	AVERAGE DOM	266	56	375%
	% OF ASKING PRICE	112%	95%	
	AVERAGE SOLD PRICE	\$100,000	\$586,250	-83%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	2	2	0%

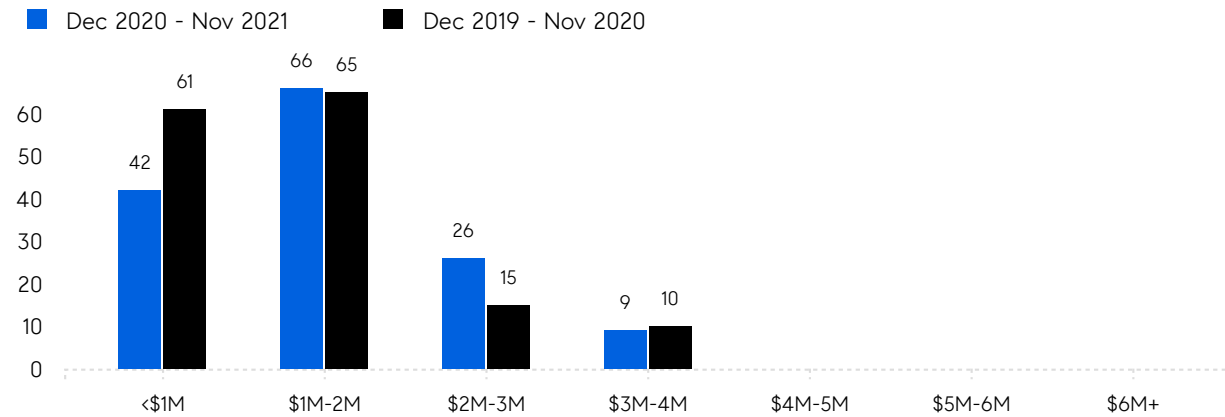
Cos Cob

NOVEMBER 2021

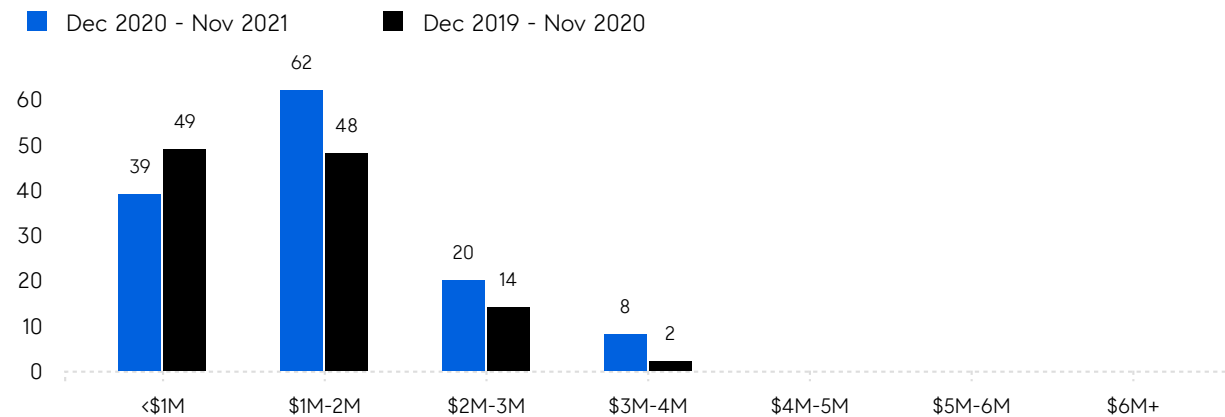
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Old Greenwich

NOVEMBER 2021

NEW LISTINGS

7	-36%	\$2.5M	41%	\$2.5M	98%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

UNDER CONTRACT

13	30%	\$2.3M	42%	\$2.4M	52%
Total Properties	Increase From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

UNITS SOLD

12	0%	\$2.5M	22%	\$2.2M	48%
Total Properties	Change From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

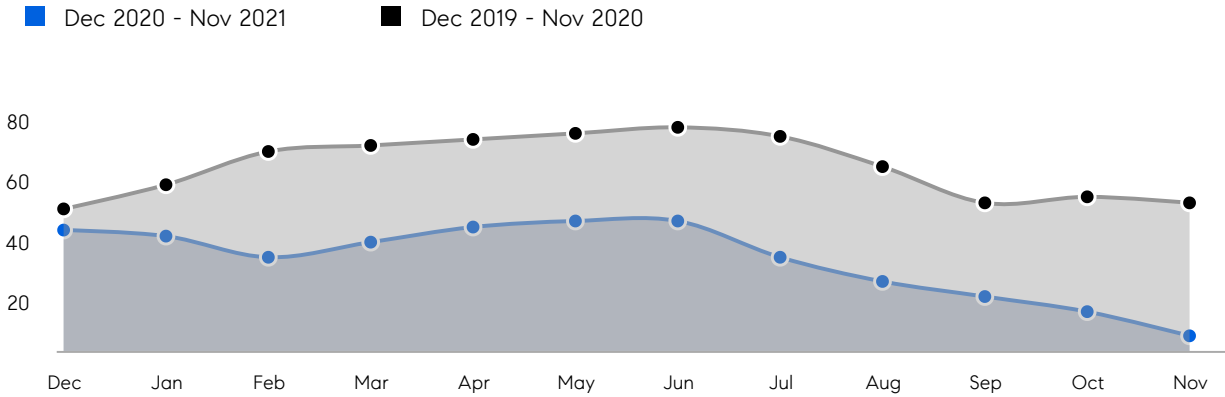
Property Statistics

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	70	105	-33%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$2,582,125	\$2,122,625	21.6%
	# OF CONTRACTS	13	10	30.0%
	NEW LISTINGS	7	11	-36%
Houses	AVERAGE DOM	75	96	-22%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$2,745,045	\$2,434,650	13%
	# OF CONTRACTS	11	8	38%
	NEW LISTINGS	7	7	0%
Condo/Co-op/TH	AVERAGE DOM	19	151	-87%
	% OF ASKING PRICE	93%	95%	
	AVERAGE SOLD PRICE	\$790,000	\$562,500	40%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	0	4	0%

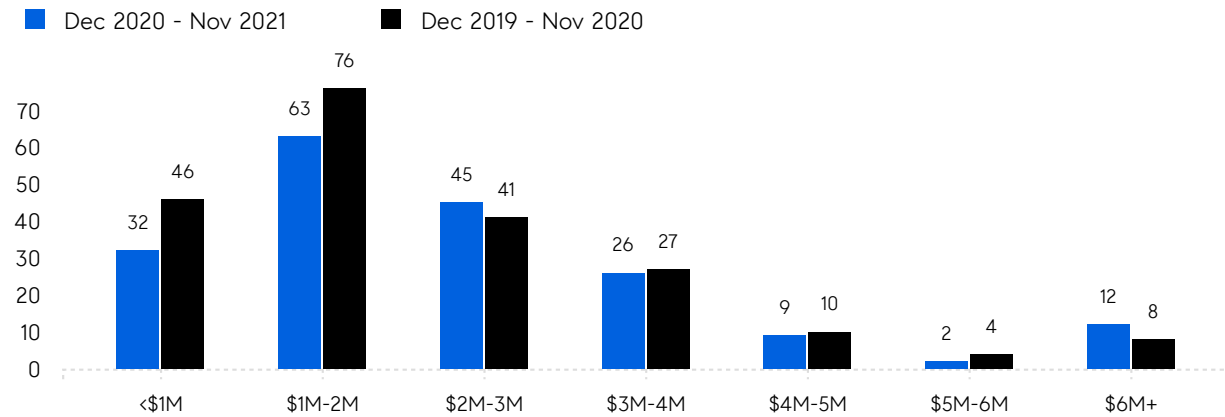
Old Greenwich

NOVEMBER 2021

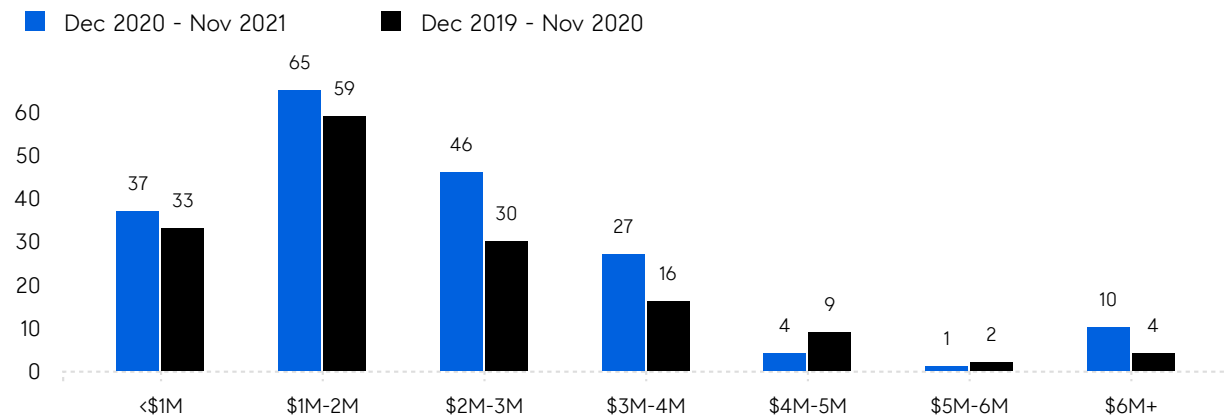
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Riverside

NOVEMBER 2021

NEW LISTINGS

7	17%	\$2.1M	37%	\$1.3M	3%
Total Properties	Increase From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

UNDER CONTRACT

8	-11%	\$1.6M	-3%	\$1.8M	30%
Total Properties	Decrease From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Increase From Nov 2020

UNITS SOLD

10	-17%	\$4.1M	103%	\$4.3M	164%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

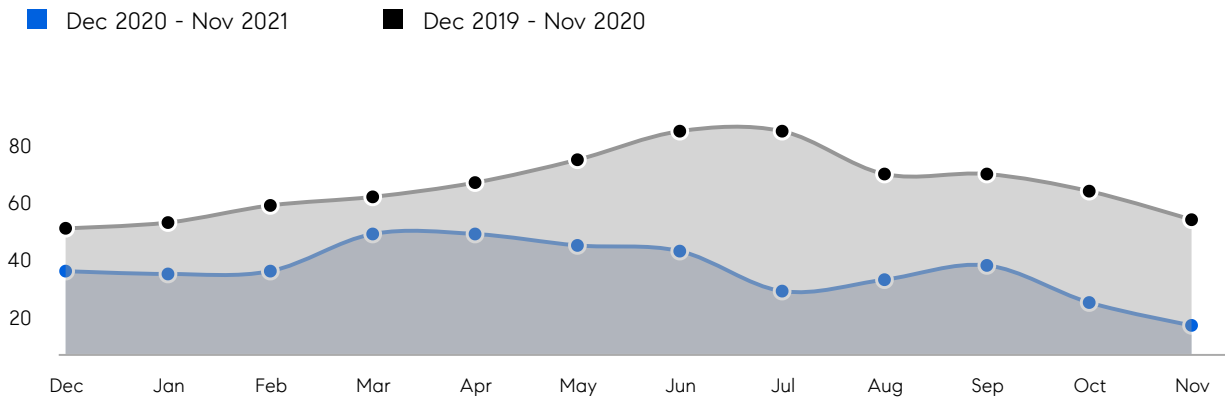
Property Statistics

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	65	92	-29%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$4,100,950	\$2,019,542	103.1%
	# OF CONTRACTS	8	9	-11.1%
	NEW LISTINGS	7	6	17%
Houses	AVERAGE DOM	65	87	-25%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$4,100,950	\$2,145,864	91%
	# OF CONTRACTS	8	8	0%
	NEW LISTINGS	7	6	17%
Condo/Co-op/TH	AVERAGE DOM	-	147	-
	% OF ASKING PRICE	-	95%	
	AVERAGE SOLD PRICE	-	\$630,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

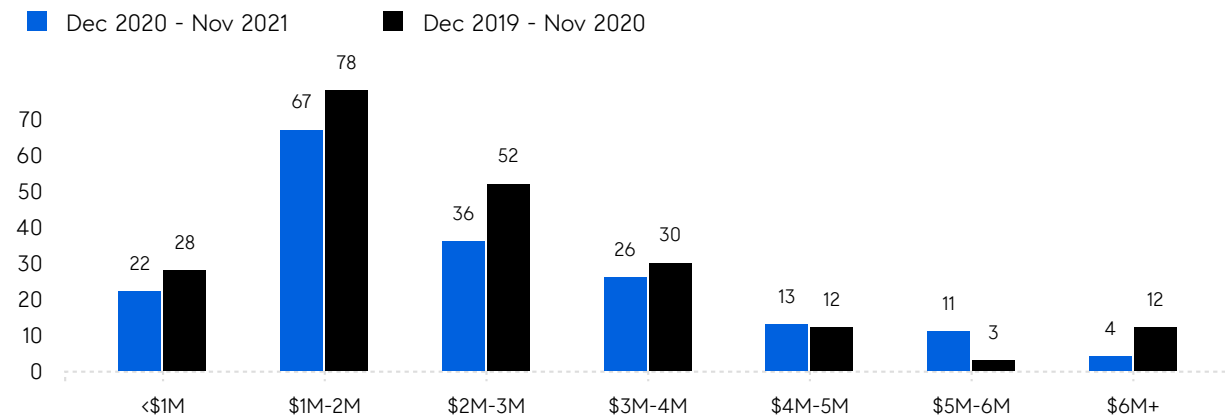
Riverside

NOVEMBER 2021

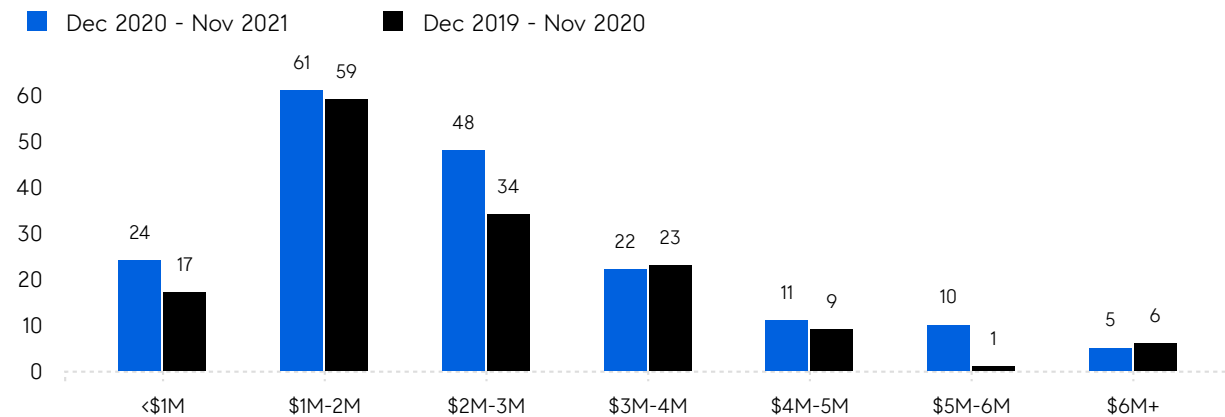
Monthly Inventory

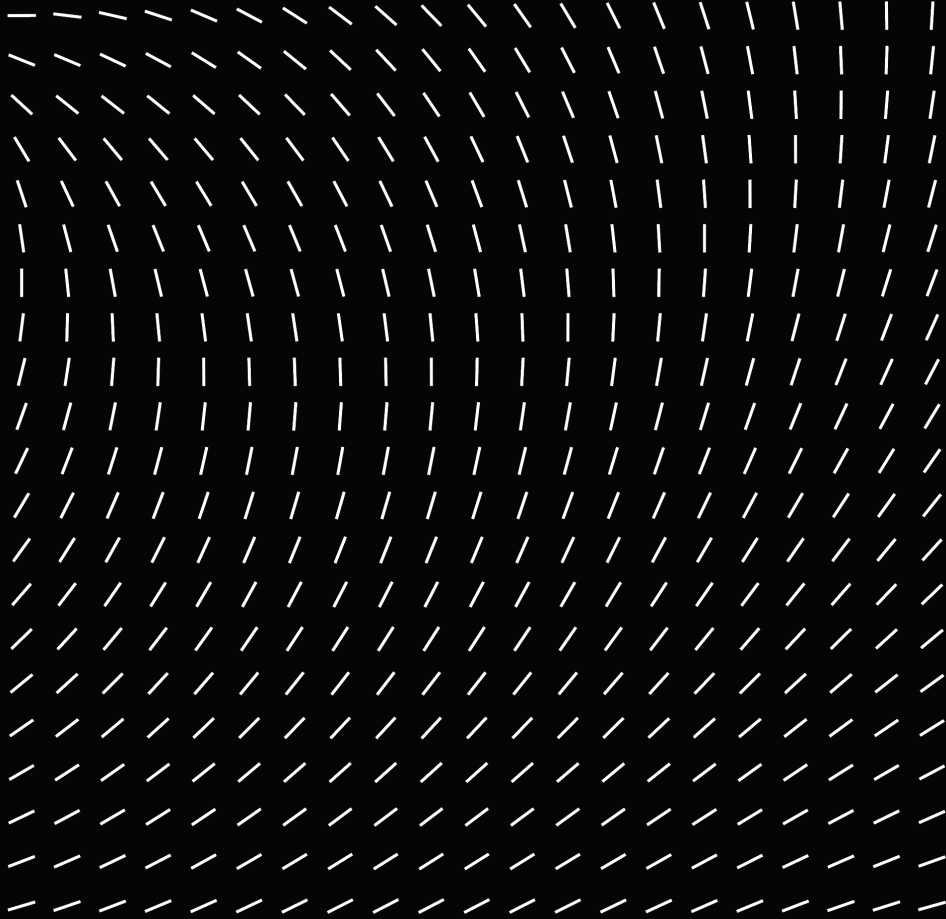


Listings By Price Range



Contracts By Price Range





COMPASS

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