

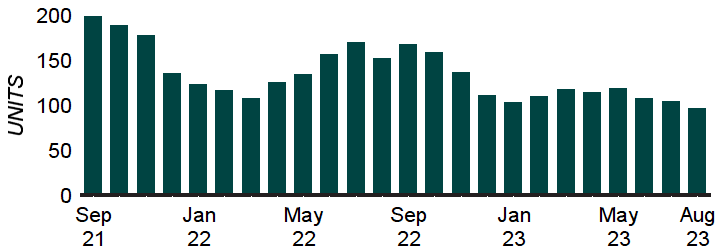
# AUGUST 2023 MARKET REPORT

Greenwich - All Single Family  
Residential

	August 2023	CHANGE FROM July 2023	CHANGE FROM August 2022
MEDIAN SALE PRICE	\$3,500,000	▲ 68.70%	▼ -7.90%
AVERAGE SALE PRICE	\$8,804,728	▲ 199.90%	▲ 105.20%
UNITS SOLD	35	▼ -2.80%	▼ -10.30%
AVERAGE DAYS ON MARKET	110	▼ -3.50%	▲ 42.90%
% OF SALES PRICE	93.54	▼ -6.30%	▼ -7.70%
UNITS FOR SALE	97	▼ -6.70%	▼ -36.20%
MONTHS OF INVENTORY	2.80	▼ -3.40%	▼ -28.20%

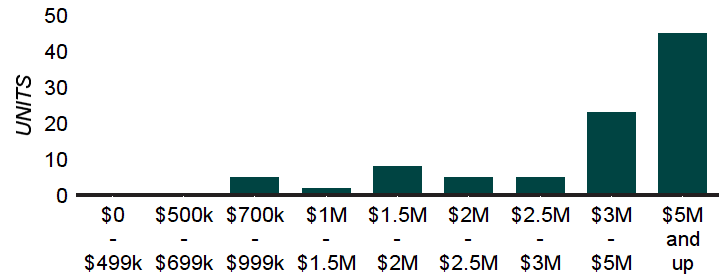
## HOMES FOR SALE

Number of homes listed for sale, end of month



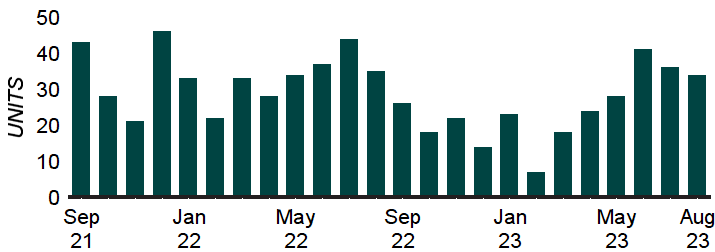
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



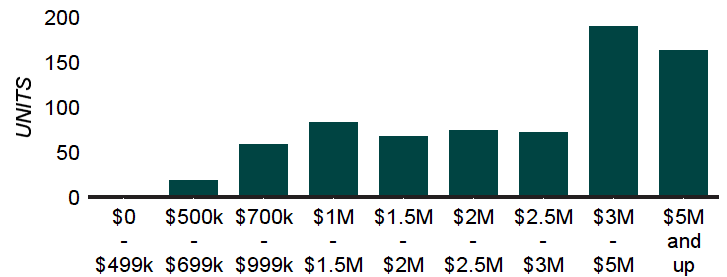
## HOMES SOLD

Number of homes sold



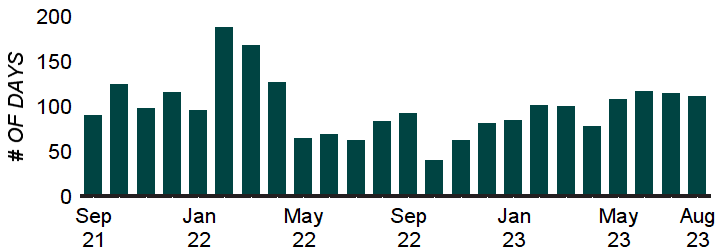
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



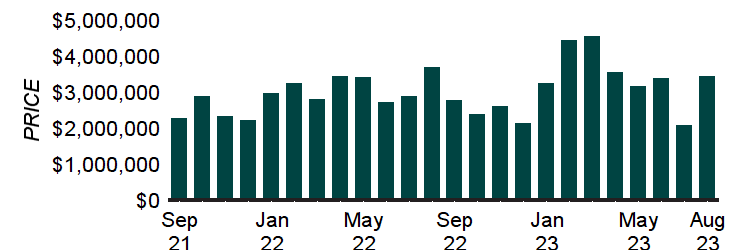
## DAYS ON MARKET - SOLDS

Average days on market for all homes sold



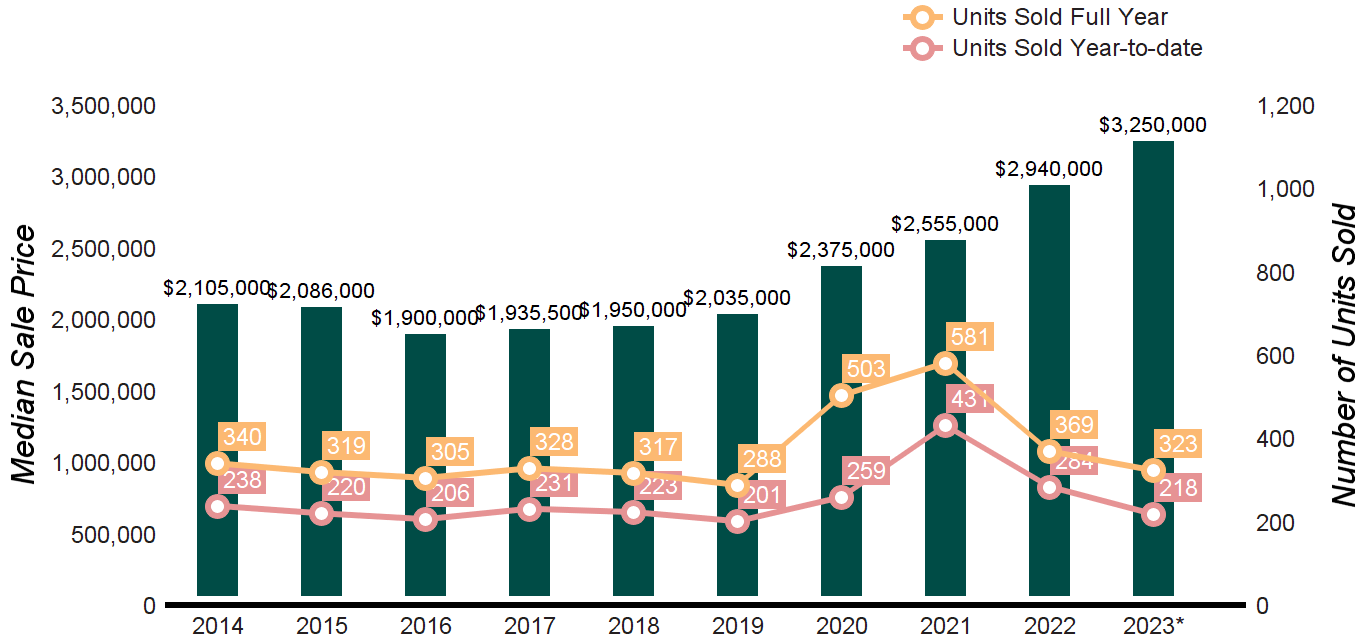
## MEDIAN SALE PRICE

Price of the "middle" homes sold - an equal number of sales were above AND below this price



# TEN-YEAR MARKET HISTORY

Greenwich - All Single Family  
Residential



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023*
<b>UNITS SOLD</b>	340	319	305	328	317	288	503	581	369	323
	▲ 4%	▼ 6%	▼ 4%	▲ 8%	▼ 3%	▼ 9%	▲ 75%	▲ 16%	▼ 36%	▼ 12%
<b>MEDIAN SOLD PRICE</b>	\$2,105,000	\$2,086,000	\$1,900,000	\$1,935,500	\$1,950,000	\$2,035,000	\$2,375,000	\$2,555,000	\$2,940,000	\$3,250,000
	▲ 8%	▼ 1%	▼ 9%	▲ 2%	▲ 1%	▲ 4%	▲ 17%	▲ 8%	▲ 15%	▲ 11%

Data source: Greenwich MLS, Residential Homes. Information believed to be accurate but not warranted.

Copyright ©2023 Houlihan Lawrence. All rights reserved.

\* 2023 year-to-date Homes and Median Price are through 8/31/2023

For 2023, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date