

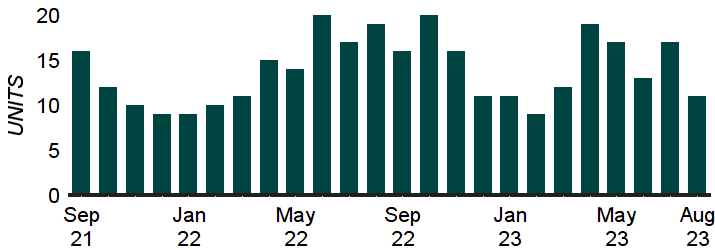
AUGUST 2023 MARKET REPORT

Old Greenwich - All Single Family
Residential

	August 2023	CHANGE FROM July 2023	CHANGE FROM August 2022
MEDIAN SALE PRICE	\$4,050,000	▲ 70.50%	▲ 63.20%
AVERAGE SALE PRICE	\$4,119,700	▲ 65.10%	▲ 63.20%
UNITS SOLD	7	▼ -22.20%	▼ -65.00%
AVERAGE DAYS ON MARKET	12	▼ -62.50%	▼ -45.50%
% OF SALES PRICE	108.27	▲ 1.60%	▲ 3.70%
UNITS FOR SALE	11	▼ -35.30%	▼ -42.10%
MONTHS OF INVENTORY	1.60	▼ -15.80%	▲ 60.00%

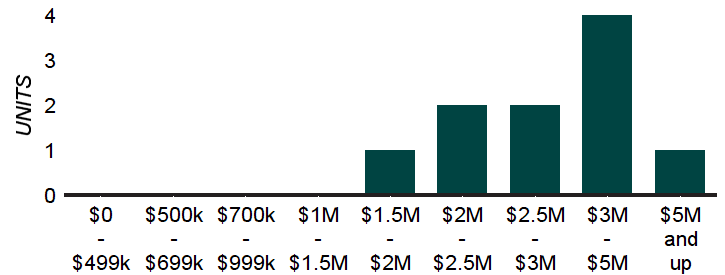
HOMES FOR SALE

Number of homes listed for sale, end of month



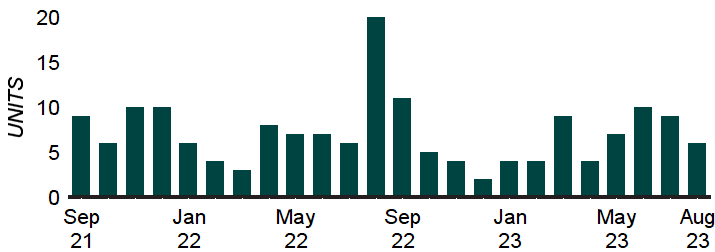
HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



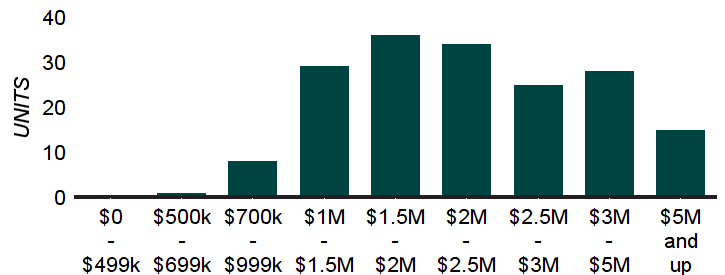
HOMES SOLD

Number of homes sold



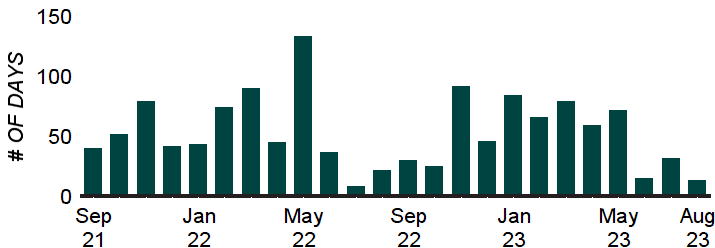
HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



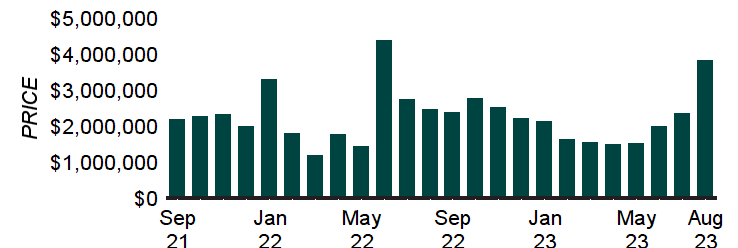
DAYS ON MARKET - SOLDS

Average days on market for all homes sold



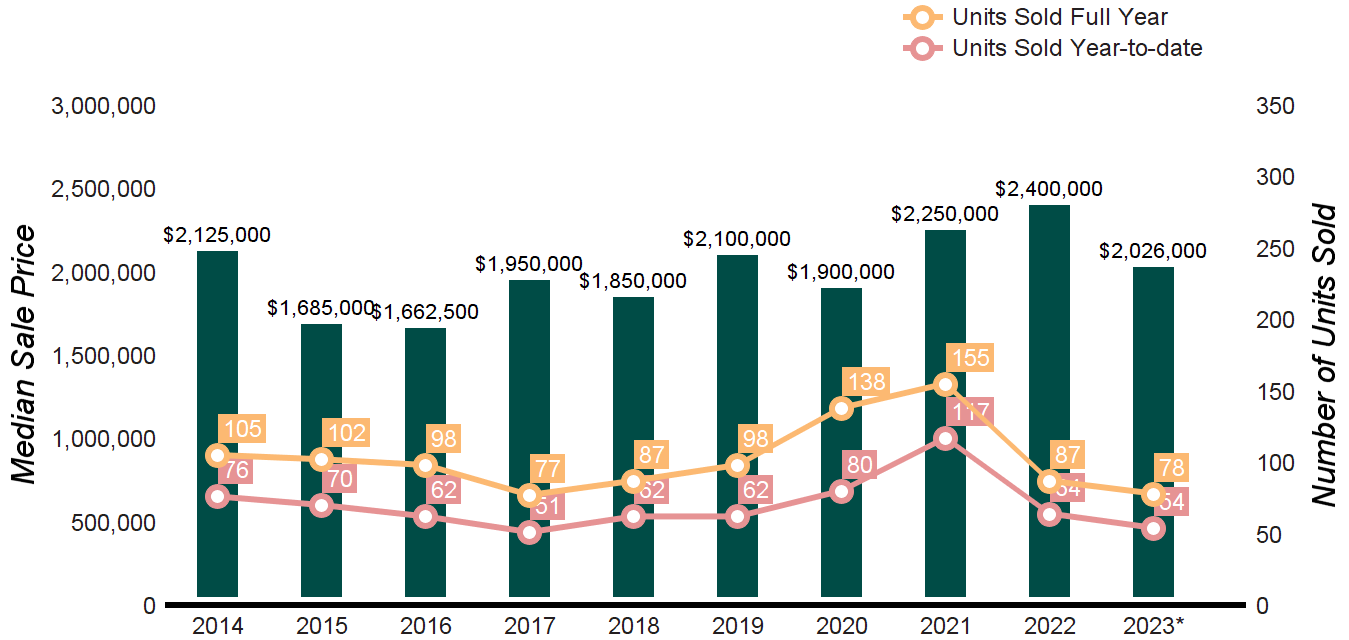
MEDIAN SALE PRICE

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



TEN-YEAR MARKET HISTORY

Old Greenwich - All Single Family
Residential



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023*
UNITS SOLD	105	102	98	77	87	98	138	155	87	78
	▼ 1%	▼ 3%	▼ 4%	▼ 21%	▲ 13%	▲ 13%	▲ 41%	▲ 12%	▼ 44%	▼ 10%
MEDIAN SOLD PRICE	\$2,125,000	\$1,685,000	\$1,662,500	\$1,950,000	\$1,850,000	\$2,100,000	\$1,900,000	\$2,250,000	\$2,400,000	\$2,026,000
	▲ 33%	▼ 21%	▼ 1%	▲ 17%	▼ 5%	▲ 14%	▼ 10%	▲ 18%	▲ 7%	▼ 16%