

Houses & Condos

Greenwich

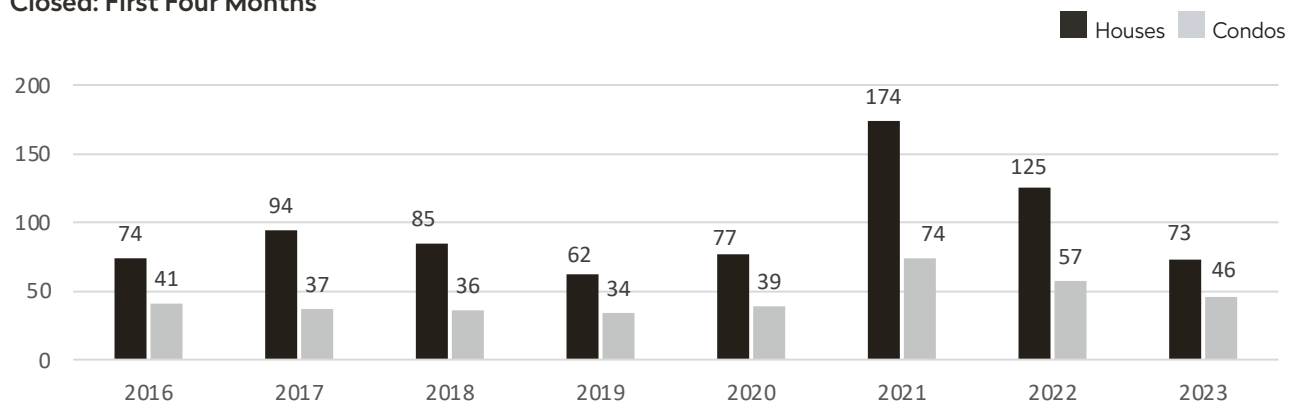
April 2023

Greenwich had a combined 32 house and condo closings in April, down 30% from the same time last year. However, the average sold price for houses rose to \$3.88M, the second highest for the month in the past two decades, while the 8 condo closings in April had an average closing price of \$1.2M, up 24% from a year ago.

Inventory continues to be tight. Greenwich had 16% fewer active listings at the end of April, compared to the same time last year, and about 70% fewer than what we typically saw pre-pandemic. Persistently low inventory has fostered a highly competitive market for buyers, with closed houses spending an average of just 78 days on the market.



Closed: First Four Months



of Houses Closed: First Four Months

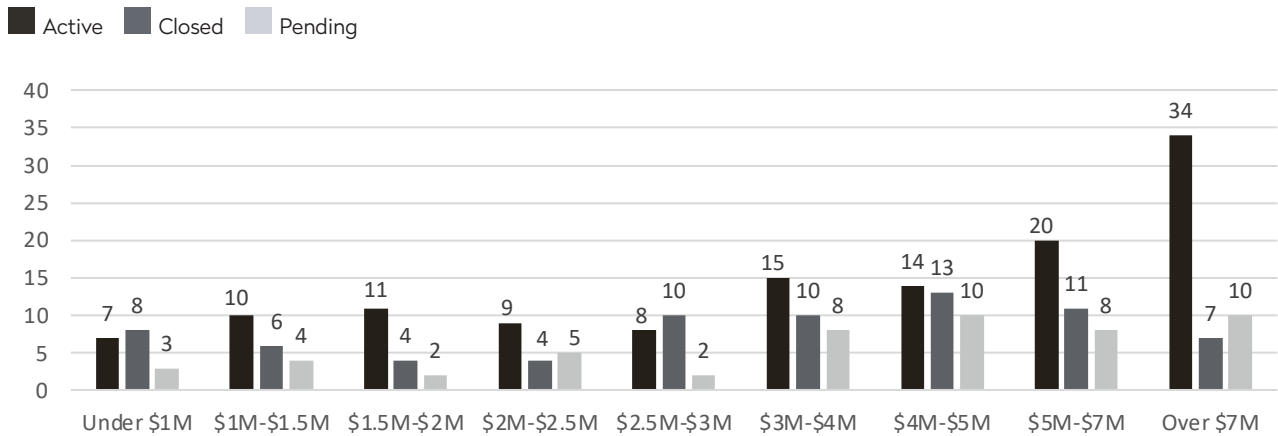
	2023	2022	%		2023	2022	%	CHANGE
Under \$1M	8	15	-46.7%	Houses: Closings in April	24	30	-20%	
\$1M-\$1.5M	6	10	-40%	Houses: Average Closing Price in April	\$3,883,063	\$3,829,256	+1.4%	
\$1.5M-\$2M	4	10	-60%	Houses: Closings First Four Months	73	125	-41.6%	
\$2M-\$2.5M	4	13	-69.2%	Houses: Average Closing Price First Four Months	\$3,874,799	\$3,540,434	+9.4%	
\$2.5M-\$3M	10	14	-28.6%	Houses: Pending on April 30	52	65	-20%	
\$3M-\$4M	10	19	-47.4%	Houses: Active Inventory on April 30	128	152	-15.8%	
\$4M-\$5M	13	22	-40.9%	Condos: Closings First Four Months	46	57	-19.3%	
\$5M-\$7M	11	12	-8.3%	Condos: Average Closing Price First Four Months	\$1,231,630	\$1,095,180	+12.5%	
Over \$7M	7	10	-30%	Condos: Active Inventory on April 30	40	34	+17.6%	
				House & Condo \$ Volume of Closings First Four Mo.s	\$339,515,350	\$504,979,564	-32.8%	

Greenwich

April 2023

Houses Active/Closed/Pending 2023

Active/Pending as of April 30; Closed: First Four Months



Town Comparison: Sold Houses: First Four Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2023	2022		2023	2022	
Darien	50	73	-31.5%	\$1,921,142	\$1,991,494	-3.5%
Easton	25	30	-16.7%	\$829,120	\$1,009,467	-17.9%
Fairfield	154	206	-25.2%	\$994,025	\$1,041,897	-4.6%
All of Greenwich	125	204	-38.7%	\$3,124,953	\$2,979,357	+4.9%
New Canaan	49	66	-25.8%	\$2,138,204	\$2,011,631	+6.3%
Norwalk	134	174	-23%	\$796,671	\$754,383	+5.6%
Redding	22	41	-46.3%	\$833,875	\$776,268	+7.4%
Ridgefield	62	97	-36.1%	\$1,476,716	\$862,569	+71.2%
Rowayton*	9	19	-52.6%	\$1,962,891	\$1,477,526	+32.8%
Stamford	133	206	-35.4%	\$907,198	\$850,205	+6.7%
Weston	40	53	-24.5%	\$1,197,622	\$1,200,012	-0.2%
Westport	69	128	-46.1%	\$2,238,506	\$2,316,432	-3.4%
Wilton	40	60	-33.3%	\$1,045,813	\$1,197,235	-12.6%

*Rowayton solds data also included in Norwalk.