

## Houses & Condos

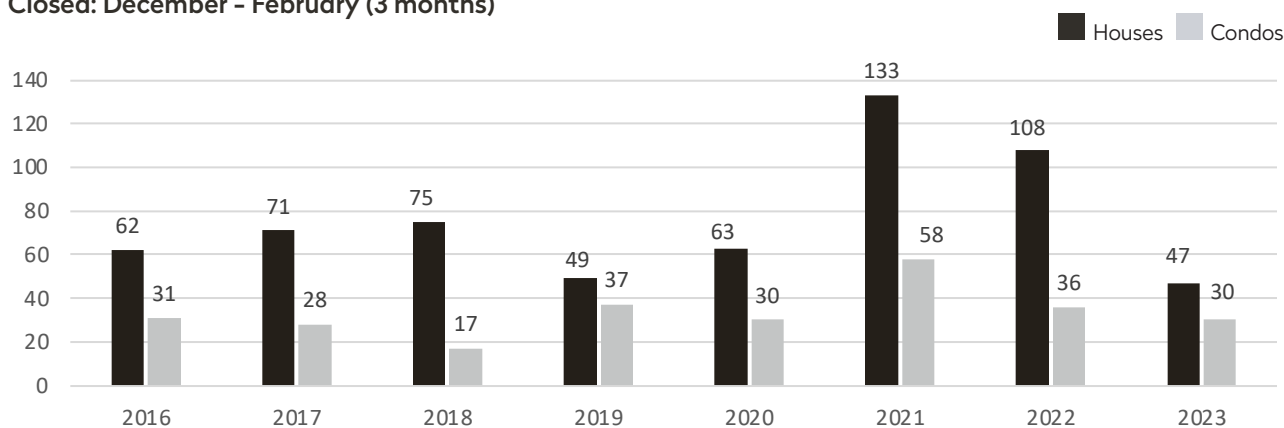
# Greenwich

## February 2023

In the first two months of 2023, Greenwich had 30 house closings, a 47% decline from last year and the second-fewest for this period since 2010. There were just 7 closings in February, 71% fewer than in February of 2022. This decrease is the biggest year-over-year drop for a single month in the past year. One of the main factors for this lower sales volume is the continued record low inventory levels, hovering at about a third of what we typically saw in pre-Covid years. Despite this, prices have remained strong, with the average house closing price for the year's first two months at \$3.5M, up 3% from the same period last year. Additionally, the price per square foot saw an increase of 6% to \$639.



### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

	2023	2022	%
Under \$1M	6	13	-53.8%
\$1M-\$1.5M	5	14	-64.3%
\$1.5M-\$2M	4	9	-55.6%
\$2M-\$2.5M	3	16	-81.3%
\$2.5M-\$3M	8	10	-20%
\$3M-\$4M	7	17	-58.8%
\$4M-\$5M	6	11	-45.5%
\$5M-\$7M	3	7	-57.1%
Over \$7M	5	11	-54.5%

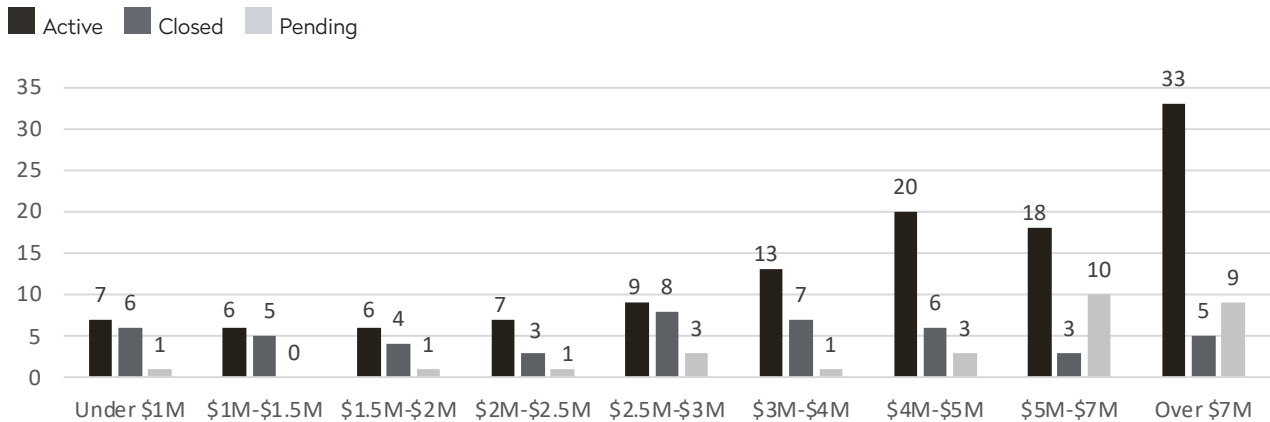
	2023	2022	% CHANGE
Houses: Closings in February	7	24	-70.8%
Houses: Average Closing Price in February	\$4,812,143	\$3,426,896	+40.4%
Houses: Closings Dec. - Feb. (3 mos.)	47	108	-56.5%
Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$3,392,384	\$3,796,099	-10.6%
Houses: Pending on February 28	29	49	-40.8%
Houses: Active Inventory on February 28	119	131	-9.2%
Condos: Closings Dec. - Feb. (3 mos.)	30	36	-16.7%
Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$1,394,163	\$1,336,799	+4.3%
Condos: Active Inventory on February 28	36	35	+2.9%
House & Condo \$ Volume of Closings Dec. - Feb.	\$201,266,931	\$458,103,499	-56.1%

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February 2023

## Houses Active/Closed/Pending 2023

Active/Pending as of February 28; Closed: December - February (3 Months)



## Town Comparison: Sold Houses: December - February (3 Months)

Town	# of Closed Houses		% change	Average Closing Price		% change
	2023	2022		2023	2022	
Darien	34	62	-45.2%	\$1,799,969	\$2,021,634	-11%
Easton	22	23	-4.3%	\$694,655	\$893,152	-22.2%
Fairfield	106	142	-25.4%	\$842,387	\$906,154	-7%
All of Greenwich	79	167	-52.7%	\$2,906,222	\$3,250,894	-10.6%
New Canaan	33	52	-36.5%	\$2,051,404	\$2,076,315	-1.2%
Norwalk	86	153	-43.8%	\$806,617	\$732,577	+10.1%
Redding	20	34	-41.2%	\$832,833	\$758,529	+9.8%
Ridgefield	47	72	-34.7%	\$1,029,810	\$831,668	+23.8%
Rowayton*	7	12	-41.7%	\$1,895,431	\$1,855,490	+2.2%
Stamford	104	168	-38.1%	\$925,033	\$805,285	+14.9%
Weston	20	35	-42.9%	\$1,159,750	\$1,215,954	-4.6%
Westport	61	90	-32.2%	\$2,164,335	\$1,951,394	+10.9%
Wilton	27	51	-47.1%	\$1,156,111	\$1,073,540	+7.7%

\*Rowayton solds data also included in Norwalk.