

Houses & Condos

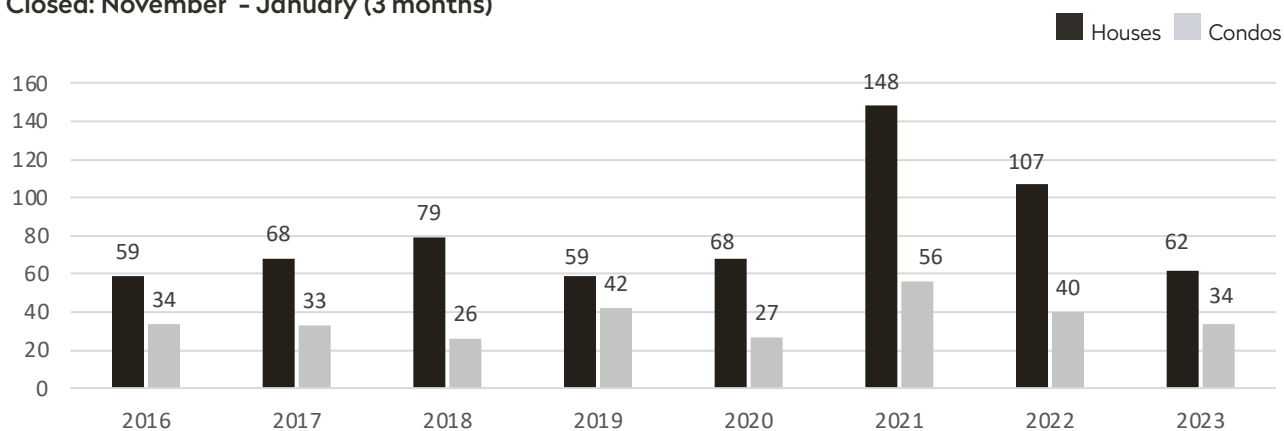
# Greenwich

## January 2023

In Greenwich, 62 houses closed over the past three months (November - January), down 42% from the same time last year but about what we had in the years before Covid. The average sold price of \$3.1M represents a 15% decrease from a year ago, largely due to the decline in closings at the high end. Twenty-three houses closed at \$3M or over compared to 43 at the same time last year, a 47% decrease. However, the average list price for the 24 houses pending (contracts signed but not yet closed) is \$5.8 million, with 20 of the houses having a list price over \$3 million. Low inventory levels persist with 154 active houses and condos at the end of January, down 19% from the same time last year.



### Closed: November - January (3 months)



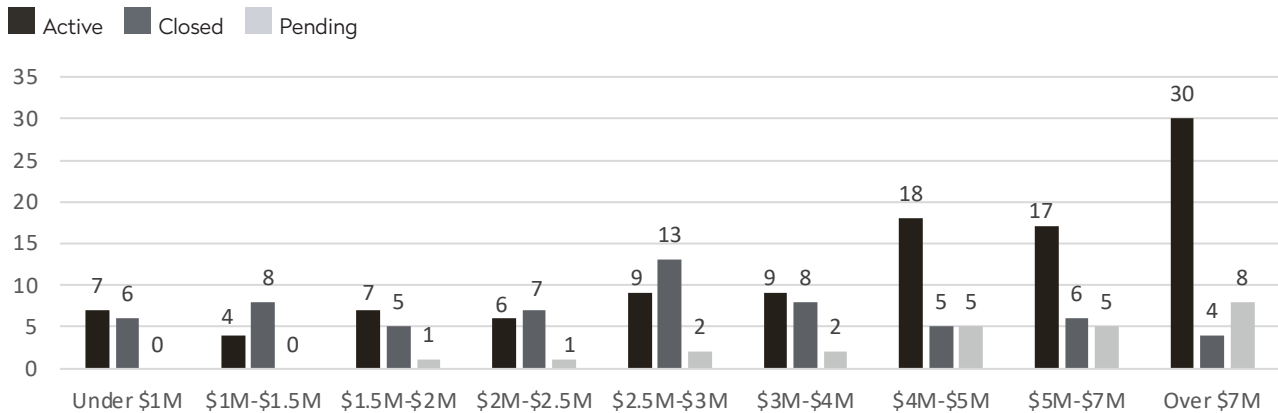
### # of Houses Closed: Nov. - Jan. (3 mos.)

	2023	2022	%
Under \$1M	6	15	-60%
\$1M-\$1.5M	8	15	-46.7%
\$1.5M-\$2M	5	10	-50%
\$2M-\$2.5M	7	15	-53.3%
\$2.5M-\$3M	13	9	+44.4%
\$3M-\$4M	8	16	-50%
\$4M-\$5M	5	9	-44.4%
\$5M-\$7M	6	7	-14.3%
Over \$7M	4	11	-63.6%

	2023	2022	% CHANGE
Houses: Closings in January	23	33	-30.3%
Houses: Average Closing Price in January	\$3,140,322	\$3,452,383	-9%
Houses: Closings Nov. - Jan. (3 mos.)	62	107	-42.1%
Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$3,132,323	\$3,697,630	-15.3%
Houses: Pending on January 31	24	42	-42.9%
Houses: Active Inventory on January 31	107	141	-24.1%
Condos: Closings Nov. - Jan. (3 mos.)	34	40	-15%
Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$1,456,674	\$1,389,669	+4.8%
Condos: Active Inventory on January 31	47	50	-6%
House & Condo \$ Volume of Closings Nov. - Jan.	\$243,730,901	\$451,233,164	-46%

## Houses Active/Closed/Pending 2023

Active/Pending as of January 31; Closed: November - January (3 Months)



## Town Comparison: Sold Houses: November - January (3 Months)

Town	# of Closed Houses		% change	Average Closing Price		% change
	2023	2022		2023	2022	
Darien	57	67	-14.9%	\$1,958,800	\$1,855,030	+5.6%
Easton	30	25	+20%	\$791,063	\$790,380	+0.1%
Fairfield	132	170	-22.4%	\$950,170	\$896,625	+6%
All of Greenwich	101	180	-43.9%	\$2,818,366	\$3,186,772	-11.6%
New Canaan	39	62	-37.1%	\$2,099,663	\$2,093,613	+0.3%
Norwalk	119	195	-39%	\$838,427	\$741,610	+13.1%
Redding	23	41	-43.9%	\$925,752	\$715,801	+29.3%
Ridgefield	55	88	-37.5%	\$950,196	\$902,660	+5.3%
Rowayton*	14	16	-12.5%	\$1,914,724	\$1,811,086	+5.7%
Stamford	124	198	-37.4%	\$891,878	\$856,883	+4.1%
Weston	24	42	-42.9%	\$1,231,495	\$1,217,278	+1.2%
Westport	69	99	-30.3%	\$2,086,868	\$1,921,555	+8.6%
Wilton	39	58	-32.8%	\$1,090,800	\$1,045,671	+4.3%

\*Rowayton solds data also included in Norwalk.