

Houses & Condos

# Greenwich

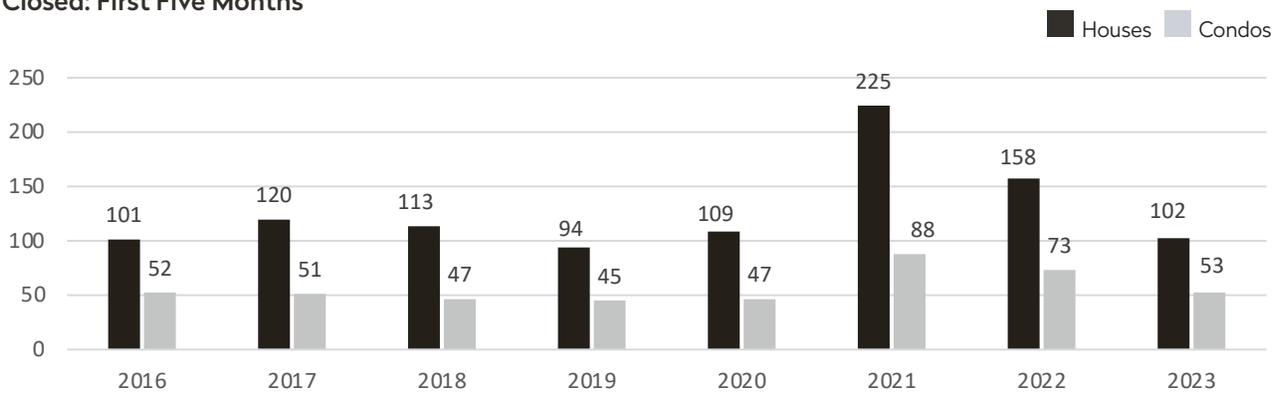
## May 2023

Despite a lower number of closings, Greenwich's market continues to exhibit strong competition for homes, largely due to the inventory shortage. Over the past three months (March-May), 72 houses closed, with buyers paying an average of 98.5% of the list price, the second-highest average for this period in the past two decades. Meanwhile, the average house sale price rose to \$3.9M, a 7% increase year-over-year and a record high.

At the end of May, there were 167 active houses and condos on the market, just a slight decrease from the same time last year but a drop of 75% from the same time in 2019, the last pre-Covid year.



### Closed: First Five Months



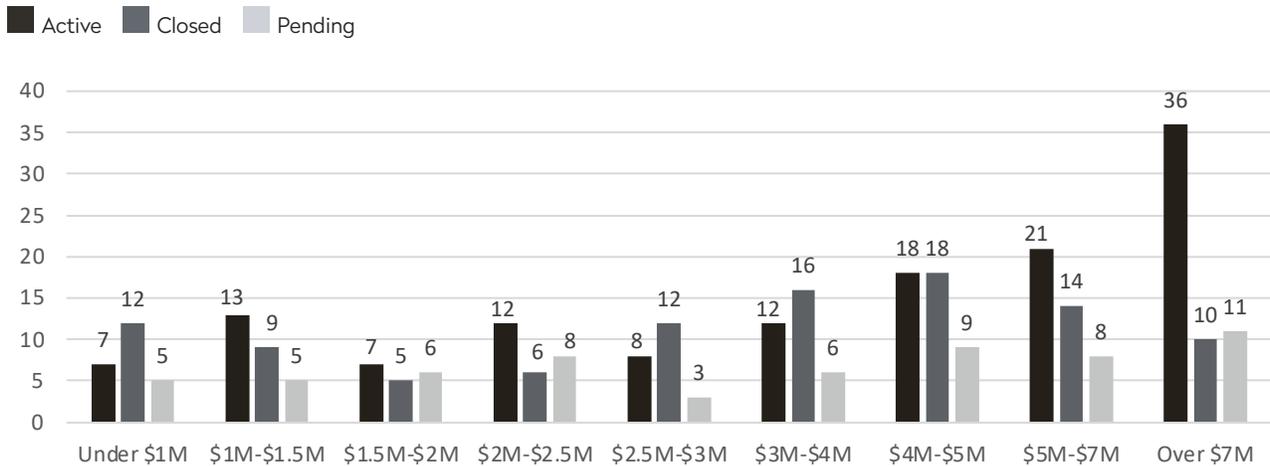
### # of Houses Closed: First Five Months

	2023	2022	%
Under \$1M	12	18	-33.3%
\$1M-\$1.5M	9	14	-35.7%
\$1.5M-\$2M	5	11	-54.5%
\$2M-\$2.5M	6	15	-60%
\$2.5M-\$3M	12	17	-29.4%
\$3M-\$4M	16	28	-42.9%
\$4M-\$5M	18	26	-30.8%
\$5M-\$7M	14	16	-12.5%
Over \$7M	10	13	-23.1%

	2023	2022	% CHANGE
Houses: Closings in May	29	33	-12.1%
Houses: Average Closing Price in May	\$3,628,624	\$3,707,879	-2.1%
Houses: Closings First Five Months	102	158	-35.4%
Houses: Average Closing Price First Five Months	\$3,804,808	\$3,575,407	+6.4%
Houses: Pending on May 31	61	76	-19.7%
Houses: Active Inventory on May 31	134	150	-10.7%
Condos: Closings First Five Months	53	73	-27.4%
Condos: Average Closing Price First Five Months	\$1,160,887	\$1,227,668	-5.4%
Condos: Active Inventory on May 31	33	22	+50%
House & Condo \$ Volume of Closings First Five Mos.	\$449,617,450	\$654,534,080	-31.3%

## Houses Active/Closed/Pending 2023

## Active/Pending as of May 31; Closed: First Five Months



## Town Comparison: Sold Houses: First Five Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2023	2022		2023	2022	
Darien	66	97	-32%	\$1,881,850	\$1,968,773	-4.4%
Easton	31	44	-29.5%	\$910,258	\$998,241	-8.8%
Fairfield	200	263	-24%	\$1,030,313	\$1,033,313	-0.3%
All of Greenwich	175	262	-33.2%	\$3,117,295	\$3,040,769	+2.5%
New Canaan	69	92	-25%	\$2,091,420	\$1,949,820	+7.3%
Norwalk	178	237	-24.9%	\$807,250	\$770,040	+4.8%
Redding	30	48	-37.5%	\$857,917	\$814,642	+5.3%
Ridgefield	86	119	-27.7%	\$1,400,717	\$881,867	+58.8%
Rowayton*	15	27	-44.4%	\$2,022,735	\$1,466,892	+37.9%
Stamford	183	281	-34.9%	\$913,614	\$848,653	+7.7%
Weston	49	71	-31%	\$1,200,125	\$1,246,883	-3.7%
Westport	95	170	-44.1%	\$2,392,921	\$2,319,214	+3.2%
Wilton	53	83	-36.1%	\$1,163,103	\$1,202,125	-3.2%

\*Rowayton solds data also included in Norwalk.