

Houses & Condos

Old Greenwich

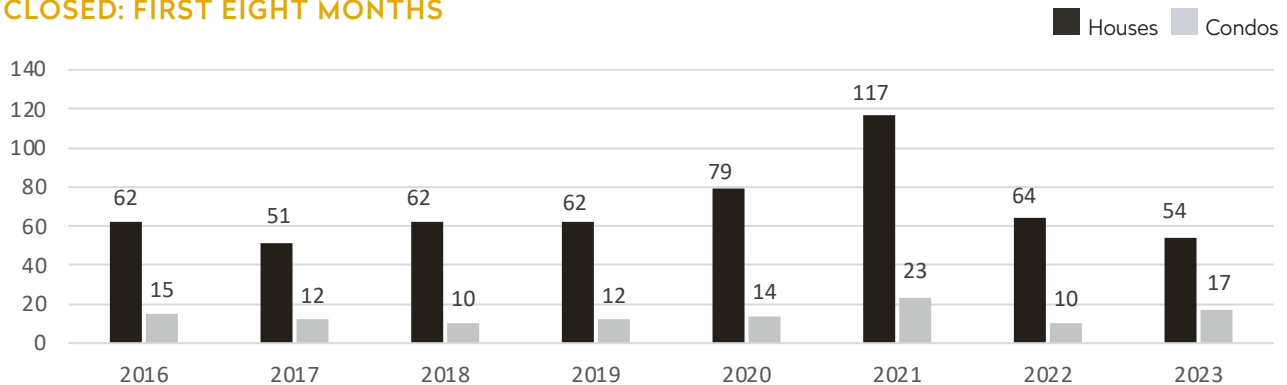
AUGUST 2023

Driven by historically-low inventory, the Old Greenwich market continues to be highly competitive for buyers. For the 26 closings from June through August (3 months), the average list-to-sale price ratio was 105.6%, with 65% of the closings going for over the asking price. All seven house closings in August went for at or over the list price, and the average days on market for the sales was a record-low of just 13 days.

The competitive market has kept prices strong. Over the past three months, the average house closing price was \$2.7M, down from last year but still the second highest since 2007. The average closing price per square foot increased 2% year-over-year to \$874.



CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

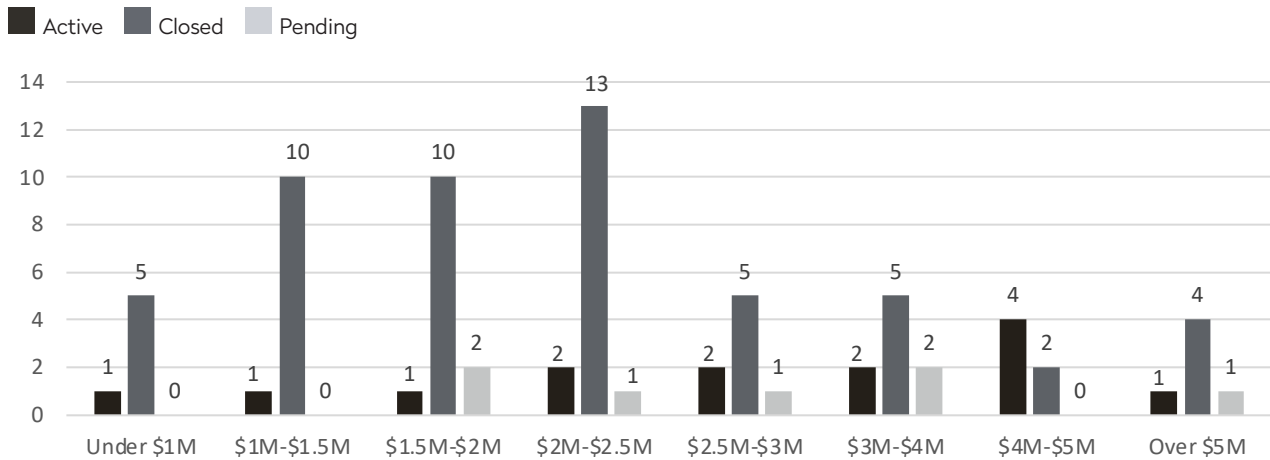
	2023	2022	%		2023	2022	%
			CHANGE				CHANGE
Under \$1M	5	4	+25%	Houses: Closings in August	7	20	-65%
\$1M-\$1.5M	10	8	+25%	Houses: Average Closing Price in August	\$4,119,701	\$2,524,617	+63.2%
\$1.5M-\$2M	10	16	-37.5%	Houses: Closings First 8 Months	54	64	-15.6%
\$2M-\$2.5M	13	7	+85.7%	Houses: Average Closing Price First 8 Months	\$2,313,481	\$2,771,156	-16.5%
\$2.5M-\$3M	5	10	-50%	Houses: Pending on August 31	7	10	-30%
\$3M-\$4M	5	6	-16.7%	Houses: Active Inventory on August 31	14	20	-30%
\$4M-\$5M	2	7	-71.4%	Condos: Closings First 8 Months	17	10	+70%
Over \$5M	4	6	-33.3%	Condos: Average Closing Price First 8 Months	\$680,765	\$711,962	-4.4%
				Condos: Active Inventory on August 31	3	7	-57.1%
				House & Condo \$ Volume of Closings First 8 Mos	\$136,500,975	\$184,473,585	-26%

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HOUSES ACTIVE/CLOSED/PENDING 2023

Active/Pending as of August 31; Closed: First Eight Months



TOWN COMPARISON: SOLD HOUSES: FIRST EIGHT MONTHS

Town	# of Closed Houses		% change	Median Closing Price		% change
	2023	2022		2023	2022	
Darien	164	209	-21.5%	\$1,874,452	\$1,680,000	+11.6%
Easton	66	76	-13.2%	\$862,500	\$957,000	-9.9%
Fairfield	400	516	-22.5%	\$863,000	\$820,000	+5.2%
All of Greenwich	375	479	-21.7%	\$2,500,000	\$2,550,000	-2%
New Canaan	154	192	-19.8%	\$1,937,500	\$1,958,750	-1.1%
Norwalk	373	493	-24.3%	\$650,000	\$636,000	+2.2%
Redding	67	95	-29.5%	\$835,000	\$805,000	+3.7%
Ridgefield	183	268	-31.7%	\$1,080,000	\$872,500	+23.8%
Rowayton*	34	56	-39.3%	\$1,797,500	\$1,553,500	+15.7%
Stamford	353	544	-35.1%	\$820,000	\$760,000	+7.9%
Weston	108	148	-27%	\$1,252,500	\$1,192,500	+5%
Westport	239	326	-26.7%	\$2,100,000	\$2,050,000	+2.4%
Wilton	142	183	-22.4%	\$1,150,500	\$1,075,000	+7%

*Rowayton solds data also included in Norwalk.

All data sourced from Connecticut Smart MLS and Greenwich MLS. Actives from the Connecticut Smart MLS include Active and Show status. Actives from the Greenwich MLS include Active and Contingent Contract status. Condos in report include Condos and Co-Ops.