

Houses & Condos

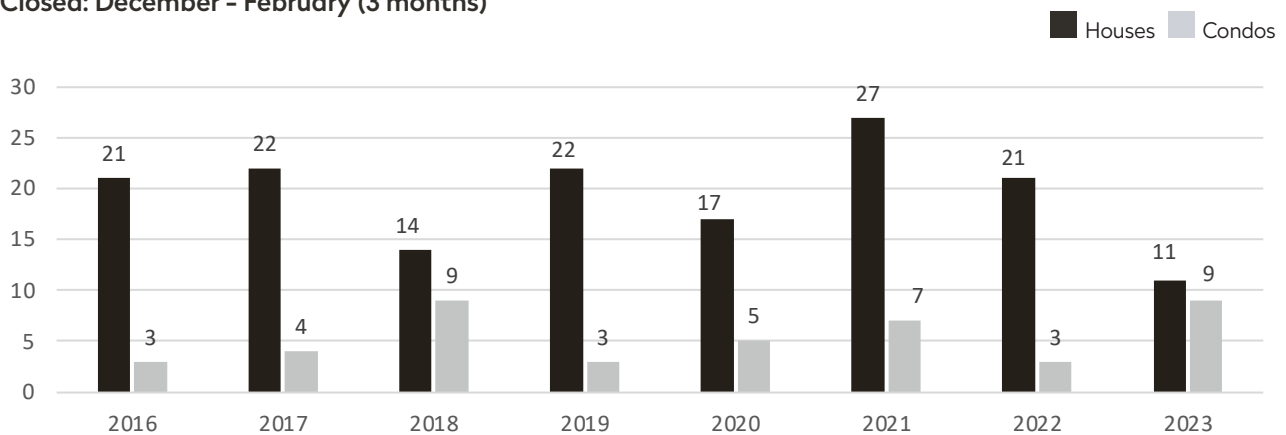
Old Greenwich

February 2023

During the past three months (Dec-Feb), 11 houses closed in Old Greenwich, a 48% decline from the same period last year and the fewest since 2009. One of the main factors for this lower house sales volume is the continued low inventory levels, which remain less than a third of what we typically saw prior to Covid. Comparatively, there were 9 condo closings over the same three-month period, an increase of 200% year-over-year. The condos had an average closing price of \$649K, down 3% from the same time last year.



Closed: December - February (3 months)



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

	2023	2022	%
Under \$1M	1	0	NA
\$1M-\$1.5M	1	2	-50%
\$1.5M-\$2M	3	8	-62.5%
\$2M-\$2.5M	3	3	0%
\$2.5M-\$3M	1	2	-50%
\$3M-\$4M	2	2	0%
\$4M-\$5M	0	4	-100%
Over \$5M	0	0	NA

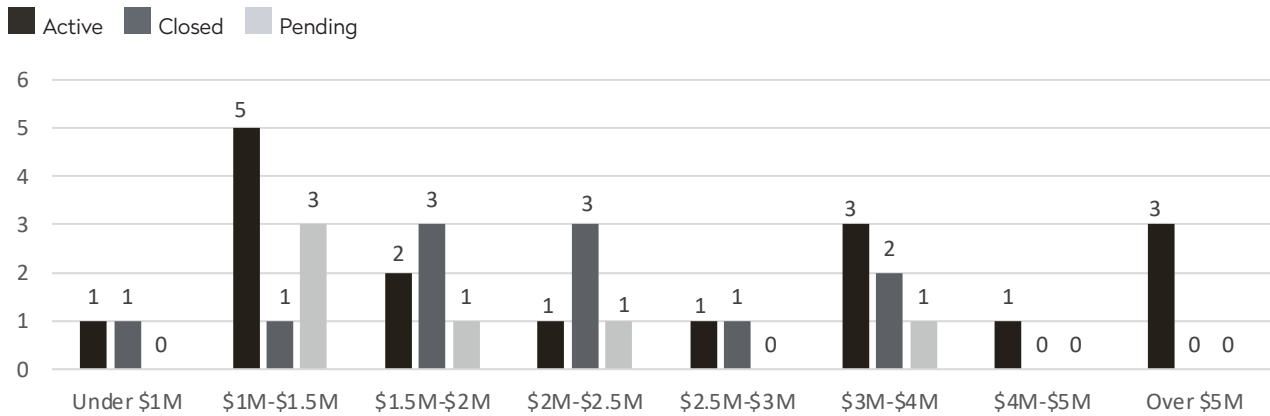
	2023	2022	% CHANGE
Houses: Closings in February	4	5	-20%
Houses: Average Closing Price in February	\$1,888,750	\$2,279,000	-17.1%
Houses: Closings Dec. - Feb. (3 mos.)	11	21	-47.6%
Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$2,157,977	\$2,542,548	-15.1%
Houses: Pending on February 28	6	6	0%
Houses: Active Inventory on February 28	17	13	+30.8%
Condos: Closings Dec. - Feb. (3 mos.)	9	3	+200%
Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$648,611	\$669,333	-3.1%
Condos: Active Inventory on February 28	5	1	+400%
House & Condo \$ Volume of Closings Dec. - Feb.	\$29,575,250	\$55,401,500	-46.6%

Old Greenwich

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.