

Houses & Condos

# Old Greenwich

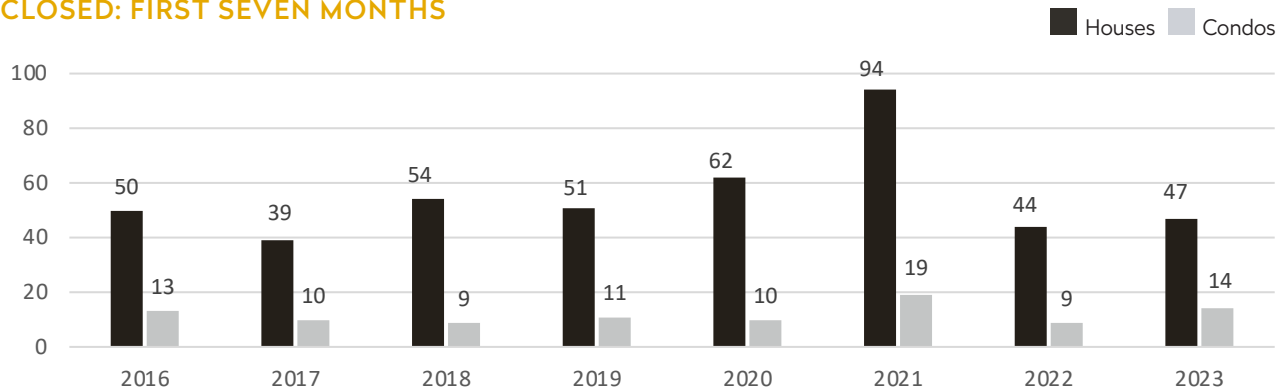
## JULY 2023

At the end of July, Old Greenwich had 19 active houses on the market, similar to last year. Worth noting, however, is that this is still only about one-quarter the number we typically had at this time in the years prior to the pandemic. For listings priced under \$2M, there were just four active houses compared to nine at the same time last year.

Despite the limited amount of inventory, Old Greenwich sales have been relatively robust. Over the past three months (May - July) it had a total of 26 house sales, up 23% year-over-year. The closings had an average list-to-close price ratio of 104.2%, a record-high for this time period and reflecting the strong competition among buyers. It was the fifth consecutive month where buyers on average paid over the asking price.



### CLOSED: FIRST SEVEN MONTHS



### # OF HOUSES CLOSED: FIRST SEVEN MONTHS

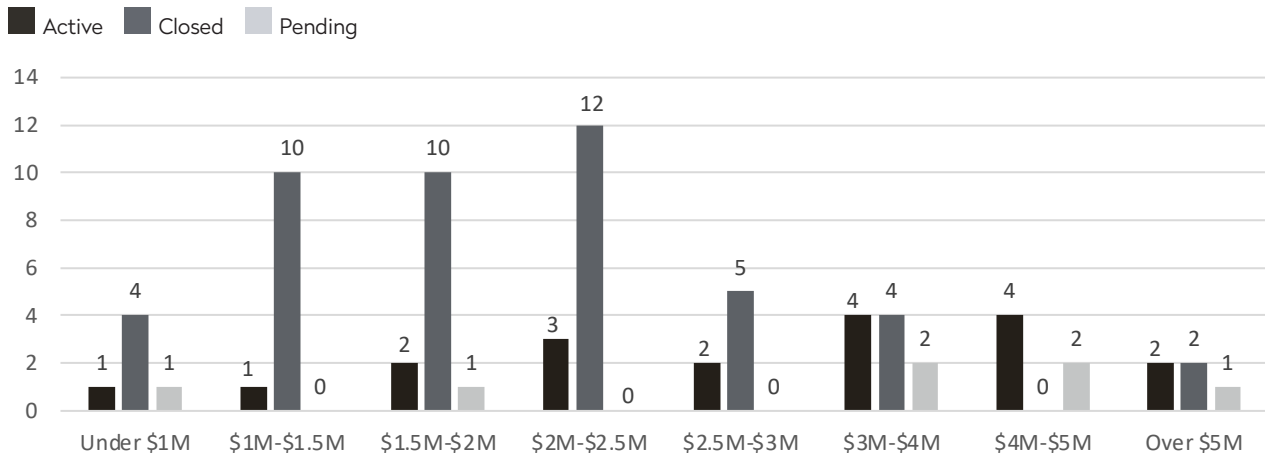
	2023	2022	%		2023	2022	%
			CHANGE				CHANGE
Under \$1M	4	4	0%	Houses: Closings in July	9	6	+50%
\$1M-\$1.5M	10	7	+42.9%	Houses: Average Closing Price in July	\$2,495,002	\$2,762,667	-9.7%
\$1.5M-\$2M	10	9	+11.1%	Houses: Closings First Seven Months	47	44	+6.8%
\$2M-\$2.5M	12	5	+140%	Houses: Average Closing Price First Seven Months	\$2,044,470	\$2,883,219	-29.1%
\$2.5M-\$3M	5	5	0%	Houses: Pending on July 31	7	20	-65%
\$3M-\$4M	4	3	+33.3%	Houses: Active Inventory on July 31	19	20	-5%
\$4M-\$5M	0	6	-100%	Condos: Closings First Seven Months	14	9	+55.6%
Over \$5M	2	5	-60%	Condos: Average Closing Price First Seven Months	\$735,714	\$743,847	-1.1%
				Condos: Active Inventory on July 31	4	3	+33.3%
				House & Condo \$ Volume of Closings First 7 Mos.	\$106,390,071	\$133,556,243	-20.3%

# Old Greenwich

## JULY 2023

### HOUSES ACTIVE/CLOSED/PENDING 2023

Active/Pending as of July 31; Closed: First Seven Months



### TOWN COMPARISON: SOLD HOUSES: FIRST SEVEN MONTHS

Town	# of Closed Houses		% change	Average Closing Price		% change
	2023	2022		2023	2022	
Darien	137	179	-23.5%	\$1,962,190	\$2,007,940	-2.3%
Easton	53	65	-18.5%	\$962,316	\$978,194	-1.6%
Fairfield	326	436	-25.2%	\$1,106,382	\$1,095,391	+1%
All of Greenwich	311	405	-23.2%	\$3,083,202	\$3,079,285	+0.1%
New Canaan	126	155	-18.7%	\$2,110,725	\$2,181,767	-3.3%
Norwalk	315	396	-20.5%	\$837,247	\$807,358	+3.7%
Redding	55	74	-25.7%	\$853,305	\$900,461	-5.2%
Ridgefield	155	218	-28.9%	\$1,278,703	\$976,404	+31%
Rowayton*	27	42	-35.7%	\$2,106,760	\$1,692,431	+24.5%
Stamford	290	453	-36%	\$915,276	\$900,471	+1.6%
Weston	92	122	-24.6%	\$1,304,830	\$1,293,123	+0.9%
Westport	198	277	-28.5%	\$2,435,498	\$2,444,566	-0.4%
Wilton	109	152	-28.3%	\$1,200,152	\$1,199,400	+0.1%

\*Rowayton solds data also included in Norwalk.