



COMPASS

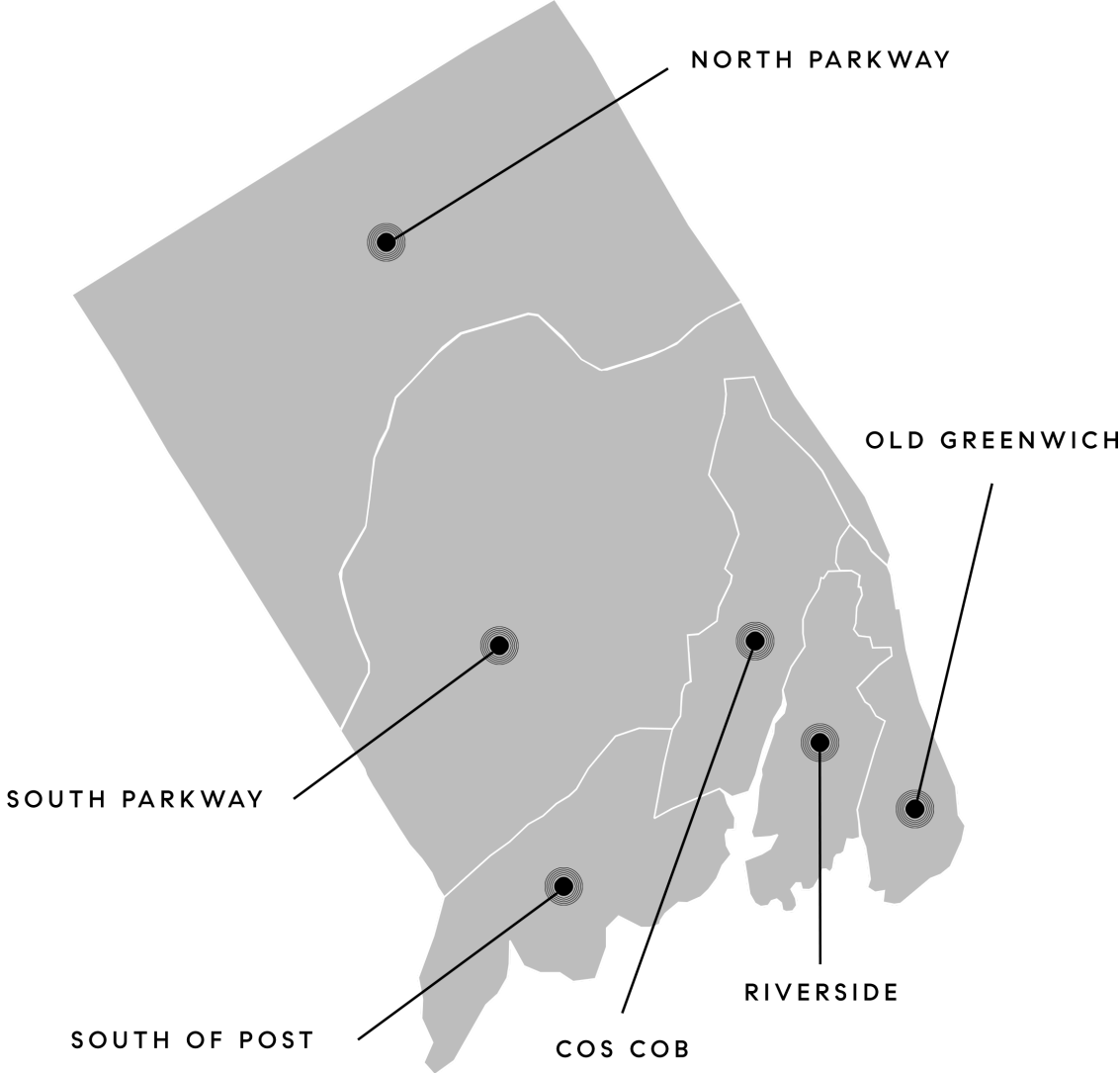
March 2021

Greenwich Market Insights

Greenwich Market Insights

March 2021

Neighborhood Map



Greater Greenwich

MARCH 2021

NEW LISTINGS

188	44%	\$2.9M	15%	\$2.3M	15%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

UNDER CONTRACT

133	90%	\$2.7M	44%	\$2.1M	36%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

UNITS SOLD

88	76%	\$2.3M	57%	\$1.8M	75%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

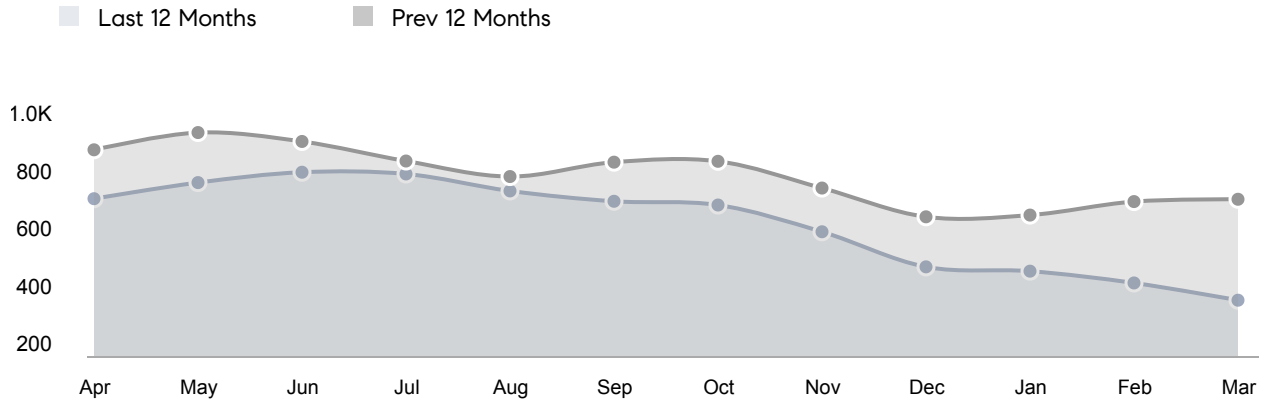
Property Statistics

		Mar 2021	Mar 2020	% Change
Overall	AVERAGE DOM	145	139	4%
	% OF ASKING PRICE	97%	95%	
	AVERAGE SOLD PRICE	\$2,326,176	\$1,484,129	56.7%
	# OF CONTRACTS	133	70	90.0%
	NEW LISTINGS	188	131	44%
Houses	AVERAGE DOM	156	144	8%
	% OF ASKING PRICE	97%	94%	
	AVERAGE SOLD PRICE	\$2,689,129	\$1,882,030	43%
	# OF CONTRACTS	102	52	96%
	NEW LISTINGS	152	103	48%
Condo/Co-op/TH	AVERAGE DOM	110	125	-12%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	\$1,237,318	\$555,693	123%
	# OF CONTRACTS	31	18	72%
	NEW LISTINGS	36	28	29%

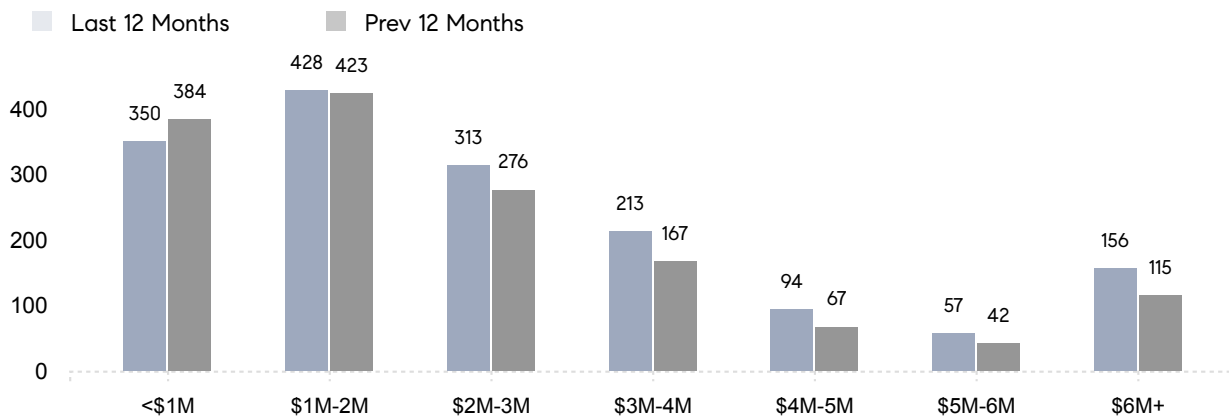
Greater Greenwich

MARCH 2021

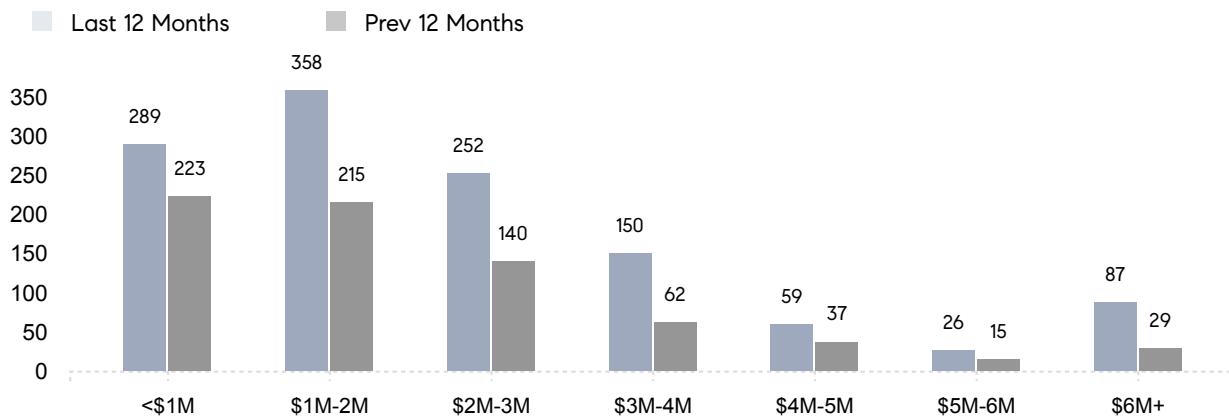
Monthly Inventory



Listings By Price Range



Contracts By Price Range



North Parkway

MARCH 2021

NEW LISTINGS

15	67%	\$4.4M	44%	\$3.7M	43%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

UNDER CONTRACT

10	150%	\$4.3M	132%	\$4.4M	121%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

UNITS SOLD

9	200%	\$2.6M	63%	\$2.5M	88%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

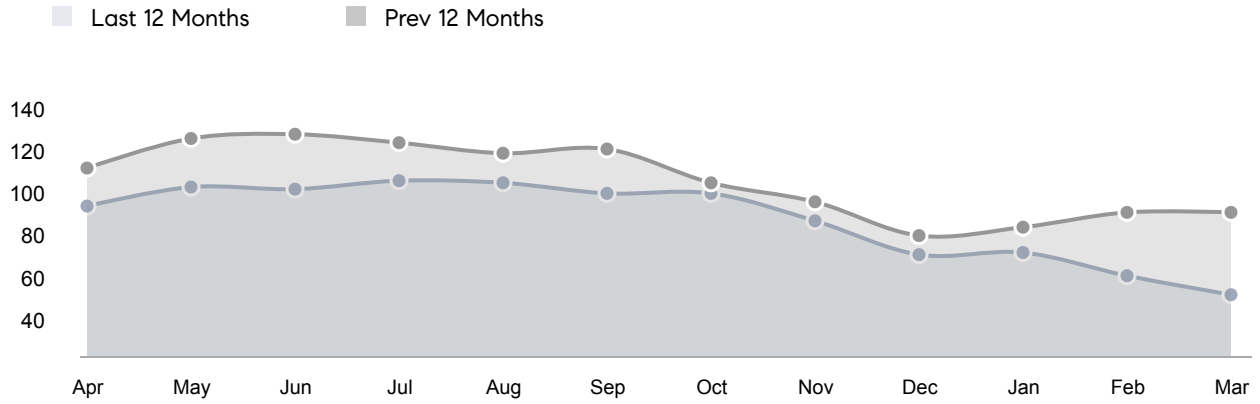
Property Statistics

		Mar 2021	Mar 2020	% Change
Overall	AVERAGE DOM	190	167	13%
	% OF ASKING PRICE	98%	92%	
	AVERAGE SOLD PRICE	\$2,644,778	\$1,625,000	62.8%
	# OF CONTRACTS	10	4	150.0%
	NEW LISTINGS	15	9	67%
Houses	AVERAGE DOM	190	167	13%
	% OF ASKING PRICE	98%	92%	
	AVERAGE SOLD PRICE	\$2,644,778	\$1,625,000	63%
	# OF CONTRACTS	10	4	150%
	NEW LISTINGS	15	9	67%
Condo/Co-op/TH	AVERAGE DOM	0	0	0%
	% OF ASKING PRICE	0.0%	0.0%	
	AVERAGE SOLD PRICE	\$0	\$0	0%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

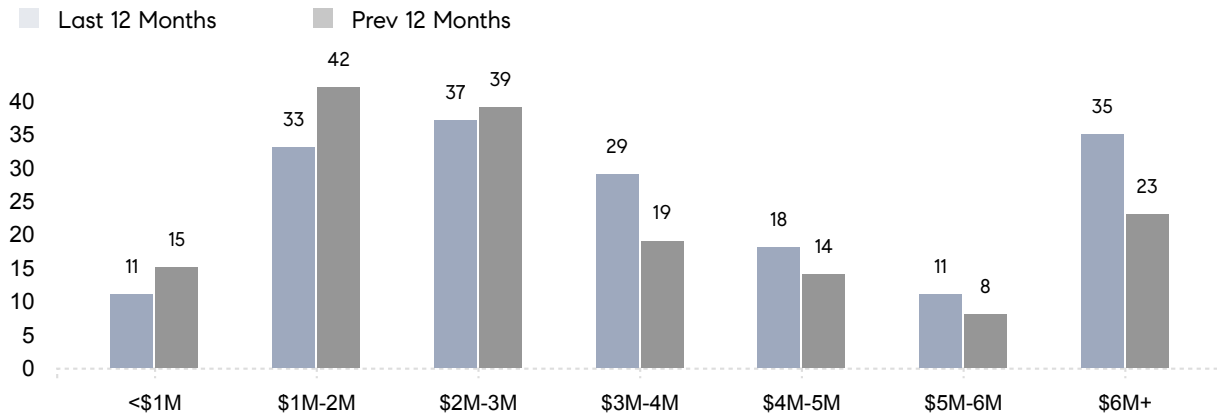
North Parkway

MARCH 2021

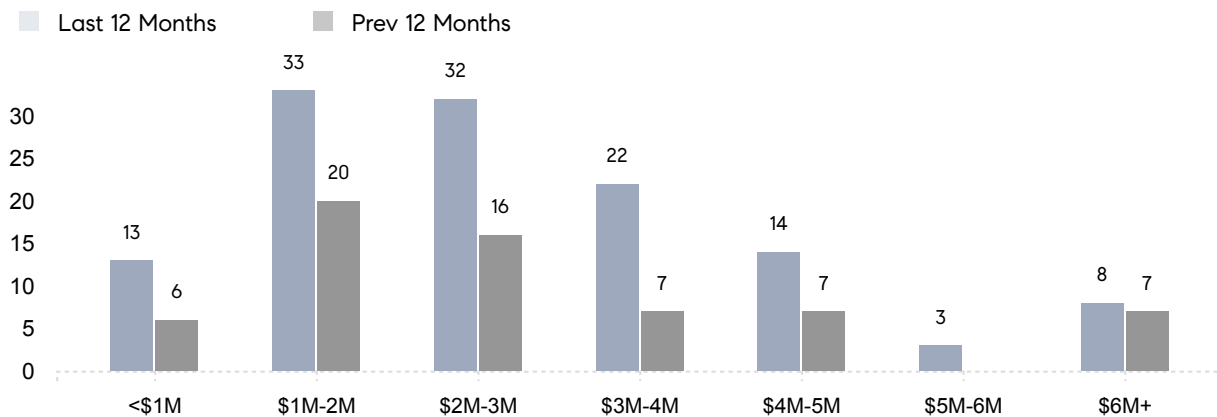
Monthly Inventory



Listings By Price Range



Contracts By Price Range



South Parkway

MARCH 2021

NEW LISTINGS

66	53%	\$3.5M	28%	\$2.7M	10%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

UNDER CONTRACT

52	93%	\$3.2M	31%	\$2.6M	21%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

UNITS SOLD

29	142%	\$2.7M	1%	\$1.8M	-32%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Decrease From Mar 2020

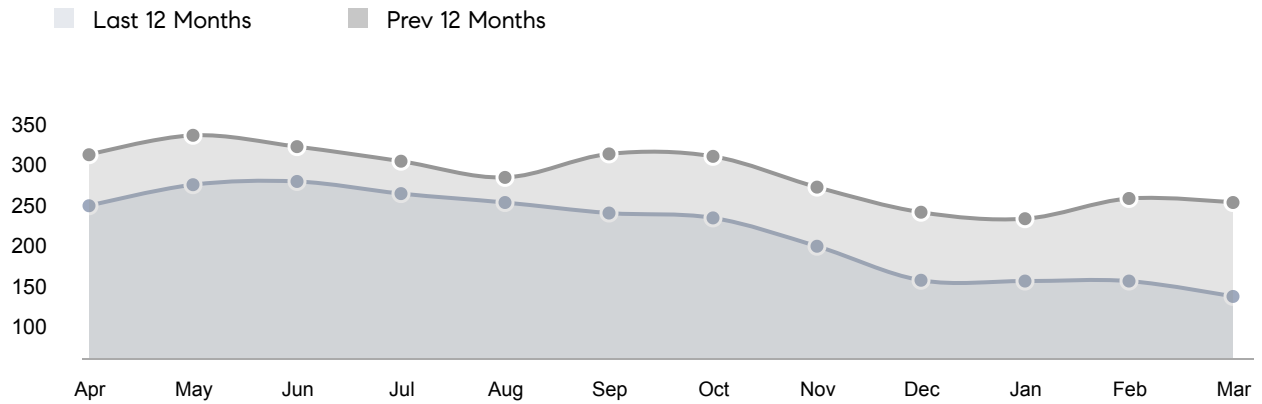
Property Statistics

		Mar 2021	Mar 2020	% Change
Overall	AVERAGE DOM	162	112	45%
	% OF ASKING PRICE	96%	96%	
	AVERAGE SOLD PRICE	\$2,681,629	\$2,647,018	1.3%
	# OF CONTRACTS	52	27	92.6%
	NEW LISTINGS	66	43	53%
Houses	AVERAGE DOM	169	119	42%
	% OF ASKING PRICE	96%	95%	
	AVERAGE SOLD PRICE	\$3,072,115	\$3,259,923	-6%
	# OF CONTRACTS	42	20	110%
	NEW LISTINGS	53	35	51%
Condo/Co-op/TH	AVERAGE DOM	128	90	42%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$807,300	\$808,300	0%
	# OF CONTRACTS	10	7	43%
	NEW LISTINGS	13	8	63%

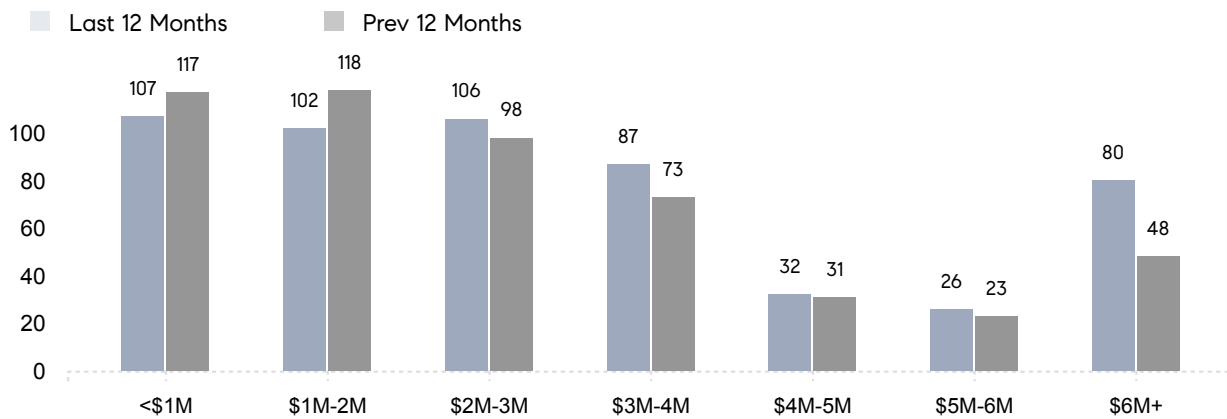
South Parkway

MARCH 2021

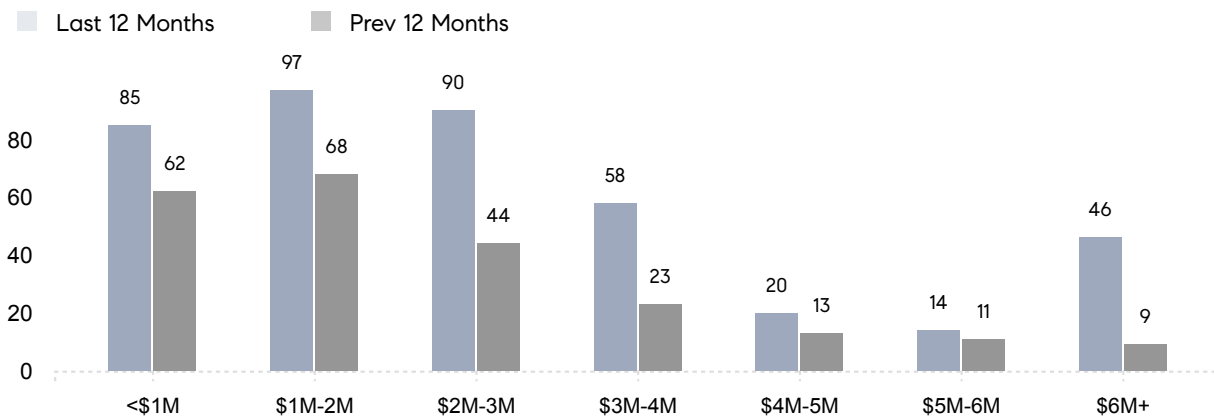
Monthly Inventory



Listings By Price Range



Contracts By Price Range



South of Post Road

MARCH 2021

NEW LISTINGS

33	3%	\$3.0M	33%	\$2.3M	22%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

UNDER CONTRACT

24	118%	\$1.9M	91%	\$1.5M	131%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

UNITS SOLD

24	100%	\$2.2M	130%	\$1.8M	182%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

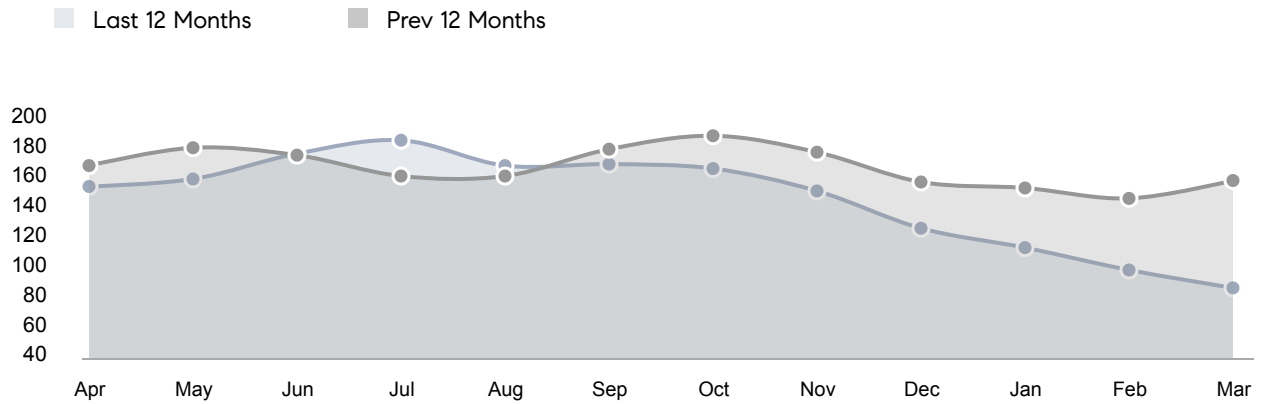
Property Statistics

		Mar 2021	Mar 2020	% Change
Overall	AVERAGE DOM	116	162	-28%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$2,232,021	\$972,250	129.6%
	# OF CONTRACTS	24	11	118.2%
	NEW LISTINGS	33	32	3%
Houses	AVERAGE DOM	130	186	-30%
	% OF ASKING PRICE	96%	95%	
	AVERAGE SOLD PRICE	\$2,581,679	\$1,613,500	60%
	# OF CONTRACTS	10	4	150%
	NEW LISTINGS	19	19	0%
Condo/Co-op/TH	AVERAGE DOM	97	144	-33%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$1,742,500	\$514,214	239%
	# OF CONTRACTS	14	7	100%
	NEW LISTINGS	14	13	8%

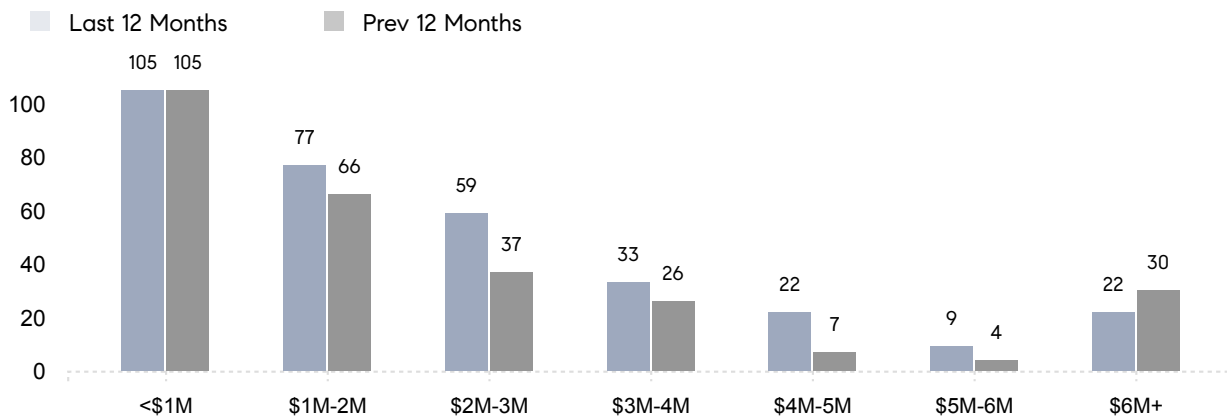
South of Post Road

MARCH 2021

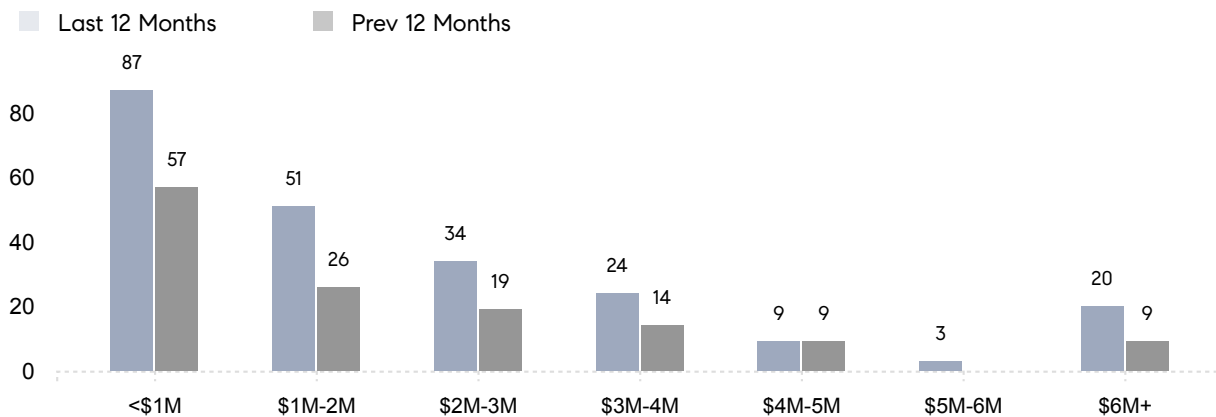
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Cos Cob

MARCH 2021

NEW LISTINGS

16	78%	\$1.5M	9%	\$1.4M	39%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

UNDER CONTRACT

14	56%	\$1.4M	25%	\$1.3M	62%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

UNITS SOLD

8	-11%	\$1.4M	21%	\$1.3M	31%
Total Properties	Decrease From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

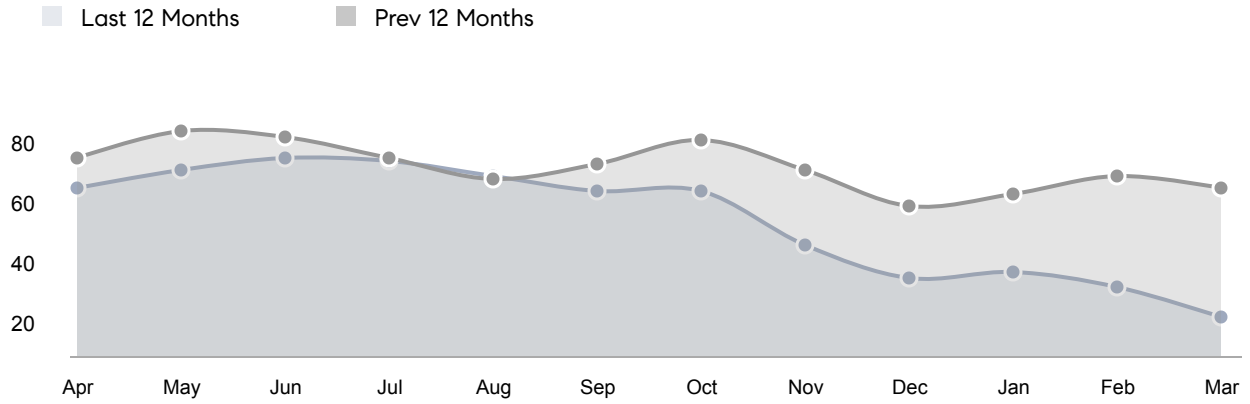
Property Statistics

		Mar 2021	Mar 2020	% Change
Overall	AVERAGE DOM	121	187	-35%
	% OF ASKING PRICE	97%	96%	
	AVERAGE SOLD PRICE	\$1,418,000	\$1,169,278	21.3%
	# OF CONTRACTS	14	9	55.6%
	NEW LISTINGS	16	9	78%
Houses	AVERAGE DOM	167	185	-10%
	% OF ASKING PRICE	97%	95%	
	AVERAGE SOLD PRICE	\$1,961,250	\$1,351,786	45%
	# OF CONTRACTS	11	8	38%
	NEW LISTINGS	14	6	133%
Condo/Co-op/TH	AVERAGE DOM	75	191	-61%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$874,750	\$530,500	65%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	2	3	-33%

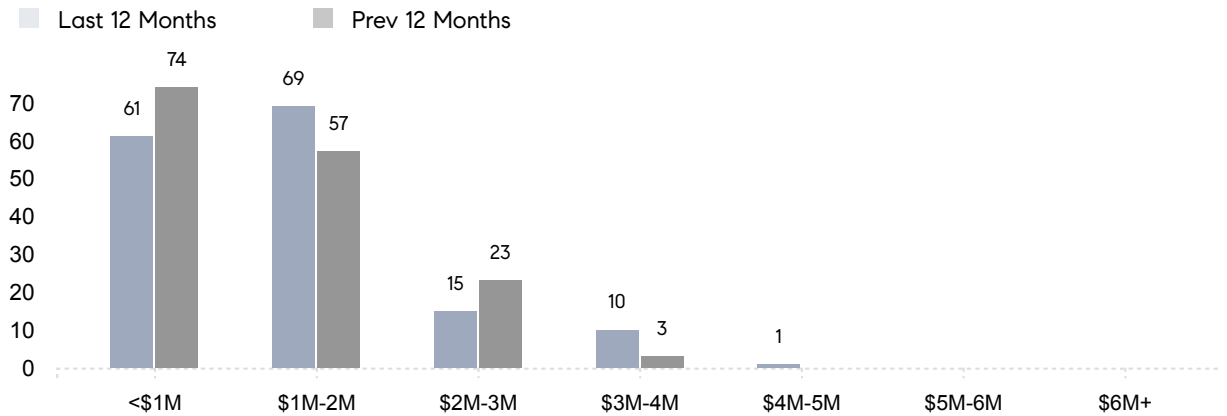
Cos Cob

MARCH 2021

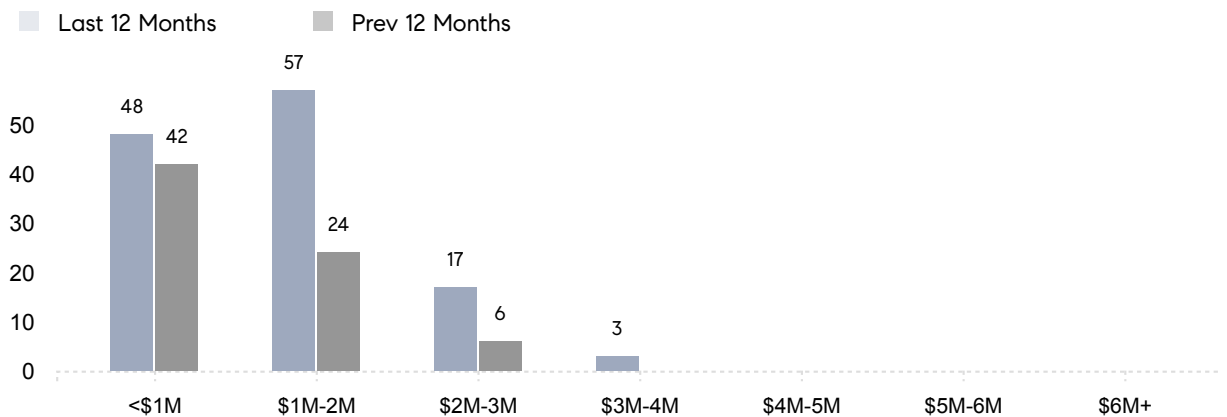
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Old Greenwich

MARCH 2021

NEW LISTINGS

26	44%	\$2.2M	13%	\$1.9M	4%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

UNDER CONTRACT

19	58%	\$2.2M	26%	\$1.9M	22%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

UNITS SOLD

9	-10%	\$1.9M	61%	\$1.9M	63%
Total Properties	Decrease From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

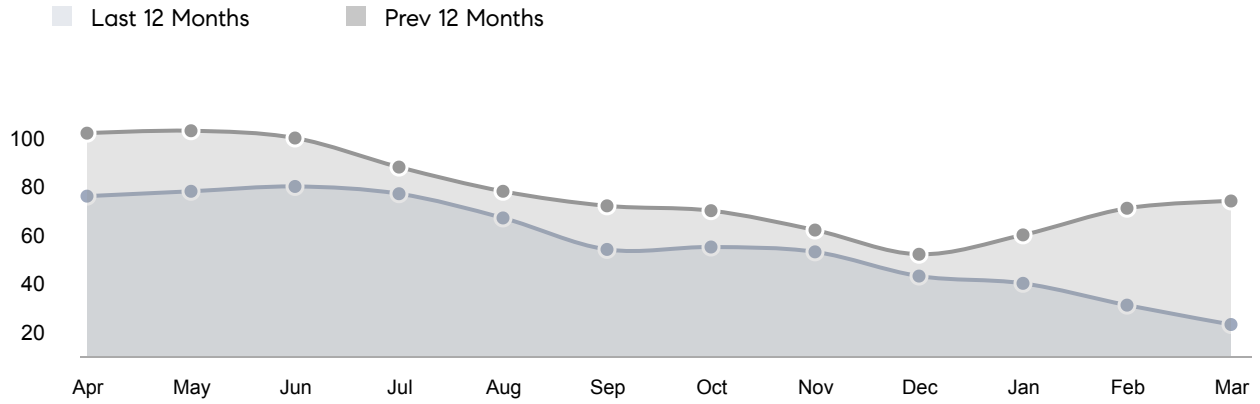
Property Statistics

		Mar 2021	Mar 2020	% Change
Overall	AVERAGE DOM	111	90	24%
	% OF ASKING PRICE	99%	95%	
	AVERAGE SOLD PRICE	\$1,867,278	\$1,157,675	61.3%
	# OF CONTRACTS	19	12	58.3%
	NEW LISTINGS	26	18	44%
Houses	AVERAGE DOM	105	97	7%
	% OF ASKING PRICE	98%	95%	
	AVERAGE SOLD PRICE	\$2,172,857	\$1,475,250	47%
	# OF CONTRACTS	15	9	67%
	NEW LISTINGS	21	14	50%
Condo/Co-op/TH	AVERAGE DOM	134	72	86%
	% OF ASKING PRICE	100%	94%	
	AVERAGE SOLD PRICE	\$797,750	\$416,667	91%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	5	4	25%

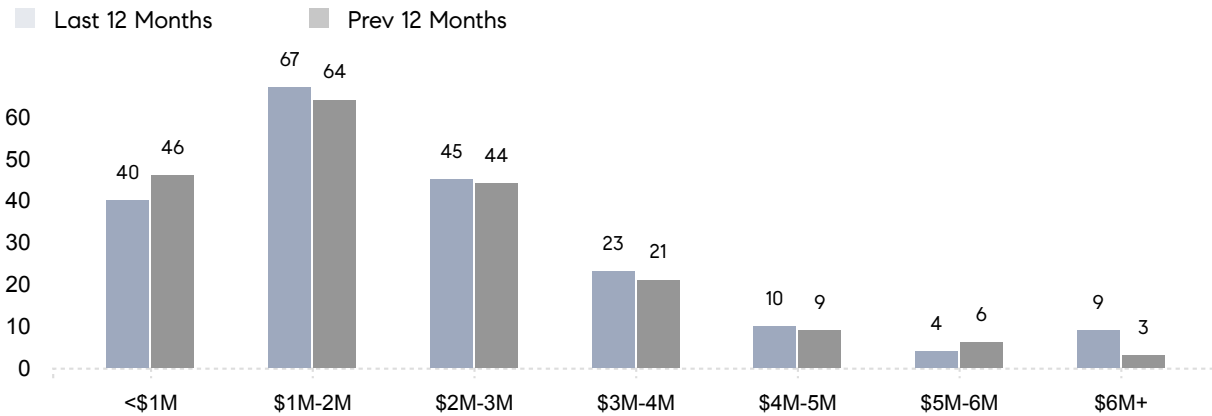
Old Greenwich

MARCH 2021

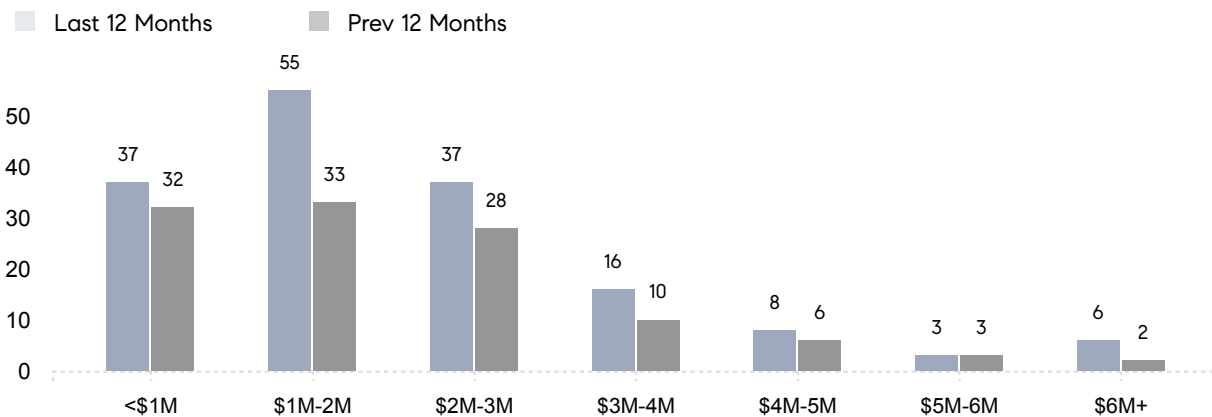
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Riverside

MARCH 2021

NEW LISTINGS

32	60%	\$2.4M	-33%	\$2.1M	7%
Total Properties	Increase From Mar 2020	Average Price	Decrease From Mar 2020	Median Price	Increase From Mar 2020

UNDER CONTRACT

14	100%	\$2.9M	33%	\$2.5M	50%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

UNITS SOLD

9	125%	\$2.4M	150%	\$1.6M	84%
Total Properties	Increase From Mar 2020	Average Price	Increase From Mar 2020	Median Price	Increase From Mar 2020

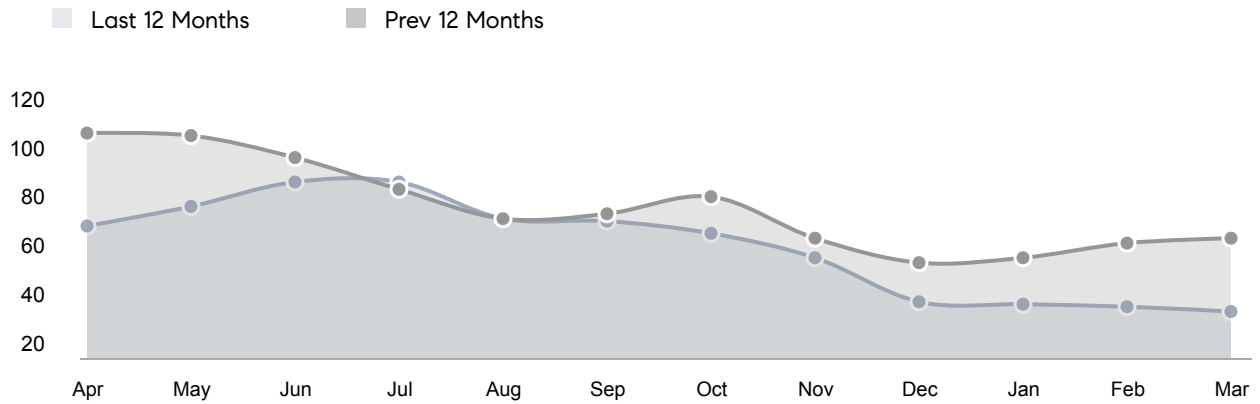
Property Statistics

		Mar 2021	Mar 2020	% Change
Overall	AVERAGE DOM	175	142	23%
	% OF ASKING PRICE	96%	89%	
	AVERAGE SOLD PRICE	\$2,379,472	\$950,000	150.5%
	# OF CONTRACTS	14	7	100.0%
	NEW LISTINGS	32	20	60%
Houses	AVERAGE DOM	165	142	16%
	% OF ASKING PRICE	96%	89%	
	AVERAGE SOLD PRICE	\$2,593,781	\$950,000	173%
	# OF CONTRACTS	14	7	100%
	NEW LISTINGS	30	20	50%
Condo/Co-op/TH	AVERAGE DOM	250	0	0%
	% OF ASKING PRICE	96%	0.0%	
	AVERAGE SOLD PRICE	\$665,000	\$0	0%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	2	0	0%

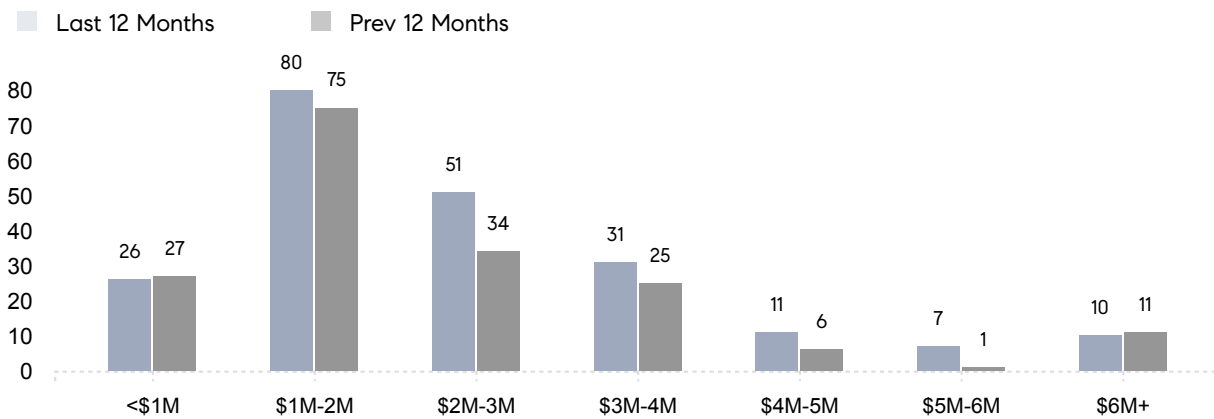
Riverside

MARCH 2021

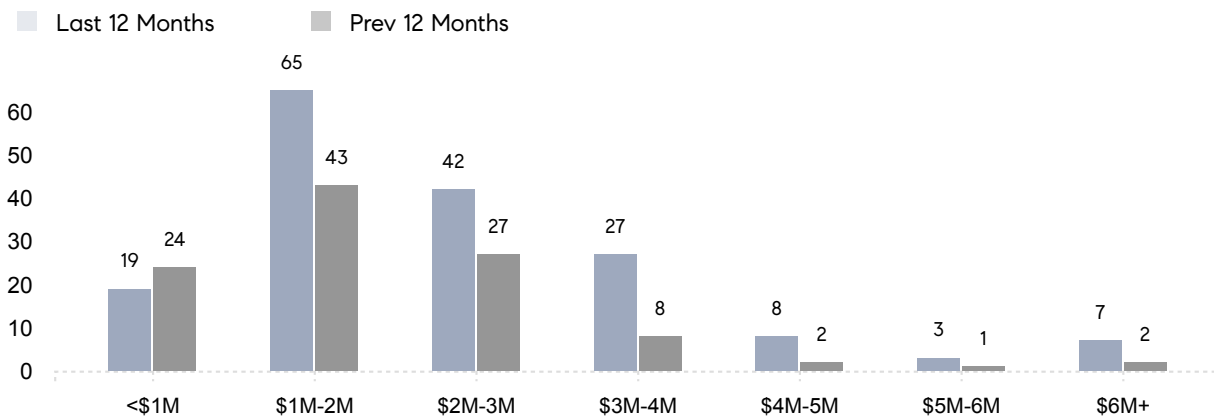
Monthly Inventory



Listings By Price Range



Contracts By Price Range





COMPASS

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