

GREATER GREENWICH AREA MARKET OVERVIEW

RESIDENTIAL
as of June 05, 2017

SUPPLY / DEMAND ANALYSIS

PRICE RANGE	AS OF JUNE 05, 2017			AS OF JUNE 05, 2016			2017 vs. 2016	
	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	SUPPLY: ACTIVE LISTINGS	DEMAND: PENDING SALES	SUPPLY/ DEMAND RATIO*	% CHANGE IN LISTINGS	% CHANGE IN PENDINGS
\$0 - \$999,999	37	23	2	64	19	3	-42.2%	21.1%
\$1,000,000 - \$1,999,999	145	42	3	166	50	3	-12.7%	-16.0%
\$2,000,000 - \$2,999,999	153	17	9	121	32	4	26.4%	-46.9%
\$3,000,000 - \$3,999,999	100	10	10	104	15	7	-3.8%	-33.3%
\$4,000,000 - \$4,999,999	64	9	7	64	4	16	0.0%	125.0%
\$5,000,000 - \$5,999,999	46	5	9	54	8	7	-14.8%	-37.5%
\$6,000,000 - \$7,999,999	49	6	8	52	4	13	-5.8%	50.0%
\$8,000,000 - \$9,999,999	28	0	Not Valid	27	2	14	3.7%	-100.0%
\$10,000,000 and up	40	1	40	39	1	39	2.6%	0.0%
Market Totals	662	113	6	691	135	5	-4.2%	-16.3%

*Supply Demand Ratio Key 1-4: High Demand 5-6: Balanced 7-9: Low Demand 10+: Very Low Demand

SOLD PROPERTIES

PRICE RANGE	YEAR-TO-DATE			YEAR-OVER-YEAR		
	01/01/2017 - 06/05/2017	01/01/2016 - 06/05/2016	%CHANGE 2017/2016	06/06/2016 - 06/05/2017	06/06/2015 - 06/05/2016	%CHANGE 2017/2016
\$0 - \$999,999	41	44	-6.8%	114	117	-2.6%
\$1,000,000 - \$1,999,999	75	76	-1.3%	233	221	5.4%
\$2,000,000 - \$2,999,999	47	38	23.7%	110	106	3.8%
\$3,000,000 - \$3,999,999	24	22	9.1%	61	64	-4.7%
\$4,000,000 - \$4,999,999	9	11	-18.2%	27	34	-20.6%
\$5,000,000 - \$5,999,999	11	4	175.0%	23	19	21.1%
\$6,000,000 - \$7,999,999	5	2	150.0%	13	13	0.0%
\$8,000,000 - \$9,999,999	2	3	-33.3%	3	8	-62.5%
\$10,000,000 and up	2	2	0.0%	5	4	25.0%
Market Totals	216	202	6.9%	589	586	0.5%
Median Sold Price	\$1,870,000	\$1,695,000	10.3%	\$1,724,501	\$1,800,000	-4.2%

County: Fairfield Sale Date(To): 6/5/2017 MLS Source: GML Property Type: Residential Area: 1 - Riverside, 2 - Old Greenwich, 3 - Greenwich, 4 - Cos Cob Prop. Sub Type: Single Family Price points: 1 Show Market Total: WithFirstTotal Result Display: Median Sold Price