

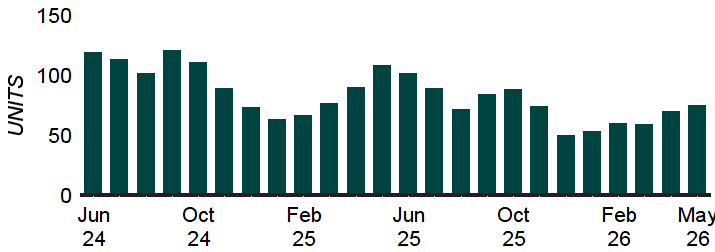
MAY 2026 MARKET REPORT

Greenwich – All Single Family Residential

	May 2026	CHANGE FROM April 2026	CHANGE FROM May 2025
MEDIAN SALE PRICE	\$4,350,000	▼ -5.50%	▲ 61.10%
AVERAGE SALE PRICE	\$4,789,758	▼ -23.40%	▲ 45.90%
UNITS SOLD	27	▲ 12.50%	▲ 8.00%
AVERAGE DAYS ON MARKET	89	▲ 74.50%	▲ 7.20%
% OF SALES PRICE	100.68	▲ 3.50%	▲ 2.10%
UNITS FOR SALE	75	▲ 7.10%	▼ -30.60%
MONTHS OF INVENTORY	2.80	▼ -3.40%	▼ -34.90%

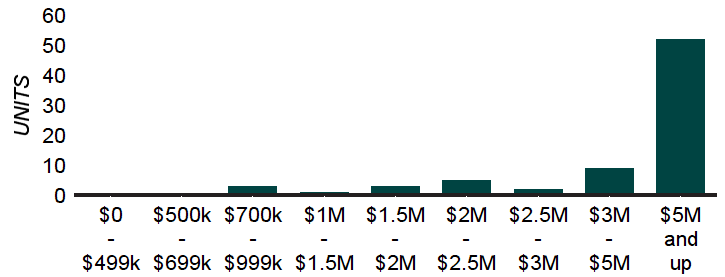
HOMES FOR SALE

Number of homes listed for sale, end of month



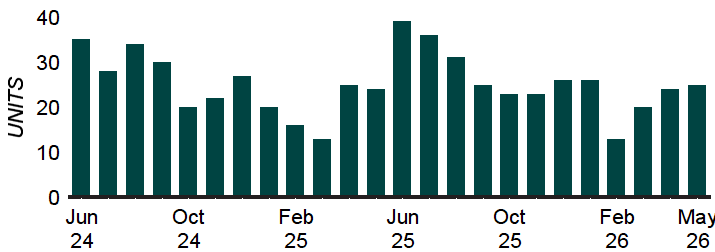
HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



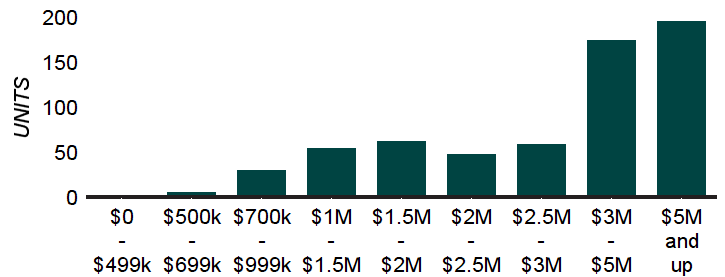
HOMES SOLD

Number of homes sold



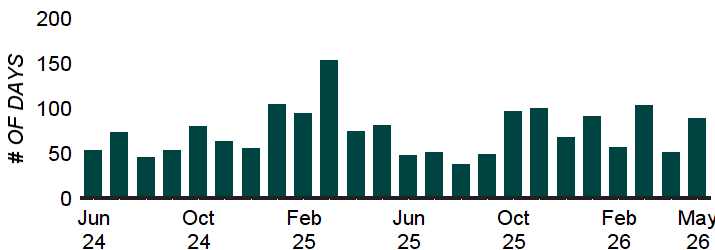
HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



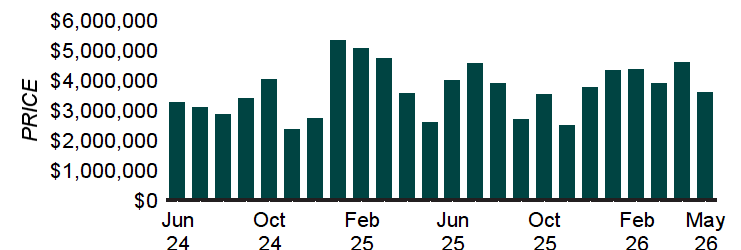
DAYS ON MARKET - SOLDS

Average days on market for all homes sold



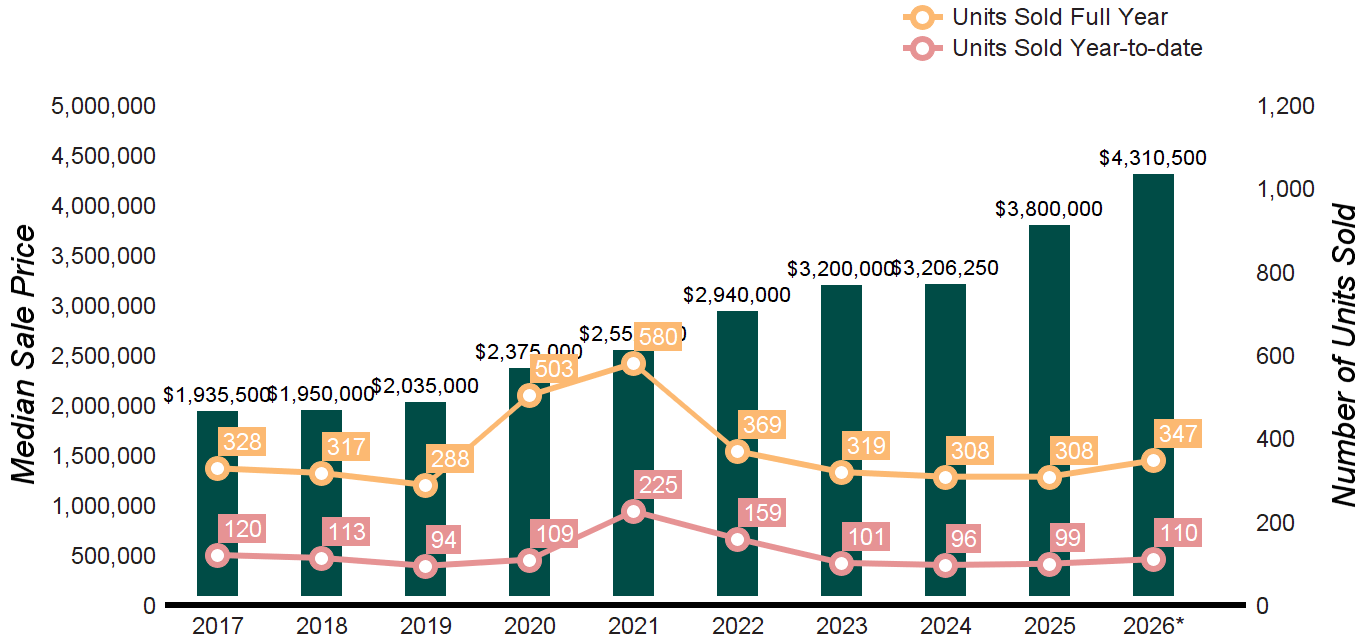
MEDIAN SALE PRICE

Price of the "middle" homes sold - an equal number of sales were above AND below this price



TEN-YEAR MARKET HISTORY

Greenwich - All Single Family Residential



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026*
UNITS SOLD	328	317	288	503	580	369	319	308	308	347
	▲ 8%	▼ 3%	▼ 9%	▲ 75%	▲ 15%	▼ 36%	▼ 14%	▼ 3%	0%	▲ 13%
MEDIAN SOLD PRICE	\$1,935,500	\$1,950,000	\$2,035,000	\$2,375,000	\$2,552,500	\$2,940,000	\$3,200,000	\$3,206,250	\$3,800,000	\$4,310,500
	▲ 2%	▲ 1%	▲ 4%	▲ 17%	▲ 7%	▲ 15%	▲ 9%	0%	▲ 19%	▲ 13%

Data source: Greenwich MLS, Residential Homes. Information believed to be accurate but not warranted.
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*2026 year-to-date Homes and Median Price are through 5/31/2026
For 2026, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date