

Price Range Report

For 1/1/2026 To 1/31/2026

Today's date: 2/9/2026

For Associations: All Associations

For Counties: Fairfield

Search Parameters: Property type Residential; Area of '1 - Riverside', '2 - Old Greenwich', '3 - Greenwich', '4 - Cos Cob'; Type of 'Condominium', 'Single Family Residence', 'Stock Cooperative'.

Price Class	Single Family Unit Sales Number of Bedrooms			Condominium Unit Sales Number of Bedrooms			Active Listings		Sales Pending	
	2 or less	3 4 or more	Total	2 or less	3 4 or more	Total	Single Family	Condos	Single Family	Condos
\$0-\$99,999.99			0			0			3	
\$100,000-\$149,999.99			0	1		1				
\$150,000-\$199,999.99			0			0				
\$200,000-\$249,999.99			0			0				
\$250,000-\$299,999.99			0			0				
\$300,000-\$349,999.99			0			0				
\$350,000-\$399,999.99			0	1		1				
\$400,000-\$449,999.99			0	1		1				1
\$450,000-\$499,999.99			0			0				
\$500,000-\$549,999.99			0			0				1
\$550,000-\$599,999.99			0	1		1				1
\$600,000-\$649,999.99			0			0				
\$650,000-\$699,999.99			0	1		1			2	1
\$700,000-\$749,999.99			0	1		1				
\$750,000-\$799,999.99			0			0	1	2		1
\$800,000-\$849,999.99			0			0		1		
\$850,000-\$899,999.99			0			0	1	1	2	2
\$900,000-\$949,999.99			0	1		1			1	
\$950,000-\$999,999.99			0			0	1	2		1
\$1,000,000-\$1,099,999.99			0			0	1			1
\$1,100,000-\$1,199,999.99	1		1			0		2		
\$1,200,000-\$1,299,999.99		1	1			0		3	2	
\$1,300,000-\$1,399,999.99			0	1		1		1		1
\$1,400,000-\$1,499,999.99	1		1			0	2	2		
\$1,500,000-\$1,599,999.99			0		1	1	4	1		
\$1,600,000-\$1,699,999.99			0			0			1	1
\$1,700,000-\$1,799,999.99	1		1			1	1	1		
\$1,800,000-\$1,899,999.99			0			0	4	1		1
\$1,900,000-\$1,999,999.99			0			0	3	1	1	
\$2,000,000-\$2,249,999.99			0		1	1	3	1	2	
\$2,250,000-\$2,499,999.99		2	2		1	1	3	2		
\$2,500,000-\$2,749,999.99		3	3			0	5	1		
\$2,750,000-\$2,999,999.99	1	2	3			0	5	2	1	
\$3,000,000-\$3,249,999.99		1	1			0	1			1
\$3,250,000-\$3,499,999.99		1	1			0	1			
\$3,500,000-\$3,749,999.99			0			0	2			3
\$3,750,000-\$3,999,999.99		1	1			1	1	3	1	2
\$4,000,000-\$4,249,999.99		3	3			0	1			1
\$4,250,000-\$4,499,999.99		1	1			0	4			1
\$4,500,000-\$4,749,999.99		2	2		1	1	1		3	
\$4,750,000-\$4,999,999.99			0			0	2			1
\$5,000,000 and over			16	16	1	1	31	2	10	
Totals	1	3	33	37	8	5	2	15	79	33
Average	1,100,000	2,053,333	6,060,621	5,601,635	648,562	3,372,400	2,885,000	1,854,700	6,623,213	1,740,183
Median	1,100,000	1,750,000	4,500,000	4,200,000	567,000	2,145,000	1,775,000	1,320,000	3,995,000	1,299,000
										2,149,000
										1,649,900

Property Type	Volume	Median Sold Price	Unit Sales by Financing Type	Unit Sales by Time on Market		
Residential	207,260,500	4,200,000		-Res-	-Cnd-	
Condo	27,820,500	1,320,000	Not in Lists	37	15	
All	235,081,000	3,254,000	Total Sales	37	15	
						-Res- -Cond-
						1-30 Days
						31-60 Days
						61-90 Days

91-120 Days	1
More Than 120 Days	12
Total Sales	37

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