

First Half 2021
Redding Market Report

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Brown Harris Stevens

First Half 2021

Redding Overview

Redding's strong seller's market continued in the second quarter with 63 house closings at an average closing price of \$861K, the most closings since 2001 and the highest average closing price since 2007. Houses on average sold for 102.7% of the list price, a record since at least 2001. Forty-four out of the 63 house closings (70%) went for at or above the asking price.

Inventory remains at historically low levels, with just 55 active houses at the end of June, less than half what Redding has typically averaged for this time of year.

Single Family Houses

Number of Solds Q2

2021 vs. 2020

↑ 97%

Average Sold Price Q2

2021 vs. 2020

↑ 70%

June 30 Inventory

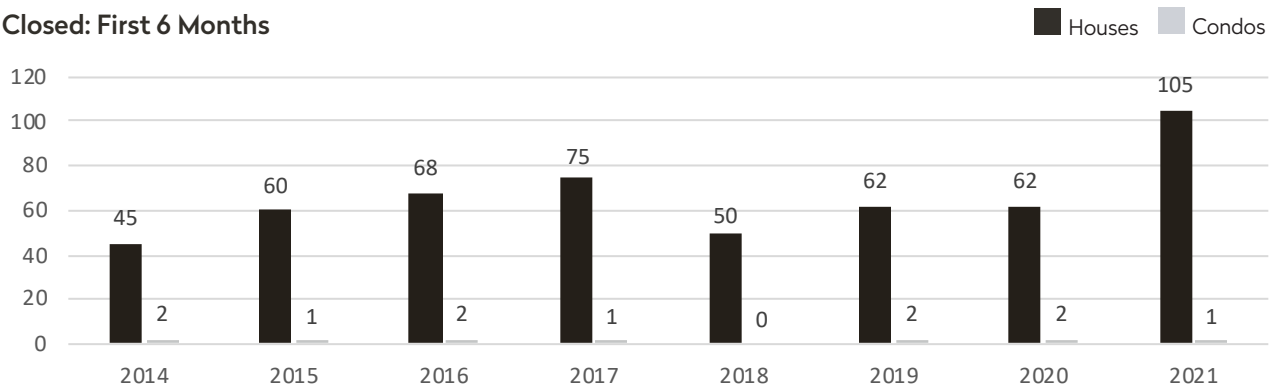
vs. June 30, 2020

↓ 38%

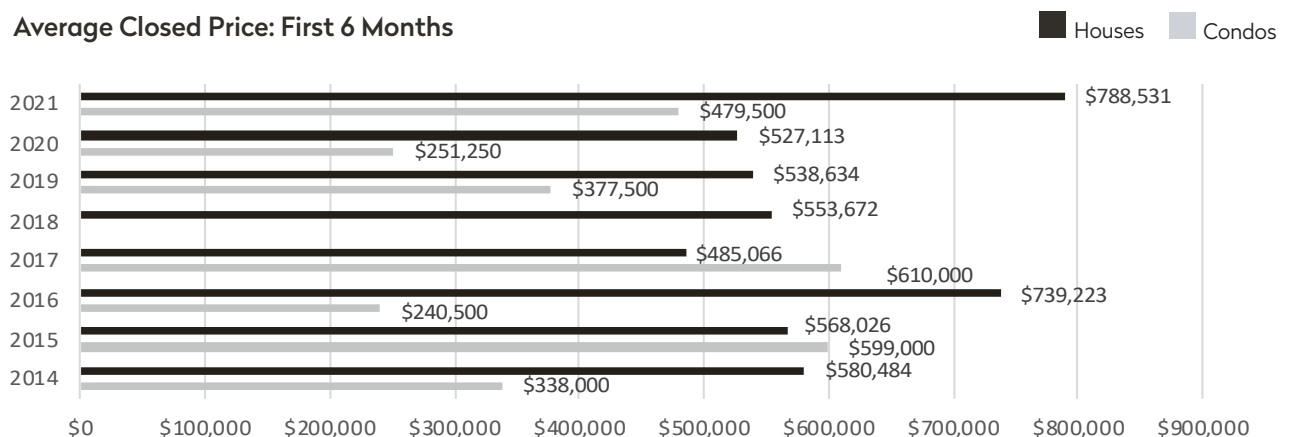
Single Family Houses

	2021	2020	% CHANGE
Houses: Closings in Second Quarter	63	32	+96.9%
Houses: Average Closing Price Second Quarter	\$860,610	\$506,031	+70.1%
Houses: Closings First 6 Months	105	62	+69.4%
Houses: Average Closing Price First 6 Months	\$788,531	\$527,113	+49.6%
Houses: Pending on June 30th	29	25	+16%
Houses: Inventory on June 30th	52	84	-38.1%
Condos: Closings First 6 Months	1	2	-50%
Condos: Average Closing Price First 6 Months	\$479,500	\$251,250	+90.8%
Condos: Inventory on June 30th	0	2	NA

Closed: First 6 Months



Average Closed Price: First 6 Months



First Half 2021

Redding

Single Family Houses

Active House Listings as of June 30

	2021	2020	% CHANGE
Under \$250K	1	0	NA
\$250K-\$400K	2	7	-71.4%
\$400K-\$500K	6	11	-45.5%
\$500K-\$600K	9	13	-30.8%
\$600K-\$800K	16	23	-30.4%
\$800K-\$1M	8	9	-11.1%
Over \$1M	10	21	-52.4%

Number of Houses Closed: First 6 Months

	2021	2020	% CHANGE
Under \$250K	1	3	-66.7%
\$250K-\$400K	10	10	0%
\$400K-\$500K	9	15	-40%
\$500K-\$600K	14	17	-17.6%
\$600K-\$800K	33	13	+153.8%
\$800K-\$1M	20	3	+566.7%
Over \$1M	18	1	+1700%

Average List-to-Sale-Price Ratio: Houses

Based on Closing in First 6 Months of 2021

UNDER \$250K	\$250K-\$400K	\$400K-\$500K	\$500K-\$600K	\$600K-\$800K	\$800K-\$1M	OVER \$1M
95.6%*	101.9%	103.5%	102.8%	101.7%	101.5%	100.2%

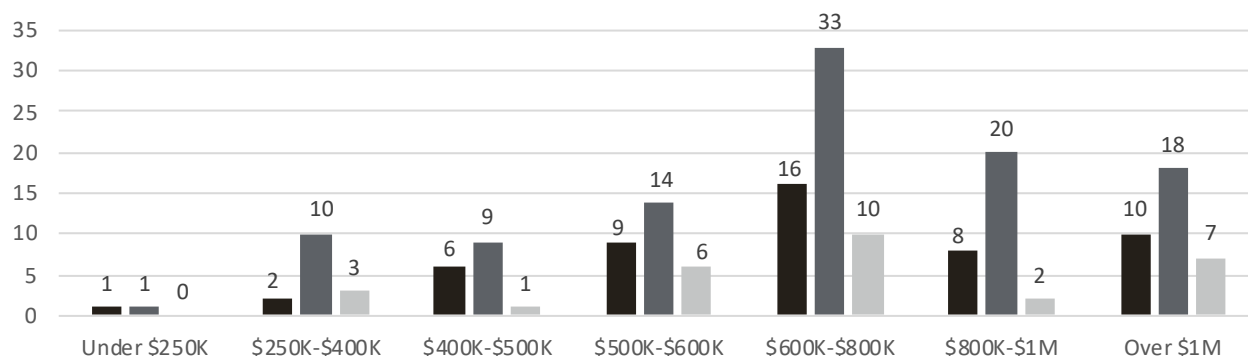
Average for all price points: 101.7%

*Only one closing in this price range.

Houses: Active/Closed/Pending

Active/Pending as of June 30; Closed: First 6 Months 2021

Active Closed Pending

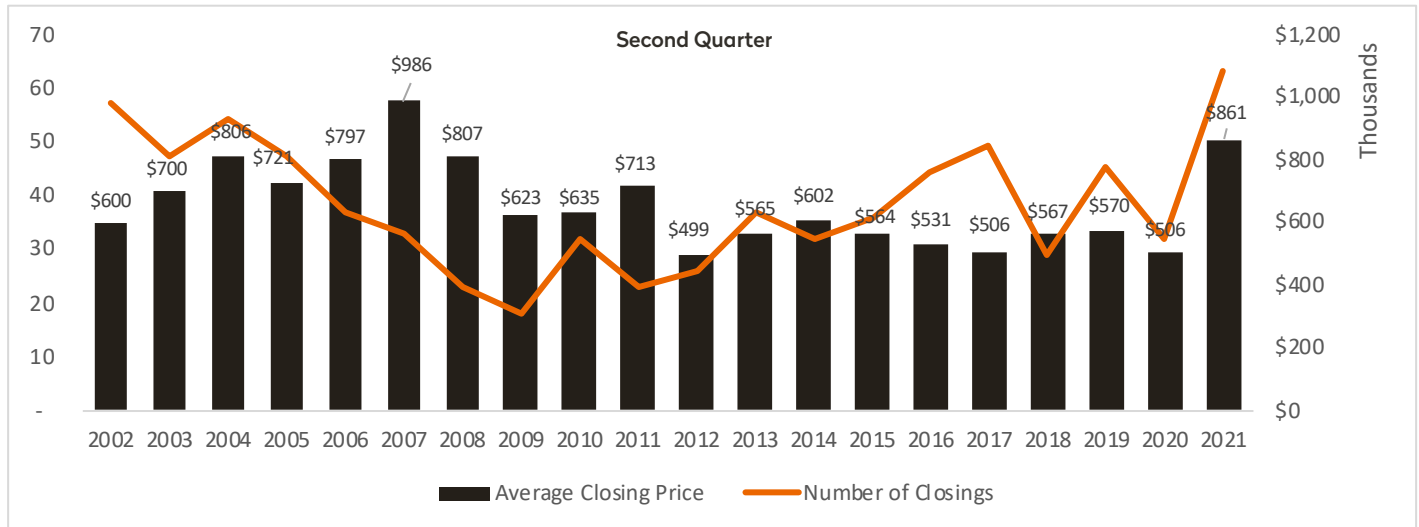


Redding

Single Family Houses

Second Quarter: 2002-2021

Average Closing Price/Number of Closings - Redding Houses

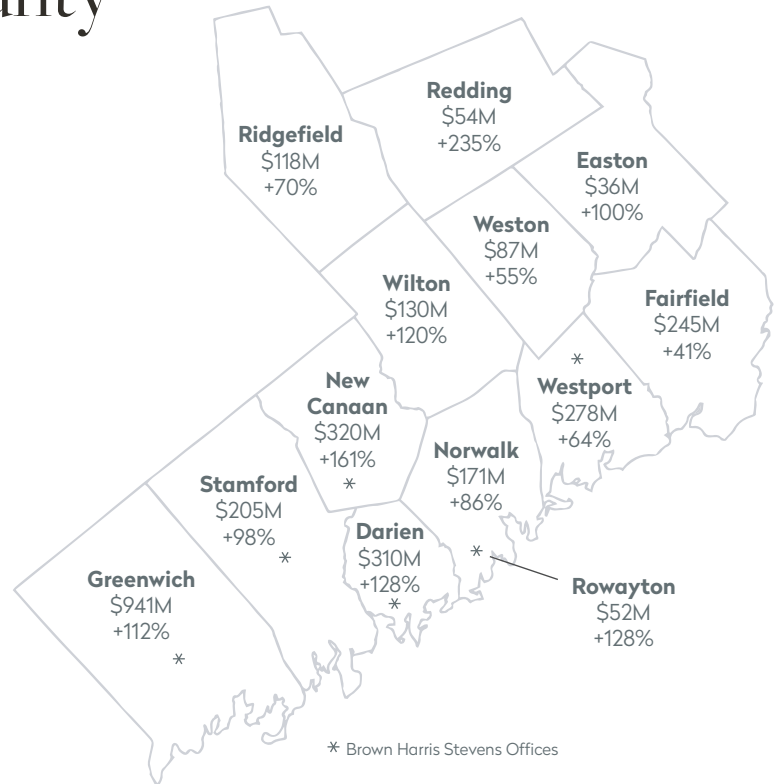


SECOND QUARTER	AVERAGE CLOSING PRICE	AVG. CLOSING PRICE % CHANGE YEAR-OVER-YEAR	# OF CLOSINGS	# OF CLOSINGS % CHANGE YEAR-OVER-YEAR	AVERAGE CDOM
2002	\$600,057	+8%	57	+54.1%	93
2003	\$699,764	+16.6%	47	-17.5%	105
2004	\$805,874	+15.2%	54	+14.9%	93
2005	\$721,352	-10.5%	47	-13%	77
2006	\$796,858	+10.5%	37	-21.3%	92
2007	\$986,424	+23.8%	33	-10.8%	113
2008	\$807,391	-18.1%	23	-30.3%	173
2009	\$622,764	-22.9%	18	-21.7%	239
2010	\$634,891	+1.9%	32	+77.8%	228
2011	\$712,885	+12.3%	23	-28.1%	250
2012	\$499,000	-30%	26	+13%	179
2013	\$565,393	+13.3%	37	+42.3%	227
2014	\$602,243	+6.5%	32	-13.5%	176
2015	\$564,206	-6.3%	36	+12.5%	238
2016	\$530,867	-5.9%	44	+22.2%	198
2017	\$506,428	-4.6%	49	+11.4%	149
2018	\$567,273	+12%	29	-40.8%	143
2019	\$570,351	+0.5%	45	+55.2%	193
2020	\$506,031	-11.3%	32	-28.9%	196
2021	\$860,610	+70.1%	63	+96.9%	63

Lower Fairfield County

Dollar Volume of House Sales Second Quarter 2021 vs. 2020

To the right is a look at the total dollar volume of house sales for each town for the second quarter of 2021 and the percentage change as it compares to the same time frame in 2020. Collectively, the dollar volume of closings in the second quarter of 2021 for Lower Fairfield County was \$2.9 billion, an increase of 98 percent vs. the second quarter of 2020.



Town Comparison: Sold Houses – Second Quarter

Town	# of Closed Houses		% change	Average Closing Price		% change
	2021	2020		2021	2020	
Darien	163	91	+79.1%	\$1,901,179	\$1,494,701	+27.2%
Easton	42	32	+31.3%	\$855,520	\$561,765	+52.3%
Fairfield	251	220	+14.1%	\$977,730	\$788,972	+23.9%
All of Greenwich	310	164	+89%	\$3,036,165	\$2,703,186	+12.3%
New Canaan	152	78	+94.9%	\$2,105,242	\$1,573,008	+33.8%
Norwalk	214	148	+44.6%	\$798,118	\$621,822	+28.4%
Redding	63	32	+96.9%	\$860,610	\$506,031	+70.1%
Ridgefield	128	87	+47.1%	\$931,334	\$801,079	+16.3%
Rowayton*	30	20	+50%	\$1,734,375	\$1,139,625	+52.2%
Stamford	244	167	+46.1%	\$838,657	\$618,755	+35.5%
Weston	71	64	+10.9%	\$1,228,879	\$881,794	+39.4%
Westport	150	121	+24%	\$1,853,367	\$1,401,082	+32.3%
Wilton	121	68	+77.9%	\$1,072,842	\$866,799	+23.8%

*Rowayton solds data also included in Norwalk.

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