

**First Half 2021**  
**Riverside** Market Report

# Riverside

**Brown Harris Stevens**



# Riverside Overview

Riverside's strong seller's market in the second quarter included 58 house closings at an average closing price of \$2.7M, for the quarter the most closings in the past two decades and the highest average closing price since 2007. Houses that closed spent on average just 85 cumulative days on the market, under 100 days for the first time in over a decade. Houses also sold for an average of 101% of the list price, a record high since at least 2001. Thirty-five out of the 58 house closings (60%) went for at or above the asking price.

## Single Family Houses

	2021	2020	% CHANGE
Houses: Closings in Second Quarter	58	30	+93.3%
Houses: Average Closing Price Second Quarter	\$2,658,974	\$3,084,413	-13.8%
Houses: Closings First 6 Months	89	45	+97.8%
Houses: Average Closing Price First 6 Months	\$2,555,941	\$2,735,108	-6.6%
Houses: Pending on June 30th	27	14	+92.9%
Houses: Inventory on June 30th	37	81	-54.3%
Condos: Closings First 6 Months	4	2	+100%
Condos: Average Closing Price First 6 Months	\$756,250	\$729,000	+3.7%
Condos: Inventory on June 30th	5	8	-37.5%

## Single Family Houses

### Number of Solds Q2

2021 vs. 2020

↑ 93%

### Average Sold Price Q2

2021 vs. 2020

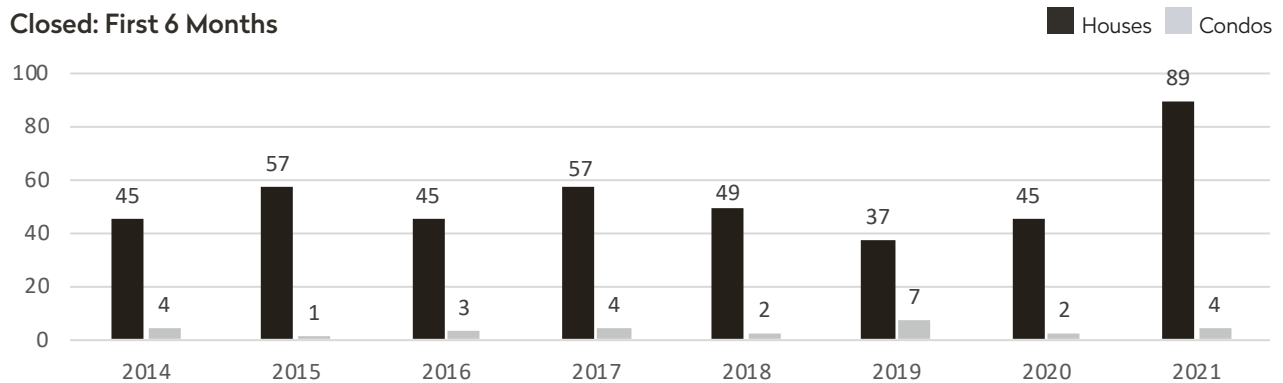
↓ 14%

### June 30 Inventory

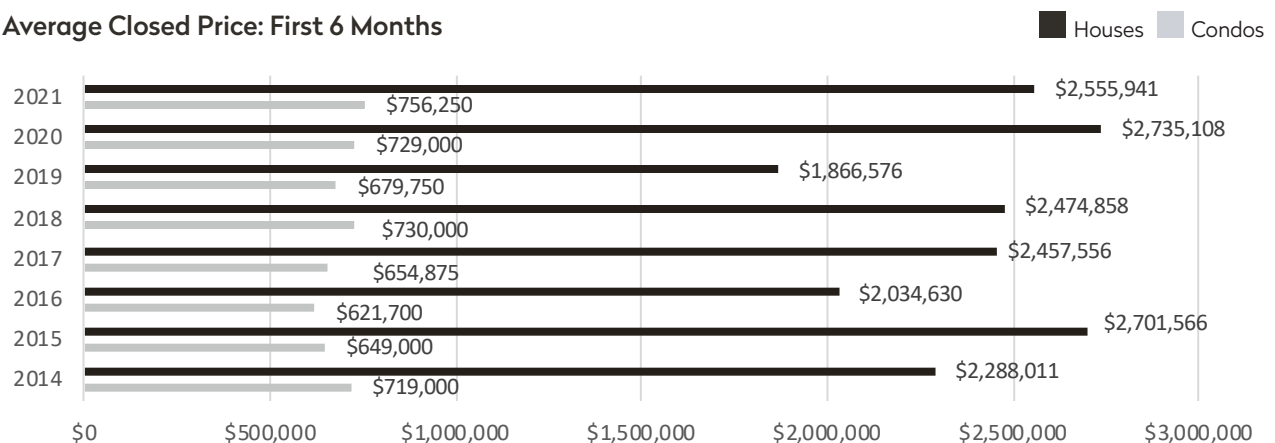
vs. June 30, 2020

↓ 54%

## Closed: First 6 Months



## Average Closed Price: First 6 Months



First Half 2021

# Riverside

## Single Family Houses

### Active House Listings as of June 30

	2021	2020	% CHANGE
Under \$1M	4	9	-55.6%
\$1M-\$1.5M	6	15	-60%
\$1.5M-\$2M	11	16	-31.3%
\$2M-\$2.5M	5	10	-50%
\$2.5M-\$3M	4	6	-33.3%
\$3M-\$4M	3	12	-75%
\$4M-\$5M	3	7	-57.1%
Over \$5M	1	6	-83.3%

### Number of Houses Closed: First 6 Months

	2021	2020	% CHANGE
Under \$1M	10	7	+42.9%
\$1M-\$1.5M	15	4	+275%
\$1.5M-\$2M	12	8	+50%
\$2M-\$2.5M	15	5	+200%
\$2.5M-\$3M	12	4	+200%
\$3M-\$4M	14	11	+27.3%
\$4M-\$5M	3	2	+50%
Over \$5M	8	4	+100%

### Average List-to-Sale-Price Ratio: Houses Based on Closing in First 6 Months of 2021

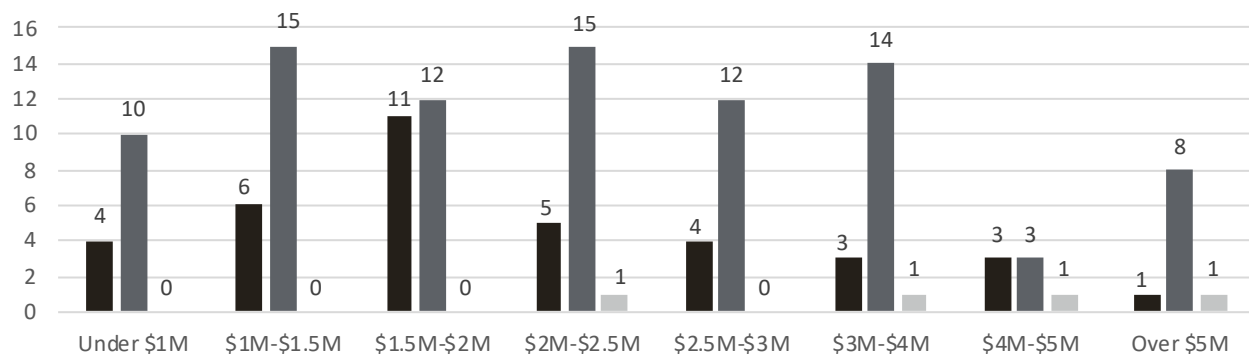
UNDER \$1M	\$1M-\$1.5M	\$1.5M-\$2M	\$2M-\$2.5M	\$2.5M-\$3M	\$3M-\$4M	\$4M-\$5M	OVER \$5M
98.0%	99.2%	100.9%	100.6%	101.0%	100.1%	95.3%	98.7%

Average for all price points: 99.7%

### Houses: Active/Closed/Pending

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

Active Closed Pending

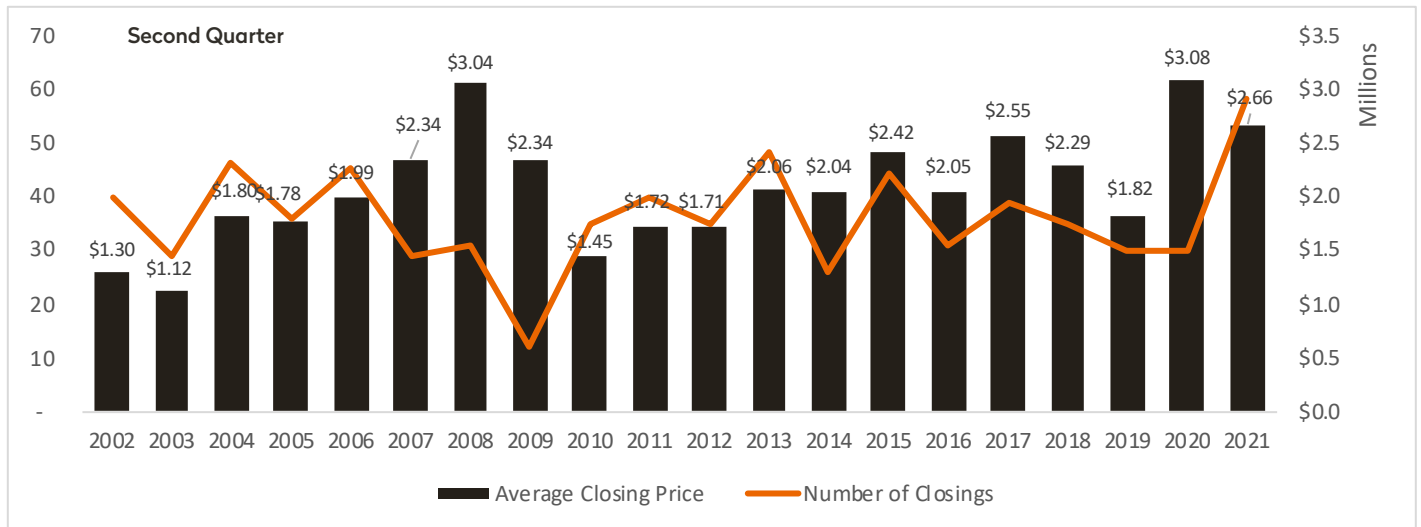


# Riverside

## Single Family Houses

### Second Quarter: 2002-2021

#### Average Closing Price/Number of Closings - Riverside Houses

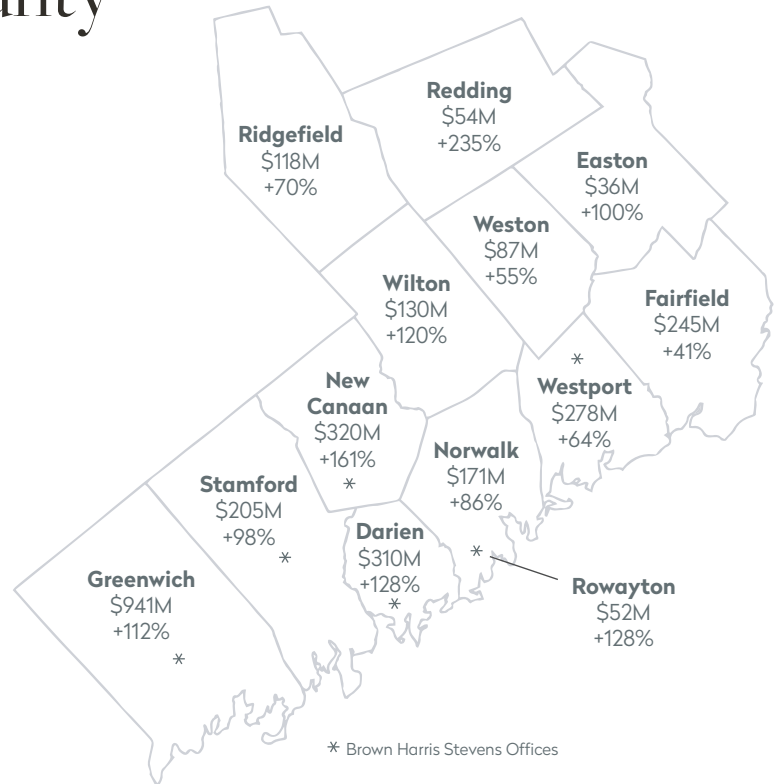


SECOND QUARTER	AVERAGE CLOSING PRICE	AVG. CLOSING PRICE % CHANGE YEAR-OVER-YEAR	# OF CLOSINGS	# OF CLOSINGS % CHANGE YEAR-OVER-YEAR	AVERAGE CDOM
2002	\$1,295,588	+8.9%	40	+33.3%	77
2003	\$1,119,747	-13.6%	29	-27.5%	64
2004	\$1,804,050	+61.1%	46	+58.6%	63
2005	\$1,775,944	-1.6%	36	-21.7%	69
2006	\$1,987,953	+11.9%	45	+25%	81
2007	\$2,343,586	+17.9%	29	-35.6%	74
2008	\$3,044,405	+29.9%	31	+6.9%	114
2009	\$2,337,451	-23.2%	12	-61.3%	196
2010	\$1,445,172	-38.2%	35	+191.7%	135
2011	\$1,720,119	+19%	40	+14.3%	176
2012	\$1,710,757	-0.5%	35	-12.5%	106
2013	\$2,055,219	+20.1%	48	+37.1%	125
2014	\$2,038,038	-0.8%	26	-45.8%	126
2015	\$2,420,778	+18.8%	44	+69.2%	136
2016	\$2,049,221	-15.3%	31	-29.5%	163
2017	\$2,548,636	+24.4%	39	+25.8%	157
2018	\$2,294,716	-10%	35	-10.3%	199
2019	\$1,816,211	-20.9%	30	-14.3%	202
2020	\$3,084,413	+69.8%	30	0%	319
2021	\$2,658,974	-13.8%	58	+93.3%	85

# 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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