First Half 2021
Stamford Market Report

Stamford

Brown Harris Stevens

BHSID 170302209

First Half 2021

Stamford Overview

Stamford's strong seller's market in the second quarter included 244 house closings at an average closing price of $839K, for the quarter the most closings since 2005 and the highest average closing price since 2007. Meanwhile, houses that closed spent on average just 70 cumulative days on the market, under 100 days for the first time in over a decade. Houses on average also sold for 101.8% of the list price, a record since at least 2001. Condo closings were also strong with 265 closings in the second quarter, the most since 2005. House inventory remains at historically low levels, with 245 active houses at the end of June, about half what Stamford has typically seen for this time of year.

Single Family Houses

Number of Solds Q2
2021 vs. 2020
↑46%

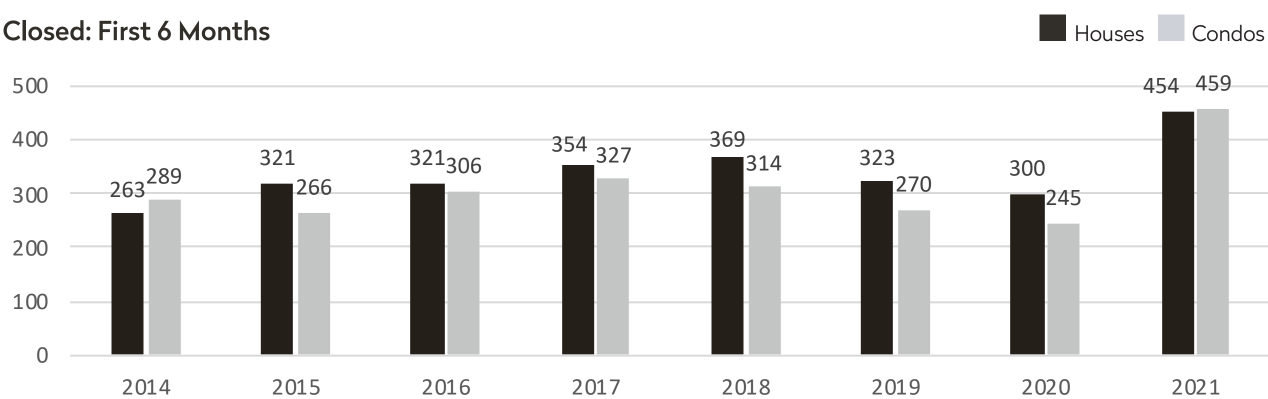
Average Sold Price Q2
2021 vs. 2020
↑36%

June 30 Inventory
vs. June 30, 2020
↓34%

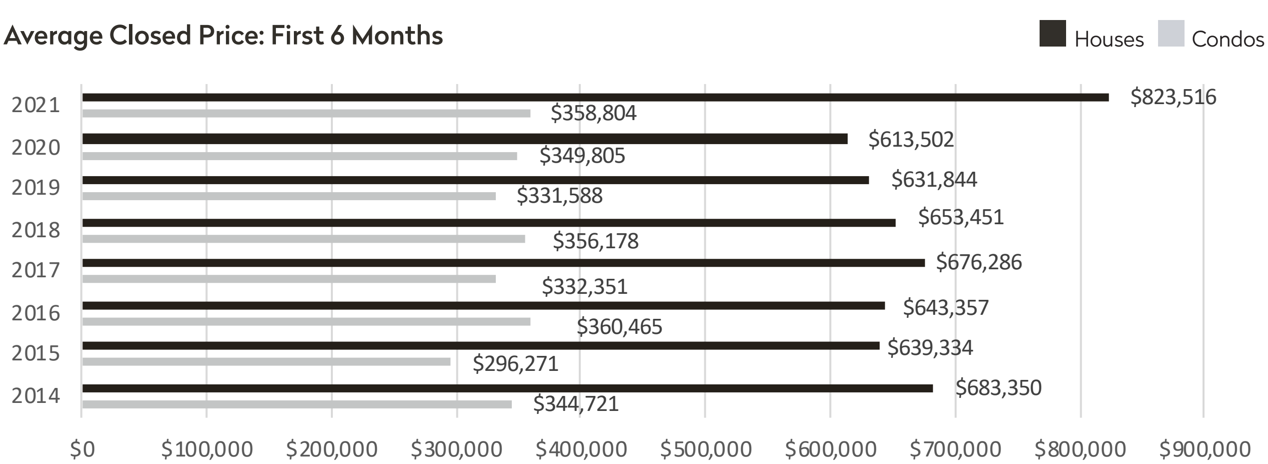
Single Family Houses

	2021	2020	% CHANGE
Houses: Closings in Second Quarter	244	167	+46.1%
Houses: Average Closing Price Second Quarter	$838,657	$618,755	+35.5%
Houses: Closings First 6 Months	454	300	+51.3%
Houses: Average Closing Price First 6 Months	$823,516	$613,502	+34.2%
Houses: Pending on June 30th	158	104	+51.9%
Houses: Inventory on June 30th	245	371	-34%
Condos: Closings First 6 Months	459	245	+87.3%
Condos: Average Closing Price First 6 Months	$358,804	$349,805	+2.6%
Condos: Inventory on June 30th	242	246	-1.6%

Closed: First 6 Months



Average Closed Price: First 6 Months



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Single Family Houses

Active House Listings as of June 30

	2021	2020	% CHANGE
Under $400K	5	11	-54.5%
$400K-$500K	18	42	-57.1%
$500K-$600K	44	75	-41.3%
$600K-$700K	37	48	-22.9%
$700K-$800K	31	44	-29.5%
$800K-$1M	47	62	-24.2%
$1M-$1.2M	14	27	-48.1%
$1.2M-$1.5M	19	33	-42.4%
$1.5M-$2M	16	18	-11.1%
Over $2M	14	11	+27.3%

Number of Houses Closed: First 6 Months

	2021	2020	%
Under $400K	13	34	-61.8%
$400K-$500K	52	72	-27.8%
$500K-$600K	73	68	+7.4%
$600K-$700K	91	40	+127.5%
$700K-$800K	50	33	+51.5%
$800K-$1M	89	35	+154.3%
$1M-$1.2M	23	14	+64.3%
$1.2M-$1.5M	37	3	+1133.3%
$1.5M-$2M	14	0	NA
Over $2M	12	1	+1100%

Average List-to-Sale-Price Ratio: Houses

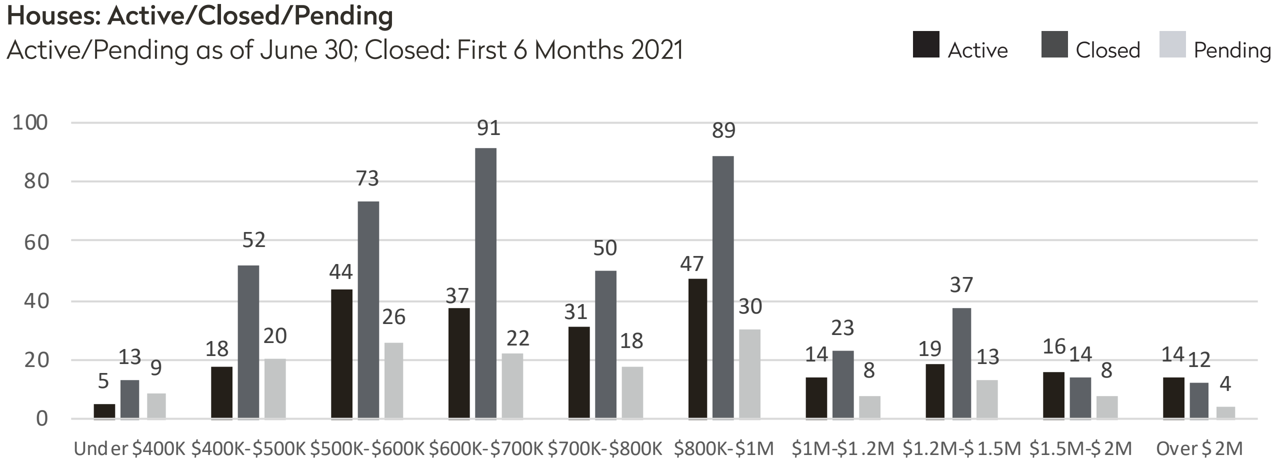
Based on Closing in First 6 Months of 2021

UNDER $400K	$400K-$500K	$500K-$600K	$600K-$700K	$700K-$800K	$800K-$1M	$1M-$1.2M	$1.2M-$1.5M	$1.5M-$2M	OVER $2M
98.0%	99.3%	100.9%	101.6%	101.0%	100.5%	99.6%	101.0%	95.4%	98.4%

Average for all price points: 100.4%

Houses: Active/Closed/Pending

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



First Half 2021

Stamford

Condos/Co-Ops

Active Condo/Co-Op Listings as of June 30

	2021	2020	% CHANGE
Under $200K	35	34	+2.9%
$200K-$300K	55	56	-1.8%
$300K-$400K	60	54	+11.1%
$400K-$500K	37	40	-7.5%
$500K-$600K	16	32	-50%
$600K-$700K	18	12	+50%
$700K-$1M	16	14	+14.3%
Over $1M	5	4	+25%

Number of Condos/Co-Ops Closed: First 6 Months

	2021	2020	% CHANGE
Under $200K	94	44	+113.6%
$200K-$300K	106	75	+41.3%
$300K-$400K	117	57	+105.3%
$400K-$500K	58	28	+107.1%
$500K-$600K	40	26	+53.8%
$600K-$700K	22	5	+340%
$700K-$1M	18	5	+260%
Over $1M	4	5	-20%

Average List-to-Sale-Price Ratio: Condos

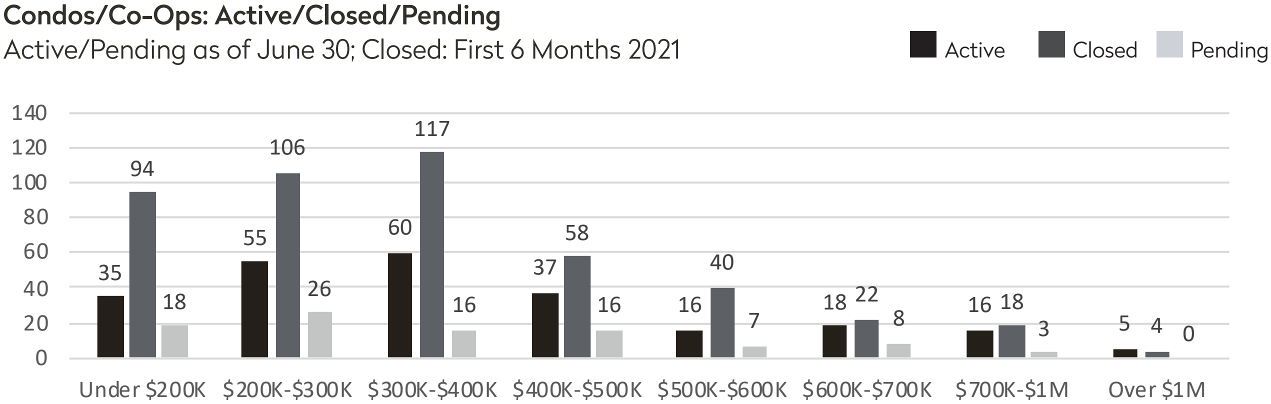
Based on Closing in First 6 Months of 2021

UNDER $200K	$200K-$300K	$300K-$400K	$400K-$500K	$500K-$600K	$600K-$700K	$700K-$1M	OVER $1M
97.7%	98.4%	99.1%	99.1%	98.8%	99.4%	100.2%	95.7%

Average for all price points: 97.8%

Condos/Co-Ops: Active/Closed/Pending

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



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Stamford Neighborhoods

Houses and Condos/Co-Ops

Number of Houses Sold in First 6 Months, By Neighborhood

	# of Sold Houses			Averge House Sale Price			Avg Price Per SQ FT		
	2021	2020	% Change	2021	2020	% Change	2021	2020	% Change
Cove	24	19	+26.3%	$575,938	$462,703	+24.5%	$276	$271	+1.8%
Glenbrook	33	29	+13.8%	$526,585	$494,052	+6.6%	$277	$259	+7%
Mid City	16	17	-5.9%	$545,297	$546,412	-0.2%	$284	$235	+20.6%
Mid-Ridges	24	17	+41.2%	$619,208	$518,965	+19.3%	$295	$244	+20.7%
Newfield	49	30	+63.3%	$708,079	$633,959	+11.7%	$292	$221	+32.2%
North Stamford	144	87	+65.5%	$894,256	$686,831	+30.2%	$230	$196	+17.7%
Shippan	26	14	+85.7%	$1,220,941	$748,371	+63.1%	$366	$297	+23.1%
Springdale	36	26	+38.5%	$601,817	$476,356	+26.3%	$285	$235	+21.5%
Turn Of River	15	9	+66.7%	$706,950	$552,944	+27.9%	$267	$231	+15.4%
Waterside	9	9	0%	$1,804,969	$763,389	+136.4%	$477	$275	+73.5%
West Side	3	1	+200%	$469,833	$245,000	+91.8%	$216	$136	+59.5%
Westover	47	29	+62.1%	$994,677	$783,966	+26.9%	$271	$203	+33.5%
Other	28	13	+115.4%	--	--	--	--	--	--

Number of Condos/Co-ops Sold in FFirst 6 Months, By Neighborhood

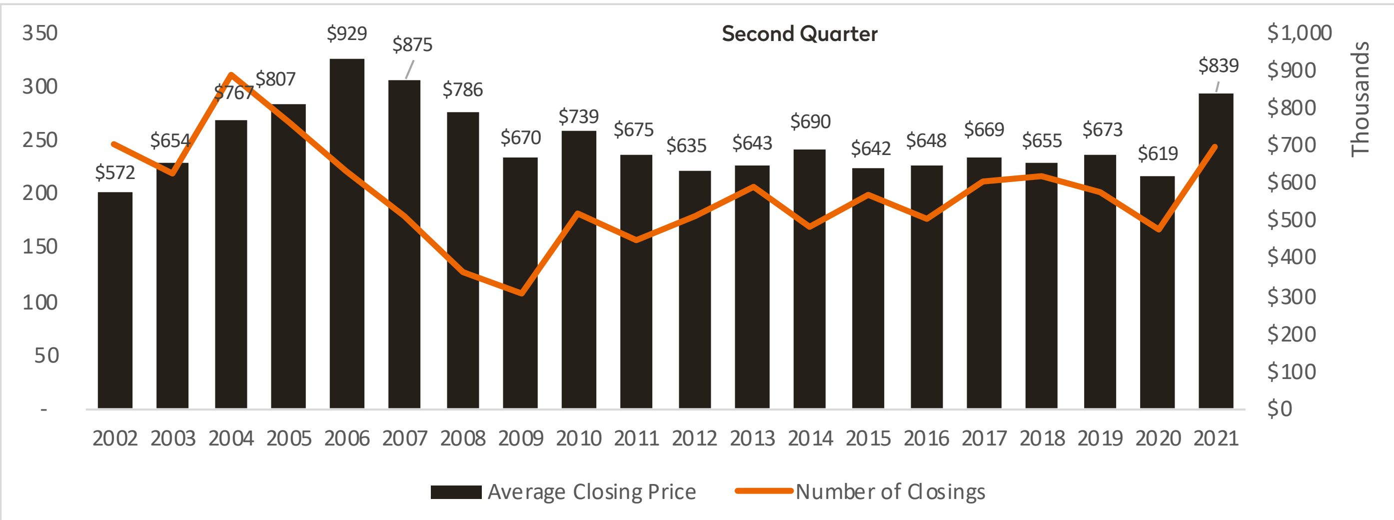
	# of Sold Houses			Averge House Sale Price			Avg Price Per SQ FT		
	2021	2020	% Change	2021	2020	% Change	2021	2020	% Change
Cove	44	18	+144.4%	$281,975	$249,817	+12.9%	$228	$228	+0.1%
Glenbrook	89	49	+81.6%	$312,270	$335,345	-6.9%	$243	$242	+0.4%
Mid City	181	102	+77.5%	$349,987	$302,756	+15.6%	$281	$273	+3.2%
Newfield	7	1	+600%	$652,929	$318,000	+105.3%	$262	$252	+3.6%
Shippan	20	4	+400%	$490,175	$384,375	+27.5%	$335	$283	+18.3%
Springdale	50	22	+127.3%	$364,236	$336,172	+8.3%	$246	$244	+0.7%
Turn Of River	3	2	+50%	$566,167	$827,000	-31.5%	$254	$254	+0%
Waterside	9	8	+12.5%	$468,644	$557,800	-16%	$359	$350	+2.6%
West Side	12	8	+50%	$264,917	$325,638	-18.6%	$225	$211	+6.8%
Westover	9	9	0%	$696,445	$659,094	+5.7%	$448	$309	+45%
Other	35	19	+84.2%	--	--	--	--	--	--

Stamford

Single Family Houses

Second Quarter: 2002-2021

Average Closing Price/Number of Closings – Stamford Houses



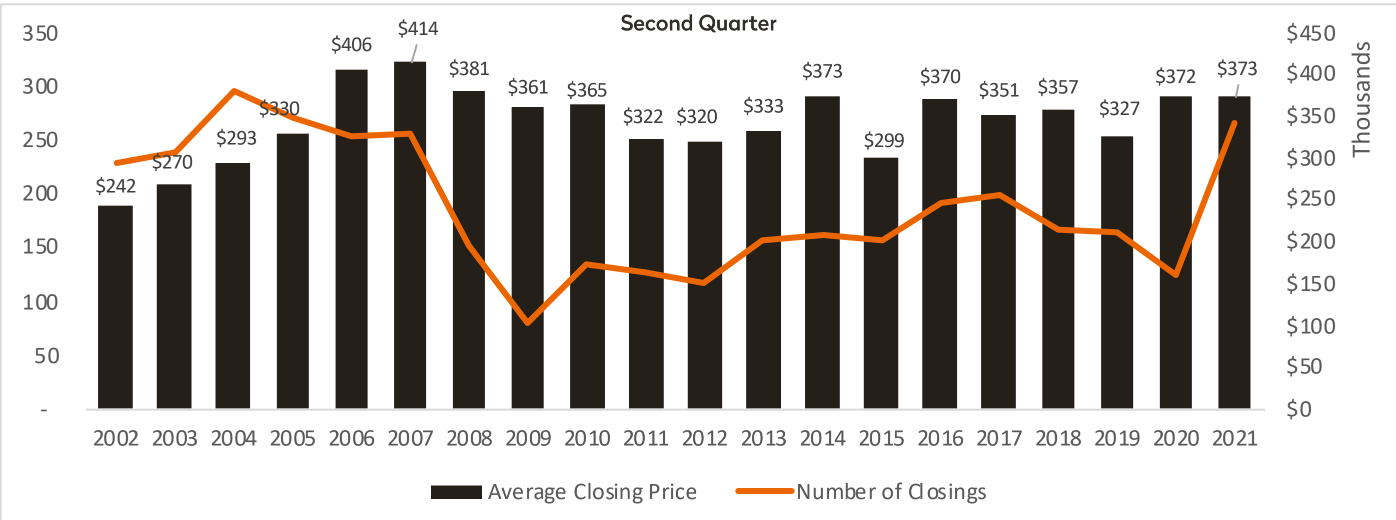
SECOND QUARTER	AVERAGE CLOSING PRICE	AVG. CLOSING PRICE % CHANGE YEAR-OVER-YEAR	# OF CLOSINGS	# OF CLOSINGS % CHANGE YEAR-OVER-YEAR	AVERAGE CDOM
2002	$571,910	+5.9%	245	+17.8%	70
2003	$654,267	+14.4%	219	-10.6%	77
2004	$767,102	+17.2%	311	+42%	66
2005	$806,554	+5.1%	265	-14.8%	66
2006	$929,079	+15.2%	220	-17%	68
2007	$874,733	-5.8%	179	-18.6%	92
2008	$786,404	-10.1%	127	-29.1%	139
2009	$670,352	-14.8%	107	-15.7%	155
2010	$738,745	+10.2%	182	+70.1%	151
2011	$675,105	-8.6%	157	-13.7%	154
2012	$635,476	-5.9%	180	+14.6%	166
2013	$642,680	+1.1%	206	+14.4%	142
2014	$690,111	+7.4%	170	-17.5%	131
2015	$641,687	-7%	200	+17.6%	114
2016	$647,573	+0.9%	176	-12%	123
2017	$669,213	+3.3%	212	+20.5%	125
2018	$655,100	-2.1%	216	+1.9%	110
2019	$673,313	+2.8%	201	-6.9%	106
2020	$618,755	-8.1%	167	-16.9%	135
2021	$838,657	+35.5%	244	+46.1%	70

Source: Smart MLS

Stamford

Condos/Co-Ops

Second Quarter: 2002-2021
Average Closing Price/Number of Closings - Stamford Condos



SECOND QUARTER	AVERAGE CLOSING PRICE	AVG. CLOSING PRICE % CHANGE YEAR-OVER-YEAR	# OF CLOSINGS	# OF CLOSINGS % CHANGE YEAR-OVER-YEAR	AVERAGE CDOM
2002	$241,780	+9.6%	229	0%	66
2003	$269,912	+11.6%	239	+4.4%	65
2004	$293,334	+8.7%	296	+23.8%	57
2005	$329,604	+12.4%	270	-8.8%	48
2006	$406,084	+23.2%	253	-6.3%	69
2007	$413,759	+1.9%	255	+0.8%	82
2008	$381,126	-7.9%	152	-40.4%	210
2009	$361,357	-5.2%	81	-46.7%	268
2010	$365,409	+1.1%	135	+66.7%	189
2011	$321,748	-11.9%	127	-5.9%	232
2012	$320,497	-0.4%	116	-8.7%	185
2013	$332,908	+3.9%	157	+35.3%	156
2014	$372,781	+12%	163	+3.8%	112
2015	$298,923	-19.8%	158	-3.1%	114
2016	$370,241	+23.9%	192	+21.5%	112
2017	$351,205	-5.1%	198	+3.1%	107
2018	$356,960	+1.6%	167	-15.7%	99
2019	$327,181	-8.3%	164	-1.8%	103
2020	$372,317	+13.8%	124	-24.4%	117
2021	$373,190	+0.2%	265	+113.7%	92

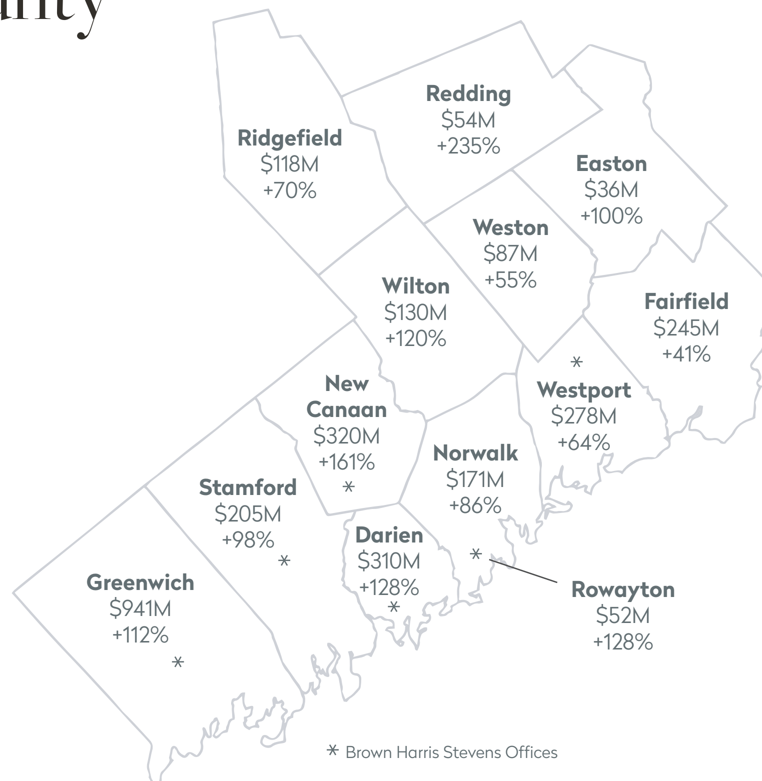
Source: Smart MLS

First Half 2021

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.

All data sourced from Connecticut Smart MLS and Greenwich MLS. Actives from the Connecticut Smart MLS include Active and Show status. Actives from the Greenwich MLS include Active and Contingent Contract status. Condos in report include Condos and Co-Ops.

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