

Houses & Condos

Darien

Year to Date Through April 2021

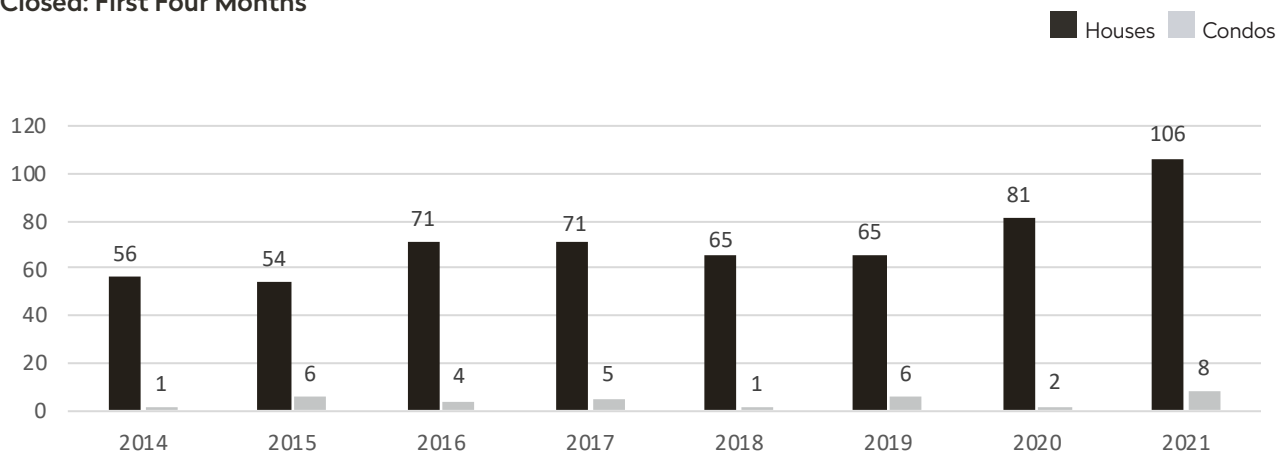
Forty-two houses closed in Darien in April, a 100% increase from April of 2020, with the average closing price up 31% to \$1.96M. Houses on average sold for 99.5% of the list price, with 22 of the 42 properties selling for at or above the asking price. Meanwhile, the average cumulative days on the market for the sold houses was 90 days, a 55% decrease from closings in April of last year, which averaged 201 days on market.

The 101 Darien houses pending (houses with signed contracts yet to close) at the end of the month had an average list price of \$2.03M.



BHSD 170377724

Closed: First Four Months



of Houses Closed: First Four Months

	2021	2020	%
Under \$1M	23	27	-14.8%
\$1M-\$1.5M	35	25	+40%
\$1.5M-\$2M	19	17	+11.8%
\$2M-\$2.5M	9	4	+125%
\$2.5M-\$3M	9	3	+200%
\$3M-\$4M	6	3	+100%
\$4M-\$5M	5	2	+150%
Over \$5M	0	0	NA

	2021	2020	% CHANGE
Houses: Closings in April	42	21	+100%
Houses: Average Closing Price in April	\$1,957,167	\$1,498,729	+30.6%
Houses: Closings First Four Months	106	81	+30.9%
Houses: Average Closing Price First Four Months	\$1,702,285	\$1,395,587	+22%
Houses: Pending on April 30	101	32	+215.6%
Houses: Active Inventory on April 30	115	172	-33.1%
Condos: Closings First Four Months	8	2	+300%
Condos: Average Closing Price First Four Months	\$1,198,125	\$902,000	+32.8%
Condos: Active Inventory on April 30	2	14	-85.7%
House & Condo \$ Volume of Closings First Four Mo.s	\$190,027,177	\$114,846,550	+65.5%

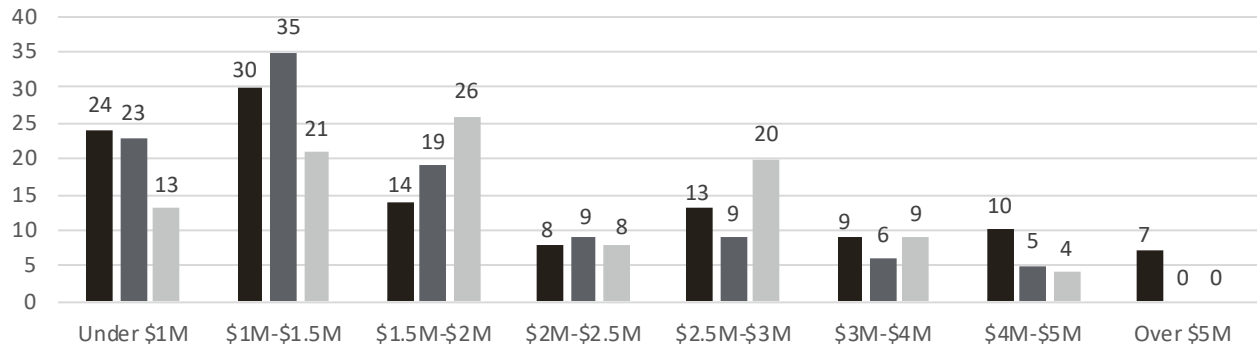
Darien

Year to Date Through April 2021

Houses Active/Closed/Pending 2021

Active/Pending as of April 30; Closed: First Four Months

Active Closed Pending



Town Comparison: Sold Houses: First Four Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2021	2020		2021	2020	
Darien	106	81	+30.9%	\$1,702,285	\$1,395,587	+22%
Easton	43	35	+22.9%	\$756,438	\$535,763	+41.2%
Fairfield	277	181	+53%	\$911,899	\$777,766	+17.2%
All of Greenwich	285	137	+108%	\$2,997,407	\$2,062,722	+45.3%
New Canaan	128	68	+88.2%	\$1,956,449	\$1,554,188	+25.9%
Norwalk	229	193	+18.7%	\$707,720	\$563,141	+25.7%
Redding	56	39	+43.6%	\$687,684	\$526,833	+30.5%
Ridgefield	146	92	+58.7%	\$943,969	\$702,377	+34.4%
Rowayton*	29	20	+45%	\$1,509,932	\$1,024,455	+47.4%
Stamford	259	193	+34.2%	\$786,793	\$611,667	+28.6%
Weston	67	40	+67.5%	\$1,155,093	\$761,406	+51.7%
Westport	151	117	+29.1%	\$1,818,165	\$1,314,281	+38.3%
Wilton	96	53	+81.1%	\$941,457	\$778,102	+21%

*Rowayton solds data also included in Norwalk.