

Houses & Condos

Darien

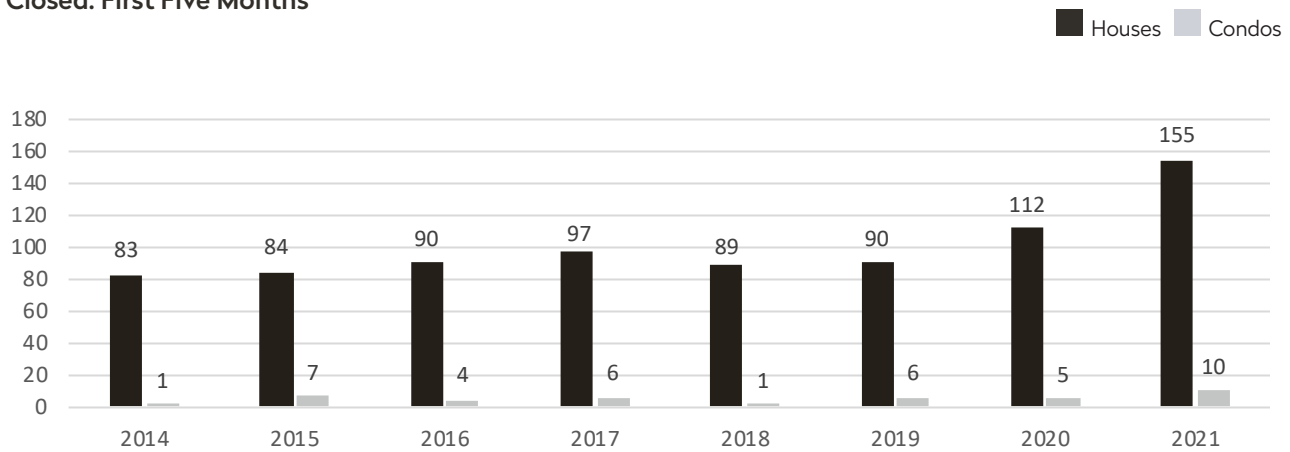
Year to Date Through May 2021

Fifty houses closed in Darien in May, a 61% increase from May of 2020, while the average closing price was up 22% to \$1.8M. The average closing price per square foot for the month jumped to \$519, a year-over-year increase of 19%. Houses on average sold for 100.9% of the list price, the highest monthly average close-to-list-price ratio in Darien in the past year.

Darien had 92 active houses on the market on May 31—down from 208 at the same time last year and the 115 active houses at the end of last month.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%
Under \$1M	32	37	-13.5%
\$1M-\$1.5M	50	38	+31.6%
\$1.5M-\$2M	27	19	+42.1%
\$2M-\$2.5M	13	6	+116.7%
\$2.5M-\$3M	15	5	+200%
\$3M-\$4M	12	5	+140%
\$4M-\$5M	6	2	+200%
Over \$5M	0	0	NA

	2021	2020	% CHANGE
Houses: Closings in May	50	31	+61.3%
Houses: Average Closing Price in May	\$1,810,140	\$1,479,855	+22.3%
Houses: Closings First Five Months	155	112	+38.4%
Houses: Average Closing Price First Five Months	\$1,738,388	\$1,418,911	+22.5%
Houses: Pending on May 31	114	33	+245.5%
Houses: Active Inventory on May 31	92	208	-55.8%
Condos: Closings First Five Months	10	5	+100%
Condos: Average Closing Price First Five Months	\$1,098,000	\$1,020,800	+7.6%
Condos: Active Inventory on May 31	2	13	-84.6%
House & Condo \$ Volume of Closings First Five Mo.s	\$280,430,177	\$164,022,050	+71%

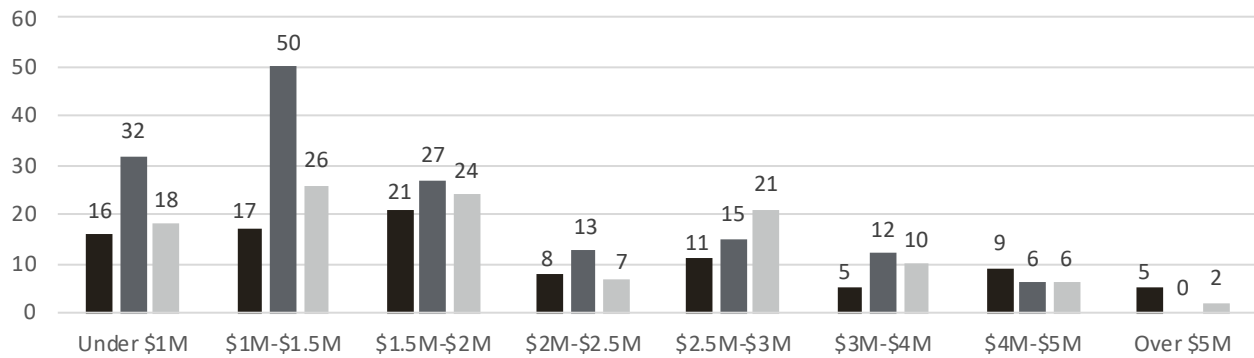
Darien

Year to Date Through May 2021

Houses Active/Closed/Pending 2021

Active/Pending as of May 31; Closed: First Five Months

Active Closed Pending



Town Comparison: Sold Houses: First Five Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2021	2020		2021	2020	
Darien	155	112	+38.4%	\$1,738,388	\$1,418,911	+22.5%
Easton	56	46	+21.7%	\$763,389	\$542,537	+40.7%
Fairfield	353	252	+40.1%	\$939,666	\$760,582	+23.5%
All of Greenwich	376	191	+96.9%	\$3,062,441	\$2,129,489	+43.8%
New Canaan	162	86	+88.4%	\$1,979,488	\$1,610,109	+22.9%
Norwalk	288	244	+18%	\$737,865	\$566,950	+30.1%
Redding	76	46	+65.2%	\$769,734	\$515,772	+49.2%
Ridgefield	185	124	+49.2%	\$951,515	\$717,816	+32.6%
Rowayton*	37	28	+32.1%	\$1,659,136	\$1,027,450	+61.5%
Stamford	323	245	+31.8%	\$799,375	\$606,536	+31.8%
Weston	91	63	+44.4%	\$1,173,161	\$836,417	+40.3%
Westport	200	148	+35.1%	\$1,794,159	\$1,322,847	+35.6%
Wilton	135	73	+84.9%	\$1,017,963	\$774,793	+31.4%

*Rowayton solds data also included in Norwalk.