

Houses

Easton

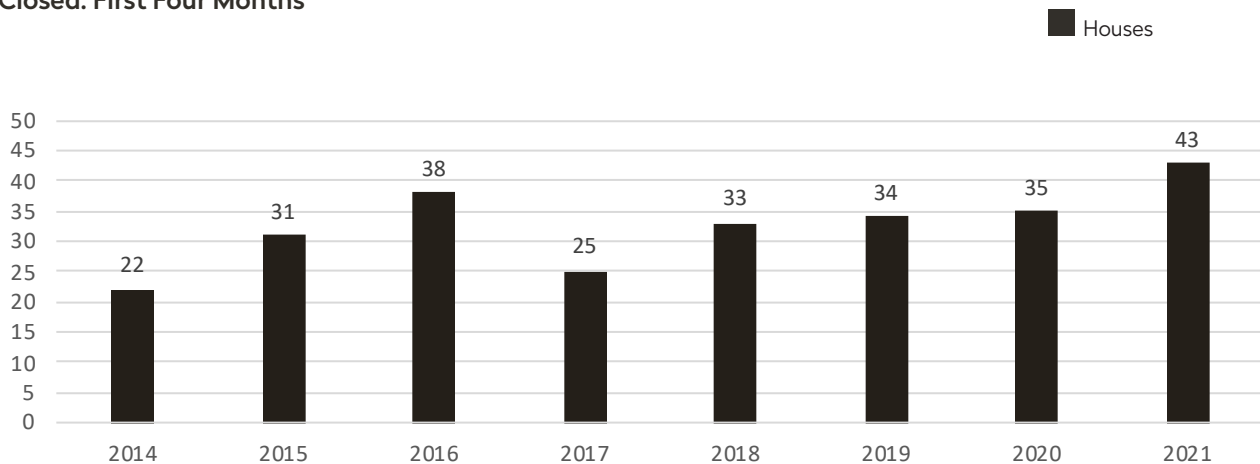
Year to Date Through April 2021

Forty-three houses closed in Easton in the first four months of the year, a 23% increase from the same time in 2020, with the average closing price up 41% to \$756K. Of the closings, 28 occurred in the over \$600K price range, compared to 9 over the same period in 2020, a 211% increase. The average cumulative days on the market for the closings was 115 days, down 23% from a year ago.

On April 30, Easton had 49 active house listings, 25% fewer than at the end of April of 2020.



Closed: First Four Months



of Houses Closed: First Four Months

	2021	2020	%		2021	2020	% CHANGE
Under \$400K	1	7	-85.7%	Houses: Closings in April	8	8	0%
\$400K-\$500K	6	10	-40%	Houses: Average Closing Price in April	\$789,375	\$571,875	+38%
\$500K-\$600K	8	9	-11.1%	Houses: Closings First Four Months	43	35	+22.9%
\$600K-\$700K	7	3	+133.3%	Houses: Average Closing Price First Four Months	\$756,438	\$535,763	+41.2%
\$700K-\$1M	12	6	+100%	Houses: Pending on April 30	16	13	+23.1%
\$1M-\$1.5M	9	0	NA	Houses: Active Inventory on April 30	49	65	-24.6%
Over \$1.5M	0	0	NA	House \$ Volume of Closings First Four Months	\$32,526,835	\$18,751,700	+73.5%

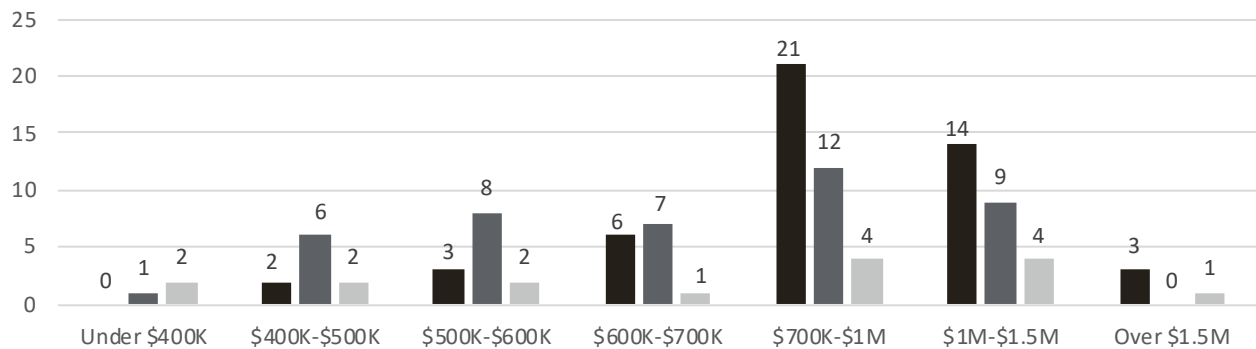
Easton

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.