

Houses & Condos

# Fairfield

## Year to Date Through April 2021

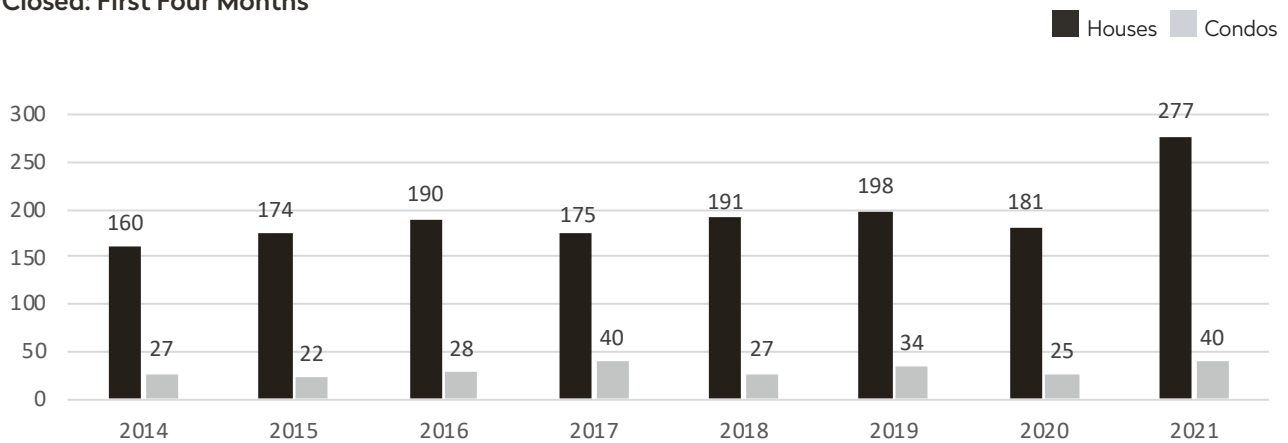
Sixty-nine houses closed in Fairfield in April, a 23% increase from April of 2020, with the average closing price up 33% to \$953K. Houses on average sold for 102% of the list price, with 48 of the 69 properties selling for at or above the asking price. Meanwhile, the average cumulative days on the market for those closings was 80 days, a drop of 59% from closings in April of last year, which averaged 198 days on market.

On April 30, Fairfield had 200 active house listings, 48% fewer than at the end of April of 2020, with the reduction of inventory spread across all price points.



BHSD 170388453

### Closed: First Four Months



### # of Houses Closed: First Four Months

	2021	2020	%
Under \$300K	6	11	-45.5%
\$300K-\$400K	21	24	-12.5%
\$400K-\$500K	40	30	+33.3%
\$500K-\$600K	37	29	+27.6%
\$600K-\$700K	33	17	+94.1%
\$700K-\$800K	32	17	+88.2%
\$800K-\$1M	38	20	+90%
\$1M-\$1.2M	16	14	+14.3%
\$1.2M-\$1.5M	17	14	+21.4%
\$1.5M-\$2M	15	3	+400%
Over \$2M	22	2	+1000%

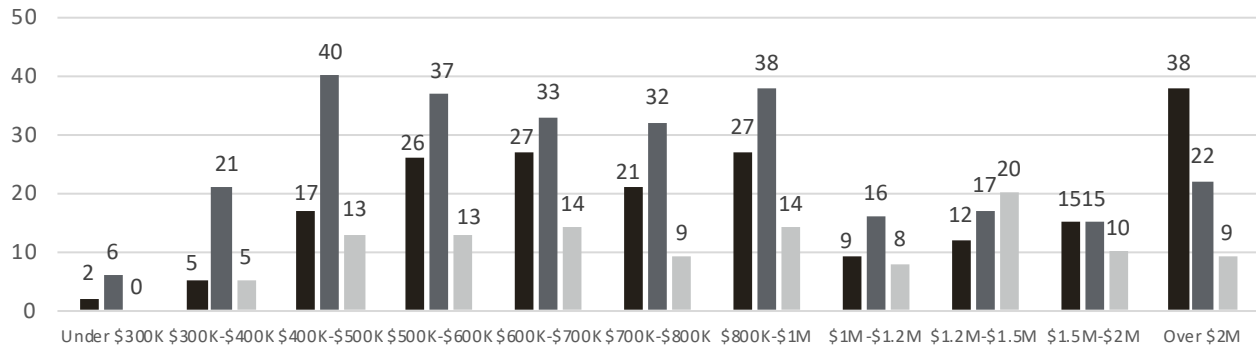
	2021	2020	% CHANGE
Houses: Closings in April	69	56	+23.2%
Houses: Average Closing Price in April	\$953,133	\$718,717	+32.6%
Houses: Closings First Four Months	277	181	+53%
Houses: Average Closing Price First Four Months	\$911,899	\$777,766	+17.2%
Houses: Pending on April 30	115	84	+36.9%
Houses: Active Inventory on April 30	200	387	-48.3%
Condos: Closings First Four Months	40	25	+60%
Condos: Average Closing Price First Four Months	\$530,070	\$411,004	+29%
Condos: Active Inventory on April 30	33	35	-5.7%
House & Condo \$ Volume of Closings First Four Mo.s	\$273,798,782	\$151,050,771	+81.3%

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.