

Houses & Condos Fairfield

Year to Date Through May 2021

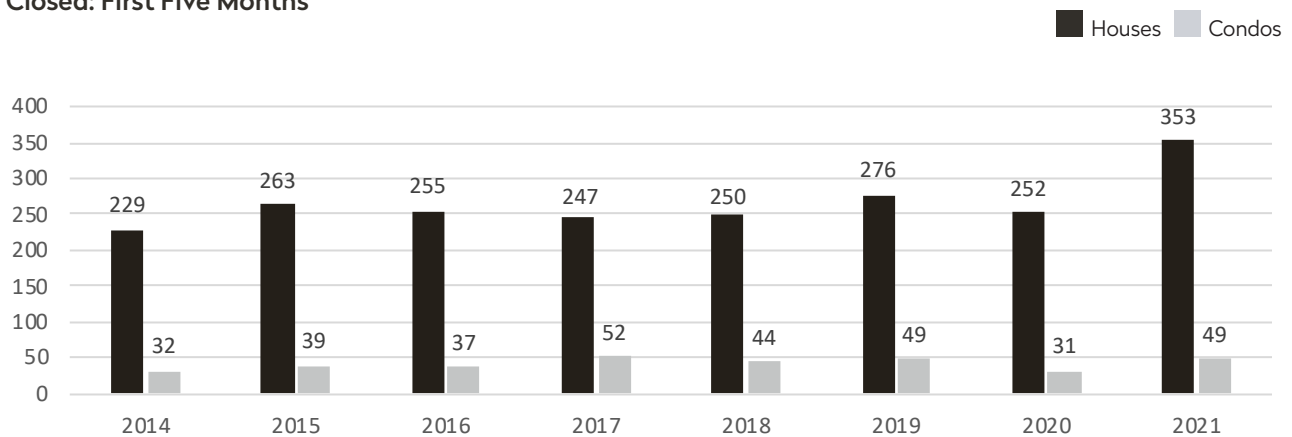
Seventy-four houses closed in Fairfield in May, with 26 closings over \$1M compared to seven in that price point in May of 2020, a 271% increase. The average house closing price for the month rose to \$1.04M, up 45% from the same time last year, while the average closing price per square foot jumped to \$347, a year-over-year increase of 28%.

Fairfield had 229 active houses on the market on May 31—down from 412 at the same time last year but up from 200 active houses at the end of last month.



BHSID 170404251

Closed: First Five Months



of Houses Closed: First Five Months

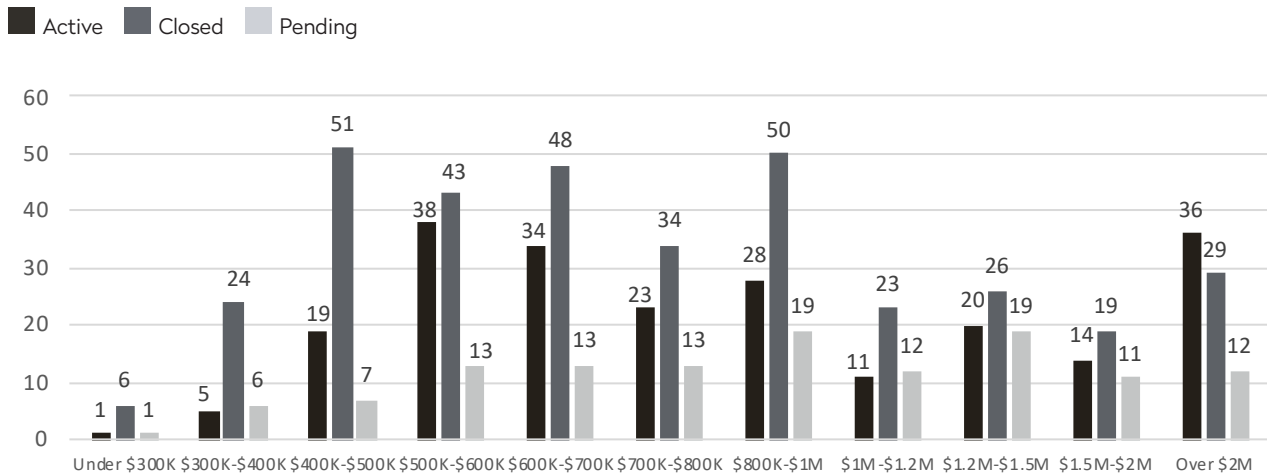
	2021	2020	%
Under \$300K	6	16	-62.5%
\$300K-\$400K	24	30	-20%
\$400K-\$500K	51	36	+41.7%
\$500K-\$600K	43	40	+7.5%
\$600K-\$700K	48	29	+65.5%
\$700K-\$800K	34	29	+17.2%
\$800K-\$1M	50	32	+56.3%
\$1M-\$1.2M	23	17	+35.3%
\$1.2M-\$1.5M	26	15	+73.3%
\$1.5M-\$2M	19	4	+375%
Over \$2M	29	4	+625%

	2021	2020	% CHANGE
Houses: Closings in May	74	71	+4.2%
Houses: Average Closing Price in May	\$1,041,621	\$716,776	+45.3%
Houses: Closings First Five Months	353	252	+40.1%
Houses: Average Closing Price First Five Months	\$939,666	\$760,582	+23.5%
Houses: Pending on May 31	126	80	+57.5%
Houses: Active Inventory on May 31	229	412	-44.4%
Condos: Closings First Five Months	49	31	+58.1%
Condos: Average Closing Price First Five Months	\$505,655	\$416,406	+21.4%
Condos: Active Inventory on May 31	25	37	-32.4%
House & Condo \$ Volume of Closings First Five Mo.s	\$356,479,020	\$204,575,360	+74.3%

Year to Date Through May 2021

Houses Active/Closed/Pending 2021

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



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.