

Houses & Condos

Greenwich

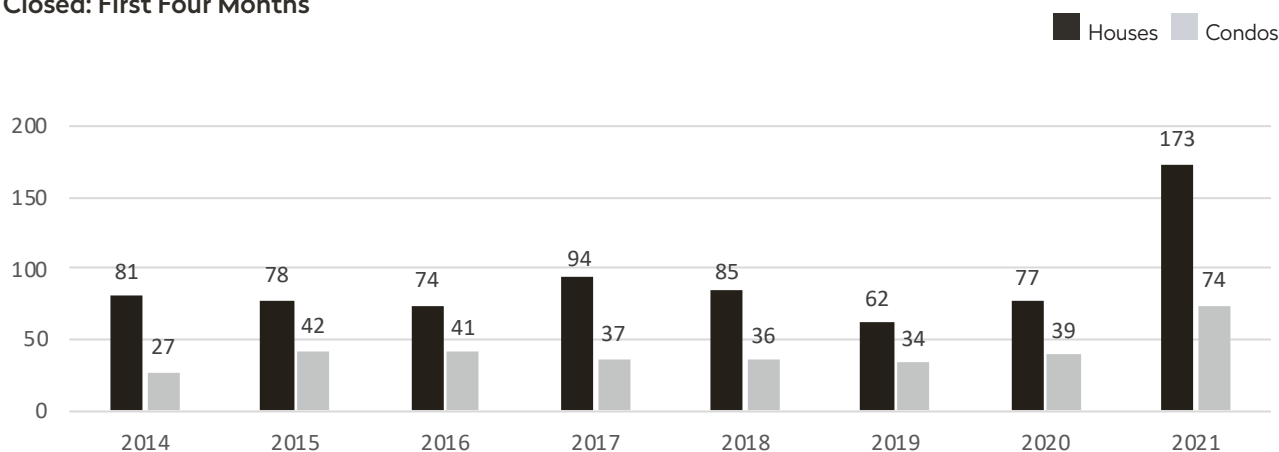
Year to Date Through April 2021

Greenwich had 247 combined house and condo closings through the first four months of the year, a 113% increase from a year ago. The average closing prices for both houses and condos rose as well, with the average house closing price jumping 55% to \$3.49M. The house and condo combined dollar volume of closings was \$685M, 224% higher than the same time a year ago.

The average cumulative days on the market for house closings in Greenwich in the first four months of the year was 198 days, down 32% from the same time a year ago.



Closed: First Four Months



of Houses Closed: First Four Months

	2021	2020	%
Under \$1M	23	10	+130%
\$1M-\$1.5M	19	18	+5.6%
\$1.5M-\$2M	15	12	+25%
\$2M-\$2.5M	25	7	+257.1%
\$2.5M-\$3M	16	13	+23.1%
\$3M-\$4M	27	9	+200%
\$4M-\$5M	16	4	+300%
\$5M-\$7M	17	4	+325%
Over \$7M	15	0	NA

	2021	2020	% CHANGE
Houses: Closings in April	43	17	+152.9%
Houses: Average Closing Price in April	\$3,618,085	\$1,884,052	+92%
Houses: Closings First Four Months	173	77	+124.7%
Houses: Average Closing Price First Four Months	\$3,487,337	\$2,244,412	+55.4%
Houses: Pending on April 30	94	27	+248.1%
Houses: Active Inventory on April 30	295	377	-21.8%
Condos: Closings First Four Months	74	39	+89.7%
Condos: Average Closing Price First Four Months	\$1,105,765	\$984,074	+12.4%
Condos: Active Inventory on April 30	74	107	-30.8%
House & Condo \$ Volume of Closings First Four Mo.s	\$685,135,970	\$211,198,598	+224.4%

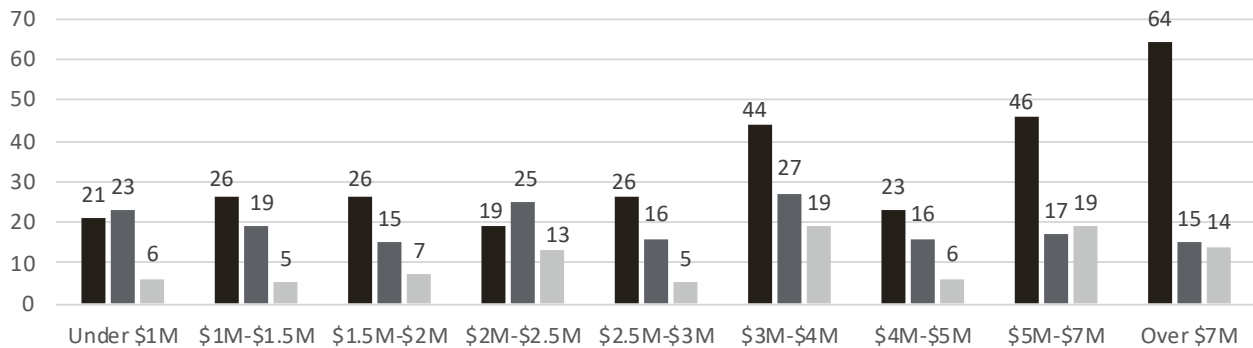
Greenwich

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.