

Houses & Condos

Greenwich

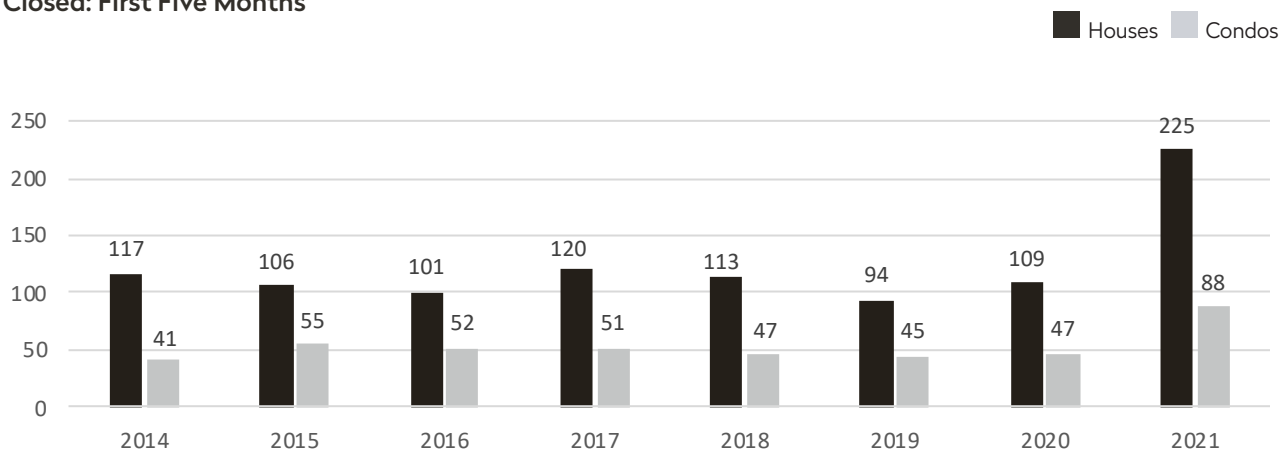
Year to Date Through May 2021

Fifty-one houses closed in Greenwich in May, with 24 closings over \$3M compared to seven in that price point in May of 2020. The average house closing price for the month rose to \$3.9M, up 53% from the same time last year, while the average closing price per square foot jumped to \$660, an increase of 37%.

One-hundred-seven houses were pending (properties with signed contracts yet to close) on May 31 in Greenwich compared to 27 a year ago. The pending houses had an average list price of \$4.15M, with 36 having a list price over \$5M.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%
Under \$1M	27	14	+92.9%
\$1M-\$1.5M	24	26	-7.7%
\$1.5M-\$2M	20	15	+33.3%
\$2M-\$2.5M	33	14	+135.7%
\$2.5M-\$3M	22	16	+37.5%
\$3M-\$4M	35	13	+169.2%
\$4M-\$5M	20	5	+300%
\$5M-\$7M	23	5	+360%
Over \$7M	21	1	+2000%

	2021	2020	% CHANGE
Houses: Closings in May	51	32	+59.4%
Houses: Average Closing Price in May	\$3,924,811	\$2,563,159	+53.1%
Houses: Closings First Five Months	225	109	+106.4%
Houses: Average Closing Price First Five Months	\$3,582,310	\$2,337,989	+53.2%
Houses: Pending on May 31	107	27	+296.3%
Houses: Active Inventory on May 31	294	423	-30.5%
Condos: Closings First Five Months	88	47	+87.2%
Condos: Average Closing Price First Five Months	\$1,080,858	\$901,174	+19.9%
Condos: Active Inventory on May 31	76	110	-30.9%
House & Condo \$ Volume of Closings First Five Mo.s	\$901,135,260	\$297,195,953	+203.2%

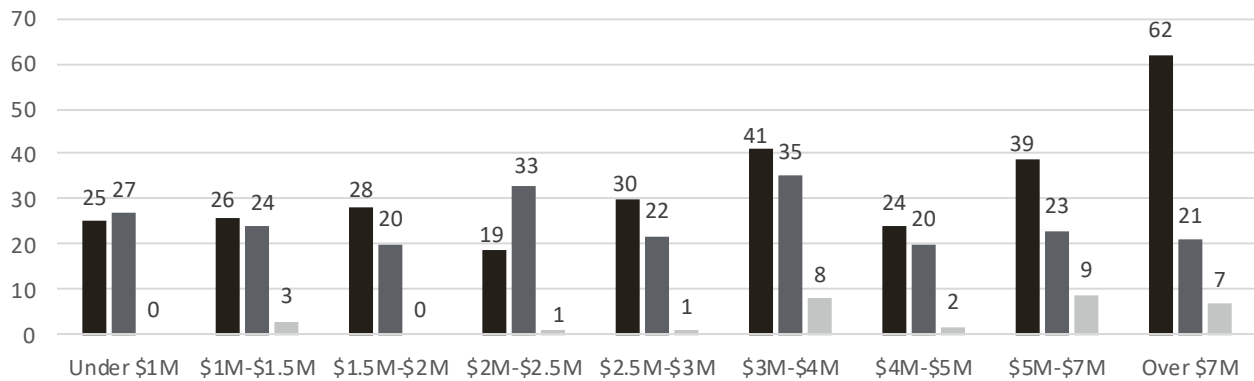
Greenwich

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.