

Houses & Condos

New Canaan

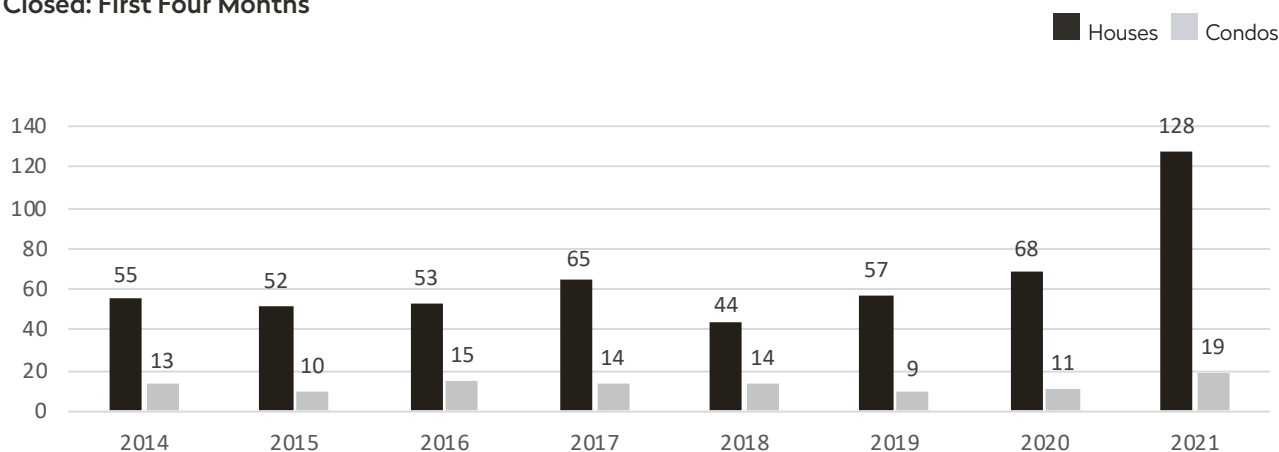
Year to Date Through April 2021

Forty-five houses closed in New Canaan in April, an 88% increase from April of 2020, with the average closing price up 38% to \$2.2M. Eight of the houses sold for \$3.5M or over (compared to two in April of last year) including 358 Lukes Wood Road, which closed for \$7.85M, the fourth-highest house closing price realized in New Canaan since 2008.

The 89 New Canaan houses pending (houses with signed contracts yet to close) at the end of the month had an average list price of \$2.2M.



Closed: First Four Months



of Houses Closed: First Four Months

	2021	2020	%
Under \$1M	23	23	0%
\$1M-\$1.5M	29	21	+38.1%
\$1.5M-\$2M	26	11	+136.4%
\$2M-\$2.5M	19	4	+375%
\$2.5M-\$3M	12	2	+500%
\$3M-\$4M	13	5	+160%
\$4M-\$5M	4	1	+300%
\$5M-\$7M	1	1	0%
Over \$7M	1	0	NA

	2021	2020	% CHANGE
Houses: Closings in April	45	24	+87.5%
Houses: Average Closing Price in April	\$2,218,686	\$1,608,815	+37.9%
Houses: Closings First Four Months	128	68	+88.2%
Houses: Average Closing Price First Four Months	\$1,956,449	\$1,554,188	+25.9%
Houses: Pending on April 30	89	37	+140.5%
Houses: Active Inventory on April 30	131	202	-35.1%
Condos: Closings First Four Months	19	11	+72.7%
Condos: Average Closing Price First Four Months	\$906,684	\$457,773	+98.1%
Condos: Active Inventory on April 30	67	33	+103%
House & Condo \$ Volume of Closings First Four Mo.s	\$267,652,475	\$110,720,287	+141.7%

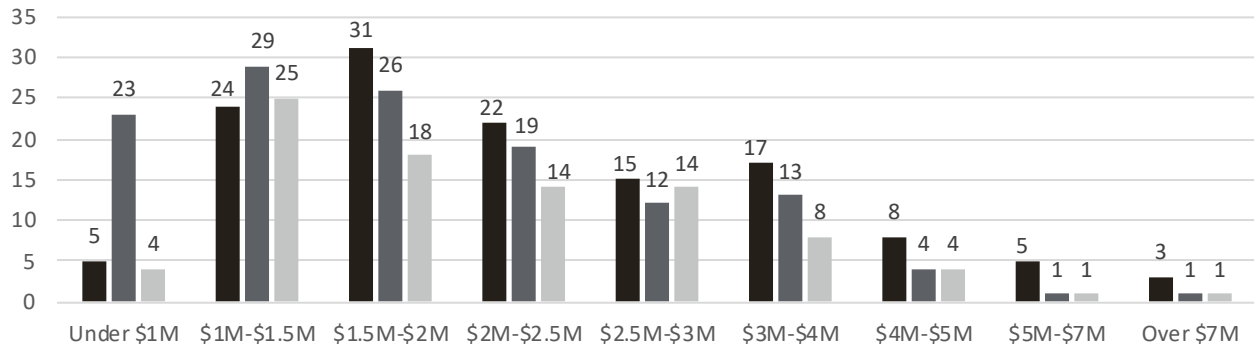
New Canaan

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.