

Houses & Condos

New Canaan

Year to Date Through May 2021

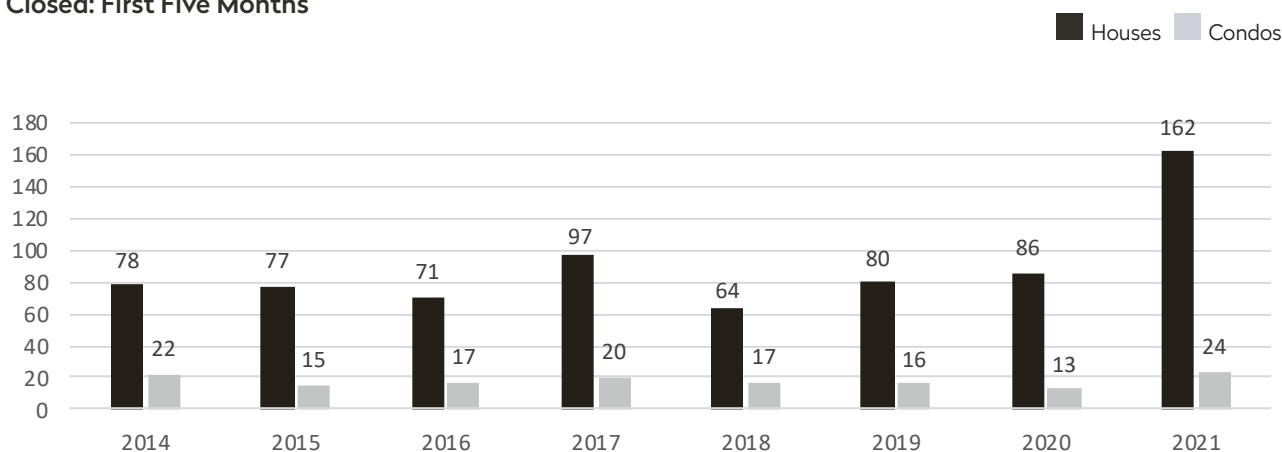
Thirty-three houses closed in New Canaan in May, an 83% increase from May of 2020, while the average closing price was up 15% to \$2.1M. The average closing price per square foot for the month rose to \$386, a year-over-year increase of 19%. Houses on average sold for 102% of the list price, the highest monthly average close-to-list-price ratio in New Canaan in the past year.

New Canaan had 144 active houses on the market on May 31—down from 227 at the same time last year but up from 131 active houses at the end of last month.



BHSID 170399164

Closed: First Five Months



	2021	2020	%
Under \$1M	26	23	+13%
\$1M-\$1.5M	36	29	+24.1%
\$1.5M-\$2M	33	15	+120%
\$2M-\$2.5M	25	5	+400%
\$2.5M-\$3M	18	7	+157.1%
\$3M-\$4M	17	5	+240%
\$4M-\$5M	5	1	+400%
\$5M-\$7M	1	1	0%
Over \$7M	1	0	NA

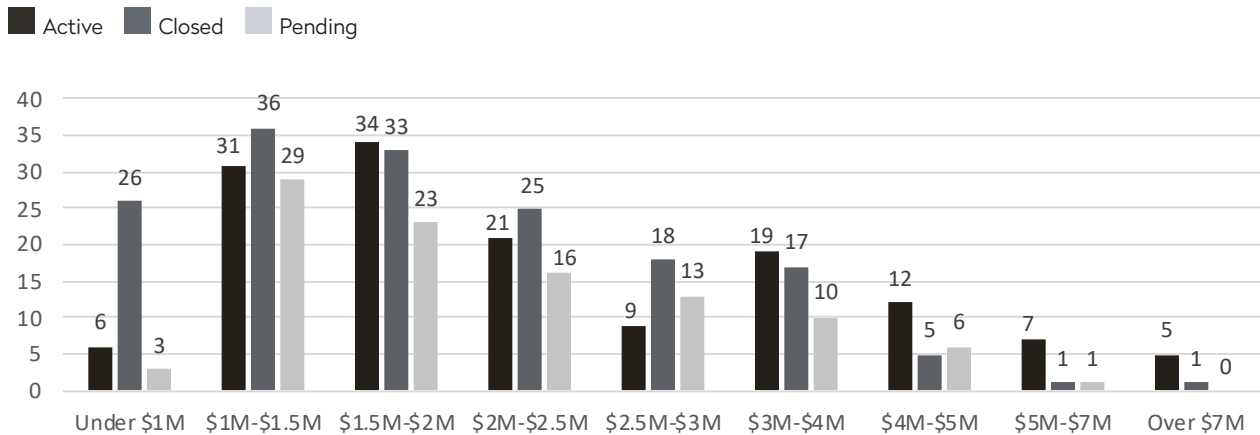
	2021	2020	% CHANGE
Houses: Closings in May	33	18	+83.3%
Houses: Average Closing Price in May	\$2,095,654	\$1,821,367	+15.1%
Houses: Closings First Five Months	162	86	+88.4%
Houses: Average Closing Price First Five Months	\$1,979,488	\$1,610,109	+22.9%
Houses: Pending on May 31	101	41	+146.3%
Houses: Active Inventory on May 31	144	227	-36.6%
Condos: Closings First Five Months	24	13	+84.6%
Condos: Average Closing Price First Five Months	\$963,333	\$522,577	+84.3%
Condos: Active Inventory on May 31	62	41	+51.2%
House & Condo \$ Volume of Closings First Five Mo.s	\$343,797,072	\$145,262,887	+136.7%

New Canaan

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.