

Houses & Condos Norwalk

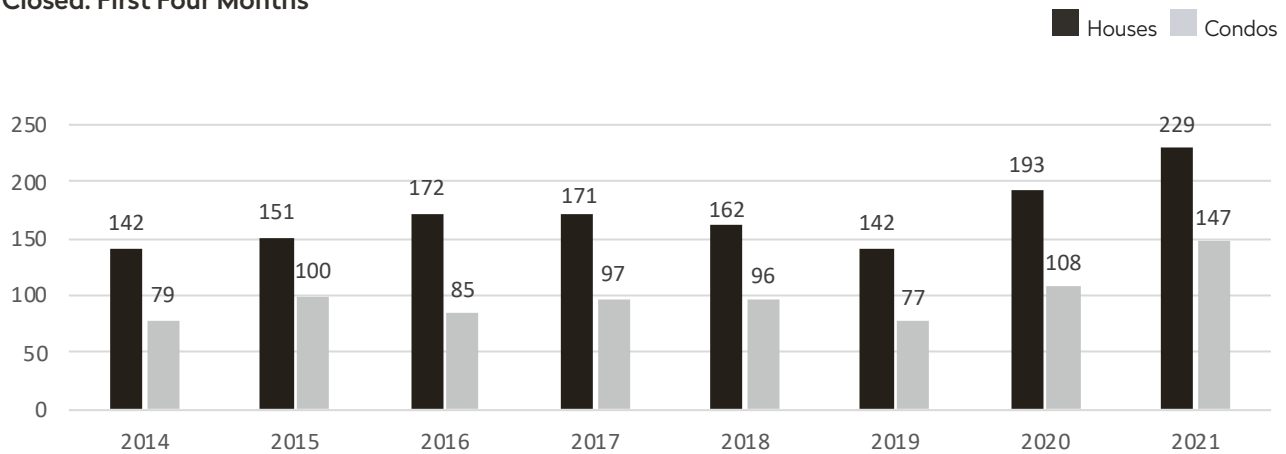
Year to Date Through April 2021

Sixty-eight houses closed in Norwalk in April, a 55% increase from April of 2020, with the average closing price up 32% to \$735K. Houses on average sold for 102.1% of the list price, with 51 of the 68 properties selling for at or above the asking price. Meanwhile, the average cumulative days on the market for the sold houses was 71 days, a decrease of 14% from closings in April of last year, which averaged 83 days on market.

The Norwalk condo market has also been strong. Fifty-six condos closed in April, an 87% increase from April 2020.



Closed: First Four Months



of Houses Closed: First Four Months

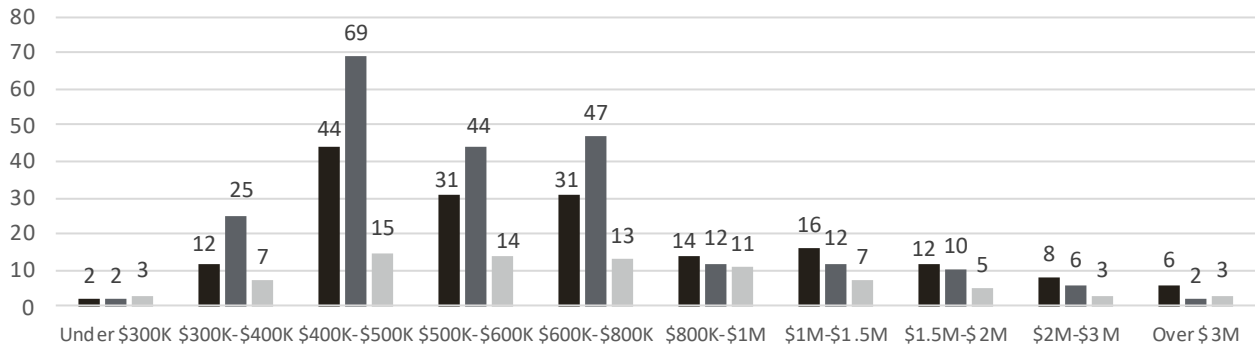
	2021	2020	%		2021	2020	% CHANGE
Under \$300K	2	10	-80%	Houses: Closings in April	68	44	+54.5%
\$300K-\$400K	25	36	-30.6%	Houses: Average Closing Price in April	\$735,412	\$559,009	+31.6%
\$400K-\$500K	69	57	+21.1%	Houses: Closings First Four Months	229	193	+18.7%
\$500K-\$600K	44	40	+10%	Houses: Average Closing Price First Four Months	\$707,720	\$563,141	+25.7%
\$600K-\$800K	47	28	+67.9%	Houses: Pending on April 30	81	57	+42.1%
\$800K-\$1M	12	7	+71.4%	Houses: Active Inventory on April 30	176	227	-22.5%
\$1M-\$1.5M	12	10	+20%	Condos: Closings First Four Months	147	108	+36.1%
\$1.5M-\$2M	10	4	+150%	Condos: Average Closing Price First Four Months	\$312,890	\$291,796	+7.2%
\$2M-\$3M	6	1	+500%	Condos: Active Inventory on April 30	118	84	+40.5%
Over \$3M	2	0	NA	House & Condo \$ Volume of Closings First Four Mo.s	\$208,062,800	\$140,200,246	+48.4%

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.