

Houses & Condos

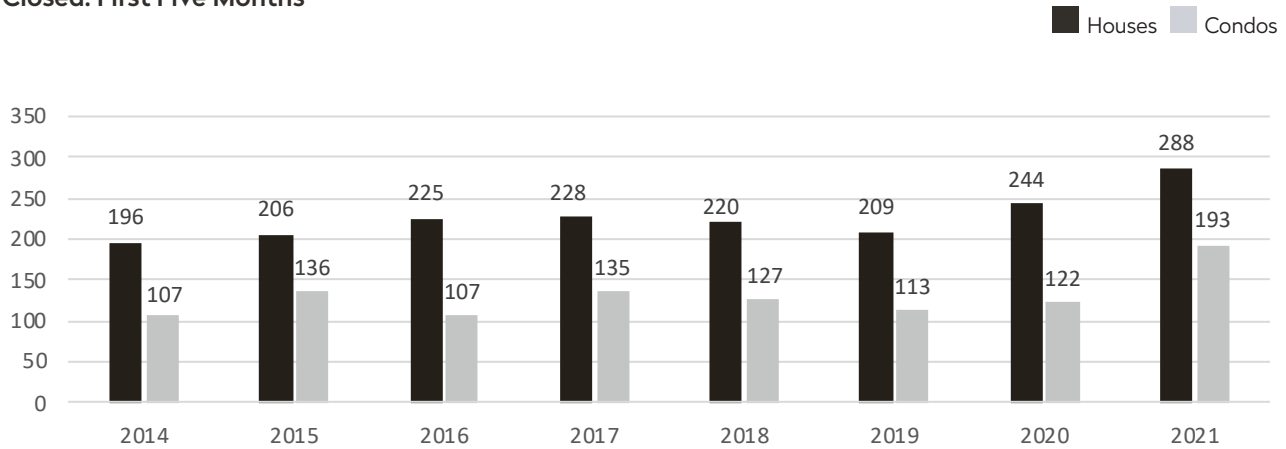
Norwalk

Year to Date Through May 2021

Fifty-six houses closed in Norwalk in May, with 15 closings over \$800K compared to six in that price point in May of 2020, a 150% increase. The average house closing price for the month rose to \$850K, up 46% from the same time last year, while the average closing price per square foot jumped to \$326, a year-over-year increase of 16%. The Norwalk condo market continues to be strong. Forty-four condos closed in May, a 214% increase from May 2020. There were also 46 condos pending on May 31, up 206% from the same time last year.



Closed: First Five Months



of Houses Closed: First Five Months

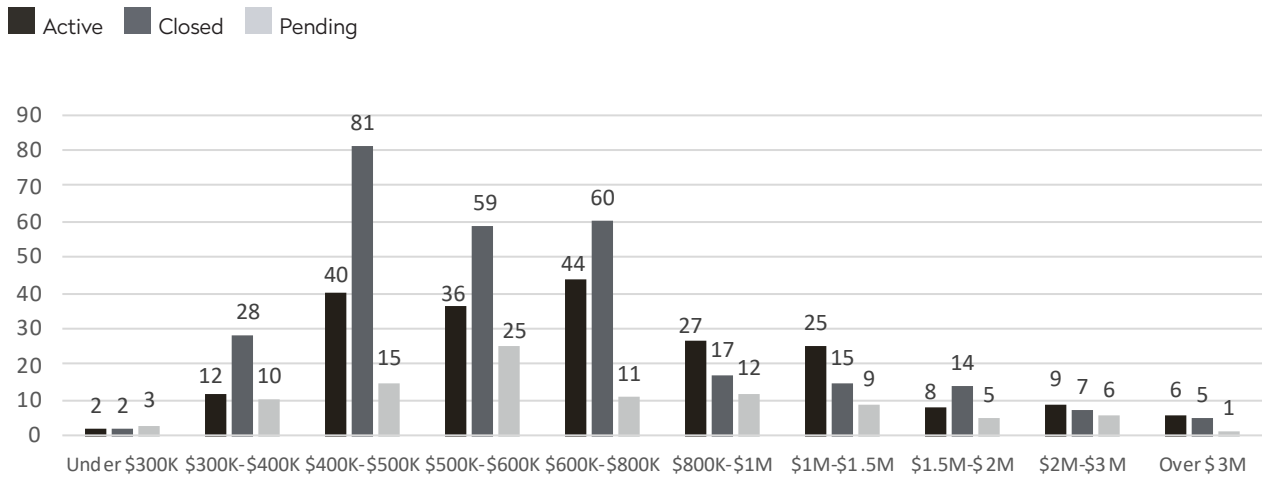
	2021	2020	%
Under \$300K	2	11	-81.8%
\$300K-\$400K	28	47	-40.4%
\$400K-\$500K	81	69	+17.4%
\$500K-\$600K	59	58	+1.7%
\$600K-\$800K	60	31	+93.5%
\$800K-\$1M	17	8	+112.5%
\$1M-\$1.5M	15	14	+7.1%
\$1.5M-\$2M	14	5	+180%
\$2M-\$3M	7	1	+600%
Over \$3M	5	0	NA

	2021	2020	% CHANGE
Houses: Closings in May	56	51	+9.8%
Houses: Average Closing Price in May	\$849,680	\$581,361	+46.2%
Houses: Closings First Five Months	288	244	+18%
Houses: Average Closing Price First Five Months	\$737,865	\$566,950	+30.1%
Houses: Pending on May 31	97	63	+54%
Houses: Active Inventory on May 31	209	264	-20.8%
Condos: Closings First Five Months	193	122	+58.2%
Condos: Average Closing Price First Five Months	\$318,134	\$297,471	+6.9%
Condos: Active Inventory on May 31	122	98	+24.5%
House & Condo \$ Volume of Closings First Five Mo.s	\$273,904,932	\$174,627,146	+56.9%

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.