

Houses & Condos

Old Greenwich

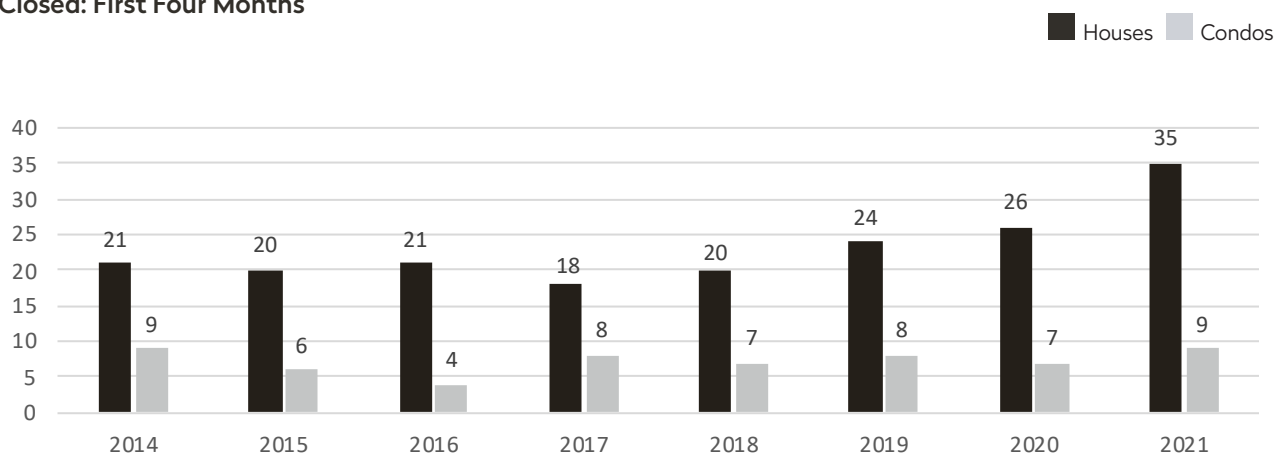
Year to Date Through April 2021

Fifteen houses closed in Old Greenwich in April, a 50% increase from the same time in 2020, with the average closing price up 68% to \$3.1M. Houses on average sold for 100.2% of the list price, with eight of the 15 properties selling for at or above the asking price. Meanwhile, the average cumulative days on the market for those closings was 66 days, a drop of 56% from April of last year.

On April 30, Old Greenwich had 37 active house listings, 45% fewer than at the end of April 2020.



Closed: First Four Months



of Houses Closed: First Four Months

	2021	2020	%
Under \$1M	2	3	-33.3%
\$1M-\$1.5M	2	8	-75%
\$1.5M-\$2M	9	4	+125%
\$2M-\$2.5M	7	4	+75%
\$2.5M-\$3M	6	2	+200%
\$3M-\$4M	6	3	+100%
\$4M-\$5M	0	1	-100%
Over \$5M	3	1	+200%

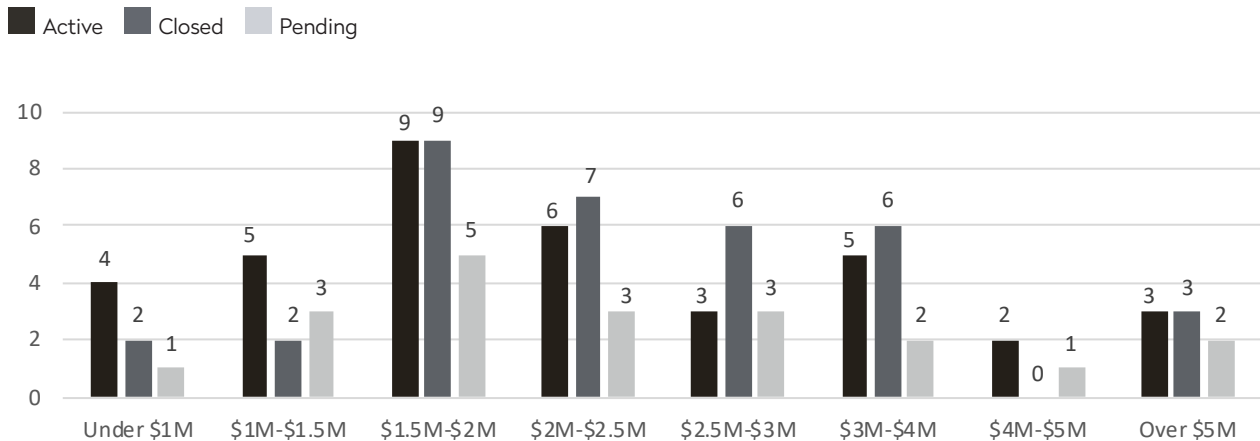
	2021	2020	% CHANGE
Houses: Closings in April	15	10	+50%
Houses: Average Closing Price in April	\$3,088,033	\$1,842,884	+67.6%
Houses: Closings First Four Months	35	26	+34.6%
Houses: Average Closing Price First Four Months	\$2,599,221	\$2,039,931	+27.4%
Houses: Pending on April 30	20	6	+233.3%
Houses: Active Inventory on April 30	37	67	-44.8%
Condos: Closings First Four Months	9	7	+28.6%
Condos: Average Closing Price First Four Months	\$558,889	\$646,857	-13.6%
Condos: Active Inventory on April 30	6	10	-40%
House & Condo \$ Volume of Closings First Four Mo.s	\$96,002,750	\$57,566,194	+66.8%

Old Greenwich

Year to Date Through April 2021

Houses Active/Closed/Pending 2021

Active/Pending as of April 30; Closed: First Four Months



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.