

Houses & Condos

# Old Greenwich

## Year to Date Through May 2021

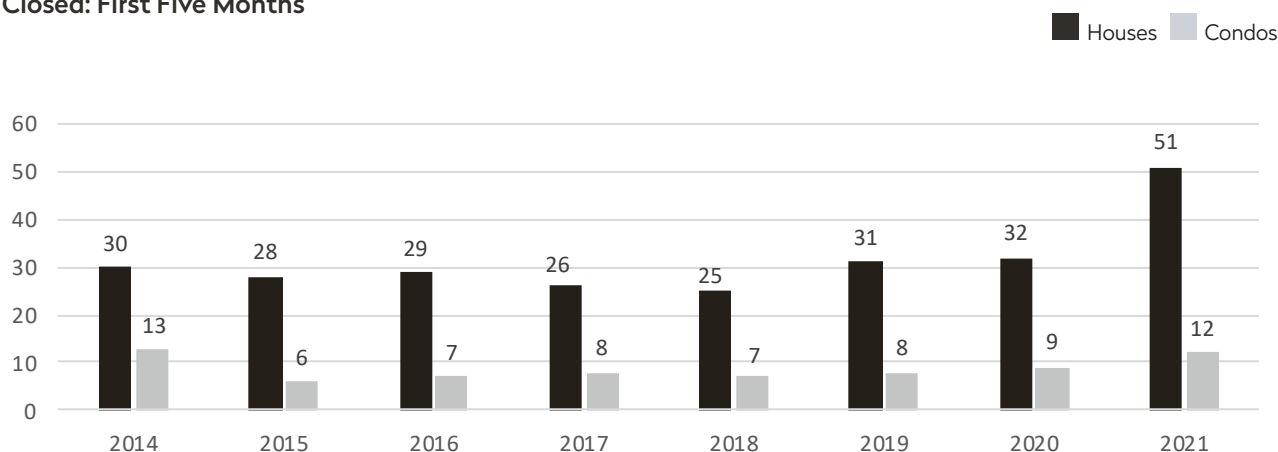
Fifteen houses closed in Old Greenwich in May, a 150% increase from the same time in 2020, with the average closing price up 36% to \$2.7M. The average house closing price per square foot for the month jumped to \$714, a year-over-year increase of 35%.

Old Greenwich had 38 active houses on the market on May 31—down from 73 at the same time last year but similar to the 37 active houses at the end of last month.



BHSID 170371912

### Closed: First Five Months



### # of Houses Closed: First Five Months

	2021	2020	%
Under \$1M	3	3	0%
\$1M-\$1.5M	4	10	-60%
\$1.5M-\$2M	12	6	+100%
\$2M-\$2.5M	10	4	+150%
\$2.5M-\$3M	8	3	+166.7%
\$3M-\$4M	9	4	+125%
\$4M-\$5M	1	1	0%
Over \$5M	4	1	+300%

	2021	2020	% CHANGE
Houses: Closings in May	15	6	+150%
Houses: Average Closing Price in May	\$2,704,233	\$1,993,333	+35.7%
Houses: Closings First Five Months	51	32	+59.4%
Houses: Average Closing Price First Five Months	\$2,608,554	\$2,031,194	+28.4%
Houses: Pending on May 31	30	5	+500%
Houses: Active Inventory on May 31	38	73	-47.9%
Condos: Closings First Five Months	12	9	+33.3%
Condos: Average Closing Price First Five Months	\$638,458	\$630,333	+1.3%
Condos: Active Inventory on May 31	9	12	-25%
House & Condo \$ Volume of Closings First Five Mo.s	\$140,697,750	\$70,671,194	+99.1%

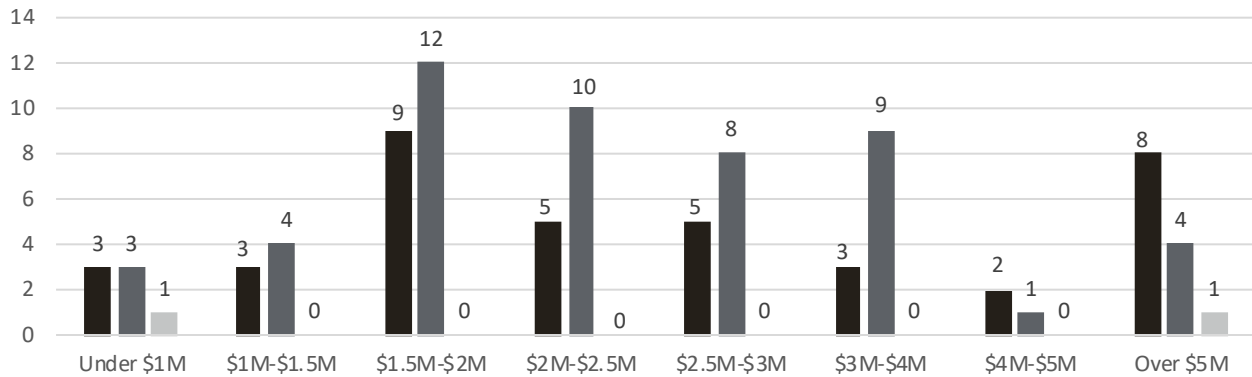
# Old Greenwich

## Year to Date Through May 2021

### Houses Active/Closed/Pending 2021

Active/Pending as of May 31; Closed: First Five Months

■ Active ■ Closed ■ Pending



### 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.