

Houses & Condos

Redding

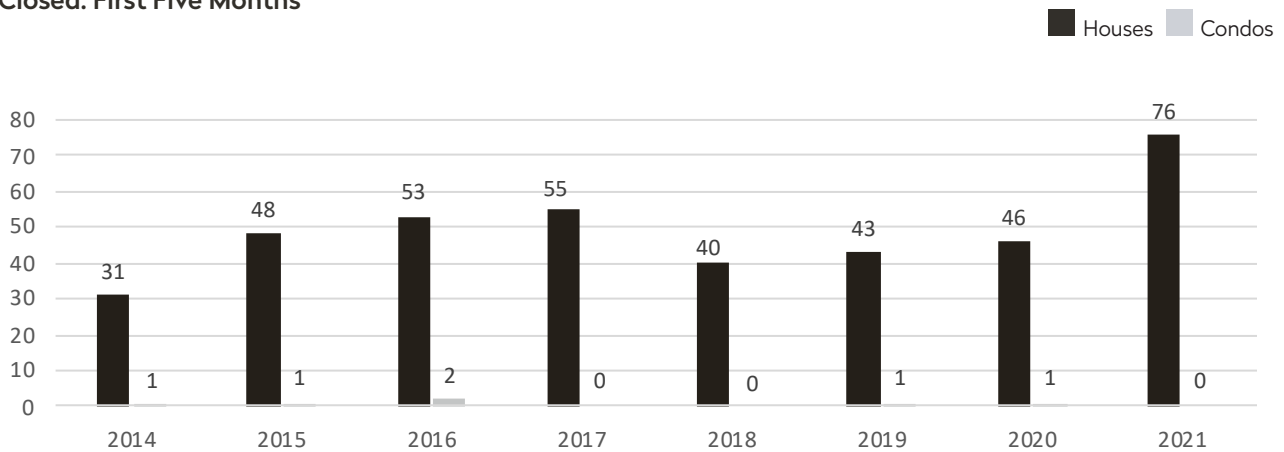
Year to Date Through May 2021

Nineteen houses closed in Redding in May, with 7 closings over \$1M compared to none in that price point in May of 2020. The average house closing price for the month rose to \$915K, up 102% from the same time last year, while the average closing price per square foot jumped to \$251, a year-over-year increase of 37%.

Redding had 51 active houses on the market on May 31—down from 84 at the same time last year but up from 43 active houses at the end of last month.



Closed: First Five Months



of Houses Closed: First Five Months

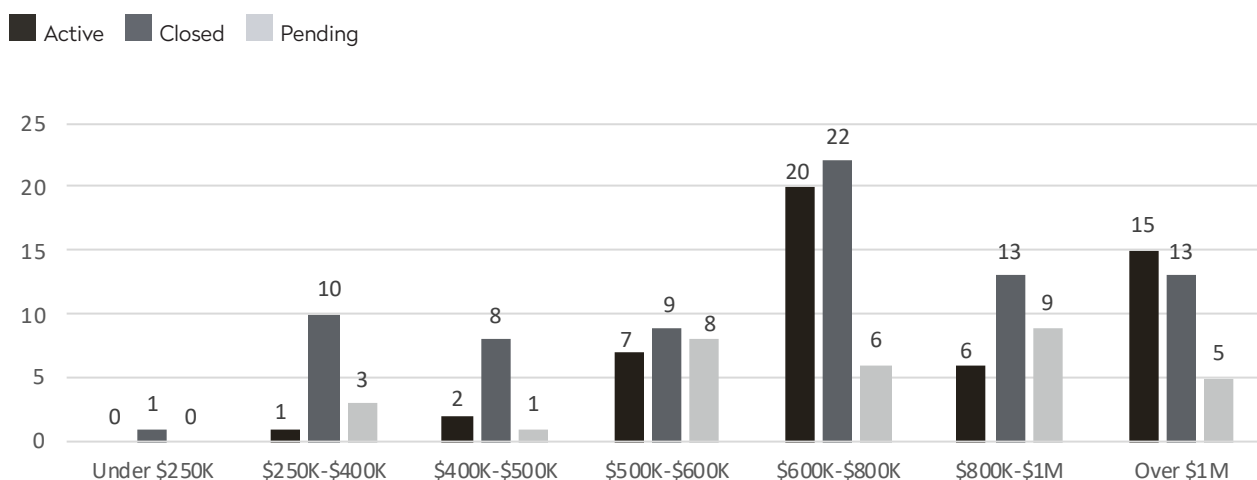
	2021	2020	%		2021	2020	% CHANGE
Under \$250K	1	3	-66.7%	Houses: Closings in May	19	7	+171.4%
\$250K-\$400K	10	8	+25%	Houses: Average Closing Price in May	\$915,342	\$454,143	+101.6%
\$400K-\$500K	8	12	-33.3%	Houses: Closings First Five Months	76	46	+65.2%
\$500K-\$600K	9	12	-25%	Houses: Average Closing Price First Five Months	\$769,734	\$515,772	+49.2%
\$600K-\$800K	22	8	+175%	Houses: Pending on May 31	32	13	+146.2%
\$800K-\$1M	13	2	+550%	Houses: Active Inventory on May 31	51	84	-39.3%
Over \$1M	13	1	+1200%	Condos: Closings First Five Months	0	1	NA
				Condos: Average Closing Price First Five Months	NA	\$255,000	NA
				Condos: Active Inventory on May 31	1	2	-50%
				House & Condo \$ Volume of Closings First Five Mo.s	\$58,499,799	\$23,980,499	+143.9%

Redding

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.