

Houses & Condos

Riverside

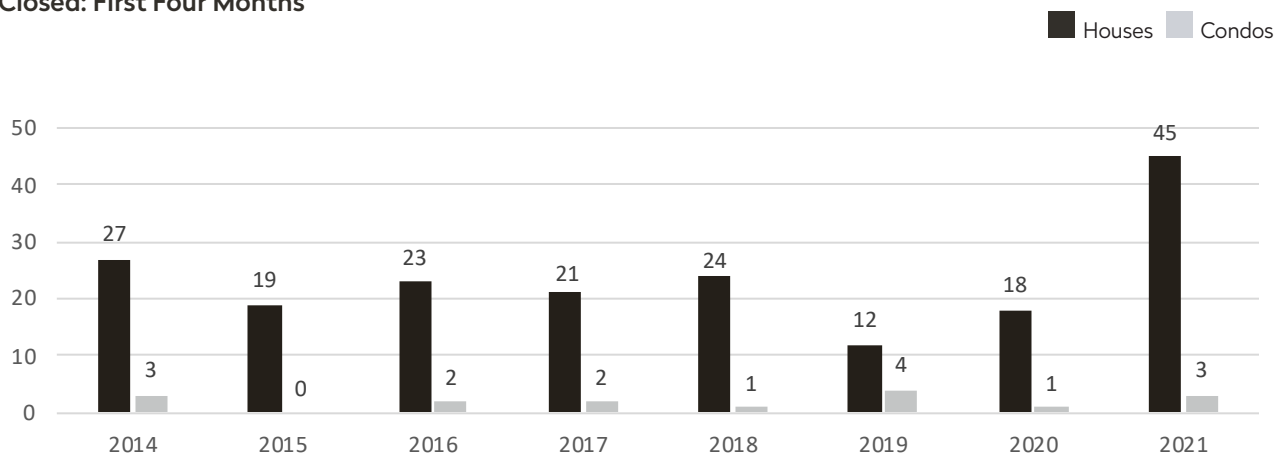
Year to Date Through April 2021

Fourteen houses closed in Riverside in April compared to just 3 in April of 2020, with the average closing price up 6% to \$2.8M. Houses on average sold for 101.1% of the list price, with 10 of the 14 properties selling for at or above the asking price. Meanwhile, the average cumulative days on the market for those closings was 49 days, 80% fewer days than closings in April of last year, when the average was 241 days on market.

Twenty-eight houses were pending (properties with signed contracts yet to close) in Riverside on April 30 compared to 8 a year ago.



Closed: First Four Months



of Houses Closed: First Four Months

	2021	2020	%
Under \$1M	3	4	-25%
\$1M-\$1.5M	10	3	+233.3%
\$1.5M-\$2M	6	2	+200%
\$2M-\$2.5M	7	3	+133.3%
\$2.5M-\$3M	6	1	+500%
\$3M-\$4M	9	3	+200%
\$4M-\$5M	0	2	-100%
Over \$5M	4	0	NA

	2021	2020	% CHANGE
Houses: Closings in April	14	3	+366.7%
Houses: Average Closing Price in April	\$2,844,464	\$2,672,333	+6.4%
Houses: Closings First Four Months	45	18	+150%
Houses: Average Closing Price First Four Months	\$2,512,906	\$2,142,472	+17.3%
Houses: Pending on April 30	28	8	+250%
Houses: Active Inventory on April 30	45	65	-30.8%
Condos: Closings First Four Months	3	1	+200%
Condos: Average Closing Price First Four Months	\$740,000	\$850,000	-12.9%
Condos: Active Inventory on April 30	6	4	+50%
House & Condo \$ Volume of Closings First Four Mo.s	\$115,300,750	\$39,414,500	+192.5%

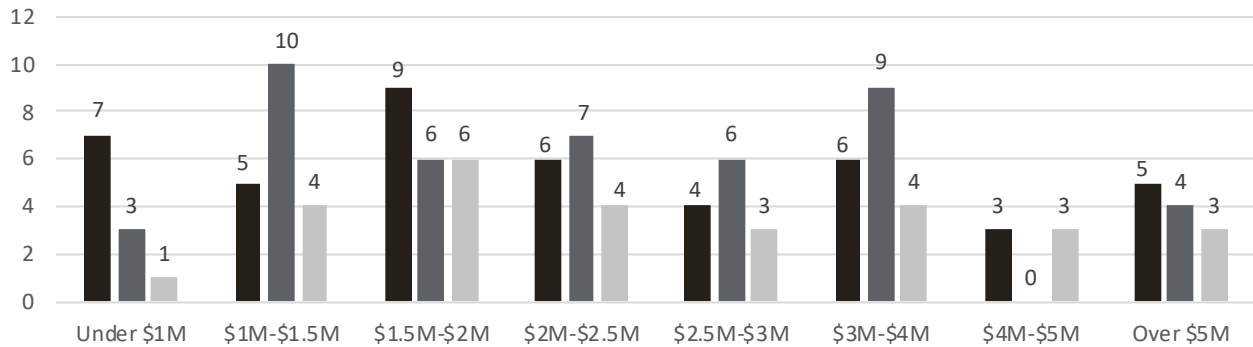
Riverside

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 sales data also included in Norwalk.