

Houses & Condos Riverside

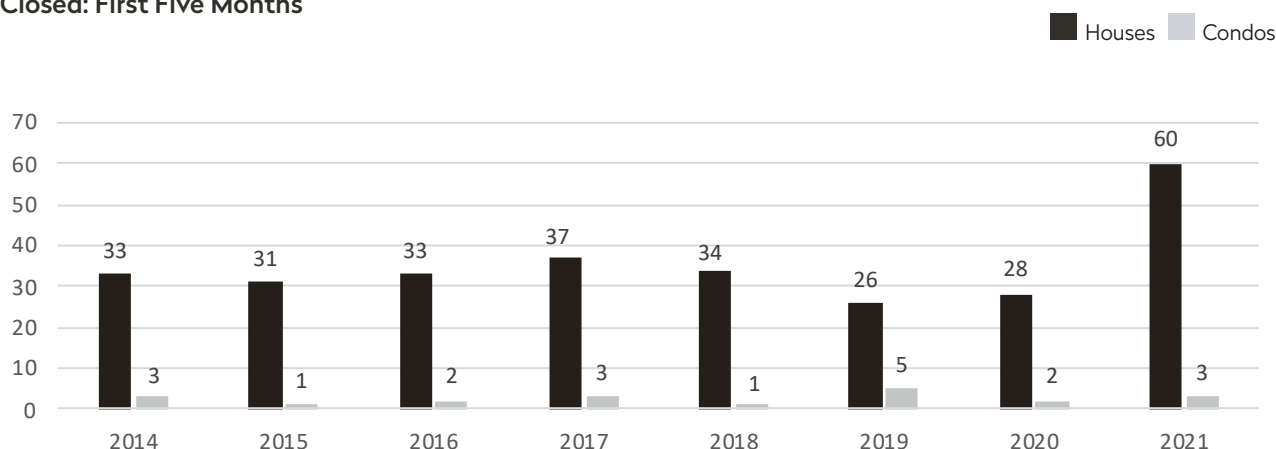
Year to Date Through May 2021

Fourteen houses closed in Riverside in May compared to 10 in May of 2020, with the average closing price up 29% to \$2.75M. The average closing price per square foot for the month was \$637, a year-over-year increase of 13%. Four houses closed for over \$4M compared to none in that price range in May of last year.

Riverside had 41 active houses on the market on May 31—down from 73 at the same time last year and from 45 active houses at the end of last month.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%
Under \$1M	6	6	0%
\$1M-\$1.5M	13	4	+225%
\$1.5M-\$2M	7	4	+75%
\$2M-\$2.5M	10	4	+150%
\$2.5M-\$3M	7	1	+600%
\$3M-\$4M	9	7	+28.6%
\$4M-\$5M	3	2	+50%
Over \$5M	5	0	NA

	2021	2020	% CHANGE
Houses: Closings in May	14	10	+40%
Houses: Average Closing Price in May	\$2,750,571	\$2,131,250	+29.1%
Houses: Closings First Five Months	60	28	+114.3%
Houses: Average Closing Price First Five Months	\$2,538,229	\$2,138,464	+18.7%
Houses: Pending on May 31	34	11	+209.1%
Houses: Active Inventory on May 31	41	73	-43.8%
Condos: Closings First Five Months	3	2	+50%
Condos: Average Closing Price First Five Months	\$740,000	\$729,000	+1.5%
Condos: Active Inventory on May 31	7	6	+16.7%
House & Condo \$ Volume of Closings First Five Mo.s	\$154,513,750	\$61,335,000	+151.9%

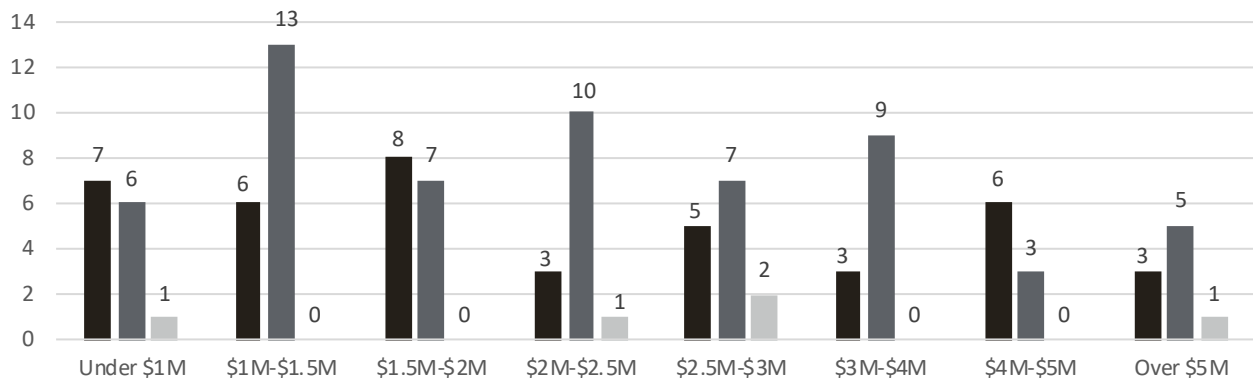
Riverside

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 sales data also included in Norwalk.