

Houses & Condos

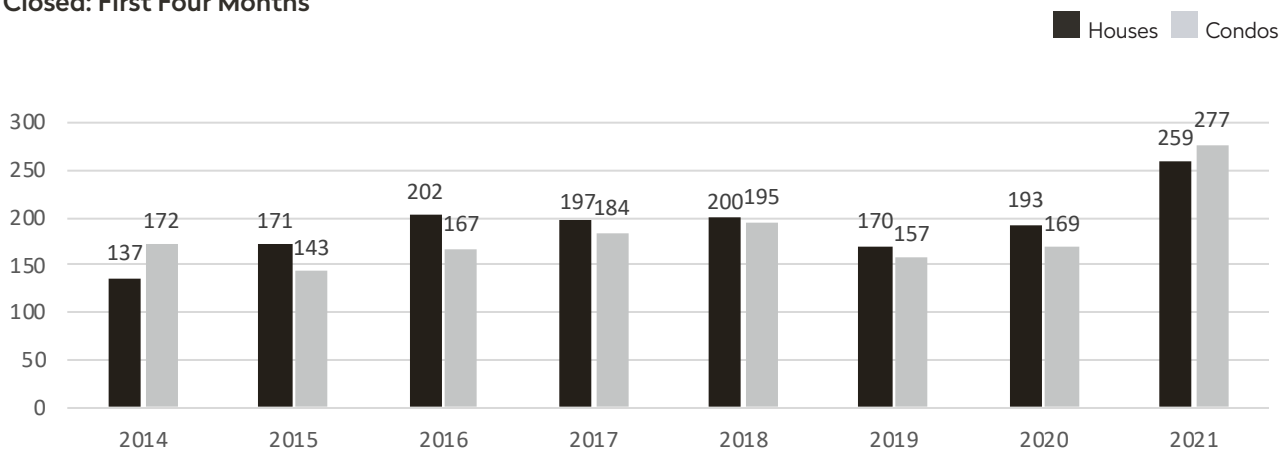
# Stamford

## Year to Date Through April 2021

Forty-nine houses closed in Stamford in April, an 18% decrease from the same time in 2020, with the average closing price up 13% to \$705K. Houses on average sold for 101.7% of the list price, with 33 of the 49 properties selling for at or above the asking price. Meanwhile, the average cumulative days on the market for the sold houses was 67 days, 53% fewer days than April of last year, when the average was 144 days on market. The Stamford condo market has also been strong. Along with the 83 condo closings in April, at the end of the month there were 91 condos pending (condos with signed contracts yet to close) compared to 44 at the same time a year ago, a 107% increase.



### Closed: First Four Months



### # of Houses Closed: First Four Months

	2021	2020	%
Under \$400K	11	24	-54.2%
\$400K-500K	38	51	-25.5%
\$500K-\$600K	50	38	+31.6%
\$600K-\$700K	49	24	+104.2%
\$700K-\$800K	24	23	+4.3%
\$800K-\$1M	48	20	+140%
\$1M-\$1.2M	10	10	0%
\$1.2M-\$1.5M	17	2	+750%
\$1.5M-\$2M	6	0	NA
Over \$2M	6	1	+500%

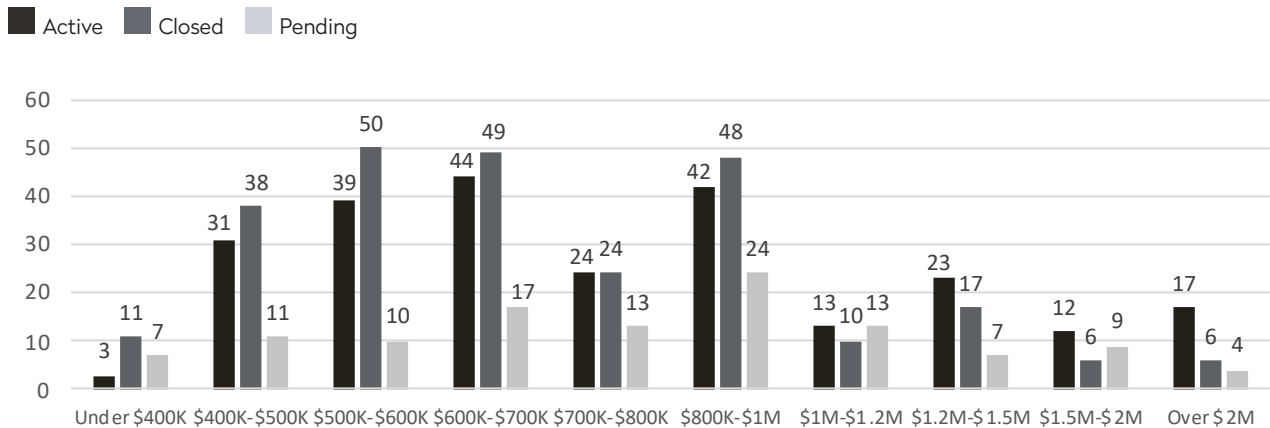
	2021	2020	% CHANGE
Houses: Closings in April	49	60	-18.3%
Houses: Average Closing Price in April	\$704,802	\$622,222	+13.3%
Houses: Closings First Four Months	259	193	+34.2%
Houses: Average Closing Price First Four Months	\$786,793	\$611,667	+28.6%
Houses: Pending on April 30	115	70	+64.3%
Houses: Active Inventory on April 30	248	266	-6.8%
Condos: Closings First Four Months	277	169	+63.9%
Condos: Average Closing Price First Four Months	\$349,691	\$332,015	+5.3%
Condos: Active Inventory on April 30	263	204	+28.9%
House & Condo \$ Volume of Closings First Four Mo.s	\$300,643,780	\$174,162,298	+72.6%

## Stamford

## 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.