

Houses & Condos

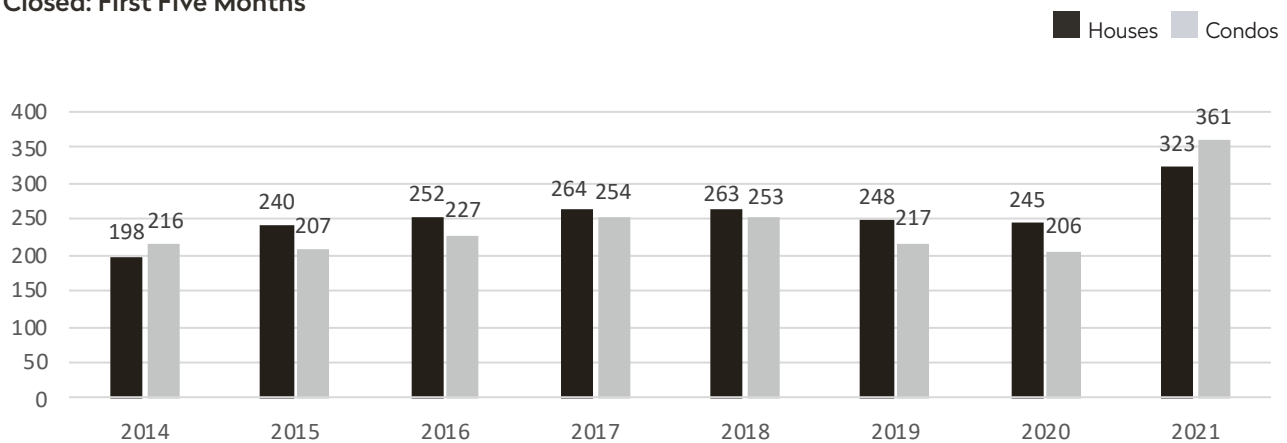
# Stamford

## Year to Date Through May 2021

Sixty-two houses closed in Stamford in May, a 19% increase from the same time in 2020, with the average closing price up 45% to \$849K. Houses on average sold for 102.5% of the list price, the second month in a row that the average close-to-list-price ratio was over 100%. The average cumulative days on the market for sold houses was 59 days, the shortest monthly average for Stamford house closings in the past year. The Stamford condo market continues to be strong. There were 82 condo closings in May, a 122% increase from May of last year.



### Closed: First Five Months



### # of Houses Closed: First Five Months

	2021	2020	%
Under \$400K	14	29	-51.7%
\$400K-\$500K	42	62	-32.3%
\$500K-\$600K	54	56	-3.6%
\$600K-\$700K	64	30	+113.3%
\$700K-\$800K	32	27	+18.5%
\$800K-\$1M	64	28	+128.6%
\$1M-\$1.2M	15	10	+50%
\$1.2M-\$1.5M	23	2	+1050%
\$1.5M-\$2M	6	0	NA
Over \$2M	9	1	+800%

	2021	2020	% CHANGE
Houses: Closings in May	62	52	+19.2%
Houses: Average Closing Price in May	\$848,933	\$587,491	+44.5%
Houses: Closings First Five Months	323	245	+31.8%
Houses: Average Closing Price First Five Months	\$799,375	\$606,536	+31.8%
Houses: Pending on May 31	166	70	+137.1%
Houses: Active Inventory on May 31	258	317	-18.6%
Condos: Closings First Five Months	361	206	+75.2%
Condos: Average Closing Price First Five Months	\$350,822	\$343,191	+2.2%
Condos: Active Inventory on May 31	245	214	+14.5%
House & Condo \$ Volume of Closings First Five Mo.s	\$384,844,952	\$219,298,602	+75.5%

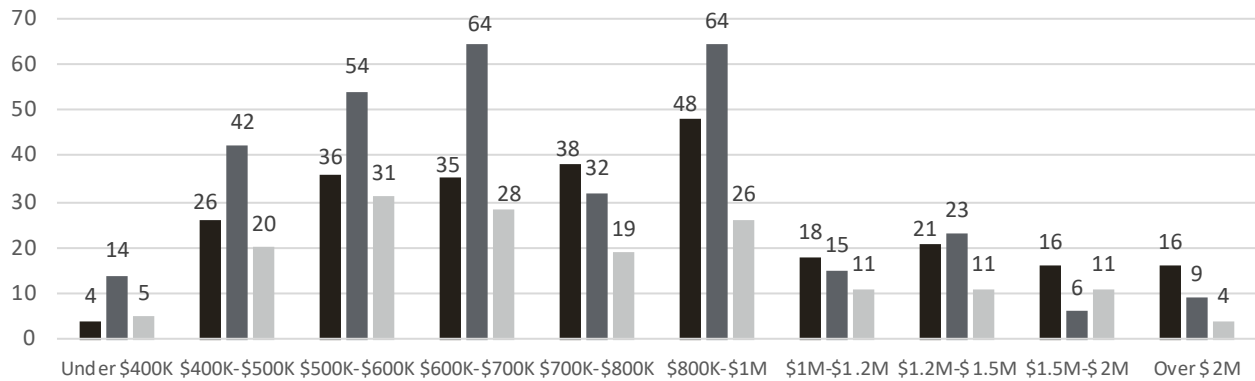
## Stamford

## 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.