

Houses

Weston

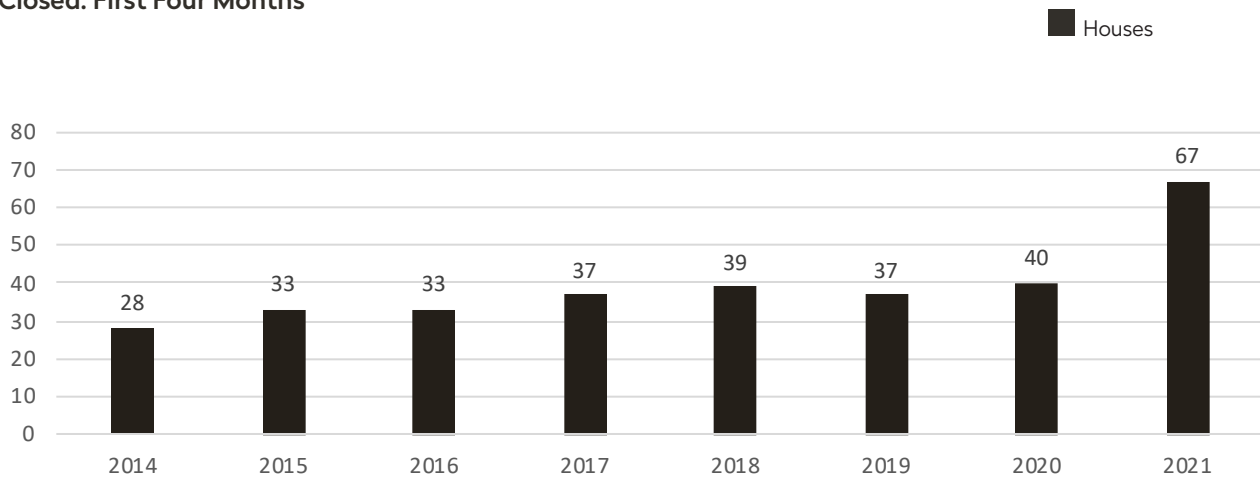
Year to Date Through April 2021

Twenty houses closed in Weston in April, a 67% increase from April of 2020, with the average closing price up 41% to \$1.25M. Houses on average sold for 102.3% of the list price, with 11 of the 20 properties selling for at or above the asking price. Meanwhile, the average cumulative days on the market for the sold houses was 94 days, a decrease of 51% from closings in April of last year, which averaged 191 days on market.

The 41 Weston houses pending (houses with signed contracts yet to close) at the end of the month ranged in price from \$399K to \$2.7M with an average list price of \$1.2M.



Closed: First Four Months



of Houses Closed: First Four Months

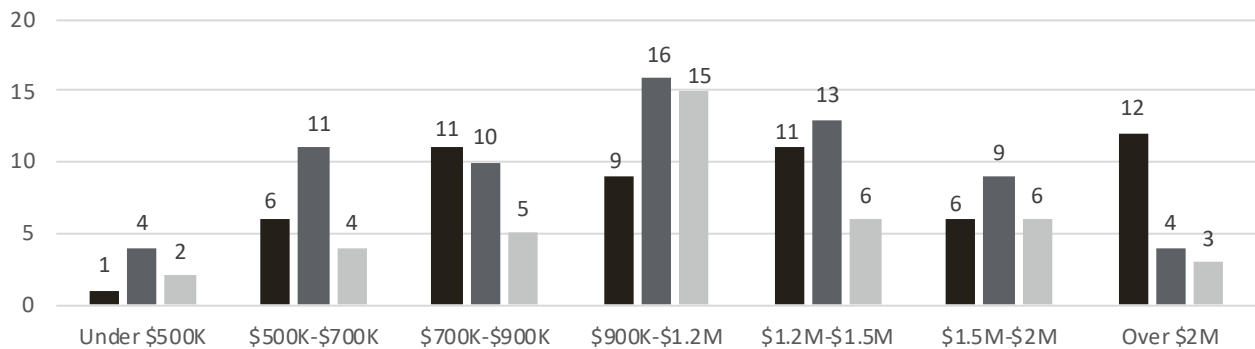
	2021	2020	%		2021	2020	%
			CHANGE				CHANGE
Under \$500K	4	6	-33.3%	Houses: Closings in April	20	12	+66.7%
\$500K-\$700K	11	17	-35.3%	Houses: Average Closing Price in April	\$1,252,255	\$890,708	+40.6%
\$700K-\$900K	10	7	+42.9%	Houses: Closings First Four Months	67	40	+67.5%
\$900K-\$1.2M	16	6	+166.7%	Houses: Average Closing Price First Four Months	\$1,155,093	\$761,406	+51.7%
\$1.2M-\$1.5M	13	4	+225%	Houses: Pending on April 30	41	25	+64%
\$1.5M-\$2M	9	0	NA	Houses: Active Inventory on April 30	56	102	-45.1%
Over \$2M	4	0	NA	House \$ Volume of Closings First Four Months	\$77,391,225	\$30,456,250	+154.1%

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 solds data also included in Norwalk.