

Houses & Condos

Westport

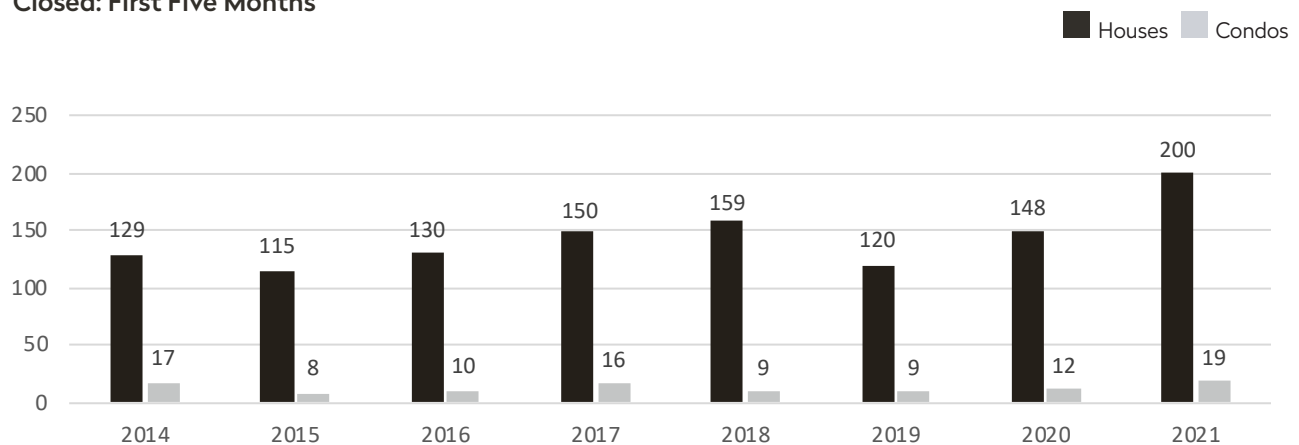
Year to Date Through May 2021

Forty-seven houses closed in Westport in May, a 52% increase from May of 2020, while the average closing price was up 30% to \$1.76M. The average closing price per square foot for the month rose to \$490, a year-over-year increase of 52%. Houses on average sold for 101.9% of the list price, the highest monthly average close-to-list-price ratio in Westport in the past year.

Westport had 193 active houses on the market on May 31—down from 290 at the same time last year but up from 164 active houses at the end of last month.



Closed: First Five Months



of Houses Closed: First Five Months

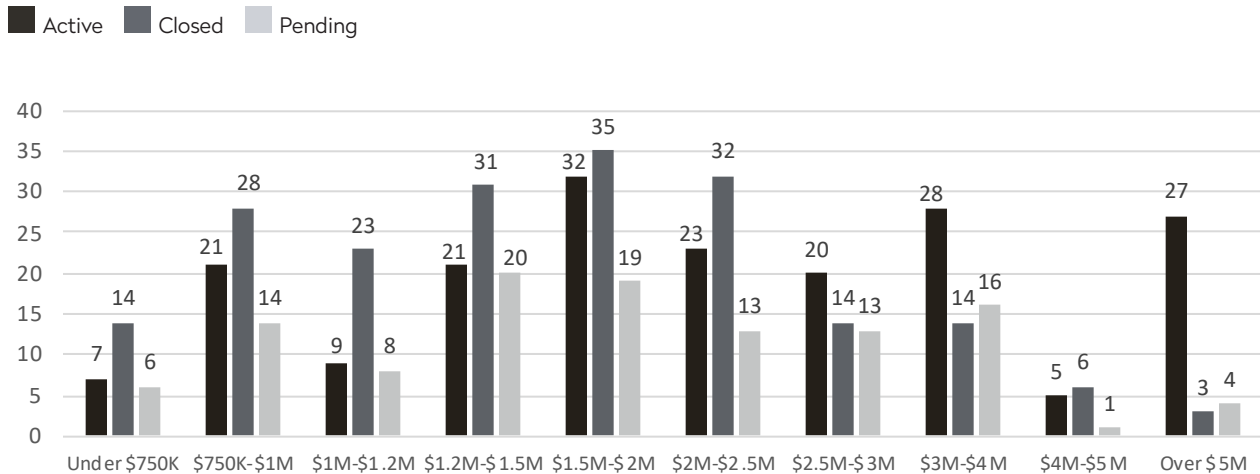
	2021	2020	%		2021	2020	% CHANGE
Under \$750K	14	29	-51.7%	Houses: Closings in May	47	31	+51.6%
\$750K-\$1M	28	30	-6.7%	Houses: Average Closing Price in May	\$1,760,614	\$1,355,177	+29.9%
\$1M-\$1.2M	23	18	+27.8%	Houses: Closings First Five Months	200	148	+35.1%
\$1.2M-\$1.5M	31	28	+10.7%	Houses: Average Closing Price First Five Months	\$1,794,159	\$1,322,847	+35.6%
\$1.5M-\$2M	35	18	+94.4%	Houses: Pending on May 31	114	50	+128%
\$2M-\$2.5M	32	13	+146.2%	Houses: Active Inventory on May 31	193	290	-33.4%
\$2.5M-\$3M	14	5	+180%	Condos: Closings First Five Months	19	12	+58.3%
\$3M-\$4M	14	5	+180%	Condos: Average Closing Price First Five Months	\$658,211	\$441,413	+49.1%
\$4M-\$5M	6	1	+500%	Condos: Active Inventory on May 31	18	25	-28%
Over \$5M	3	1	+200%	House & Condo \$ Volume of Closings First Five Mo.s	\$371,337,773	\$201,078,343	+84.7%

Westport

Year to Date Through May 2021

Houses Active/Closed/Pending 2021

Active/Pending as of May 31; Closed: First Five Months



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.