

FIRST HALF 2022

Market Report

connecticut

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# Lower Fairfield County

Brown Harris Stevens

## Second Quarter Overview

Higher mortgage rates, increased home prices and continued low inventory are definitely having a cooling effect on the Lower Fairfield County real estate market. But their impact hasn't been dramatic at this point, with the competition for available homes still strong.

The good news for buyers is that inventory is rising, albeit slowly. There were a combined 1,804 active houses and condos on the market at the end of June, a 14% increase from May. As a comparison, in 2021 we saw a 3% decrease in inventory over the same time period. However, inventory is still extremely low by historical measure, down 25% year-over-year and 68% from pre-Covid June of 2019.

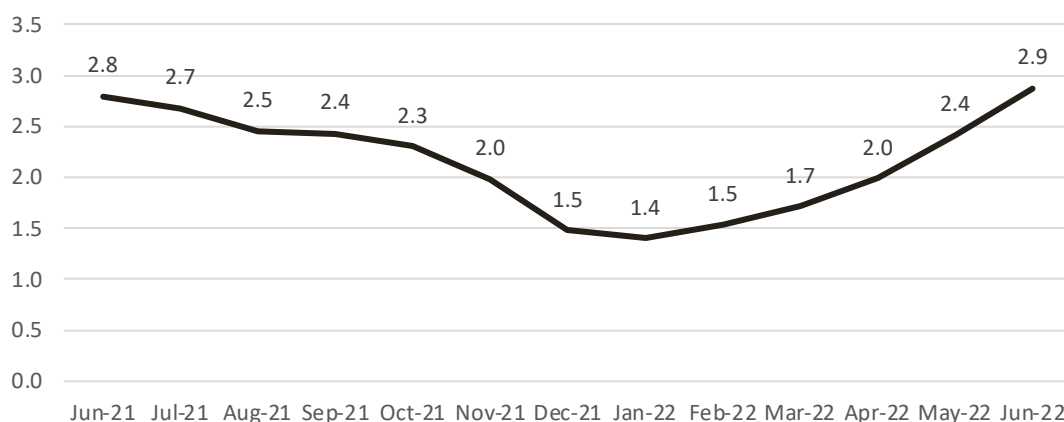
But the slight rise in inventory has helped to increase the absorption rate, the rate at which homes are selling in a given market, with Lower Fairfield County now seeing a 2.9 months supply of houses, up from 2.4 months in May. It's by no means a balanced market of 6 months of inventory, but buyers are getting a little more time to consider their options.

While the pace of sales has slowed, demand is still quite strong. There were 788 houses pending at the end of June, down from the same time last year but still an increase of 50% from June of 2019, our last pre-pandemic year. Sales of houses and condos in June were down significantly from June of 2021, but still about what we typically see this time of year. Competition for homes also continues to be intense. For June closings, buyers on average paid 106.4% of the list price, a record high, while the cumulative days on market for closings was just 47 days, a record low.

Not surprisingly, with the competition for homes, prices have continued to rise. The average house sale price in June was \$1.65M, up 10% year-over-year and a record high for the month.



**Absorption Rate for Houses - Lower Fairfield County\***

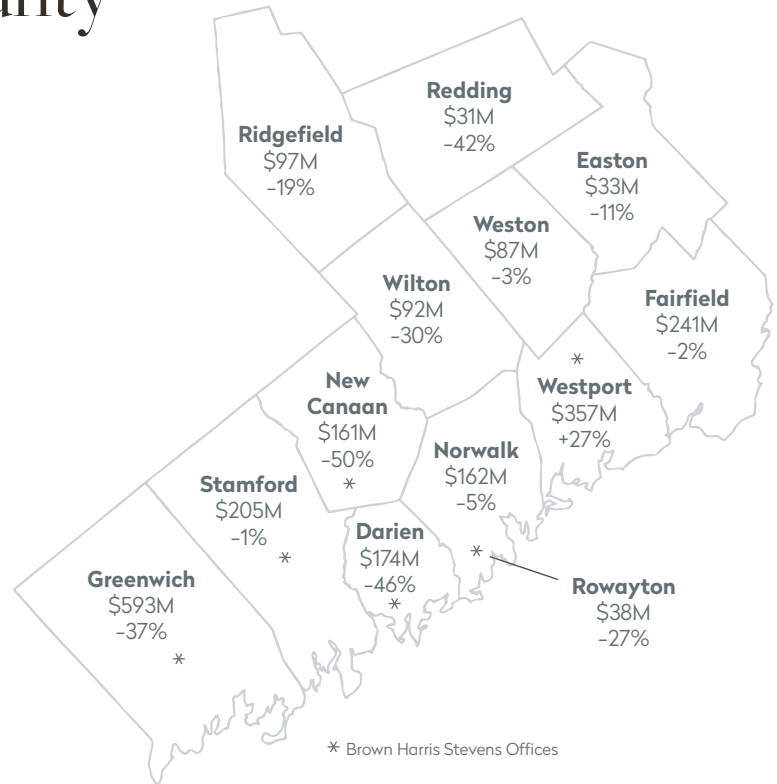


\*Based on inventory at the end of June and house sales in the previous 12 months.

# Lower Fairfield County

## Dollar Volume of House Sales Second Quarter 2022 vs. 2021

To the right is a look at the total dollar volume of house sales for each town for the second quarter of 2022 and the percentage change as it compares to the same time frame in 2021. Collectively, the dollar volume of closings in the second quarter for Lower Fairfield County was \$2.2 billion, a decrease of 24 percent vs. the second quarter of 2021.



### Town Comparison: Sold Houses – Second Quarter

Town	# of Closed Houses		% change	Average Closing Price		% change
	2022	2021		2022	2021	
Darien	89	167	-46.7%	\$1,949,981	\$1,913,186	+1.9%
Easton	36	44	-18.2%	\$925,211	\$851,973	+8.6%
Fairfield	206	254	-18.9%	\$1,172,256	\$974,086	+20.3%
All of Greenwich	189	311	-39.2%	\$3,138,944	\$3,033,717	+3.5%
New Canaan	74	153	-51.6%	\$2,173,081	\$2,104,390	+3.3%
Norwalk	196	214	-8.4%	\$824,069	\$796,370	+3.5%
Redding	30	63	-52.4%	\$1,047,183	\$860,610	+21.7%
Ridgefield	97	128	-24.2%	\$1,000,813	\$931,334	+7.5%
Rowayton*	24	30	-20%	\$1,594,212	\$1,734,375	-8.1%
Stamford	213	246	-13.4%	\$960,255	\$837,457	+14.7%
Weston	65	72	-9.7%	\$1,345,606	\$1,248,617	+7.8%
Westport	143	151	-5.3%	\$2,495,454	\$1,856,325	+34.4%
Wilton	76	122	-37.7%	\$1,208,208	\$1,071,466	+12.8%

\*Rowayton solds data also included in Norwalk.

# All of Greenwich Overview

There were 189 house closings across All of Greenwich (Greenwich, Cos Cob, Riverside, and Old Greenwich) in the second quarter, a drop of 39% from the same time last year but still the second-most number of closings for the time period since 2015. There were also 122 houses pending at the end of June with an average list price of \$3.7M. Low inventory continues to make for strong competition for available homes. In June, houses on average sold for 104% of the list price, a record high for the month, while the cumulative days on market for closings was just 62 days, down 46% year-over-year. Meanwhile, prices continue to rise. Sold houses in June had an average closing price of \$3.3M, the second-highest for the month in the past two decades.

## Single Family Houses

### Number of Solds Q2

2022 vs. 2021

↓ 39%

### Average Sold Price Q2

2022 vs. 2021

↑ 4%

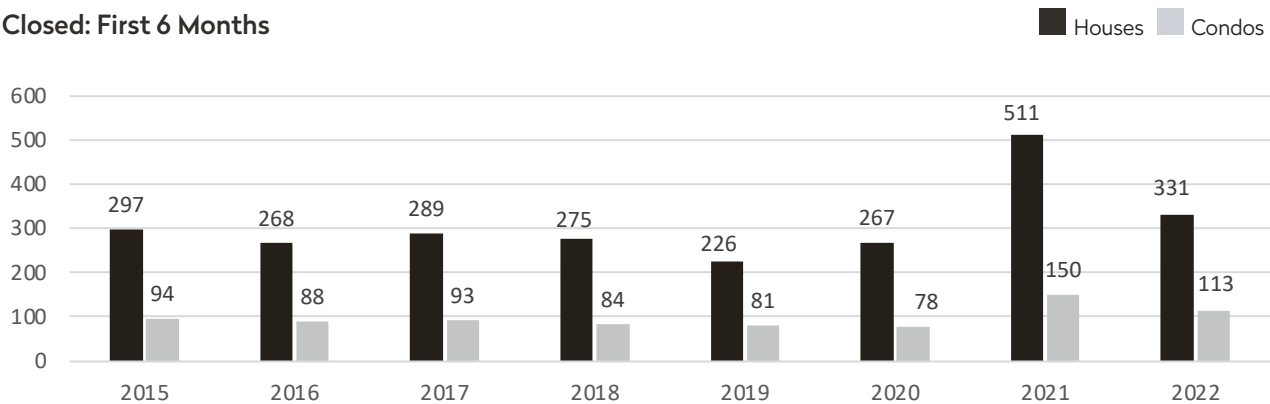
### June 30 Inventory vs. June 30, 2021

↓ 41%

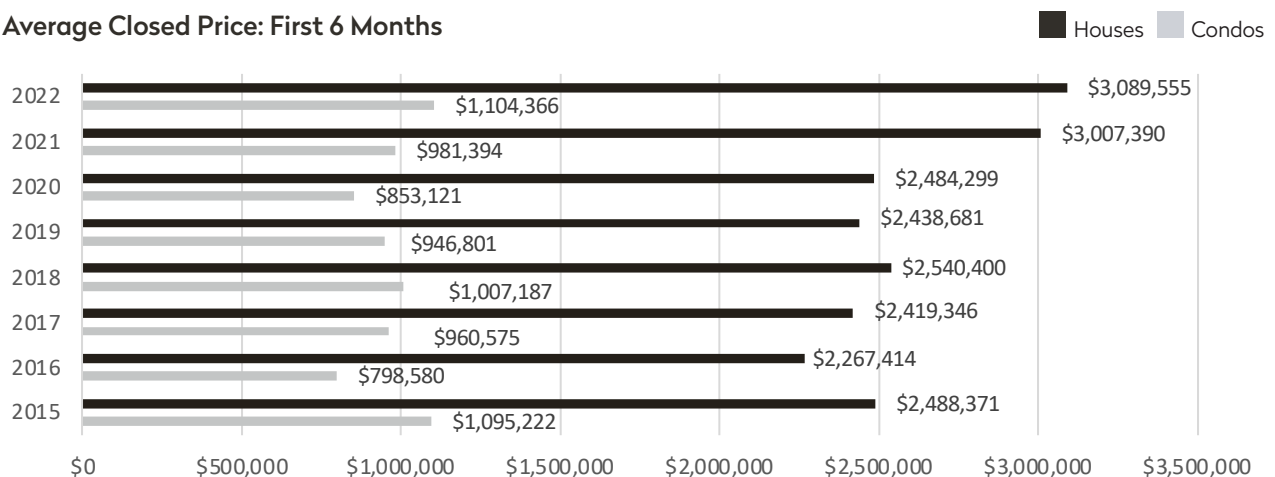
## Single Family Houses

	2022	2021	% CHANGE
Houses: Closings in Second Quarter	189	311	-39.2%
Houses: Average Closing Price Second Quarter	\$3,138,944	\$3,033,717	+3.5%
Houses: Closings First 6 Months	331	511	-35.2%
Houses: Average Closing Price First 6 Months	\$3,089,555	\$3,007,390	+2.7%
Houses: Pending on June 30th	122	172	-29.1%
Houses: Inventory on June 30th	232	390	-40.5%
Condos: Closings First 6 Months	113	150	-24.7%
Condos: Average Closing Price First 6 Months	\$1,104,366	\$981,394	+12.5%
Condos: Inventory on June 30th	64	101	-36.6%

## Closed: First 6 Months



## Average Closed Price: First 6 Months



# Greenwich Overview

There were 104 closed houses in Greenwich in the second quarter, a drop of 40% from the same time last year but still tied for the second most number of closings for the quarter since 2011. There were also 74 houses pending (properties with signed contracts yet to close) on June 30, a decrease from the same time a year ago but still above what Greenwich typically averaged pre-pandemic. Inventory remains extremely low, helping to fuel strong competition for available homes. In June, houses and condos in Greenwich on average sold for 103% and 105% of the list price, respectively, each a record-high for the month.

## Single Family Houses

	2022	2021	% CHANGE
Houses: Closings in Second Quarter	104	174	-40.2%
Houses: Average Closing Price Second Quarter	\$3,668,174	\$3,525,000	+4.1%
Houses: Closings First 6 Months	199	304	-34.5%
Houses: Average Closing Price First 6 Months	\$3,563,652	\$3,490,400	+2.1%
Houses: Pending on June 30th	74	98	-24.5%
Houses: Inventory on June 30th	170	277	-38.6%
Condos: Closings First 6 Months	87	109	-20.2%
Condos: Average Closing Price First 6 Months	\$1,206,894	\$1,088,794	+10.8%
Condos: Inventory on June 30th	44	80	-45%

## Single Family Houses

### Number of Solds Q2

2022 vs. 2021

↓ 40%

### Average Sold Price Q2

2022 vs. 2021

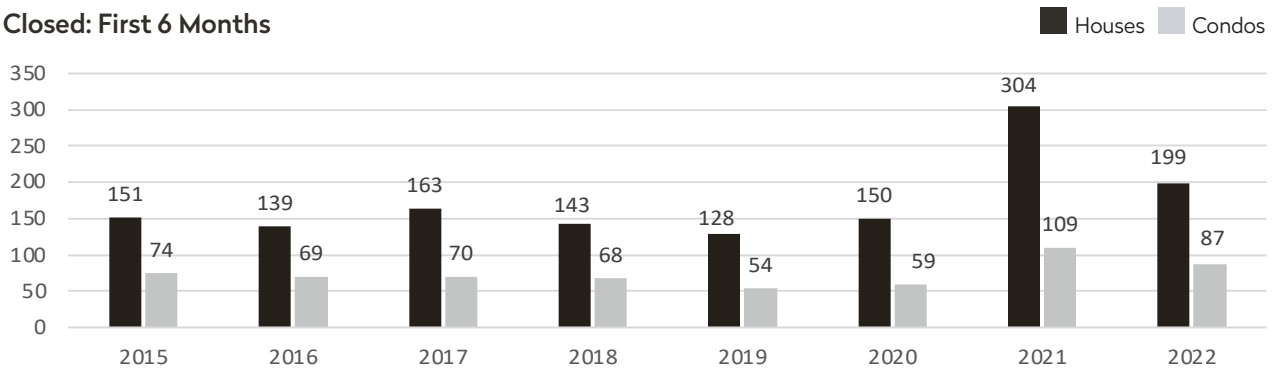
↑ 4%

### June 30 Inventory

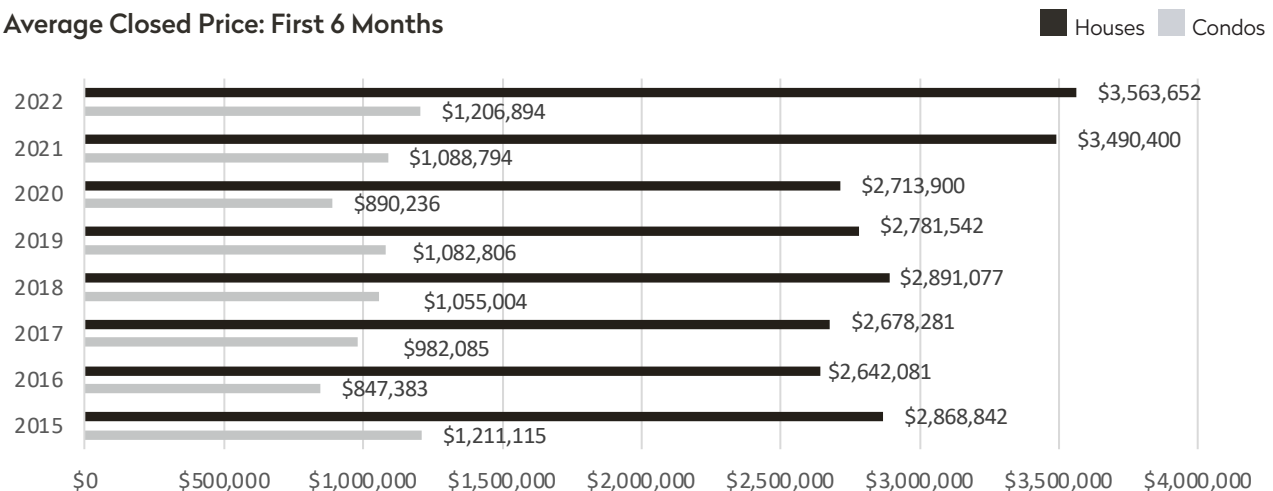
vs. June 30, 2021

↓ 39%

## Closed: First 6 Months



## Average Closed Price: First 6 Months



# Cos Cob Overview

Cos Cob had 29 house closings in the second quarter, tied for its second-most number of closings in the quarter since 2004. The average closing price rose to \$1.9M, an increase of 21% from the same time last year and the highest for any quarter in Cos Cob in the past two decades. Meanwhile, inventory has remained very tight. There were just 15 active houses in Cos Cob on June 30, 60% fewer available houses than a year ago. Reflecting the high demand and low inventory, the average cumulative days on the market for house closings in the second quarter was just 49 days, a decrease of 65% from the same time a year ago. Meanwhile, houses on average sold for 103.6% of the list price, the third-straight quarter this average has been at least 100%.

## Single Family Houses

### Number of Solds Q2

2022 vs. 2021

0%

### Average Sold Price Q2

2022 vs. 2021

↑ 21%

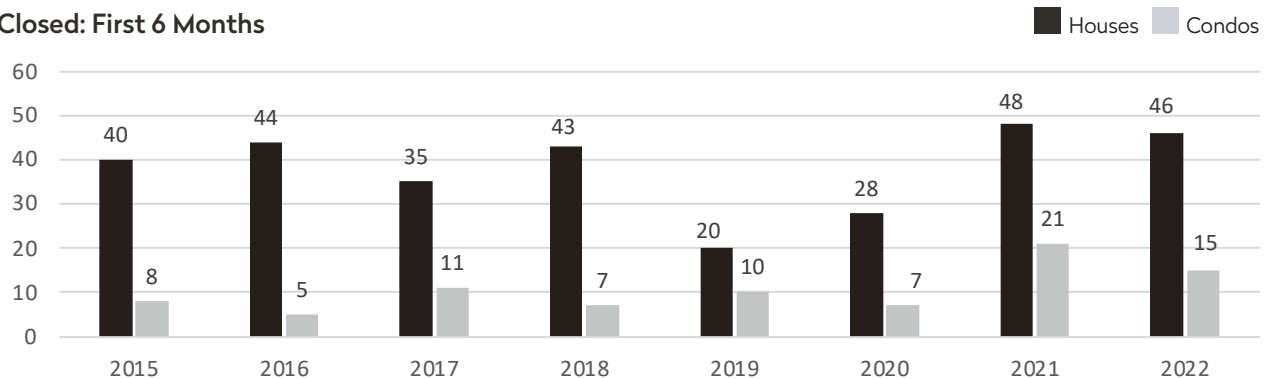
### June 30 Inventory vs. June 30, 2021

↓ 60%

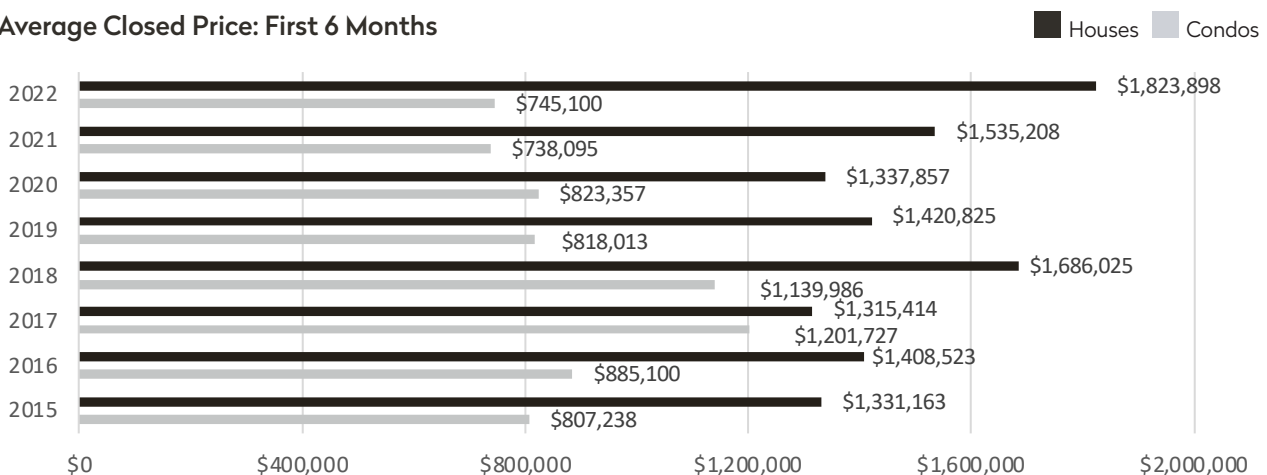
## Single Family Houses

	2022	2021	% CHANGE
Houses: Closings in Second Quarter	29	29	0%
Houses: Average Closing Price Second Quarter	\$1,916,311	\$1,587,655	+20.7%
Houses: Closings First 6 Months	46	48	-4.2%
Houses: Average Closing Price First 6 Months	\$1,823,898	\$1,535,208	+18.8%
Houses: Pending on June 30th	9	15	-40%
Houses: Inventory on June 30th	15	37	-59.5%
Condos: Closings First 6 Months	15	21	-28.6%
Condos: Average Closing Price First 6 Months	\$745,100	\$738,095	+0.9%
Condos: Inventory on June 30th	16	7	+128.6%

## Closed: First 6 Months



## Average Closed Price: First 6 Months



# Riverside Overview

There were 33 house closings in Riverside in the second quarter, a drop of 43% from the same time last year. Meanwhile, twenty houses were pending (properties with signed contracts yet to close) on June 30, also a decrease from a year ago. But while the pace of sales has slowed, inventory remains extremely low, and the most recent closed properties reflect continued strong competition for available homes. In June, houses in Riverside on average sold for 111% of the list price, a record high for the month, while the cumulative days on market for closings was just 71 days, down 15% year-over-year.

## Single Family Houses

### Number of Solds Q2

2022 vs. 2021

↓ 43%

### Average Sold Price Q2

2022 vs. 2021

↓ 2%

### June 30 Inventory

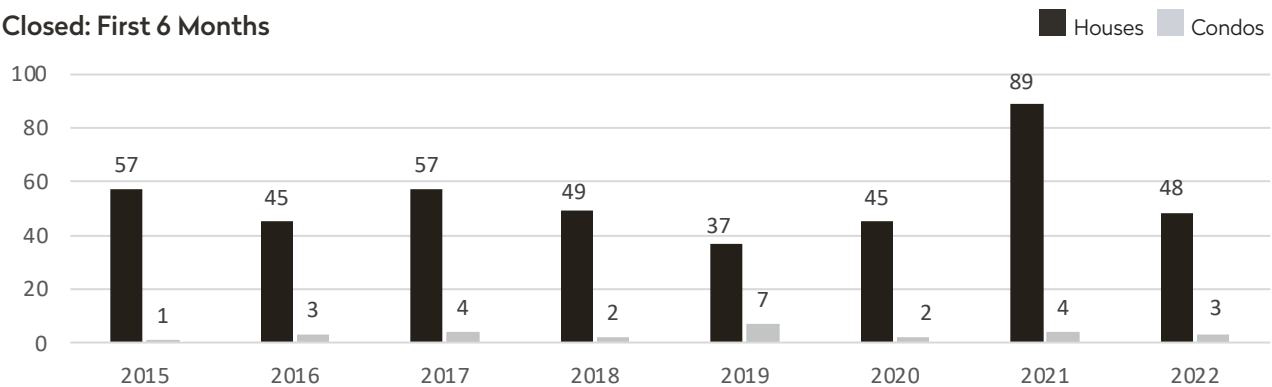
vs. June 30, 2021

↓ 32%

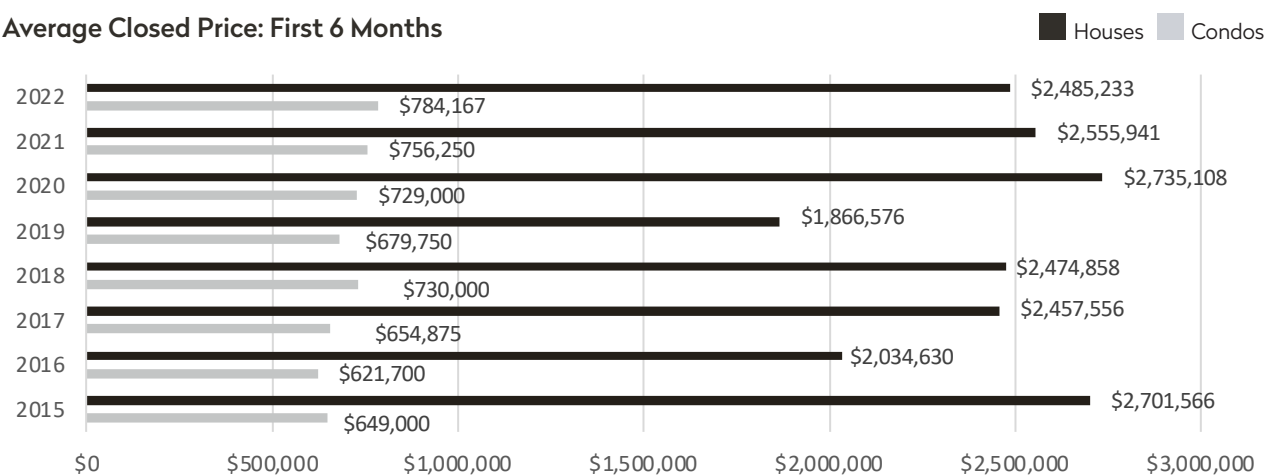
## Single Family Houses

	2022	2021	% CHANGE
Houses: Closings in Second Quarter	33	58	-43.1%
Houses: Average Closing Price Second Quarter	\$2,619,596	\$2,658,974	-1.5%
Houses: Closings First 6 Months	48	89	-46.1%
Houses: Average Closing Price First 6 Months	\$2,485,233	\$2,555,941	-2.8%
Houses: Pending on June 30th	20	27	-25.9%
Houses: Inventory on June 30th	25	37	-32.4%
Condos: Closings First 6 Months	3	4	-25%
Condos: Average Closing Price First 6 Months	\$784,167	\$756,250	+3.7%
Condos: Inventory on June 30th	1	5	-80%

## Closed: First 6 Months



## Average Closed Price: First 6 Months



# Old Greenwich Overview

There were 23 house closings in Old Greenwich in the second quarter, a drop of 54% from the same time last year. Meanwhile, 19 houses were pending (properties with signed contracts yet to close) on June 30, also a decrease year-over-year. But while the pace of sales has slowed, inventory remains extremely low, and closed properties reflect continued strong competition for available homes. In the second quarter, houses on average sold for 103% of the list price, a record high for a quarter in Old Greenwich. Prices also continue to rise. Sold houses in the second quarter had an average closing price of \$3.03M, up 17% from the same time last year.

## Single Family Houses

	2022	2021	% CHANGE
Houses: Closings in Second Quarter	23	50	-54%
Houses: Average Closing Price Second Quarter	\$3,032,636	\$2,597,471	+16.8%
Houses: Closings First 6 Months	38	70	-45.7%
Houses: Average Closing Price First 6 Months	\$2,902,253	\$2,493,225	+16.4%
Houses: Pending on June 30th	19	32	-40.6%
Houses: Inventory on June 30th	22	39	-43.6%
Condos: Closings First 6 Months	8	16	-50%
Condos: Average Closing Price First 6 Months	\$783,078	\$625,344	+25.2%
Condos: Inventory on June 30th	3	9	-66.7%

## Single Family Houses

### Number of Solds Q2

2022 vs. 2021

↓ 54%

### Average Sold Price Q2

2022 vs. 2021

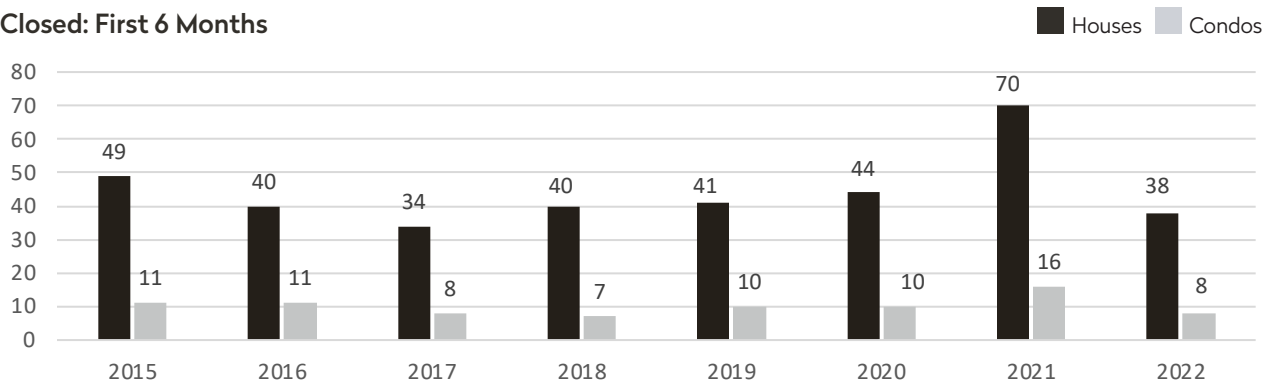
↑ 17%

### June 30 Inventory

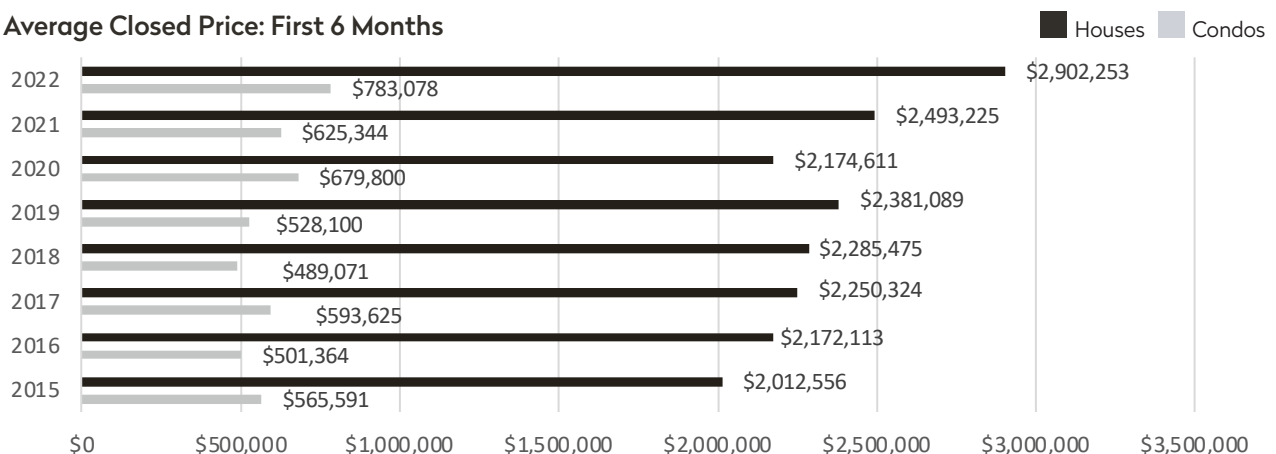
vs. June 30, 2021

↓ 44%

## Closed: First 6 Months



## Average Closed Price: First 6 Months





# Stamford Overview

There were a combined 398 house and condo closings in Stamford in the second quarter, a drop of 22% from the same time last year. Meanwhile, 181 houses and condos were pending (properties with signed contracts yet to close) on June 30, also a decrease year-over-year. But while the pace of sales has slowed somewhat in Stamford, inventory remains extremely low, and the most recent closed properties reflect continued strong competition for available homes. In June, houses on average sold for 106% of the list price, a record high for the month, while the cumulative days on market for closings was just 36 days, down 52% year-over-year. Stamford's sold houses in the second quarter had an average closing price of \$1.04M, up 19% from last year.

## Single Family Houses

	2022	2021	% CHANGE
Houses: Closings in Second Quarter	213	246	-13.4%
Houses: Average Closing Price Second Quarter	\$960,255	\$837,457	+14.7%
Houses: Closings First 6 Months	367	456	-19.5%
Houses: Average Closing Price First 6 Months	\$892,638	\$822,935	+8.5%
Houses: Pending on June 30th	101	158	-36.1%
Houses: Inventory on June 30th	192	245	-21.6%
Condos: Closings First 6 Months	395	459	-13.9%
Condos: Average Closing Price First 6 Months	\$367,068	\$358,956	+2.3%
Condos: Inventory on June 30th	145	242	-40.1%

## Single Family Houses

### Number of Solds Q2

2022 vs. 2021

↓ 13%

### Average Sold Price Q2

2022 vs. 2021

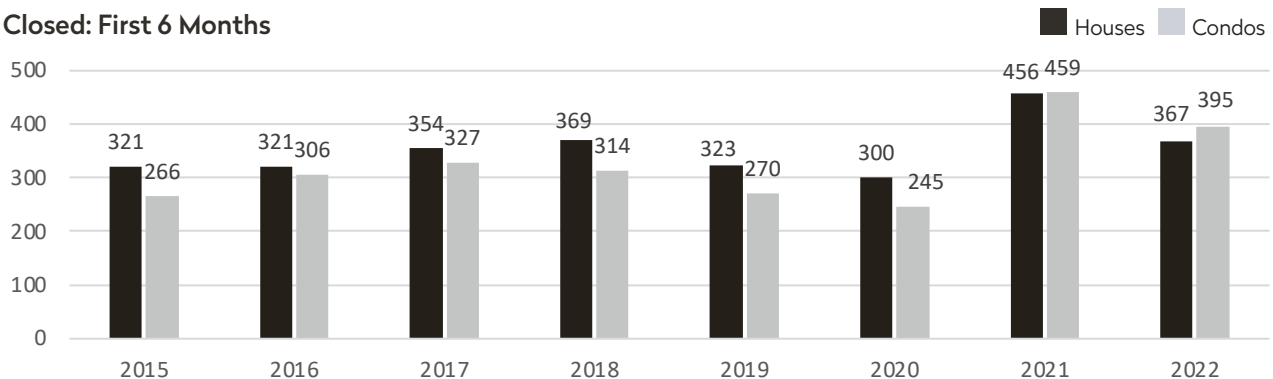
↑ 15%

### June 30 Inventory

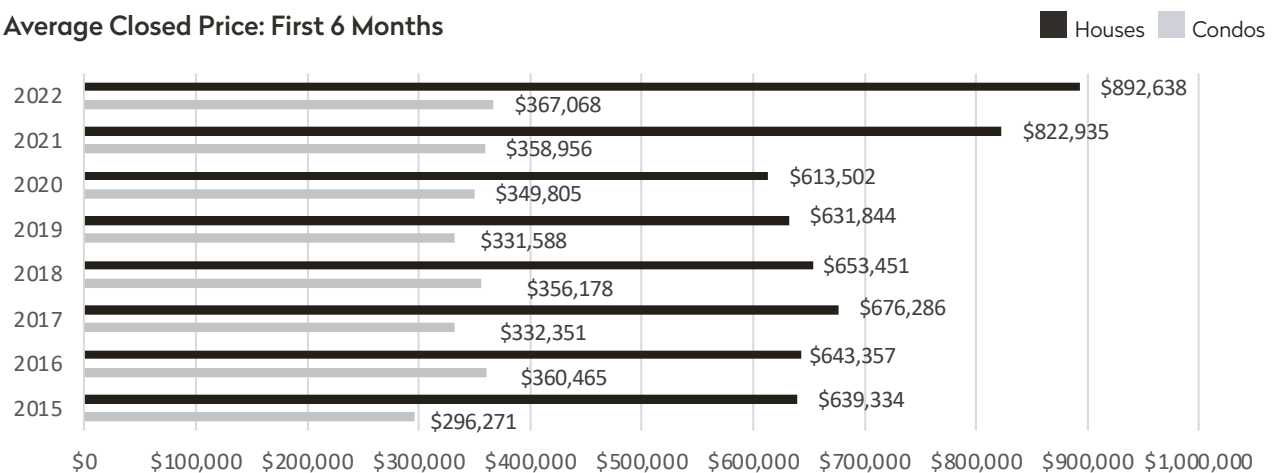
vs. June 30, 2021

↓ 22%

## Closed: First 6 Months



## Average Closed Price: First 6 Months



# Darien Overview

There were 89 house closings in Darien in the second quarter, a drop of 47% from the same time last year. Meanwhile, there were 54 houses pending (properties with signed contracts yet to close) on June 30, also a decrease from a year ago. But while the pace of sales has slowed, inventory remains low, and recent closings reflect continued strong competition for available homes. In June, houses in Darien on average sold for 109% of the list price, a record high for the month, while the cumulative days on market for closings was just 21 days, down 75% year-over-year. Prices also continue to rise. Sold houses in the second quarter had an average closing price of \$1.95M, the highest for the quarter in the past two decades.

## Single Family Houses

### Number of Solds Q2

2022 vs. 2021

↓ 47%

### Average Sold Price Q2

2022 vs. 2021

↑ 2%

### June 30 Inventory

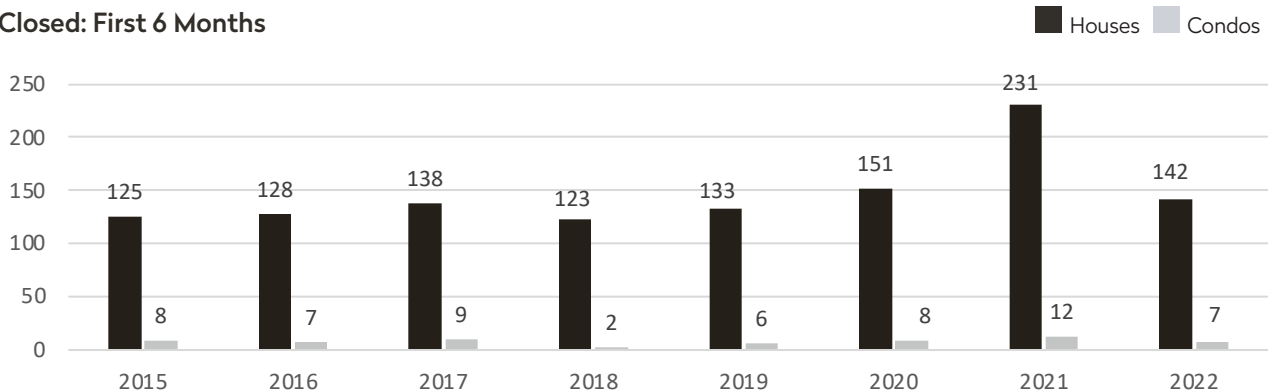
vs. June 30, 2021

↓ 3%

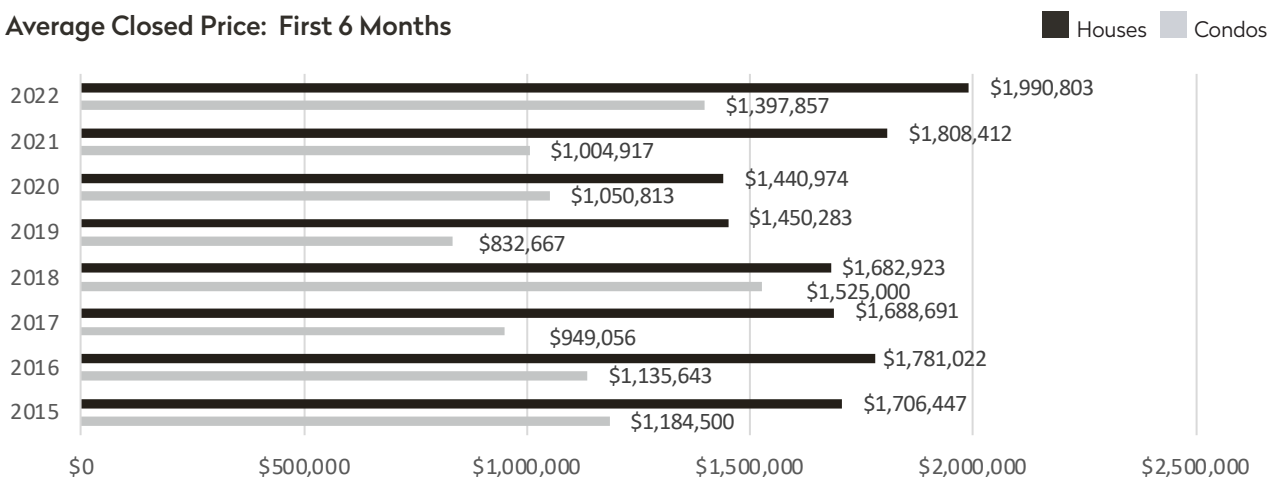
## Single Family Houses

	2022	2021	% CHANGE
Houses: Closings in Second Quarter	89	167	-46.7%
Houses: Average Closing Price Second Quarter	\$1,949,981	\$1,913,186	+1.9%
Houses: Closings First 6 Months	142	231	-38.5%
Houses: Average Closing Price First 6 Months	\$1,990,803	\$1,808,412	+10.1%
Houses: Pending on June 30th	54	94	-42.6%
Houses: Inventory on June 30th	72	74	-2.7%
Condos: Closings First 6 Months	7	12	-41.7%
Condos: Average Closing Price First 6 Months	\$1,397,857	\$1,004,917	+39.1%
Condos: Inventory on June 30th	3	2	+50%

## Closed: First 6 Months



## Average Closed Price: First 6 Months



# New Canaan Overview

There were 74 house closings in New Canaan in the second quarter, a drop of 52% from the same time last year. Meanwhile, there were 49 houses pending (properties with signed contracts yet to close) on June 30, also a decrease from a year ago. But while the pace of sales has slowed, inventory remains extremely low, and recent closed properties reflect continued strong competition for available homes. In the second quarter, houses on average sold for 105% of the list price, a record high for any quarter in New Canaan, while the cumulative days on market for closings was a record-low 52 days and down 29% year-over-year. Prices also continue to rise. Sold houses in the second quarter had an average closing price of \$2.2M, the highest for the quarter in since 2008.

## Single Family Houses

	2022	2021	% CHANGE
Houses: Closings in Second Quarter	74	153	-51.6%
Houses: Average Closing Price Second Quarter	\$2,173,081	\$2,104,390	+3.3%
Houses: Closings First 6 Months	128	236	-45.8%
Houses: Average Closing Price First 6 Months	\$2,071,308	\$2,002,357	+3.4%
Houses: Pending on June 30th	49	89	-44.9%
Houses: Inventory on June 30th	98	131	-25.2%
Condos: Closings First 6 Months	32	37	-13.5%
Condos: Average Closing Price First 6 Months	\$1,117,438	\$913,460	+22.3%
Condos: Inventory on June 30th	34	57	-40.4%

## Single Family Houses

### Number of Solds Q2

2022 vs. 2021

↑ 52%

### Average Sold Price Q2

2022 vs. 2021

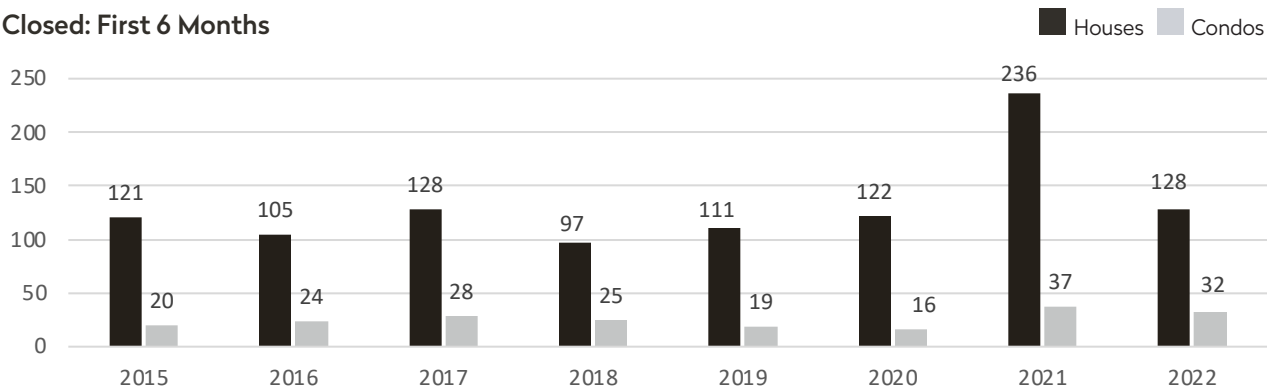
↑ 3%

### June 30 Inventory

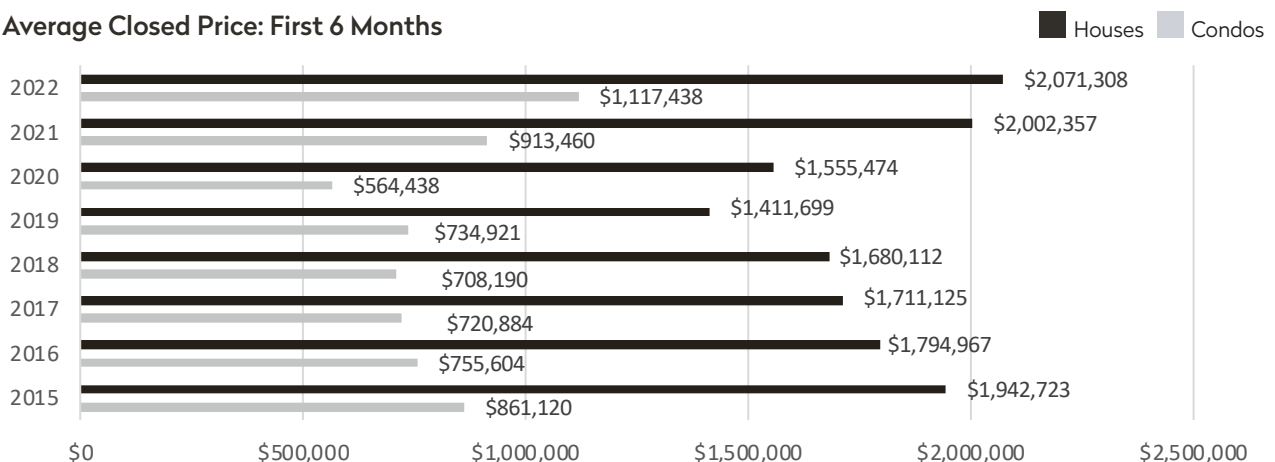
vs. June 30, 2021

↓ 25%

## Closed: First 6 Months



## Average Closed Price: First 6 Months



# Norwalk Overview

Sold houses in Norwalk in the second quarter had an average closing price of \$824K, the highest for any quarter in Norwalk in the past two decades. Pending (properties with signed contracts yet to close) were another indication of the city's strong market. There were 119 pending houses at the end of June, equal to the number at the same time last year. Meanwhile, inventory remains extremely low, helping to fuel strong competition for available homes. In the second quarter, houses on average sold for 106% of the list price, a record-high for a quarter in Norwalk, while the cumulative days on market for closings was just 41 days.

## Single Family Houses

	2022	2021	% CHANGE
Houses: Closings in Second Quarter	196	214	-8.4%
Houses: Average Closing Price Second Quarter	\$824,069	\$796,370	+3.5%
Houses: Closings First 6 Months	320	375	-14.7%
Houses: Average Closing Price First 6 Months	\$777,120	\$753,289	+3.2%
Houses: Pending on June 30th	119	119	0%
Houses: Inventory on June 30th	166	202	-17.8%
Condos: Closings First 6 Months	196	250	-21.6%
Condos: Average Closing Price First 6 Months	\$367,157	\$344,145	+6.7%
Condos: Inventory on June 30th	86	128	-32.8%

## Single Family Houses

### Number of Solds Q2

2022 vs. 2021

↓ 8%

### Average Sold Price Q2

2022 vs. 2021

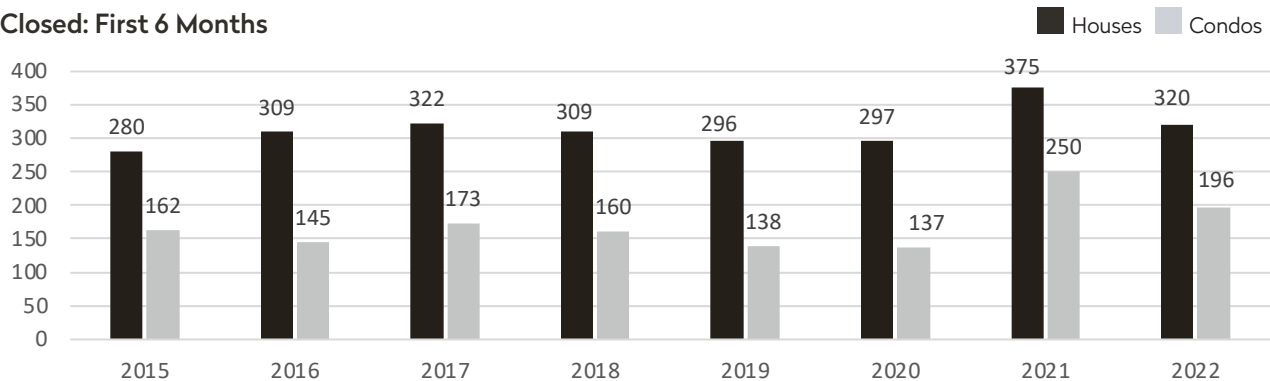
↑ 4%

### June 30 Inventory

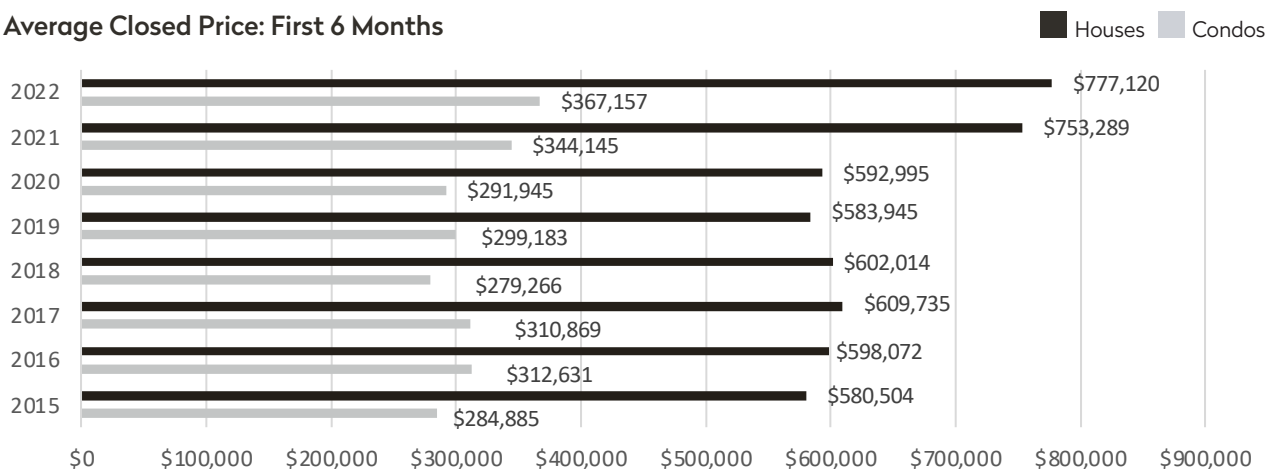
vs. June 30, 2021

↓ 22%

## Closed: First 6 Months



## Average Closed Price: First 6 Months





# Rowayton Overview

There were 24 house closings in Rowayton in the second quarter, a drop of 20% from the same time last year. But while the pace of sales has slowed of late, inventory remains extremely low, helping to fuel strong competition for available homes. In the quarter, houses in Rowayton on average sold for 106.2% of the list price, a record high for any month, while the cumulative days on market for closings was just 22 days, down 76% year-over-year.

Sold houses in the second quarter had an average closing price per square foot of \$602, up 17% from the same time last year.

## Single Family Houses

	2022	2021	% CHANGE
Houses: Closings in Second Quarter	24	30	-20%
Houses: Average Closing Price Second Quarter	\$1,594,212	\$1,734,375	-8.1%
Houses: Closings First 6 Months	34	50	-32%
Houses: Average Closing Price First 6 Months	\$1,501,914	\$1,647,768	-8.9%
Houses: Pending on June 30th	14	16	-12.5%
Houses: Inventory on June 30th	23	21	+9.5%
Condos: Closings First 6 Months	1	4	-75%
Condos: Average Closing Price First 6 Months	\$2,500,000	\$2,132,000	+17.3%
Condos: Inventory on June 30th	1	2	-50%

## Single Family Houses

### Number of Solds Q2

2022 vs. 2021

↓ 20%

### Average Sold Price Q2

2022 vs. 2021

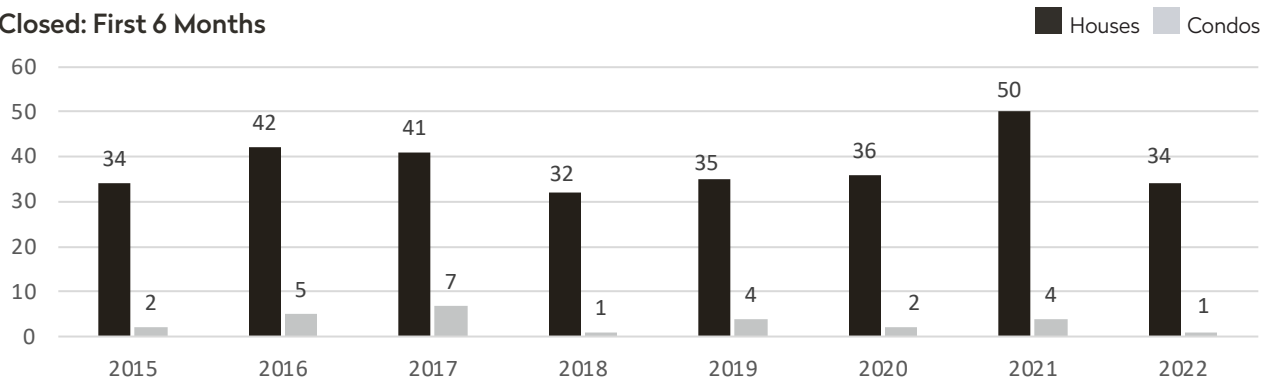
↓ 8%

### June 30 Inventory

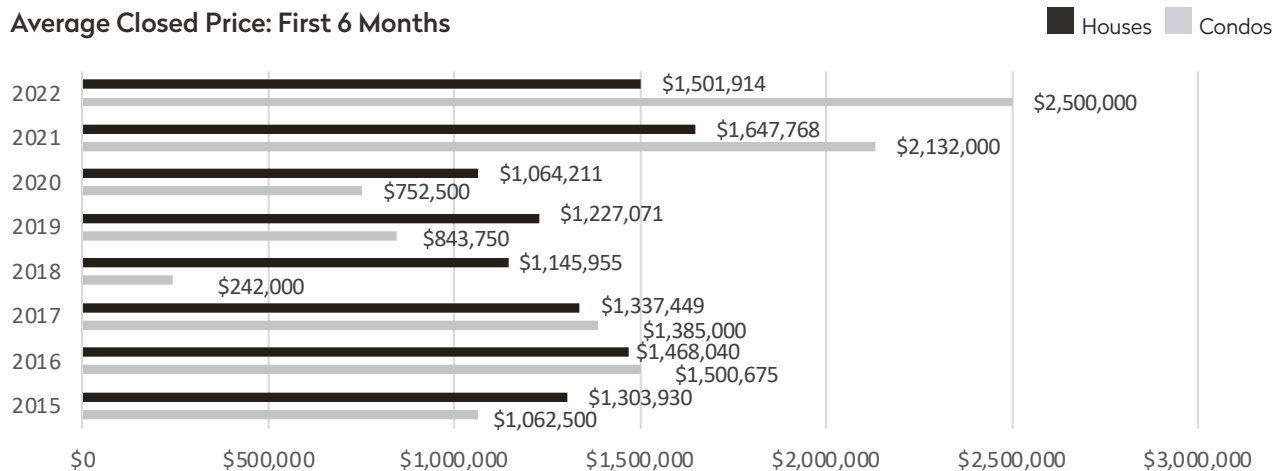
vs. June 30, 2021

↑ 10%

## Closed: First 6 Months



## Average Closed Price: First 6 Months



# Wilton Overview

There were 76 house closings in Wilton in the second quarter, a drop of 38% from the same time last year. Meanwhile, there were 37 houses pending (properties with signed contracts yet to close) on June 30, also a significant decrease from a year ago. But while the pace of sales has slowed, inventory remains extremely low, and the most recent closed properties reflect continued strong competition for available homes. In June, houses in Wilton on average sold for 111% of the list price, a record high for the month. Prices also continue to rise. Sold houses in the second quarter had an average closing price of \$1.2M, up 13% for any quarter in Wilton.

## Single Family Houses

	2022	2021	% CHANGE
Houses: Closings in Second Quarter	76	122	-37.7%
Houses: Average Closing Price Second Quarter	\$1,208,208	\$1,071,466	+12.8%
Houses: Closings First 6 Months	121	185	-34.6%
Houses: Average Closing Price First 6 Months	\$1,197,540	\$1,025,315	+16.8%
Houses: Pending on June 30th	37	66	-43.9%
Houses: Inventory on June 30th	65	94	-30.9%
Condos: Closings First 6 Months	22	17	+29.4%
Condos: Average Closing Price First 6 Months	\$486,591	\$447,000	+8.9%
Condos: Inventory on June 30th	6	6	0%

## Single Family Houses

### Number of Solds Q2

2022 vs. 2021

↓ 38%

### Average Sold Price Q2

2022 vs. 2021

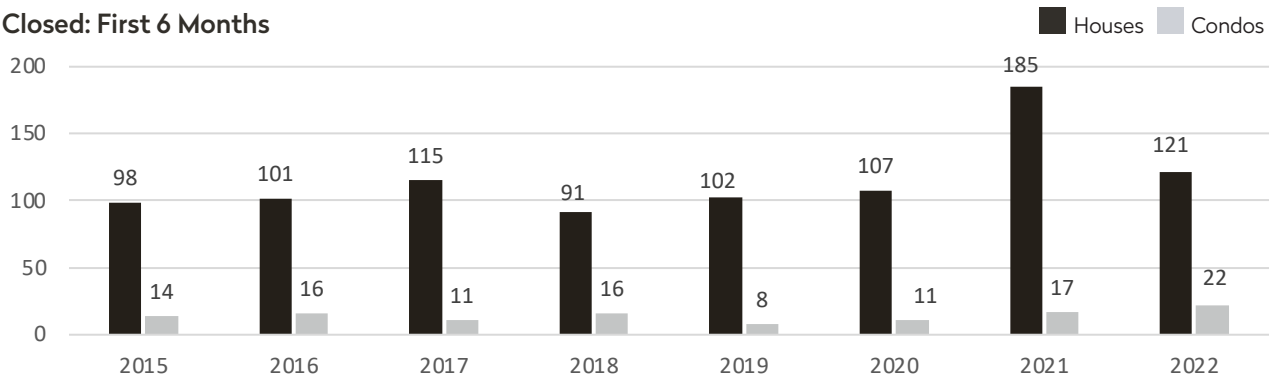
↑ 13%

### June 30 Inventory

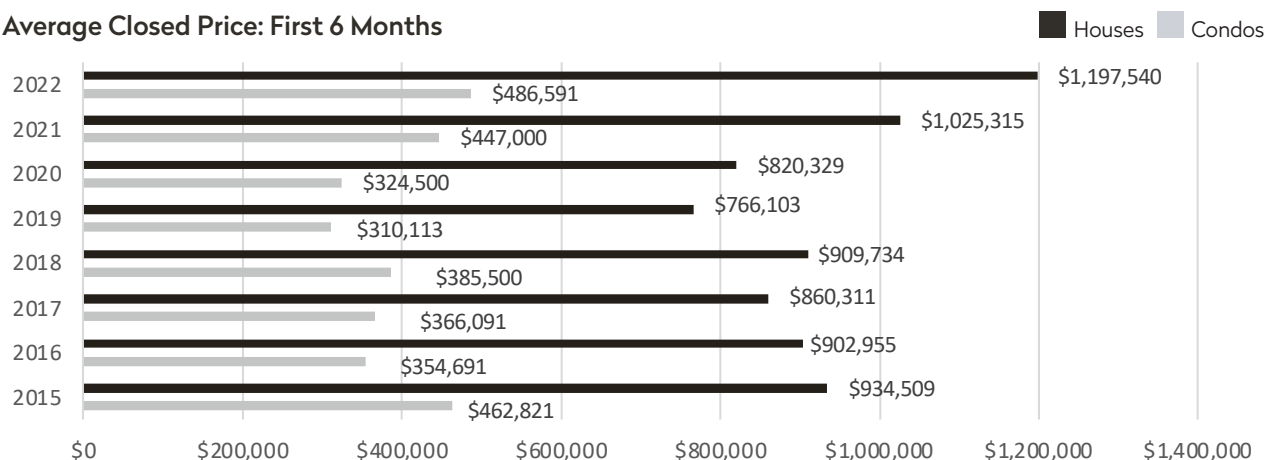
vs. June 30, 2021

↓ 31%

## Closed: First 6 Months



## Average Closed Price: First 6 Months



# Westport Overview

There were 143 house closings in Westport in the second quarter, a drop of 5% from the same time last year but still the second most number of closings for the quarter since 2007. There were also 88 houses pending at the end of June, a high number for Westport by historical measure, including two with a list price over \$10M.

Strong demand and low inventory has created strong competition for available homes. In June, houses on average sold for 108% of the list price, a record high for the month. Westport's sold houses in June had an average closing price of \$2.7M, up 34% from the same time last year and also a record for the month.

## Single Family Houses

	2022	2021	% CHANGE
Houses: Closings in Second Quarter	143	151	-5.3%
Houses: Average Closing Price Second Quarter	\$2,495,454	\$1,856,325	+34.4%
Houses: Closings First 6 Months	230	266	-13.5%
Houses: Average Closing Price First 6 Months	\$2,414,235	\$1,849,853	+30.5%
Houses: Pending on June 30th	88	115	-23.5%
Houses: Inventory on June 30th	124	198	-37.4%
Condos: Closings First 6 Months	15	28	-46.4%
Condos: Average Closing Price First 6 Months	\$846,867	\$625,288	+35.4%
Condos: Inventory on June 30th	43	15	+186.7%

## Single Family Houses

### Number of Solds Q2

2022 vs. 2021

↓ 5%

### Average Sold Price Q2

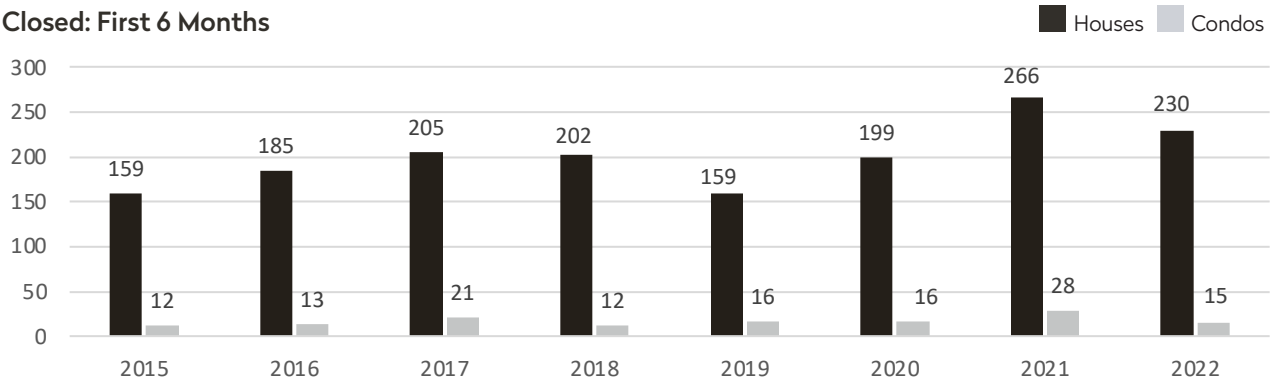
2022 vs. 2021

↑ 34%

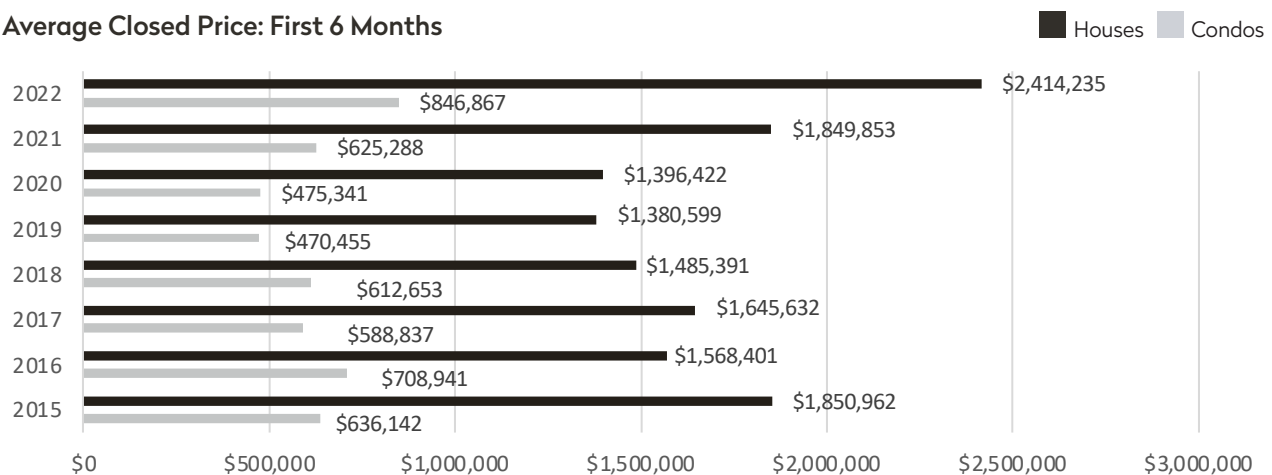
### June 30 Inventory vs. June 30, 2021

↓ 37%

## Closed: First 6 Months



## Average Closed Price: First 6 Months



# Weston Overview

There were 65 house closings in the second quarter, a drop of 10% from the same time last year but still the second-highest total since 2002. Thirty-five houses were pending (properties with signed contracts yet to close) on June 30, similar to what we had at the same time last year. The pending houses had an average list price of \$1.57M.

Inventory remains very low, contributing to continued strong competition for available homes. In June, houses in Weston on average sold for 108% of the list price, a record high for the month. Sold houses in the second quarter had an average closing price of \$1.35M, up 8% from last year and the highest for the quarter in Weston since 2008.

## Single Family Houses

	2022	2021	% CHANGE
Houses: Closings in Second Quarter	65	72	-9.7%
Houses: Average Closing Price Second Quarter	\$1,345,606	\$1,248,617	+7.8%
Houses: Closings First 6 Months	99	119	-16.8%
Houses: Average Closing Price First 6 Months	\$1,308,764	\$1,195,349	+9.5%
Houses: Pending on June 30th	35	37	-5.4%
Houses: Inventory on June 30th	51	69	-26.1%

## Single Family Houses

### Number of Solds Q2

2022 vs. 2021

↓ 10%

### Average Sold Price Q2

2022 vs. 2021

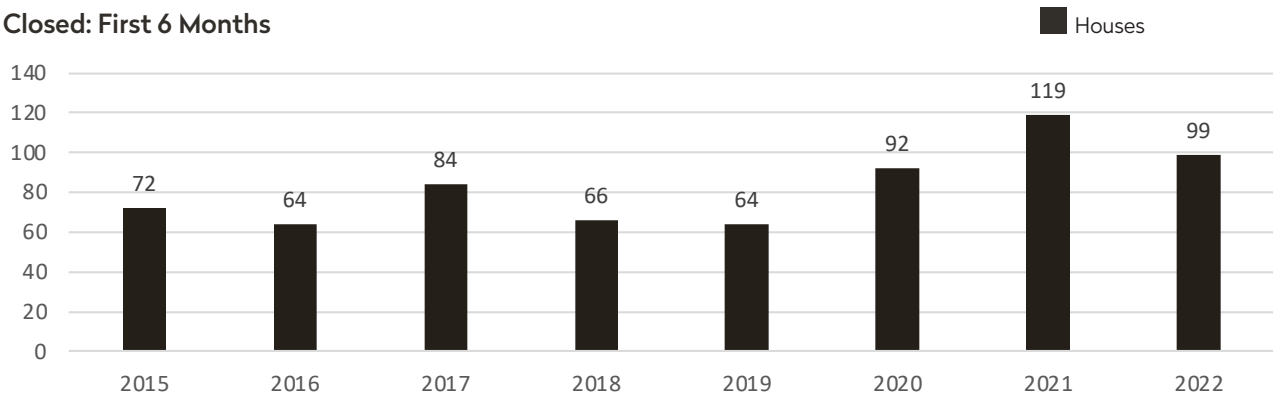
↑ 8%

### June 30 Inventory

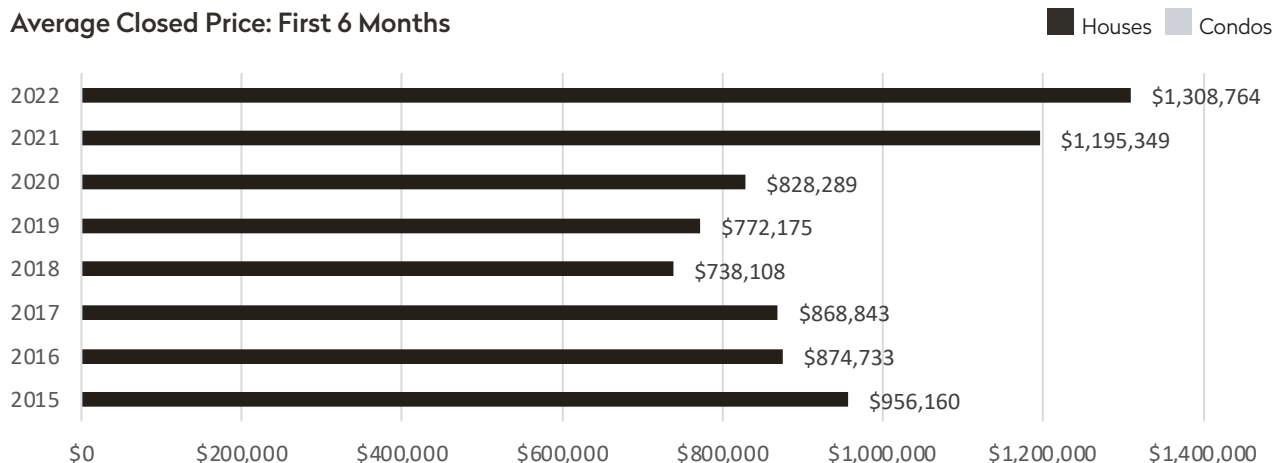
vs. June 30, 2021

↓ 26%

## Closed: First 6 Months



## Average Closed Price: First 6 Months





# Fairfield Overview

There were 206 closed houses in Fairfield in the second quarter, a drop of 19% from the same time last year. Meanwhile, there were 92 houses pending (properties with signed contracts yet to close) on June 30, also a decrease from the same time a year ago. But while the pace of sales has slowed, inventory remains very low, and the most recent closed properties in Fairfield reflect continued strong competition for available homes. In June, houses on average sold for 105% of the list price, a record-high for the month, while the cumulative days on market for closings was 51 days, down 34% year-over-year.

## Single Family Houses

### Number of Solds Q2

2022 vs. 2021

↓ 19%

### Average Sold Price Q2

2022 vs. 2021

↑ 20%

### June 30 Inventory

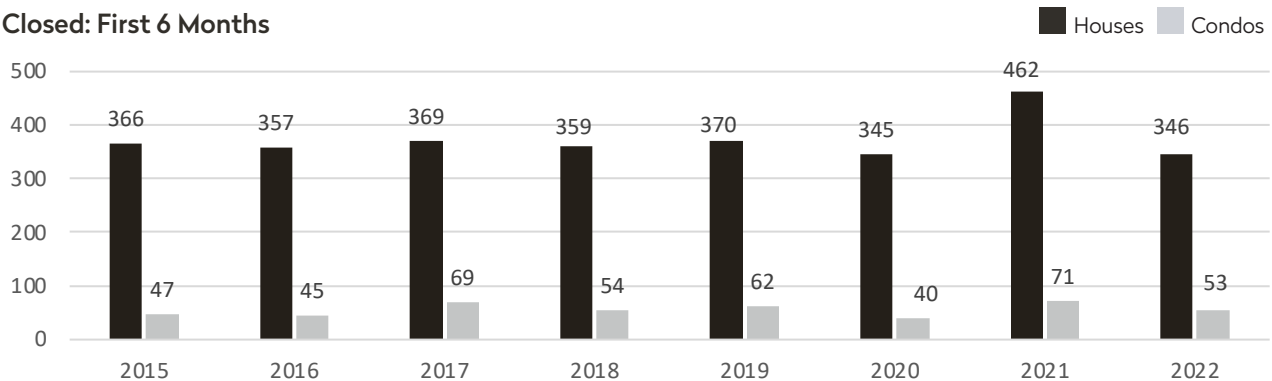
vs. June 30, 2021

↓ 12%

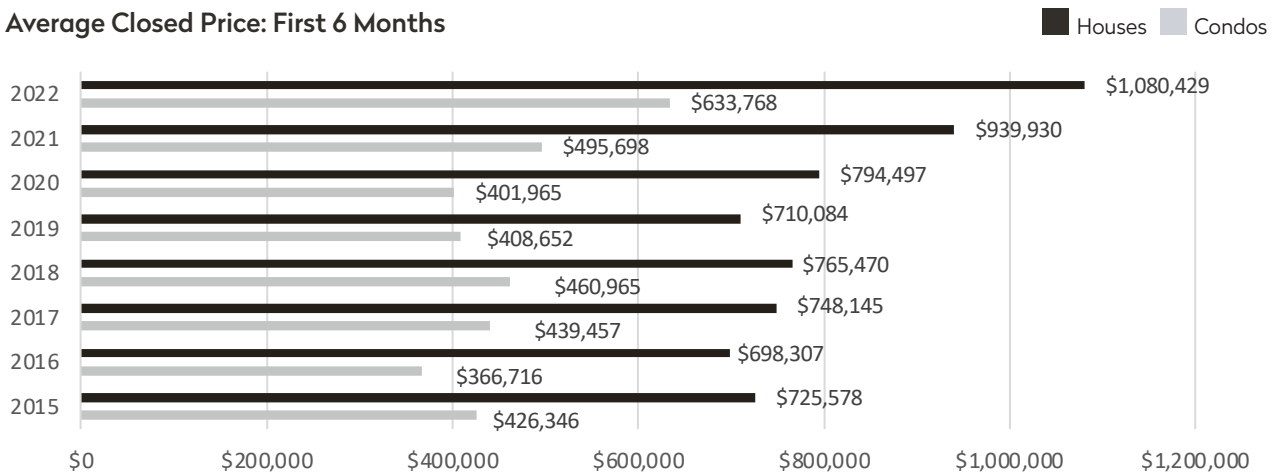
## Single Family Houses

	2022	2021	% CHANGE
Houses: Closings in Second Quarter	206	254	-18.9%
Houses: Average Closing Price Second Quarter	\$1,172,256	\$974,086	+20.3%
Houses: Closings First 6 Months	346	462	-25.1%
Houses: Average Closing Price First 6 Months	\$1,080,429	\$939,930	+14.9%
Houses: Pending on June 30th	92	123	-25.2%
Houses: Inventory on June 30th	200	227	-11.9%
Condos: Closings First 6 Months	53	71	-25.4%
Condos: Average Closing Price First 6 Months	\$633,768	\$495,698	+27.9%
Condos: Inventory on June 30th	29	26	+11.5%

## Closed: First 6 Months



## Average Closed Price: First 6 Months



# Ridgefield Overview

There were 97 house closings in Ridgefield in the second quarter, a drop of 24% from the same time last year. Meanwhile, 63 houses were pending (properties with signed contracts yet to close) on June 30, also a decrease from a year ago. But while the pace of sales has slowed slightly, inventory remains extremely low, helping maintain strong competition for available homes. In June, houses in Redding on average sold for 105.6% of the list price, a record high for the month, while the cumulative days on market for closings was 33 days, down 32% year-over-year. Prices also continue to rise. Sold houses in the second quarter had an average closing price of \$1M, a record high for the quarter.

## Single Family Houses

### Number of Solds Q2

2022 vs. 2021

↓ 24%

### Average Sold Price Q2

2022 vs. 2021

↑ 8%

### June 30 Inventory

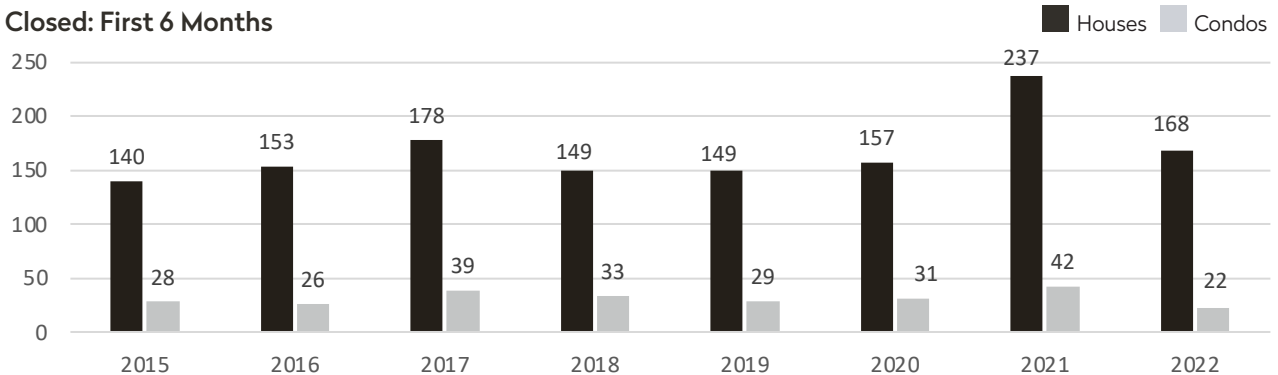
vs. June 30, 2021

↓ 19%

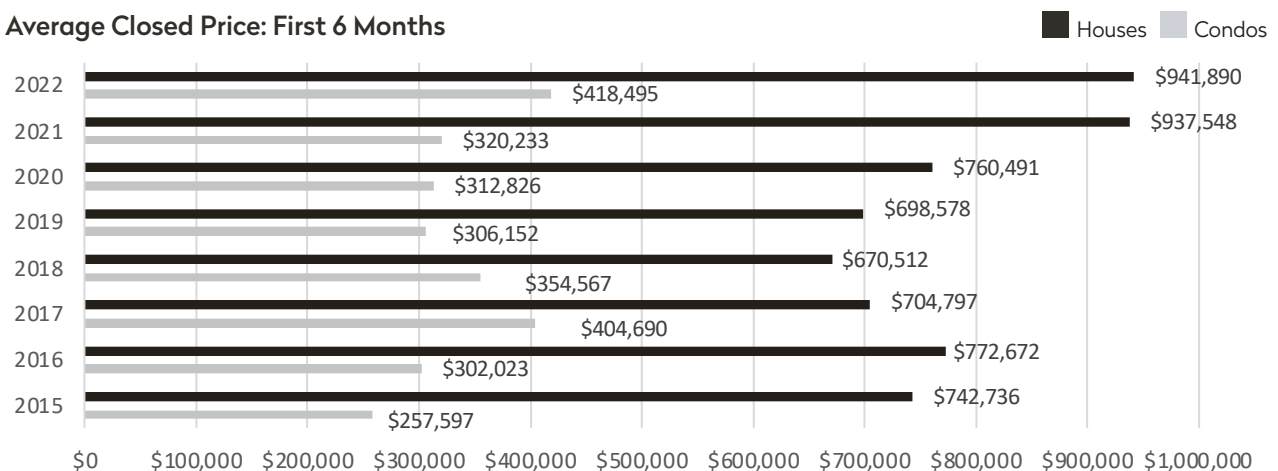
## Single Family Houses

	2022	2021	% CHANGE
Houses: Closings in Second Quarter	97	128	-24.2%
Houses: Average Closing Price Second Quarter	\$1,000,813	\$931,334	+7.5%
Houses: Closings First 6 Months	168	237	-29.1%
Houses: Average Closing Price First 6 Months	\$941,890	\$937,548	+0.5%
Houses: Pending on June 30th	63	82	-23.2%
Houses: Inventory on June 30th	93	115	-19.1%
Condos: Closings First 6 Months	22	42	-47.6%
Condos: Average Closing Price First 6 Months	\$418,495	\$320,233	+30.7%
Condos: Inventory on June 30th	11	10	+10%

## Closed: First 6 Months



## Average Closed Price: First 6 Months



# Redding Overview

There were 30 house closings in Redding in the second quarter, a drop of 52% from the same time last year. Meanwhile, 20 houses were pending (properties with signed contracts yet to close) on June 30, also a decrease from a year ago. But while the pace of sales has slowed slightly, inventory remains extremely low, and the most recent closed properties reflect continued strong competition for available homes. In June, houses in Redding on average sold for 106.1% of the list price, a record high for the month, while the cumulative days on market for closings was just 37 days, down 19% year-over-year.

Prices continue to rise. Sold houses in the second quarter had an average closing price of \$1.05M, up 22% from last year and a record-high for the quarter.

## Single Family Houses

### Number of Solds Q2

2022 vs. 2021

↓ 52%

### Average Sold Price Q2

2022 vs. 2021

↑ 22%

### June 30 Inventory

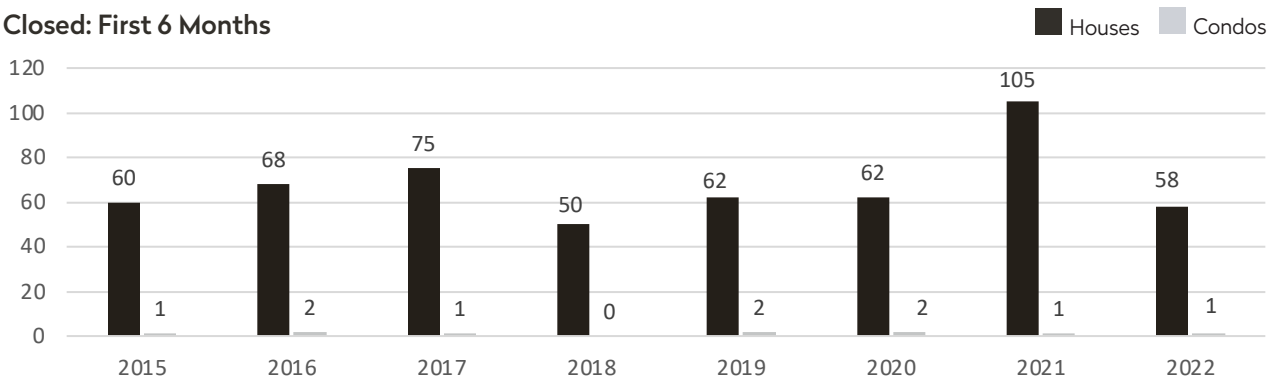
vs. June 30, 2021

↓ 2%

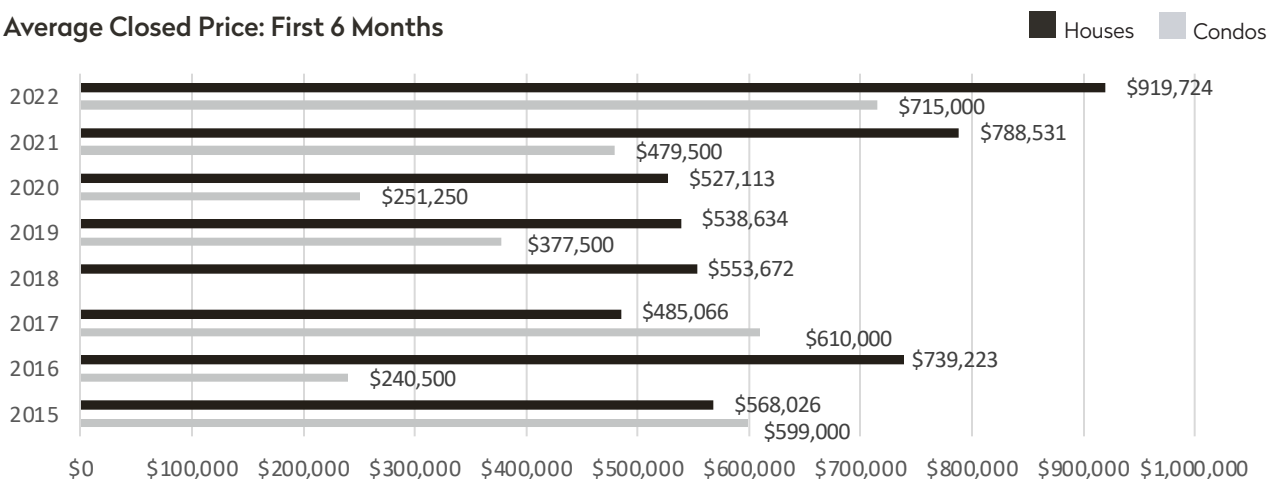
## Single Family Houses

	2022	2021	% CHANGE
Houses: Closings in Second Quarter	30	63	-52.4%
Houses: Average Closing Price Second Quarter	\$1,047,183	\$860,610	+21.7%
Houses: Closings First 6 Months	58	105	-44.8%
Houses: Average Closing Price First 6 Months	\$919,724	\$788,531	+16.6%
Houses: Pending on June 30th	20	29	-31%
Houses: Inventory on June 30th	51	52	-1.9%
Condos: Closings First 6 Months	1	1	0%
Condos: Average Closing Price First 6 Months	\$715,000	\$479,500	+49.1%
Condos: Inventory on June 30th	0	0	NA

## Closed: First 6 Months



## Average Closed Price: First 6 Months



# Easton Overview

Thirty-six houses closed in Easton in the second quarter, a drop of 18% from the same time last year. Meanwhile, there were 8 houses pending (properties with signed contracts yet to close) on June 30, a significant decrease from a year ago. But while the pace of sales has slowed, inventory remains extremely low, and the most recent closed properties reflect continued strong competition for available homes. In June, houses on average sold for 108% of the list price, a record high for the month, while the cumulative days on market for closings was just 30 days, down 30% year-over-year. Prices also continue to rise in Easton. Sold houses in the second quarter had an average closing price of \$925K, up 11% from last year and a record-high for the quarter.

## Single Family Houses

### Number of Solds Q2

2022 vs. 2021

↓ 18%

### Average Sold Price Q2

2022 vs. 2021

↑ 9%

### June 30 Inventory

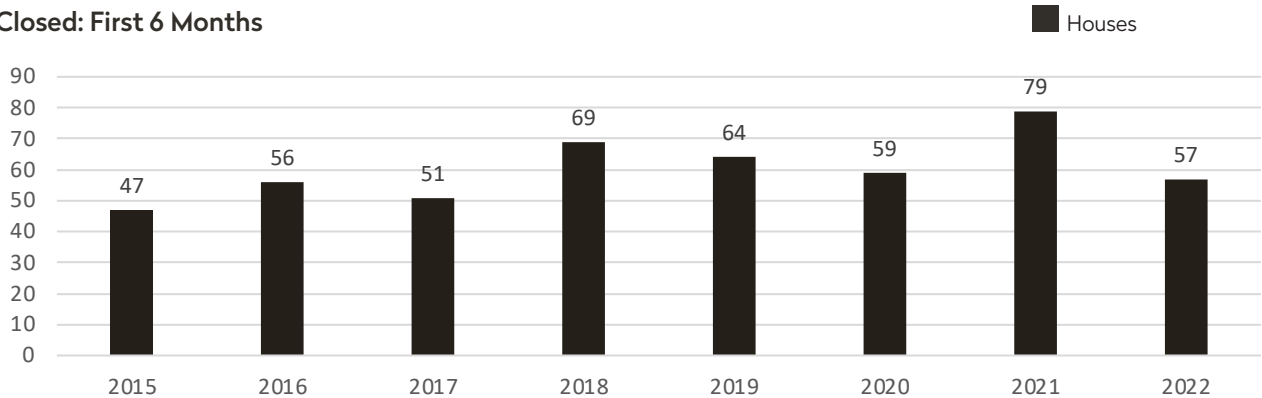
vs. June 30, 2021

↓ 11%

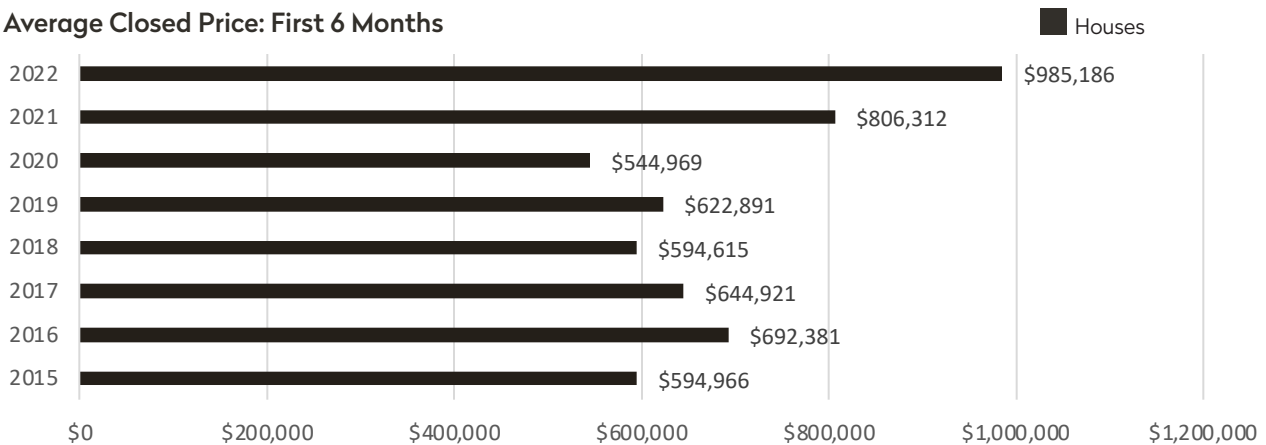
## Single Family Houses

	2022	2021	% CHANGE
Houses: Closings in Second Quarter	36	44	-18.2%
Houses: Average Closing Price Second Quarter	\$925,211	\$851,973	+8.6%
Houses: Closings First 6 Months	57	79	-27.8%
Houses: Average Closing Price First 6 Months	\$985,186	\$806,312	+22.2%
Houses: Pending on June 30th	8	22	-63.6%
Houses: Inventory on June 30th	39	44	-11.4%

## Closed: First 6 Months



## Average Closed Price: First 6 Months





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**First Half 2022**

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