

YTD Through February 2021  
Connecticut Market Report

# Connecticut

**Brown Harris Stevens**



**Brown Harris Stevens**

# Stronger Together

With Halstead and Brown Harris Stevens coming together, the new Brown Harris Stevens is now the largest privately held real estate firm in the Northeast and in the Top 10 Firms in the US with over **\$9 billion** in sales volume in 2019 alone. We now have **2,500** agents in **55** offices across key markets in New York City, Connecticut, the Hamptons, New Jersey, Hudson Valley, and South Florida. We are everywhere our clients want to be.

We are here to serve you, and Brown Harris Stevens has never been stronger. We look forward to working together.



BHSID 170363384

## Houses & Condos

# All of Greenwich

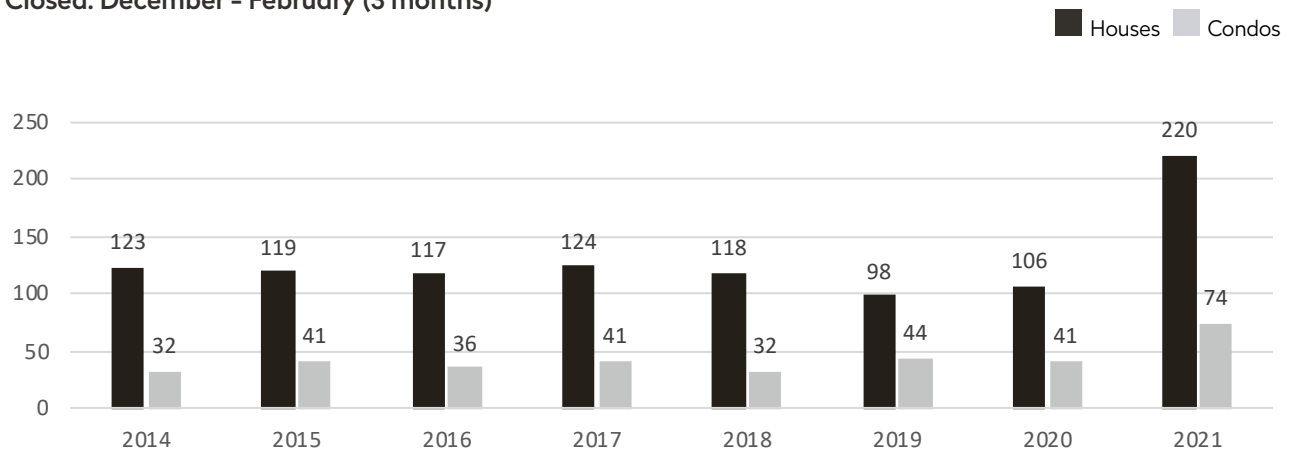
## Year to Date Through February 2021

Sixty-three houses closed in February across All of Greenwich (Greenwich, Cos Cob, Riverside, and Old Greenwich), the most closings for the month since at least 2014. The average house closing price across the four sections in February was \$3.1M, a 40% increase from the same period last year and also the highest since at least 2014.

In January and February, the average cumulative days on the market for closings was 169 days, down 33% from the same time a year ago.



### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

	2021	2020	%		2021	2020	% CHANGE
Under \$1M	30	17	+76.5%	Houses: Closings in February	63	30	+110%
\$1M-\$1.5M	39	24	+62.5%	Houses: Average Closing Price in February	\$3,096,988	\$2,212,467	+40%
\$1.5M-\$2M	32	18	+77.8%	Houses: Closings Dec. - Feb. (3 mos.)	220	106	+107.5%
\$2M-\$2.5M	33	8	+312.5%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$2,990,407	\$2,299,308	+30.1%
\$2.5M-\$3M	17	9	+88.9%	Houses: Pending on February 28	93	32	+190.6%
\$3M-\$4M	28	18	+55.6%	Houses: Active Inventory on February 28	336	552	-39.1%
\$4M-\$5M	13	8	+62.5%	Condos: Closings Dec. - Feb. (3 mos.)	74	41	+80.5%
\$5M-\$7M	12	3	+300%	Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$1,222,719	\$992,159	+23.2%
Over \$7M	16	1	+1500%	Condos: Active Inventory on February 28	96	145	-33.8%
				House & Condo \$ Volume of Closings Dec. - Feb.	\$748,370,740	\$284,405,106	+163.1%

## Houses & Condos

# Greenwich

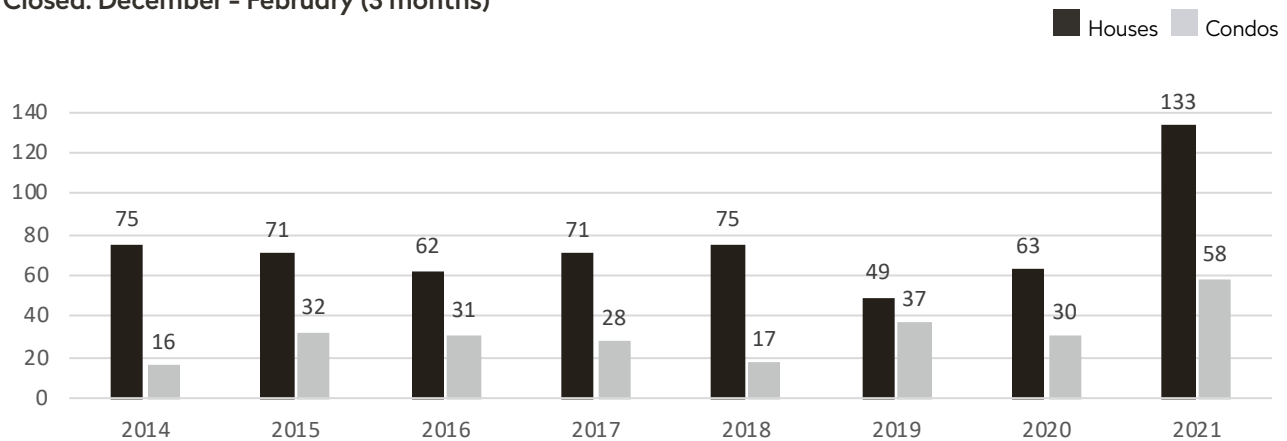
## Year to Date Through February 2021

Forty-four houses closed in Greenwich in February, a 144% increase from February 2020 and the highest number of houses sold in Greenwich in February since at least 2014. The average closing price for the month was up 56% to \$3.6M.

On February 28, Greenwich had 322 active houses and condos on the market, 35% fewer houses and condos than at the end of February 2020.



### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

	2021	2020	%		2021	2020	% CHANGE
Under \$1M	17	8	+112.5%	Houses: Closings in February	44	18	+144.4%
\$1M-\$1.5M	16	15	+6.7%	Houses: Average Closing Price in February	\$3,576,647	\$2,291,194	+56.1%
\$1.5M-\$2M	15	12	+25%	Houses: Closings Dec. - Feb. (3 mos.)	133	63	+111.1%
\$2M-\$2.5M	22	4	+450%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$3,508,239	\$2,412,683	+45.4%
\$2.5M-\$3M	10	6	+66.7%	Houses: Pending on February 28	62	21	+195.2%
\$3M-\$4M	17	10	+70%	Houses: Active Inventory on February 28	249	384	-35.2%
\$4M-\$5M	13	5	+160%	Condos: Closings Dec. - Feb. (3 mos.)	58	30	+93.3%
\$5M-\$7M	9	2	+350%	Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$1,349,821	\$1,063,233	+27%
Over \$7M	14	1	+1300%	Condos: Active Inventory on February 28	73	110	-33.6%
				House & Condo \$ Volume of Closings Dec. - Feb.	\$544,885,365	\$183,896,000	+196.3%



## Houses & Condos

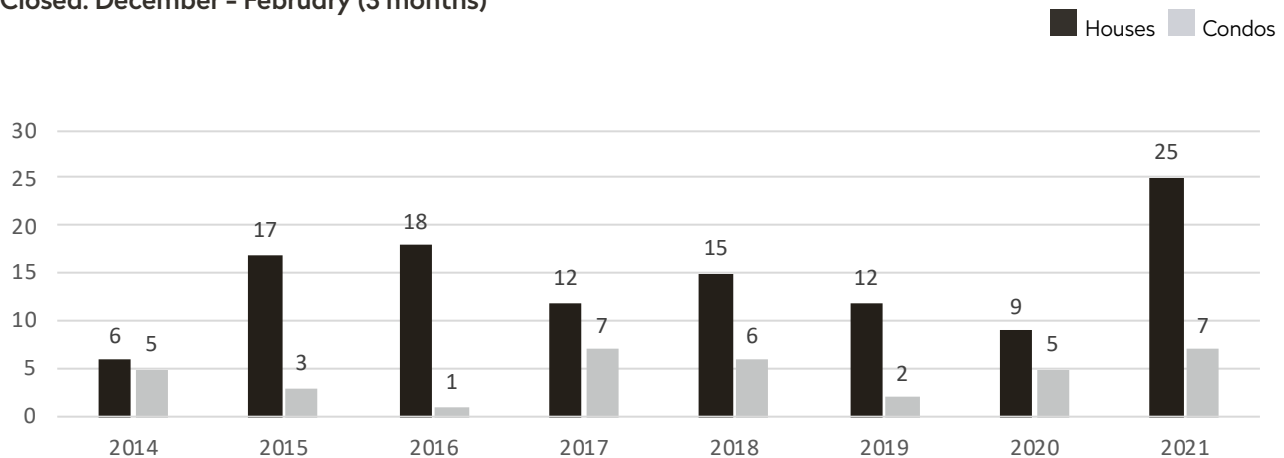
# Cos Cob

## Year to Date Through February 2021

Over the past three months (December 2020 through February 2021) 25 houses closed in Cos Cob, a 178% increase from the same three months a year ago, while the average closing price was up 40 percent to \$1.35M. Meanwhile, on February 28 Cos Cob had 26 active houses on the market, 50% fewer than at the end of February 2020. For the December through February closings, the average cumulative days on the market was 108 days, down 49% from the same time period a year ago.



### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

	2021	2020	%
Under \$1M	5	7	-28.6%
\$1M-\$1.5M	13	1	+1200%
\$1.5M-\$2M	5	1	+400%
\$2M-\$2.5M	1	0	NA
\$2.5M-\$3M	1	0	NA
Over \$3M	0	0	NA

	2021	2020	% CHANGE
Houses: Closings in February	5	3	+66.7%
Houses: Average Closing Price in February	\$1,452,800	\$975,000	+49%
Houses: Closings Dec. - Feb. (3 mos.)	25	9	+177.8%
Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$1,349,960	\$962,500	+40.3%
Houses: Pending on February 28	7	3	+133.3%
Houses: Active Inventory on February 28	26	52	-50%
Condos: Closings Dec. - Feb. (3 mos.)	7	5	+40%
Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$979,286	\$946,900	+3.4%
Condos: Active Inventory on February 28	11	16	-31.3%
House & Condo \$ Volume of Closings Dec. - Feb.	\$40,604,000	\$13,397,000	+203.1%

## Houses & Condos

# Riverside

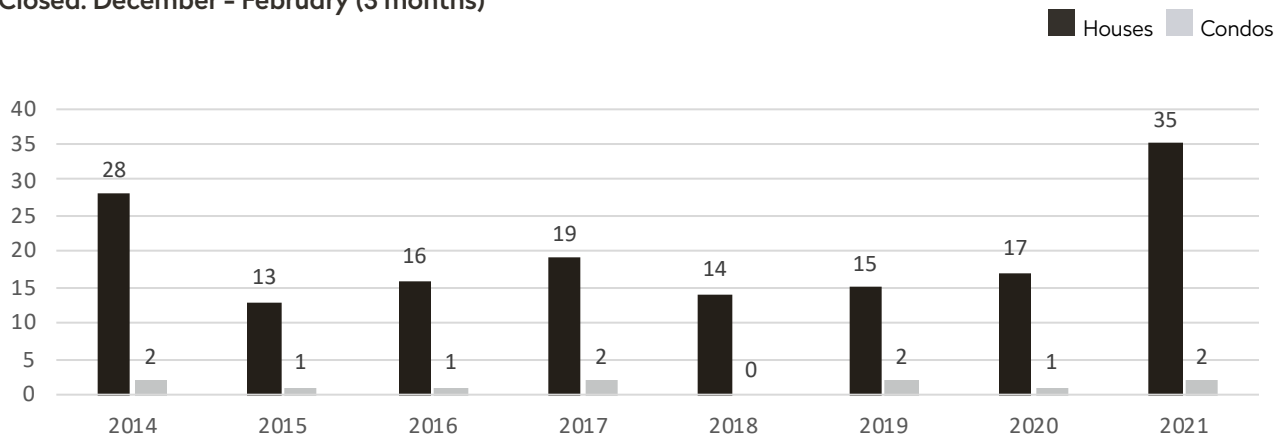
## Year to Date Through February 2021

Over the past three months (December 2020 through February 2021) 35 houses closed in Riverside, a 106% increase from the same three months a year ago, while the average closing price was up 15% to \$2.58M. The average cumulative days on the market for closings during this time was 85 days, down 40% from the same time last year.

Sixteen houses were pending (houses with signed contracts) in Riverside on February 28 compared to 2 a year ago. The pending houses had an average list price of \$3M.



### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

	2021	2020	%
Under \$1M	5	2	+150%
\$1M-\$1.5M	7	3	+133.3%
\$1.5M-\$2M	4	3	+33.3%
\$2M-\$2.5M	7	2	+250%
\$2.5M-\$3M	2	2	0%
\$3M-\$4M	7	4	+75%
\$4M-\$5M	0	1	-100%
Over \$5M	3	0	NA

	2021	2020	% CHANGE
Houses: Closings in February	6	5	+20%
Houses: Average Closing Price in February	\$2,030,417	\$2,204,000	-7.9%
Houses: Closings Dec. - Feb. (3 mos.)	35	17	+105.9%
Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$2,575,729	\$2,238,676	+15.1%
Houses: Pending on February 28	16	2	+700%
Houses: Active Inventory on February 28	33	55	-40%
Condos: Closings Dec. - Feb. (3 mos.)	2	1	+100%
Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$777,500	\$850,000	-8.5%
Condos: Active Inventory on February 28	4	6	-33.3%
House & Condo \$ Volume of Closings Dec. - Feb.	\$91,705,500	\$38,907,500	+135.7%

## Houses & Condos

# Old Greenwich

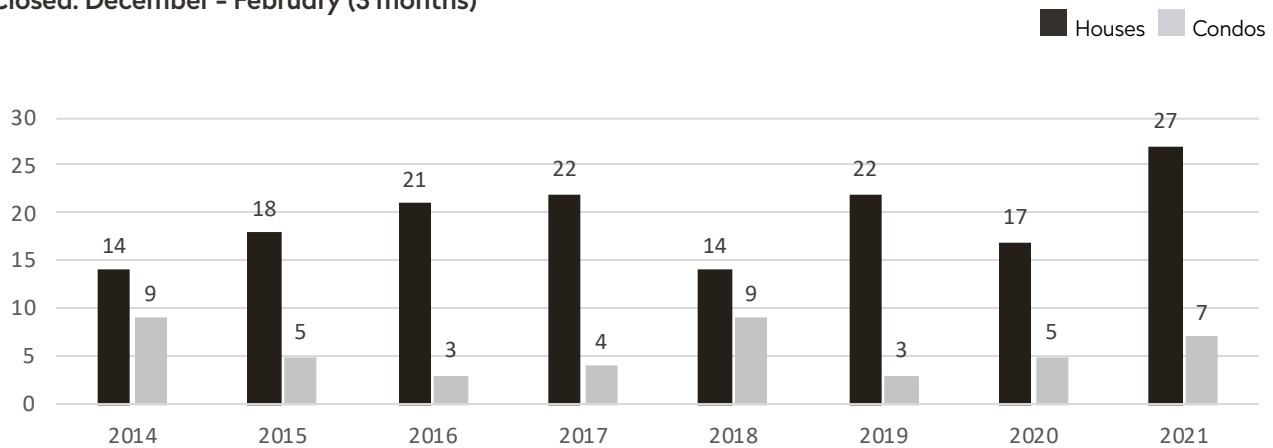
## Year to Date Through February 2021

Over the past three months (December 2020 through February 2021) 27 houses closed in Old Greenwich, a 59% increase from the same three months a year ago, while the average closing price was down 6% to \$2.5M. The average cumulative days on the market for closings during this time was 97 days, a drop of 56% from the same time last year.

On February 28, Old Greenwich had just 28 active houses on the market, 54% fewer houses than at the end of February 2020.



### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

	2021	2020	%
Under \$1M	3	0	NA
\$1M-\$1.5M	3	5	-40%
\$1.5M-\$2M	8	2	+300%
\$2M-\$2.5M	3	2	+50%
\$2.5M-\$3M	4	1	+300%
\$3M-\$4M	4	4	0%
\$4M-\$5M	0	2	-100%
Over \$5M	2	1	+100%

	2021	2020	% CHANGE
Houses: Closings in February	8	4	+100%
Houses: Average Closing Price in February	\$2,286,406	\$2,796,880	-18.3%
Houses: Closings Dec. - Feb. (3 mos.)	27	17	+58.8%
Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$2,496,083	\$2,647,506	-5.7%
Houses: Pending on February 28	8	6	+33.3%
Houses: Active Inventory on February 28	28	61	-54.1%
Condos: Closings Dec. - Feb. (3 mos.)	7	5	+40%
Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$540,232	\$639,400	-15.5%
Condos: Active Inventory on February 28	8	13	-38.5%
House & Condo \$ Volume of Closings Dec. - Feb.	\$71,175,875	\$48,204,606	+47.7%



## Houses & Condos

# Stamford

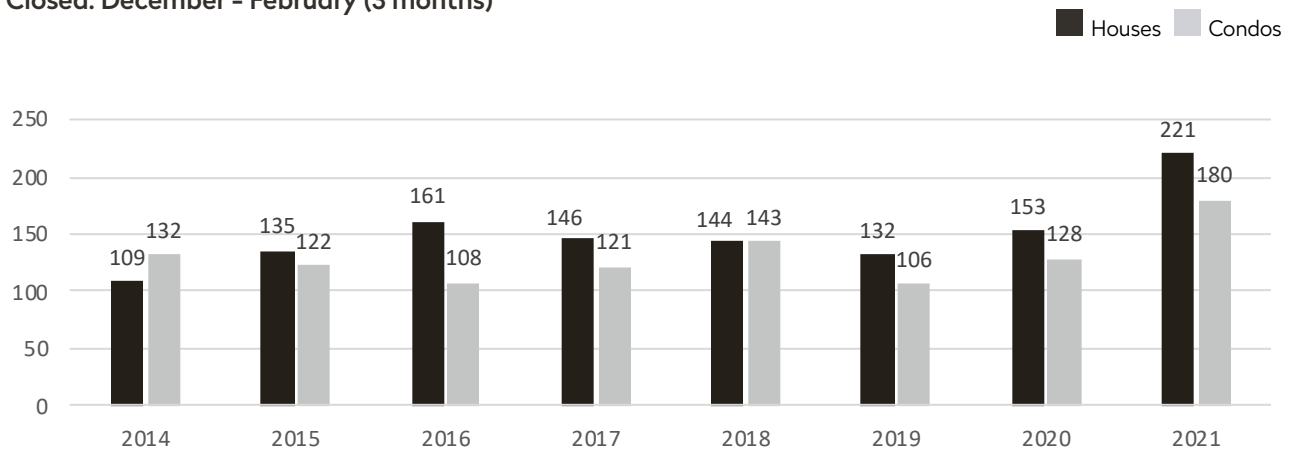
## Year to Date Through February 2021

Sixty-two houses closed in February in Stamford, the most closings for the month since at least 2014. The average closing price was \$799K, a 37% increase from the same period last year and also the highest for February since at least 2014. Meanwhile, on February 28, Stamford had 163 active houses on the market, 44% fewer than at the end of February 2020.

In January and February, the average cumulative days on the market for house closings in Stamford was 94 days, down 51% from the same time frame a year ago.



### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

	2021	2020	%
Under \$400K	12	19	-36.8%
\$400K-\$500K	30	36	-16.7%
\$500K-\$600K	44	36	+22.2%
\$600K-\$700K	40	23	+73.9%
\$700K-\$800K	26	17	+52.9%
\$800K-\$1M	30	15	+100%
\$1M-\$1.2M	12	6	+100%
\$1.2M-\$1.5M	17	0	NA
\$1.5M-\$2M	6	0	NA
Over \$2M	4	1	+300%

	2021	2020	% CHANGE
Houses: Closings in February	62	45	+37.8%
Houses: Average Closing Price in February	\$799,394	\$584,788	+36.7%
Houses: Closings Dec. - Feb. (3 mos.)	221	153	+44.4%
Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$770,229	\$606,281	+27%
Houses: Pending on February 28	87	60	+45%
Houses: Active Inventory on February 28	163	290	-43.8%
Condos: Closings Dec. - Feb. (3 mos.)	180	128	+40.6%
Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$334,039	\$323,245	+3.3%
Condos: Active Inventory on February 28	241	257	-6.2%
House & Condo \$ Volume of Closings Dec. - Feb.	\$230,347,607	\$134,136,250	+71.7%



## Houses & Condos

# Darien

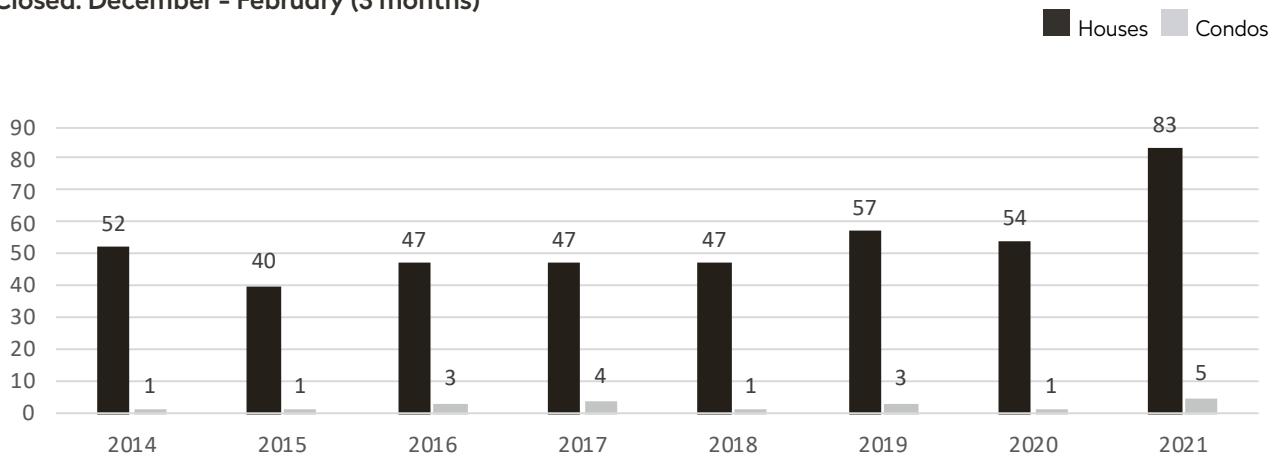
## Year to Date Through February 2021

Nineteen houses closed in February in Darien, the most closings for the month since at least 2014. The average closing price in February was \$1.4M, a 9% decrease from February 2020. Meanwhile, on February 28, Darien had 101 active houses on the market, 51% fewer than at the end of February 2020.

In January and February, the average cumulative days on the market for house closings in Darien was 118 days, down 52% from the same time a year ago.



### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

	2021	2020	%
Under \$1M	22	14	+57.1%
\$1M-\$1.5M	27	16	+68.8%
\$1.5M-\$2M	12	15	-20%
\$2M-\$2.5M	13	5	+160%
\$2.5M-\$3M	5	1	+400%
\$3M-\$4M	2	1	+100%
\$4M-\$5M	1	1	0%
Over \$5M	1	1	0%

	2021	2020	% CHANGE
Houses: Closings in February	19	12	+58.3%
Houses: Average Closing Price in February	\$1,400,105	\$1,540,208	-9.1%
Houses: Closings Dec. - Feb. (3 mos.)	83	54	+53.7%
Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$1,595,256	\$1,495,644	+6.7%
Houses: Pending on February 28	47	28	+67.9%
Houses: Active Inventory on February 28	101	205	-50.7%
Condos: Closings Dec. - Feb. (3 mos.)	5	1	+400%
Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$966,000	\$1,333,000	-27.5%
Condos: Active Inventory on February 28	4	18	-77.8%
House & Condo \$ Volume of Closings Dec. - Feb.	\$137,236,245	\$82,097,750	+67.2%

# New Canaan

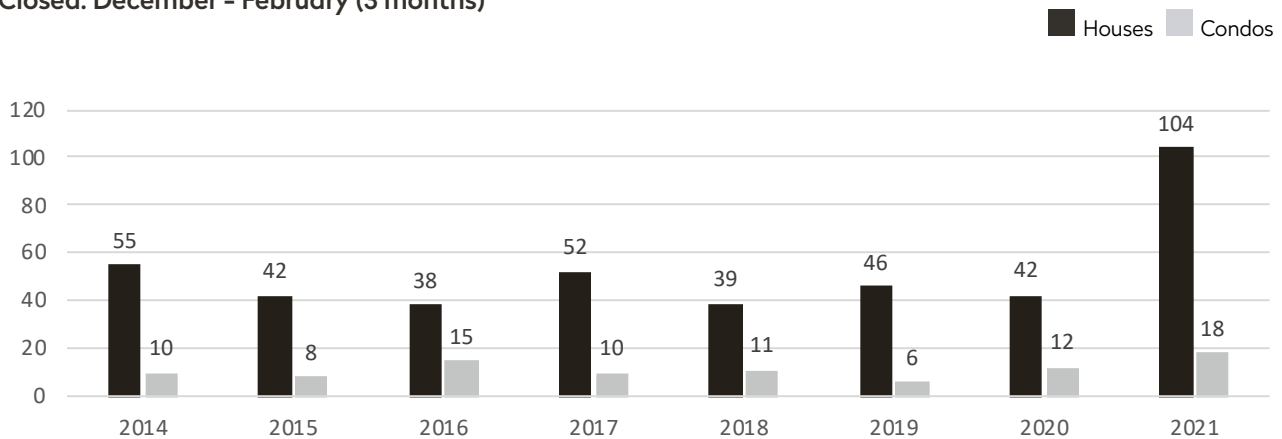
## Year to Date Through February 2021

Twenty-six houses closed in February in New Canaan, the most closings for the month since at least 2014. The average closing price was \$1.75M, a 5% increase from the same period last year. Meanwhile, on February 28, New Canaan had 108 active houses on the market, 53% fewer than at the end of February 2020.

Sixty-four houses were pending (properties with signed contracts) on February 28 compared to 23 a year ago. The pending houses ranged from \$569K to \$8.6M with an average list price of \$2.3M, with 35 of the houses in contract having a list price over \$2M.



### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

	2021	2020	%		2021	2020	% CHANGE
Under \$1M	19	13	+46.2%	Houses: Closings in February	26	7	+271.4%
\$1M-\$1.5M	31	12	+158.3%	Houses: Average Closing Price in February	\$1,753,327	\$1,664,604	+5.3%
\$1.5M-\$2M	24	8	+200%	Houses: Closings Dec. - Feb. (3 mos.)	104	42	+147.6%
\$2M-\$2.5M	12	1	+1100%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$1,751,394	\$1,583,626	+10.6%
\$2.5M-\$3M	6	3	+100%	Houses: Pending on February 28	64	23	+178.3%
\$3M-\$4M	8	5	+60%	Houses: Active Inventory on February 28	108	230	-53%
\$4M-\$5M	4	0	NA	Condos: Closings Dec. - Feb. (3 mos.)	18	12	+50%
\$5M-\$7M	0	0	NA	Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$777,938	\$546,292	+42.4%
Over \$7M	0	0	NA	Condos: Active Inventory on February 28	58	28	+107.1%
				House & Condo \$ Volume of Closings Dec. - Feb.	\$196,147,875	\$73,067,774	+168.4%



## Houses & Condos

# Norwalk

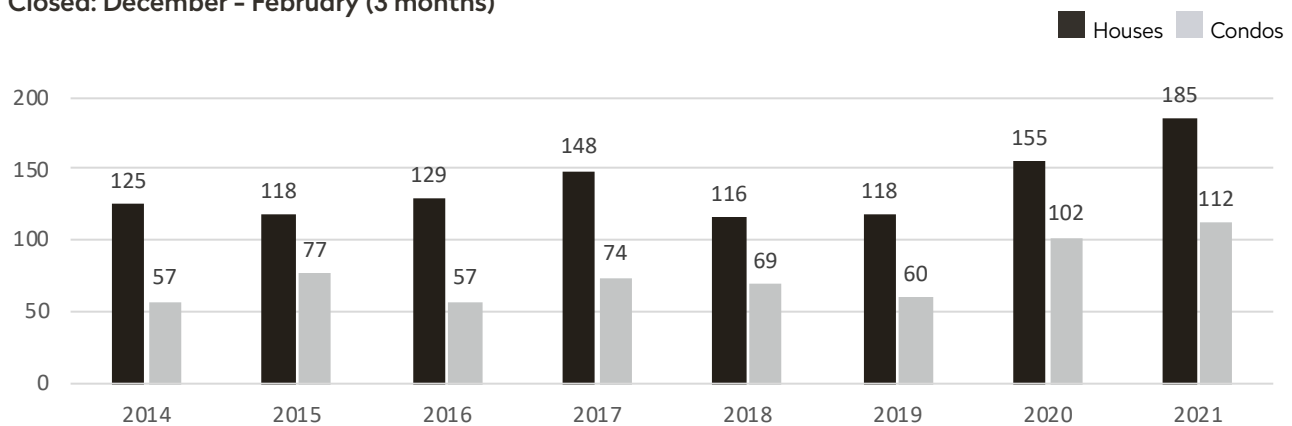
## Year to Date Through February 2021

Over the past three months (December 2020 through February 2021) 185 houses closed in Norwalk, a 19% increase from the same three months a year ago, while the average closing price was up 25% to \$724K. The average cumulative days on the market for closings during this time was 85 days, down 33% from the same time last year.

On February 28, Norwalk had 128 active houses on the market, 48% fewer houses than at the end of February 2020.



### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

	2021	2020	%		2021	2020	%
							CHANGE
Under \$300K	1	10	-90%	Houses: Closings in February	35	43	-18.6%
\$300K-\$400K	17	29	-41.4%	Houses: Average Closing Price in February	\$931,843	\$499,721	+86.5%
\$400K-\$500K	52	46	+13%	Houses: Closings Dec. - Feb. (3 mos.)	185	155	+19.4%
\$500K-\$600K	45	26	+73.1%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$723,945	\$579,794	+24.9%
\$600K-\$800K	32	24	+33.3%	Houses: Pending on February 28	68	56	+21.4%
\$800K-\$1M	13	5	+160%	Houses: Active Inventory on February 28	128	246	-48%
\$1M-\$1.5M	12	7	+71.4%	Condos: Closings Dec. - Feb. (3 mos.)	112	102	+9.8%
\$1.5M-\$2M	5	7	-28.6%	Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$296,621	\$300,887	-1.4%
\$2M-\$3M	6	1	+500%	Condos: Active Inventory on February 28	107	99	+8.1%
Over \$3M	2	0	NA	House & Condo \$ Volume of Closings Dec. - Feb.	\$167,151,371	\$120,558,506	+38.6%

Houses & Condos

# Rowayton

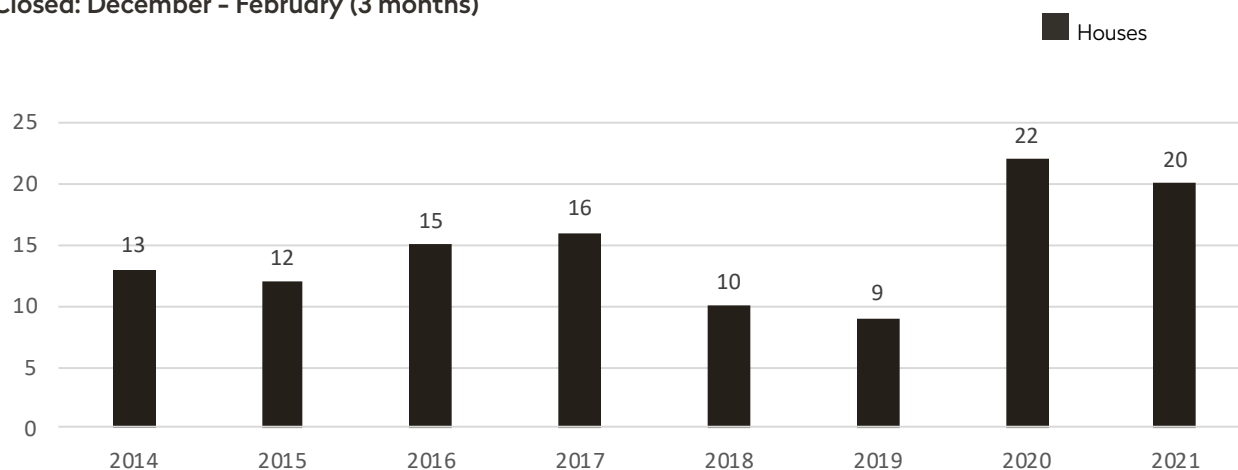
## Year to Date Through February 2021

Over the past three months (December 2020 through February 2021) 20 houses closed in Rowayton, a 9% decrease from the same three months a year ago, while the average closing price was up 60% to \$1.5M. The average cumulative days on the market for closings during this time was 102 days, down 35% from the same time last year.

On February 28, Rowayton had 17 active houses on the market, 62% fewer houses than at the end of February 2020.



### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

	2021	2020	%		2021	2020	% CHANGE
Under \$600K	2	7	-71.4%	Houses: Closings in February	7	1	+600%
\$600K-\$1M	5	6	-16.7%	Houses: Average Closing Price in February	\$1,860,714	\$819,000	+127.2%
\$1M-\$1.5M	6	4	+50%	Houses: Closings Dec. - Feb. (3 mos.)	20	22	-9.1%
\$1.5M-\$2M	2	5	-60%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$1,497,727	\$936,391	+59.9%
\$2M-\$3M	4	0	NA	Houses: Pending on February 28	11	9	+22.2%
Over \$3M	1	0	NA	Houses: Active Inventory on February 28	17	45	-62.2%
				Condos: Closings Dec. - Feb. (3 mos.)	0	1	NA
				Condos: Average Closing Price Dec. - Feb. (3 mos.)	NA	\$280,000	NA
				Condos: Active Inventory on February 28	3	5	-40%
				House & Condo \$ Volume of Closings Dec. - Feb.	\$29,954,543	\$20,880,600	+43.5%



## Houses & Condos

# Wilton

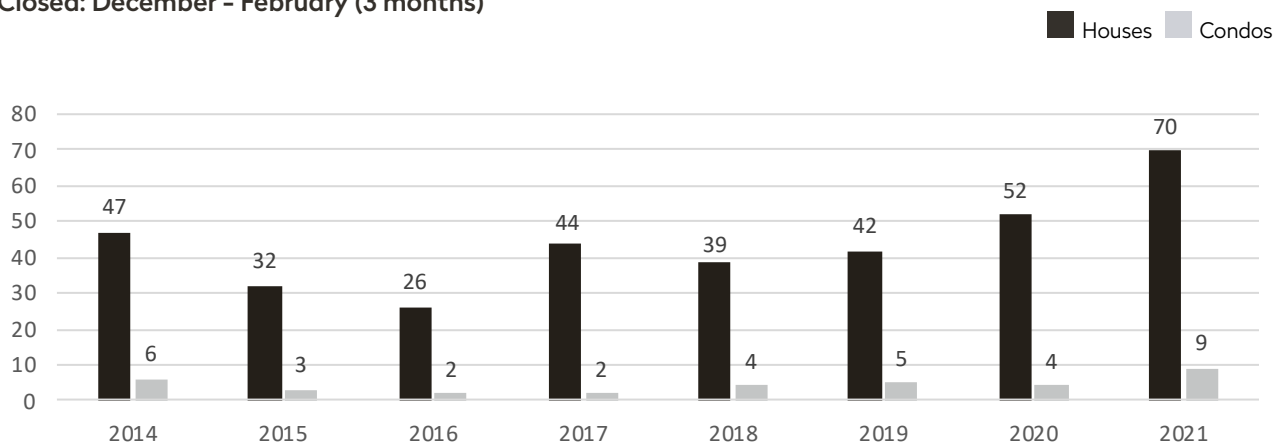
## Year to Date Through February 2021

Twenty-one houses closed in February in Wilton, the most closings for the month since at least 2014. The average closing price was \$745K, a 16% increase from the same period last year. Meanwhile, on February 28, Wilton had 73 active houses on the market, 58% fewer than at the end of February 2020.

In January and February, the average cumulative days on the market for house closings in Wilton was 101 days, down 59% from the same time a year ago.



### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

	2021	2020	%
Under \$500K	4	12	-66.7%
\$500K-\$700K	16	16	0%
\$700K-\$800K	12	7	+71.4%
\$800K-\$900K	12	8	+50%
\$900K-\$1M	4	3	+33.3%
\$1M-\$1.2M	8	5	+60%
\$1.2M-\$1.5M	7	0	NA
\$1.5M-\$2M	4	0	NA
Over \$2M	3	1	+200%

	2021	2020	% CHANGE
Houses: Closings in February	21	6	+250%
Houses: Average Closing Price in February	\$744,686	\$639,500	+16.4%
Houses: Closings Dec. - Feb. (3 mos.)	70	52	+34.6%
Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$933,662	\$712,929	+31%
Houses: Pending on February 28	27	13	+107.7%
Houses: Active Inventory on February 28	73	175	-58.3%
Condos: Closings Dec. - Feb. (3 mos.)	9	4	+125%
Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$457,656	\$480,750	-4.8%
Condos: Active Inventory on February 28	5	22	-77.3%
House & Condo \$ Volume of Closings Dec. - Feb.	\$69,475,230	\$38,995,300	+78.2%

## Houses & Condos

# Westport

## Year to Date Through February 2021

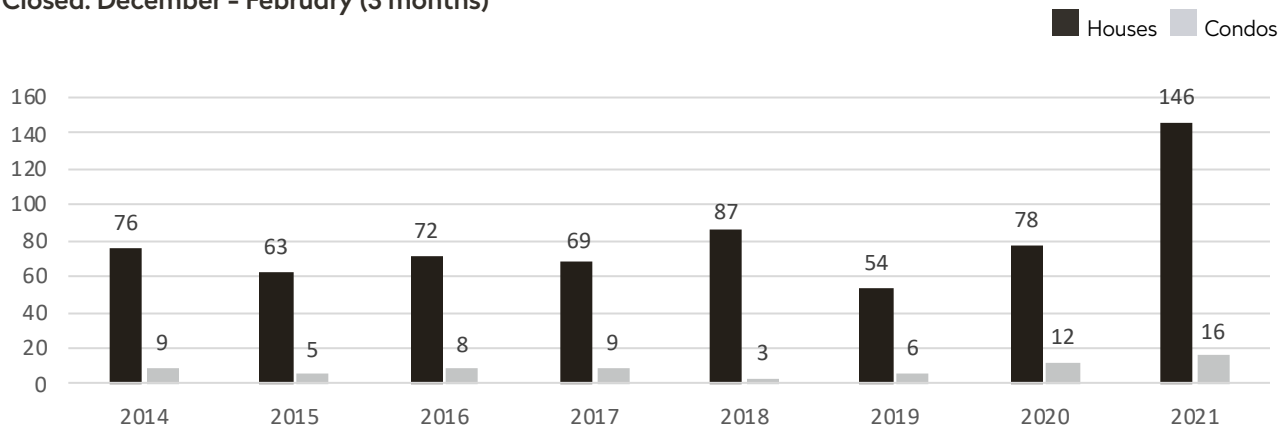
Forty-two houses closed in February in Westport, the most closings for the month since at least 2014. The average closing price was \$1.8M, a 50% increase from the same period last year. Meanwhile, on February 28, Westport had 138 active houses on the market, 52% fewer than at the end of February 2020.

The 68 Westport houses pending (properties with signed contracts) at the end of the month ranged from \$565K to \$6.3M with an average list price of \$2.1M.



BHSD 170358754

### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

	2021	2020	%		2021	2020	% CHANGE
Under \$750K	13	16	-18.8%	Houses: Closings in February	42	25	+68%
\$750K-\$1M	25	14	+78.6%	Houses: Average Closing Price in February	\$1,838,374	\$1,224,843	+50.1%
\$1M-\$1.2M	11	13	-15.4%	Houses: Closings Dec. - Feb. (3 mos.)	146	78	+87.2%
\$1.2M-\$1.5M	21	12	+75%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$1,789,925	\$1,379,619	+29.7%
\$1.5M-\$2M	29	7	+314.3%	Houses: Pending on February 28	68	37	+83.8%
\$2M-\$2.5M	16	9	+77.8%	Houses: Active Inventory on February 28	138	289	-52.2%
\$2.5M-\$3M	11	2	+450%	Condos: Closings Dec. - Feb. (3 mos.)	16	12	+33.3%
\$3M-\$4M	13	4	+225%	Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$694,313	\$710,704	-2.3%
\$4M-\$5M	5	0	NA	Condos: Active Inventory on February 28	19	27	-29.6%
Over \$5M	2	1	+100%	House & Condo \$ Volume of Closings Dec. - Feb.	\$272,437,997	\$116,138,699	+134.6%



Houses

# Weston

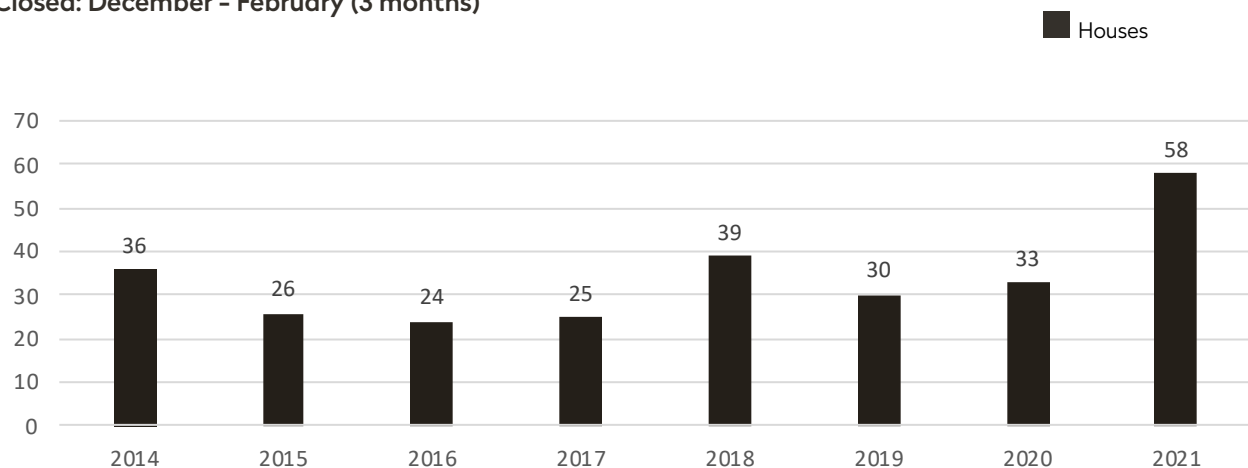
## Year to Date Through February 2021

Over the past three months (December 2020 through February 2021) 58 houses closed in Weston, a 76% increase from the same three months a year ago, while the average closing price was up 46% to \$1.09M.

On February 28 Weston had 48 active houses on the market, 60% fewer than at the end of February 2020. In January and February, the average cumulative days on the market for house closings was 53 days, down 82% from the same time a year ago.



### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

	2021	2020	%
Under \$500K	2	6	-66.7%
\$500K-\$700K	12	10	+20%
\$700K-\$900K	15	9	+66.7%
\$900K-\$1.2M	10	6	+66.7%
\$1.2M-\$1.5M	10	2	+400%
\$1.5M-\$2M	6	0	NA
Over \$2M	3	0	NA

	2021	2020	% CHANGE
Houses: Closings in February	14	11	+27.3%
Houses: Average Closing Price in February	\$1,157,491	\$707,886	+63.5%
Houses: Closings Dec. - Feb. (3 mos.)	58	33	+75.8%
Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$1,089,636	\$747,977	+45.7%
Houses: Pending on February 28	23	13	+76.9%
Houses: Active Inventory on February 28	48	121	-60.3%
House \$ Volume of Closings Dec. - Feb.	\$63,198,880	\$24,683,250	+156%

## Houses & Condos

# Fairfield

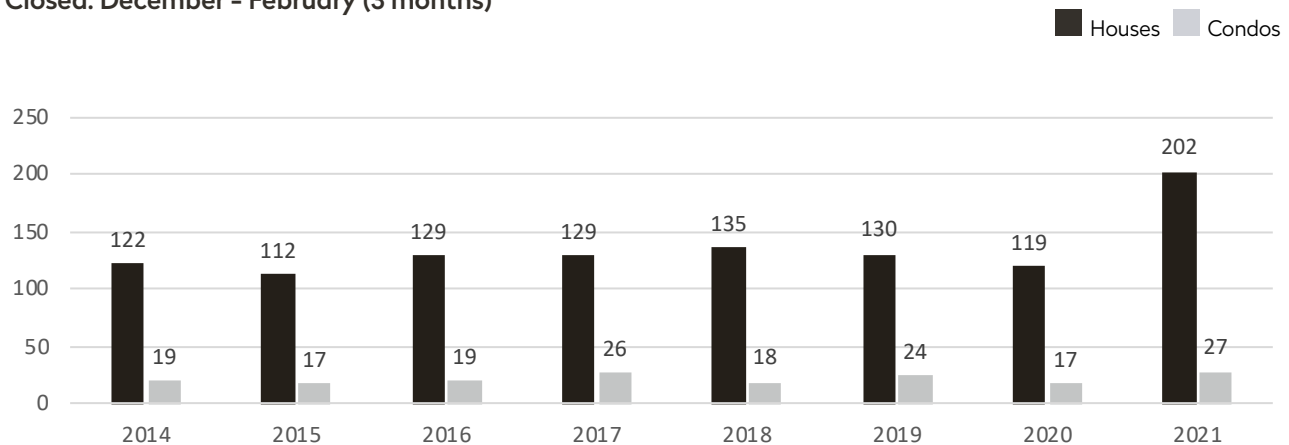
## Year to Date Through February 2021

Fifty houses closed in February in Fairfield, the most closings for the month since at least 2014. The average closing price was \$974K, a 66% increase from the same period last year. Meanwhile, on February 28, Fairfield had 163 active houses on the market, 63% fewer than at the end of February 2020.

In January and February, the average cumulative days on the market for house closings in Fairfield was 95 days, down 42% from the same time a year ago.



### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

	2021	2020	%
Under \$300K	5	10	-50%
\$300K-\$400K	14	18	-22.2%
\$400K-\$500K	27	17	+58.8%
\$500K-\$600K	28	15	+86.7%
\$600K-\$700K	23	8	+187.5%
\$700K-\$800K	28	14	+100%
\$800K-\$1M	32	16	+100%
\$1M-\$1.2M	9	9	0%
\$1.2M-\$1.5M	6	8	-25%
\$1.5M-\$2M	16	1	+1500%
Over \$2M	14	3	+366.7%

	2021	2020	% CHANGE
Houses: Closings in February	50	36	+38.9%
Houses: Average Closing Price in February	\$974,118	\$584,874	+66.6%
Houses: Closings Dec. - Feb. (3 mos.)	202	119	+69.7%
Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$897,676	\$825,899	+8.7%
Houses: Pending on February 28	101	61	+65.6%
Houses: Active Inventory on February 28	163	437	-62.7%
Condos: Closings Dec. - Feb. (3 mos.)	27	17	+58.8%
Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$514,789	\$470,594	+9.4%
Condos: Active Inventory on February 28	24	35	-31.4%
House & Condo \$ Volume of Closings Dec. - Feb.	\$195,229,800	\$106,282,117	+83.7%

Houses & Condos

# Ridgefield

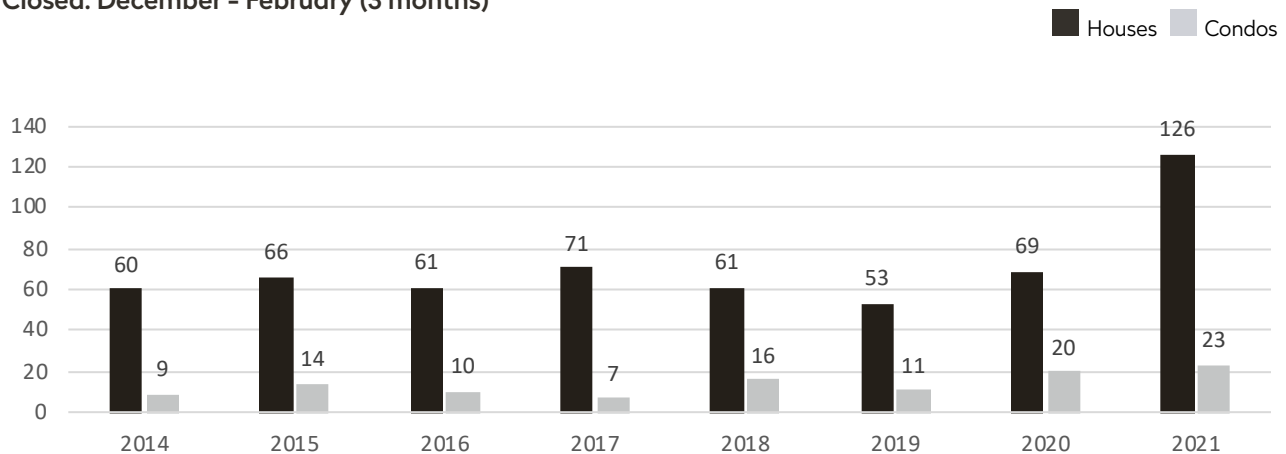
## Year to Date Through February 2021

Thirty houses closed in February in Ridgefield, the most closings for the month since at least 2014. The average closing price was \$945K, a 47% increase from the same period last year. Meanwhile, on February 28, Ridgefield had 89 active houses on the market, 58% fewer active houses than at the end of February 2020.

In January and February, the average cumulative days on the market for house closings in Ridgefield was 102 days, down 46% from the same time a year ago.



### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

	2021	2020	%
Under \$400K	6	13	-53.8%
\$400K-\$500K	12	11	+9.1%
\$500K-\$600K	13	7	+85.7%
\$600K-\$700K	16	9	+77.8%
\$700K-\$800K	14	7	+100%
\$800K-\$1M	29	9	+222.2%
\$1M-\$1.5M	24	7	+242.9%
\$1.5M-\$2M	9	5	+80%
Over \$2M	3	1	+200%

	2021	2020	% CHANGE
Houses: Closings in February	30	18	+66.7%
Houses: Average Closing Price in February	\$945,192	\$644,133	+46.7%
Houses: Closings Dec. - Feb. (3 mos.)	126	69	+82.6%
Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$911,268	\$747,716	+21.9%
Houses: Pending on February 28	48	29	+65.5%
Houses: Active Inventory on February 28	89	212	-58%
Condos: Closings Dec. - Feb. (3 mos.)	23	20	+15%
Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$250,961	\$270,270	-7.1%
Condos: Active Inventory on February 28	10	23	-56.5%
House & Condo \$ Volume of Closings Dec. - Feb.	\$120,591,875	\$56,997,806	+111.6%



## Houses & Condos

# Redding

## Year to Date Through February 2021

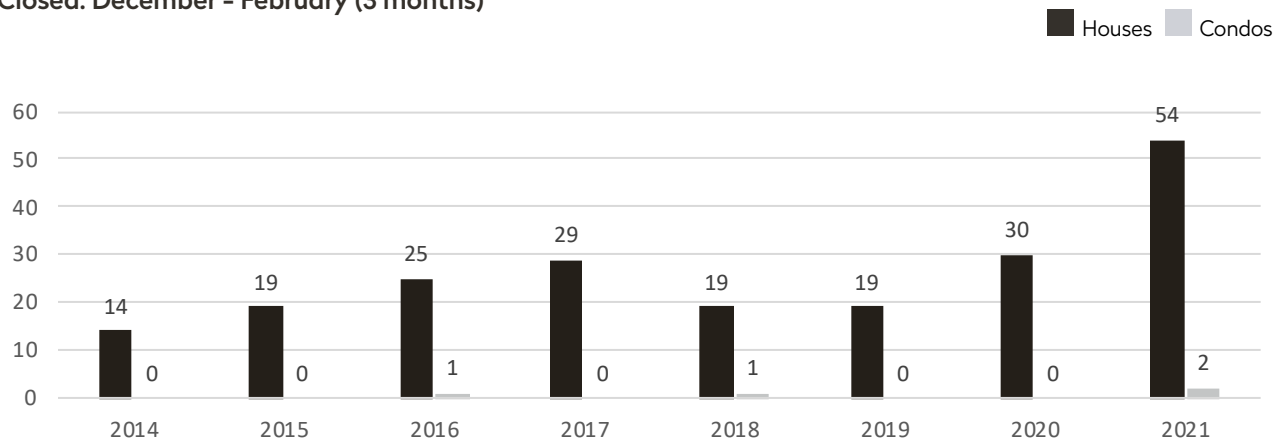
Over the past three months (December 2020 through February 2021) 54 houses closed in Redding, an 80% increase from the same three months a year ago, while the average closing price was up 20 percent to \$673K. Thirty of the houses had a closing price of 600K or higher compared to 10 in that price range over the same period a year ago, a 200% increase.

On February 28, Redding had 41 active houses on the market, 40% fewer houses than at the end of February 2020.



BHSD 170334168

### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

	2021	2020	%		2021	2020	% CHANGE
Under \$250K	2	0	NA	Houses: Closings in February	16	8	+100%
\$250K-\$400K	9	8	+12.5%	Houses: Average Closing Price in February	\$734,137	\$752,250	-2.4%
\$400K-\$500K	9	6	+50%	Houses: Closings Dec. - Feb. (3 mos.)	54	30	+80%
\$500K-\$600K	4	6	-33.3%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$673,428	\$560,702	+20.1%
\$600K-\$800K	18	7	+157.1%	Houses: Pending on February 28	10	12	-16.7%
\$800K-\$1M	5	2	+150%	Houses: Active Inventory on February 28	41	68	-39.7%
Over \$1M	7	1	+600%	Condos: Closings Dec. - Feb. (3 mos.)	2	0	NA
				Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$257,500	NA	NA
				Condos: Active Inventory on February 28	0	4	NA
				House & Condo \$ Volume of Closings Dec. - Feb.	\$36,880,099	\$16,821,060	+119.2%

Houses

# Easton

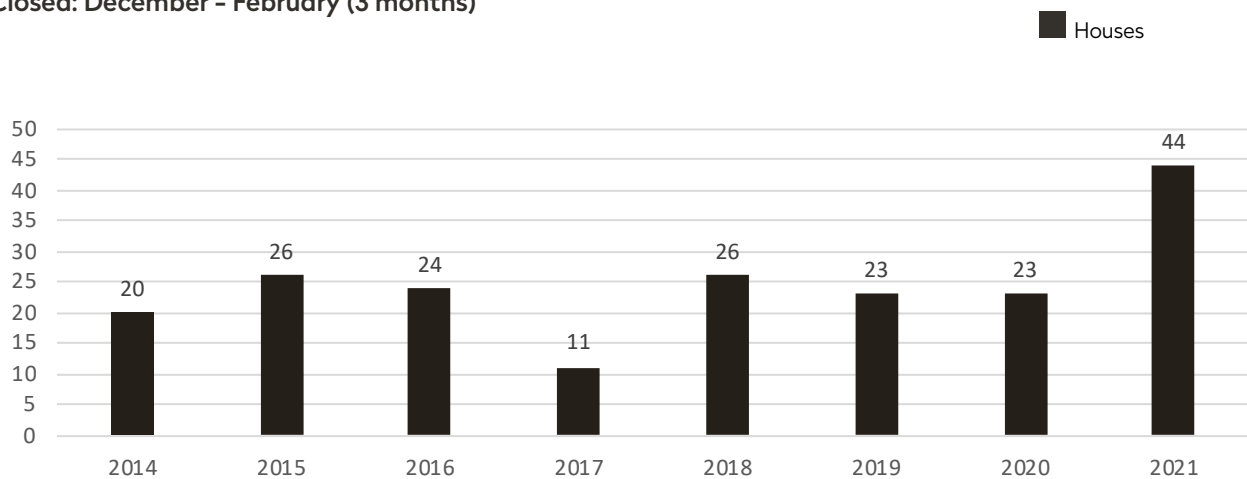
## Year to Date Through February 2021

Over the past three months (December 2020 through February 2021) 44 houses closed in Easton, a 91% increase from the same three months a year ago, while the average closing price was up 33% to \$772K. Meanwhile, on February 28, Easton had 44 active houses on the market, 30% fewer than at the end of February 2020.

In January and February, the average cumulative days on the market for house closings in Easton was 77 days, down 45% from the same time a year ago.



### Closed: December - February (3 months)



### # of Houses Closed: Dec. - Feb. (3 mos.)

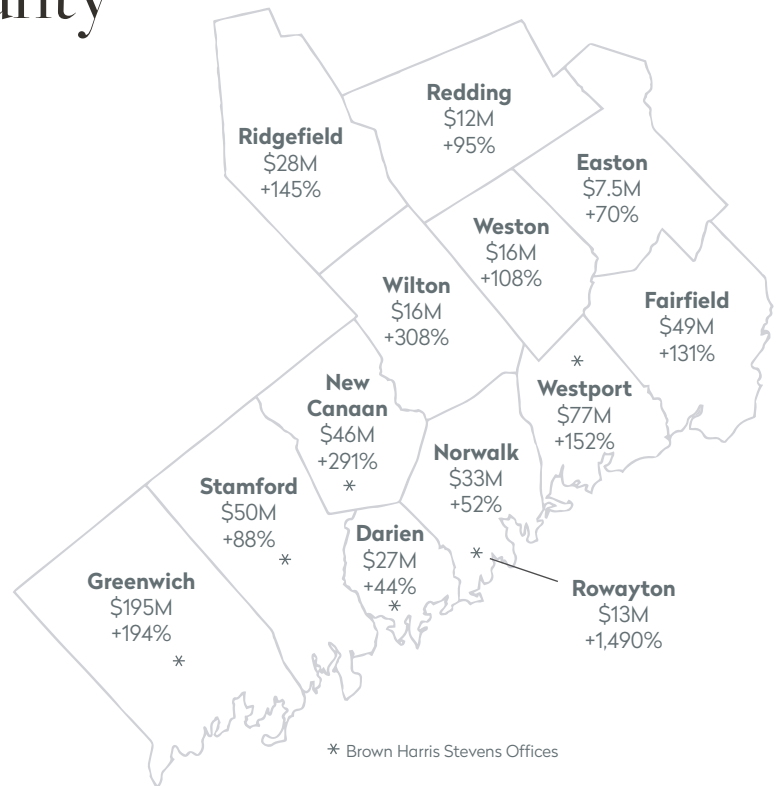
	2021	2020	%		2021	2020	% CHANGE
Under \$400K	1	7	-85.7%	Houses: Closings in February	10	9	+11.1%
\$400K-\$500K	6	3	+100%	Houses: Average Closing Price in February	\$750,675	\$491,778	+52.6%
\$500K-\$600K	6	6	0%	Houses: Closings Dec. - Feb. (3 mos.)	44	23	+91.3%
\$600K-\$700K	10	0	NA	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$772,290	\$579,117	+33.4%
\$700K-\$1M	12	6	+100%	Houses: Pending on February 28	8	8	0%
\$1M-\$1.5M	8	1	+700%	Houses: Active Inventory on February 28	44	63	-30.2%
Over \$1.5M	1	0	NA	House \$ Volume of Closings Dec. - Feb.	\$33,980,750	\$13,319,700	+155.1%

YTD 1.31.2021

# Lower Fairfield County

## Dollar Volume of House Sales In February: 2021 vs. 2020

To the right is a look at the total dollar volume of house sales for each Lower Fairfield County town for the month of February and the percentage change as it compares to February of 2020. Collectively, the dollar volume of closings was \$555 million, an increase of 142% vs. February of 2020.



## House Closings in February

Town	# of Closed Houses		% change	Average Closing Price		% change
	2021	2020		2021	2020	
Darien	19	12	+58.3%	\$1,400,105	\$1,540,208	-9.1%
Easton	10	9	+11.1%	\$750,675	\$491,778	+52.6%
Fairfield	50	36	+38.9%	\$974,118	\$584,874	+66.6%
All of Greenwich	63	30	+110%	\$3,096,988	\$2,212,467	+40%
New Canaan	26	7	+271.4%	\$1,753,327	\$1,664,604	+5.3%
Norwalk	35	43	-18.6%	\$931,843	\$499,721	+86.5%
Redding	16	8	+100%	\$734,137	\$752,250	-2.4%
Ridgefield	30	18	+66.7%	\$945,192	\$644,133	+46.7%
Rowayton*	7	1	+600%	\$1,860,714	\$819,000	+127.2%
Stamford	62	45	+37.8%	\$799,394	\$584,788	+36.7%
Weston	14	11	+27.3%	\$1,157,491	\$707,886	+63.5%
Westport	42	25	+68%	\$1,838,374	\$1,224,843	+50.1%
Wilton	21	6	+250%	\$744,686	\$639,500	+16.4%

\*Rowayton closing data also included in Norwalk.



# Year To Date Through February 2021 Connecticut Market Report

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### **New Canaan**

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# Contact Us

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