

YTD Through July 2021
Connecticut Market Report

Connecticut

Brown Harris Stevens

Houses & Condos

All of Greenwich

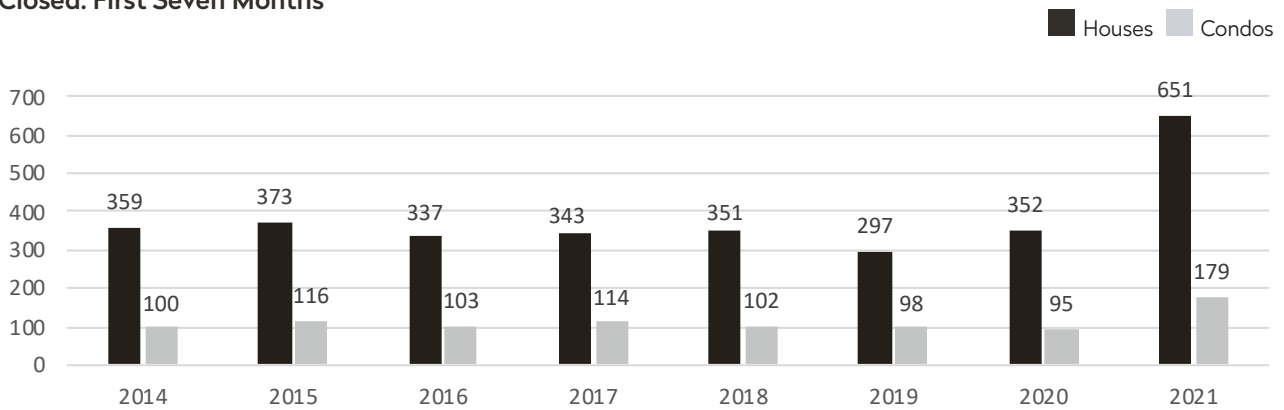
Year to Date Through July 2021

One-hundred forty houses closed in July across All of Greenwich (Greenwich, Cos Cob, Riverside, and Old Greenwich), the most for the month in the past two decades. The average closing price was \$3.2M, also the highest for July in the last 20 years. Thirty-seven of those sold houses closed at \$4M or above compared to 8 in that price point in July of last year, a 363% increase.

Houses that closed in July spent on average just 77 cumulative days on the market, a year-over-year decrease of 54%.



Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%
Under \$1M	69	53	+30.2%
\$1M-\$1.5M	98	71	+38%
\$1.5M-\$2M	77	54	+42.6%
\$2M-\$2.5M	104	42	+147.6%
\$2.5M-\$3M	66	37	+78.4%
\$3M-\$4M	96	54	+77.8%
\$4M-\$5M	46	16	+187.5%
\$5M-\$7M	62	15	+313.3%
Over \$7M	33	10	+230%

	2021	2020	% CHANGE
Houses: Closings in July	140	85	+64.7%
Houses: Average Closing Price in July	\$3,168,815	\$2,469,155	+28.3%
Houses: Closings First Seven Months	651	352	+84.9%
Houses: Average Closing Price First Seven Months	\$3,042,105	\$2,480,642	+22.6%
Houses: Pending on July 31	115	125	-8%
Houses: Active Inventory on July 31	355	636	-44.2%
Condos: Closings First Seven Months	179	95	+88.4%
Condos: Average Closing Price First Seven Months	\$1,010,291	\$908,299	+11.2%
Condos: Active Inventory on July 31	94	159	-40.9%
House & Condo \$ Volume of Closings First Seven Mo.s	\$2,161,252,434	\$959,474,358	+125.3%

Houses & Condos

Greenwich

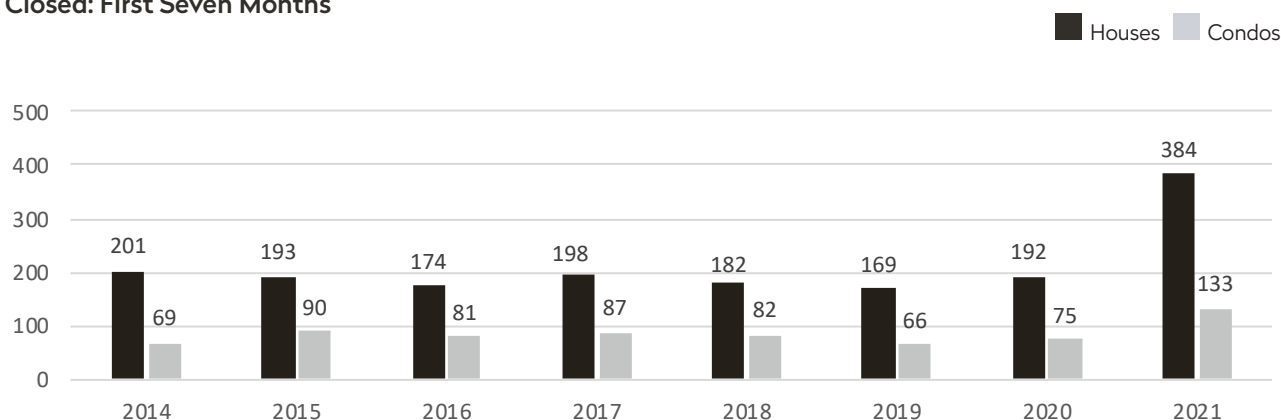
Year to Date Through July 2021

Eighty houses closed in Greenwich in July, the most for the month since at least 2001. The average closing price was up 25% year-over-year to \$3.6M, with the closed price per square foot at \$649, 35% higher than a year ago.

The supply of houses for sale at the end of July was down 40% from July of 2020, with the 259 active listings representing a 4.5-month supply of houses at the current pace of sales.



Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%
Under \$1M	45	26	+73.1%
\$1M-\$1.5M	43	38	+13.2%
\$1.5M-\$2M	30	22	+36.4%
\$2M-\$2.5M	58	23	+152.2%
\$2.5M-\$3M	35	20	+75%
\$3M-\$4M	58	35	+65.7%
\$4M-\$5M	35	10	+250%
\$5M-\$7M	50	10	+400%
Over \$7M	30	8	+275%

	2021	2020	% CHANGE
Houses: Closings in July	80	42	+90.5%
Houses: Average Closing Price in July	\$3,564,051	\$2,862,774	+24.5%
Houses: Closings First Seven Months	384	192	+100%
Houses: Average Closing Price First Seven Months	\$3,505,744	\$2,746,466	+27.6%
Houses: Pending on July 31	59	78	-24.4%
Houses: Active Inventory on July 31	259	434	-40.3%
Condos: Closings First Seven Months	133	75	+77.3%
Condos: Average Closing Price First Seven Months	\$1,114,636	\$956,252	+16.6%
Condos: Active Inventory on July 31	75	117	-35.9%
House & Condo \$ Volume of Closings First Seven Mo.s	\$1,494,452,364	\$599,040,402	+149.5%

Houses & Condos

Cos Cob

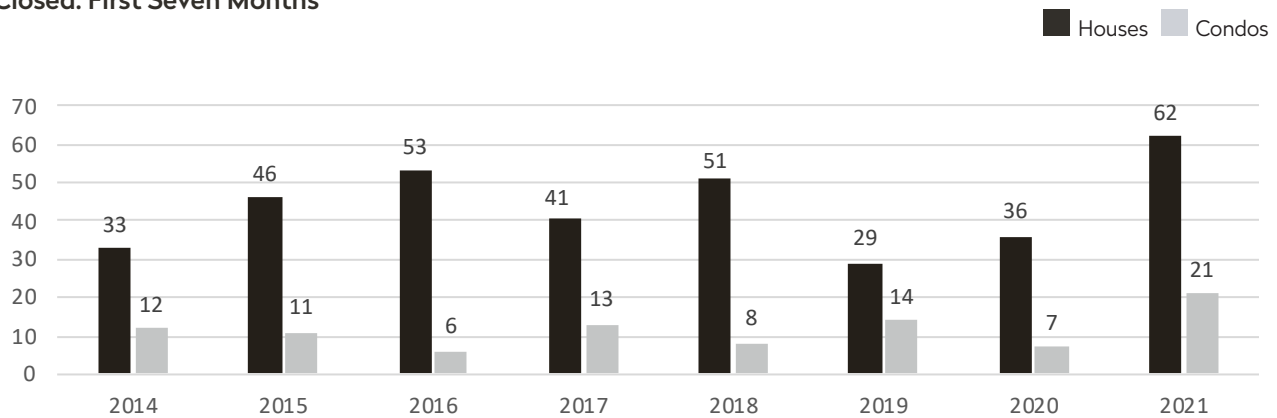
Year to Date Through July 2021

The 14 closed houses in Cos Cob in July had an average closing price of \$1.9M, an 11% increase from the same time last year. The closed houses on average spent 53 cumulative days on the market, 85% fewer days than the same time last year.

There were 32 active house listings in Cos Cob on July 31, down 32% from the same time in 2020.



Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%
Under \$1M	10	10	0%
\$1M-\$1.5M	27	11	+145.5%
\$1.5M-\$2M	9	9	0%
\$2M-\$2.5M	9	3	+200%
\$2.5M-\$3M	3	3	0%
Over \$3M	4	0	NA

	2021	2020	% CHANGE
Houses: Closings in July	14	8	+75%
Houses: Average Closing Price in July	\$1,930,087	\$1,743,594	+10.7%
Houses: Closings First Seven Months	62	36	+72.2%
Houses: Average Closing Price First Seven Months	\$1,624,375	\$1,428,021	+13.8%
Houses: Pending on July 31	12	10	+20%
Houses: Active Inventory on July 31	39	57	-31.6%
Condos: Closings First Seven Months	21	7	+200%
Condos: Average Closing Price First Seven Months	\$738,095	\$823,357	-10.4%
Condos: Active Inventory on July 31	6	19	-68.4%
House & Condo \$ Volume of Closings First Seven Mo.s	\$116,211,224	\$57,172,250	+103.3%

Houses & Condos

Riverside

Year to Date Through July 2021

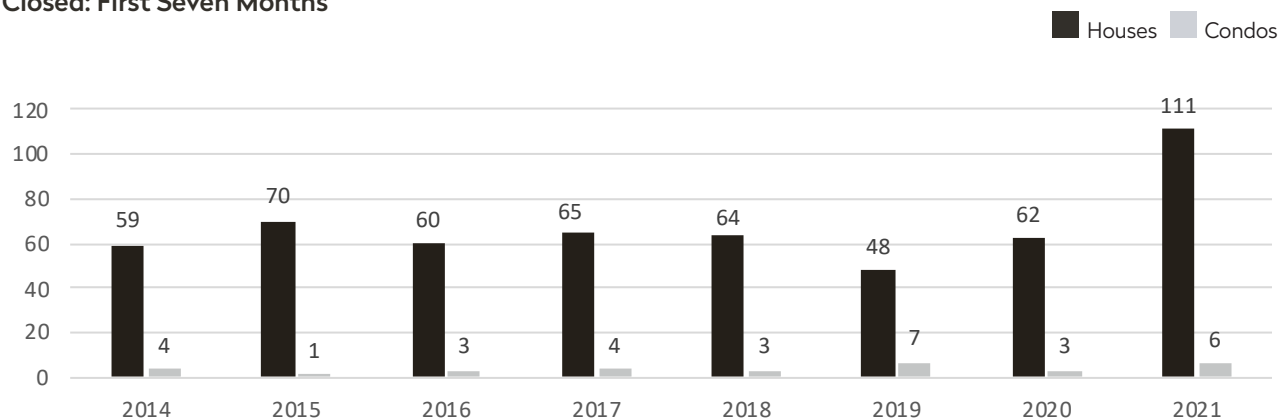
Twenty-two houses closed in Riverside in July with an average closing price of \$2.5M, the latter a 14% increase from the same time last year and the highest for the month in the past two decades. Houses on average sold for 100.1% of the list price.

The supply of Riverside houses for sale at the end of July was down 65% from the same time a year ago, with the 28 active listings representing a 1.8-month supply of houses at the current pace of sales.



BHSD 170332555

Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%		2021	2020	% CHANGE
Under \$1M	11	9	+22.2%	Houses: Closings in July	22	17	+29.4%
\$1M-\$1.5M	16	6	+166.7%	Houses: Average Closing Price in July	\$2,525,386	\$2,214,232	+14.1%
\$1.5M-\$2M	19	12	+58.3%	Houses: Closings First Seven Months	111	62	+79%
\$2M-\$2.5M	18	8	+125%	Houses: Average Closing Price First Seven Months	\$2,549,885	\$2,592,288	-1.6%
\$2.5M-\$3M	15	8	+87.5%	Houses: Pending on July 31	22	17	+29.4%
\$3M-\$4M	19	12	+58.3%	Houses: Active Inventory on July 31	28	79	-64.6%
\$4M-\$5M	4	3	+33.3%	Condos: Closings First Seven Months	6	3	+100%
Over \$5M	9	4	+125%	Condos: Average Closing Price First Seven Months	\$758,333	\$669,333	+13.3%
				Condos: Active Inventory on July 31	6	8	-25%
				House & Condo \$ Volume of Closings First Seven Mo.s	\$287,587,250	\$162,729,825	+76.7%

Houses & Condos

Old Greenwich

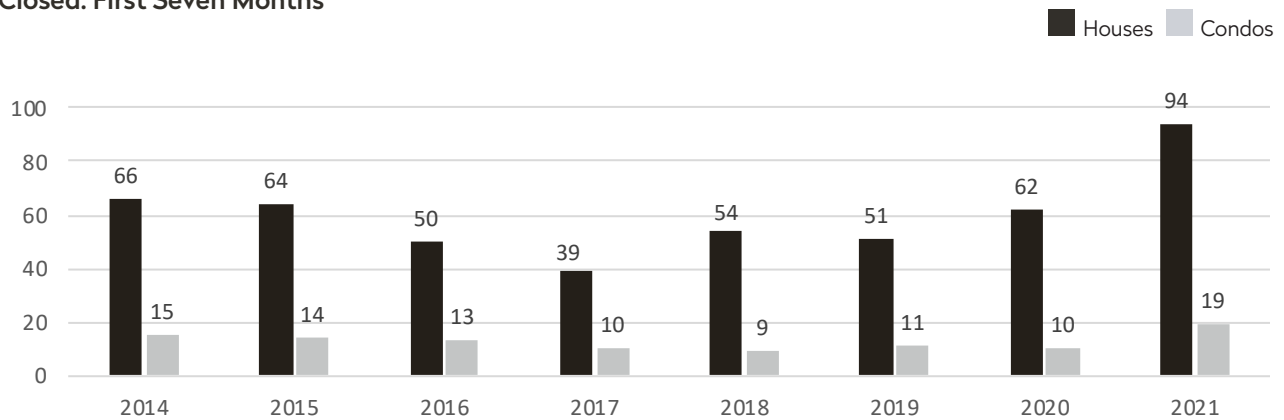
Year to Date Through July 2021

Twenty-four houses closed in Old Greenwich in July with an average closing price of \$3.2M, the latter a 50% year-over-year increase. The average cumulative days on the market for the sold houses was 32 days, 67% fewer days than the same time last year.

The supply of houses for sale at the end of July was down 56% from the same time a year ago, with the 29 active listings representing a 2.1-month supply of houses at the current pace of sales.



Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%		2021	2020	% CHANGE
Under \$1M	3	8	-62.5%	Houses: Closings in July	24	18	+33.3%
\$1M-\$1.5M	12	16	-25%	Houses: Average Closing Price in July	\$3,163,763	\$2,113,944	+49.7%
\$1.5M-\$2M	19	11	+72.7%	Houses: Closings First Seven Months	94	62	+51.6%
\$2M-\$2.5M	19	8	+137.5%	Houses: Average Closing Price First Seven Months	\$2,664,427	\$2,156,998	+23.5%
\$2.5M-\$3M	13	6	+116.7%	Houses: Pending on July 31	22	20	+10%
\$3M-\$4M	15	7	+114.3%	Houses: Active Inventory on July 31	29	66	-56.1%
\$4M-\$5M	7	3	+133.3%	Condos: Closings First Seven Months	19	10	+90%
Over \$5M	6	3	+100%	Condos: Average Closing Price First Seven Months	\$660,289	\$679,800	-2.9%
				Condos: Active Inventory on July 31	7	15	-53.3%
				House & Condo \$ Volume of Closings First Seven Mo.s	\$263,001,596	\$140,531,881	+87.1%

Houses & Condos

Stamford

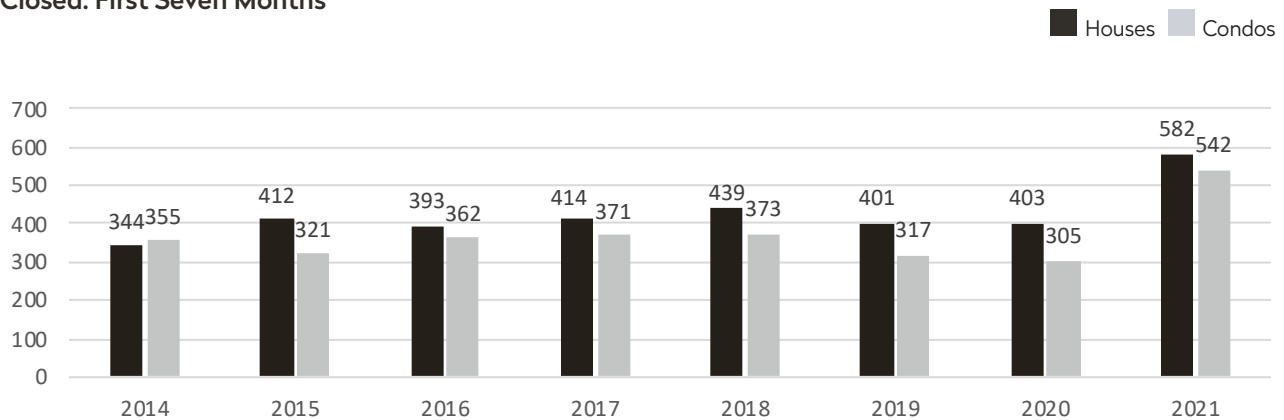
Year to Date Through July 2021

One hundred twenty-six houses closed in Stamford in July, the most for the month since at least 2001, while the average closing price rose to \$833K, the highest since 2005. The average closing price per square foot was \$310, a year-over-year increase of 30%.

Stamford's higher price points have seen strong activity all year. Eighty-one houses closed at \$1.2M or above in the first seven months of 2021 compared to 10 in that price point over the same period a year ago, a 710% increase.



Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%
Under \$400K	15	40	-62.5%
\$400K-\$500K	62	87	-28.7%
\$500K-\$600K	101	86	+17.4%
\$600K-\$700K	109	63	+73%
\$700K-\$800K	69	48	+43.8%
\$800K-\$1M	114	49	+132.7%
\$1M-\$1.2M	31	20	+55%
\$1.2M-\$1.5M	47	5	+840%
\$1.5M-\$2M	20	2	+900%
Over \$2M	14	3	+366.7%

	2021	2020	% CHANGE
Houses: Closings in July	126	103	+22.3%
Houses: Average Closing Price in July	\$832,516	\$756,651	+10%
Houses: Closings First Seven Months	582	403	+44.4%
Houses: Average Closing Price First Seven Months	\$825,009	\$650,089	+26.9%
Houses: Pending on July 31	113	123	-8.1%
Houses: Active Inventory on July 31	248	412	-39.8%
Condos: Closings First Seven Months	542	305	+77.7%
Condos: Average Closing Price First Seven Months	\$357,013	\$357,964	-0.3%
Condos: Active Inventory on July 31	242	302	-19.9%
House & Condo \$ Volume of Closings First Seven Mo.s	\$673,656,169	\$371,164,683	+81.5%

Darien

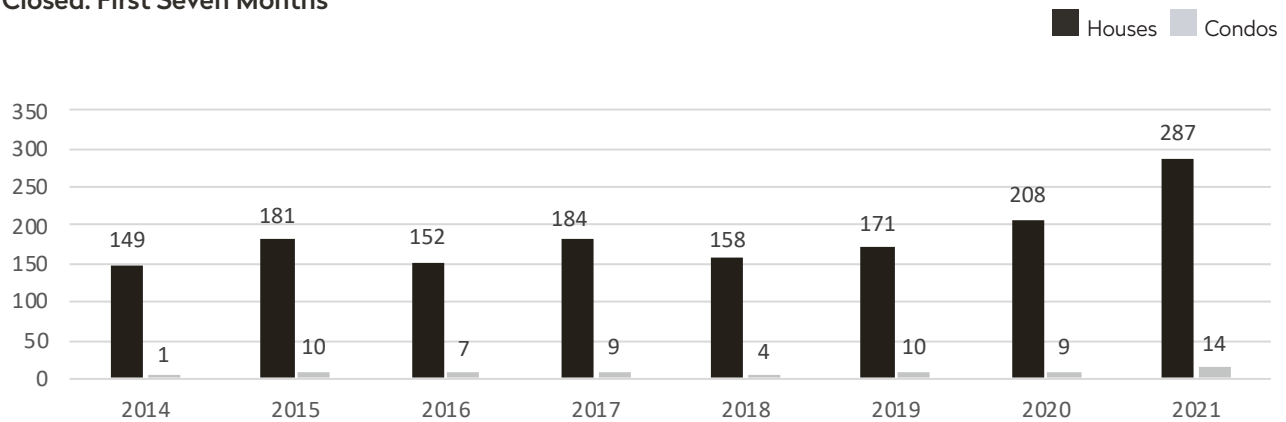
Year to Date Through July 2021

Fifty-six houses closed in Darien in July with an average closing price of \$2M, the latter being the highest average closing price for July in the past two decades. Houses for the month on average sold for 101.1% of the list price—over 100% for the third straight month.

The supply of houses for sale at the end of July was down 69% from the same time a year ago, with the 65 active listings representing just a 1.5-month supply of houses at the current



Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%
Under \$1M	54	61	-11.5%
\$1M-\$1.5M	83	68	+22.1%
\$1.5M-\$2M	54	41	+31.7%
\$2M-\$2.5M	24	14	+71.4%
\$2.5M-\$3M	35	10	+250%
\$3M-\$4M	24	10	+140%
\$4M-\$5M	11	3	+266.7%
Over \$5M	2	1	+100%

	2021	2020	% CHANGE
Houses: Closings in July	56	57	-1.8%
Houses: Average Closing Price in July	\$2,002,275	\$1,731,939	+15.6%
Houses: Closings First Seven Months	287	208	+38%
Houses: Average Closing Price First Seven Months	\$1,846,239	\$1,520,709	+21.4%
Houses: Pending on July 31	61	70	-12.9%
Houses: Active Inventory on July 31	65	207	-68.6%
Condos: Closings First Seven Months	14	9	+55.6%
Condos: Average Closing Price First Seven Months	\$958,500	\$986,278	-2.8%
Condos: Active Inventory on July 31	2	12	-83.3%
House & Condo \$ Volume of Closings First Seven Mo.s	\$543,289,683	\$325,184,075	+67.1%

Houses & Condos

New Canaan

Year to Date Through July 2021

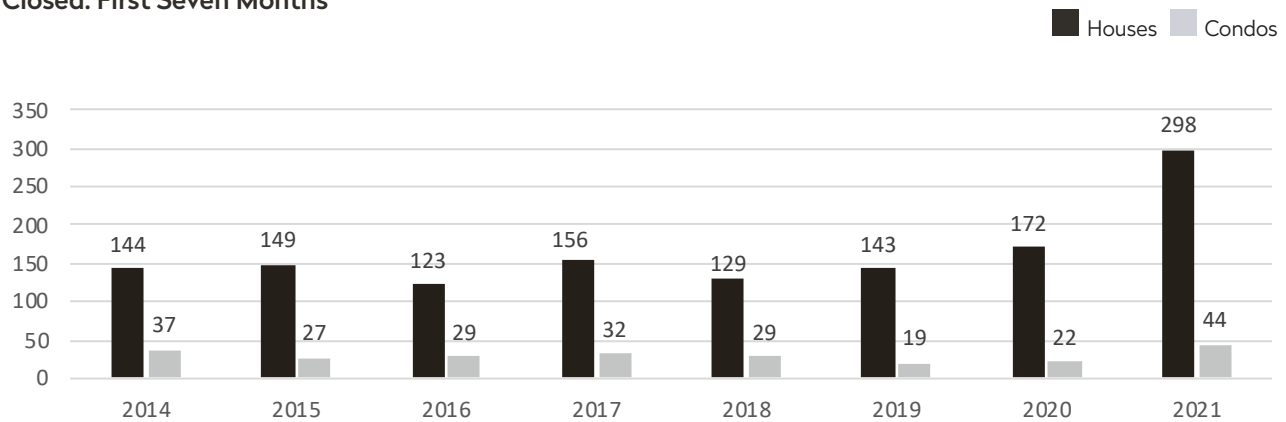
Sixty-two houses closed in New Canaan in July, the most for the month since at least 2001. The average closing price was up 21% year-over-year to \$2.1M. Houses on average sold for 100.9% of the list price—over 100% for the third straight month.

Active house listings on July 31 were down 50% from the same time in 2020. Forty-three active houses were in the under \$2M price point compared to 137 a year ago, a 69% decrease.



BHSID 170409188

Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%		2021	2020	% CHANGE
Under \$1M	32	45	-28.9%	Houses: Closings in July	62	50	+24%
\$1M-\$1.5M	75	53	+41.5%	Houses: Average Closing Price in July	\$2,087,831	\$1,729,292	+20.7%
\$1.5M-\$2M	67	32	+109.4%	Houses: Closings First Seven Months	298	172	+73.3%
\$2M-\$2.5M	49	18	+172.2%	Houses: Average Closing Price First Seven Months	\$2,020,140	\$1,606,003	+25.8%
\$2.5M-\$3M	31	11	+181.8%	Houses: Pending on July 31	56	64	-12.5%
\$3M-\$4M	30	9	+233.3%	Houses: Active Inventory on July 31	115	230	-50%
\$4M-\$5M	11	2	+450%	Condos: Closings First Seven Months	44	22	+100%
\$5M-\$7M	2	2	0%	Condos: Average Closing Price First Seven Months	\$878,137	\$583,205	+50.6%
Over \$7M	1	0	NA	Condos: Active Inventory on July 31	56	44	+27.3%
				House & Condo \$ Volume of Closings First Seven Mo.s	\$640,639,842	\$289,062,987	+121.6%

Houses & Condos

Norwalk

Year to Date Through July 2021

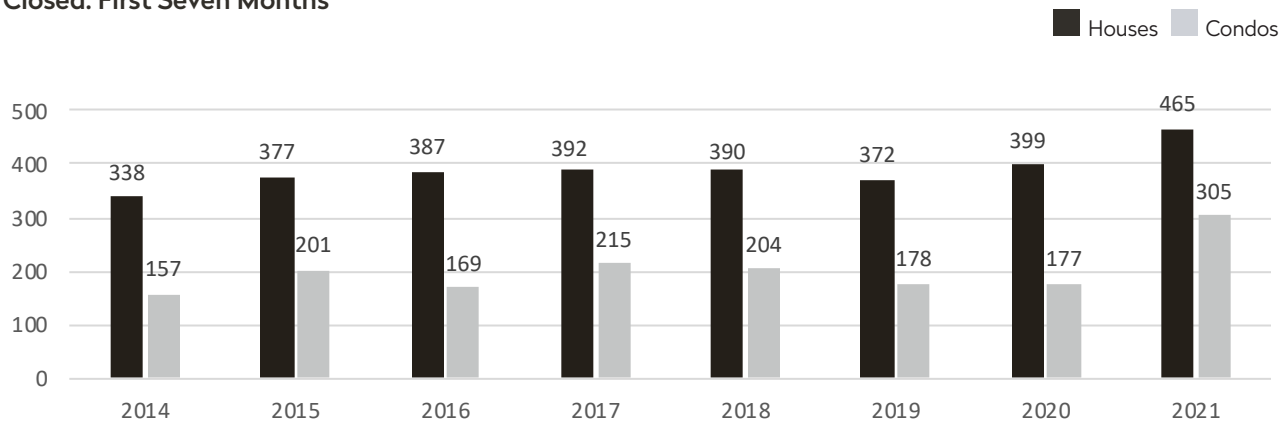
Ninety houses closed in Norwalk in July, a 12% decrease from last July but still the city's third-highest number of sold houses for the month since 2001. The average closing price rose to \$834K, the highest since 2006. Through the year's first seven months, 43 Norwalk houses closed at \$1.5M or above compared to 13 over the same period a year ago, a 231% increase.

Norwalk had 108 houses pending (houses with signed contracts yet to close) on July 31, an increase of 26% from the same time a year ago.



BHSD 170375623

Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%
Under \$300K	3	13	-76.9%
\$300K-\$400K	36	60	-40%
\$400K-\$500K	110	119	-7.6%
\$500K-\$600K	105	89	+18%
\$600K-\$800K	102	58	+75.9%
\$800K-\$1M	38	15	+153.3%
\$1M-\$1.5M	28	32	-12.5%
\$1.5M-\$2M	20	9	+122.2%
\$2M-\$3M	16	3	+433.3%
Over \$3M	7	1	+600%

	2021	2020	% CHANGE
Houses: Closings in July	90	102	-11.8%
Houses: Average Closing Price in July	\$834,097	\$680,757	+22.5%
Houses: Closings First Seven Months	465	399	+16.5%
Houses: Average Closing Price First Seven Months	\$768,929	\$615,430	+24.9%
Houses: Pending on July 31	108	86	+25.6%
Houses: Active Inventory on July 31	206	293	-29.7%
Condos: Closings First Seven Months	305	177	+72.3%
Condos: Average Closing Price First Seven Months	\$355,931	\$302,318	+17.7%
Condos: Active Inventory on July 31	124	149	-16.8%
House & Condo \$ Volume of Closings First Seven Mo.s	\$466,110,932	\$299,067,105	+55.9%

Houses & Condos

Rowayton

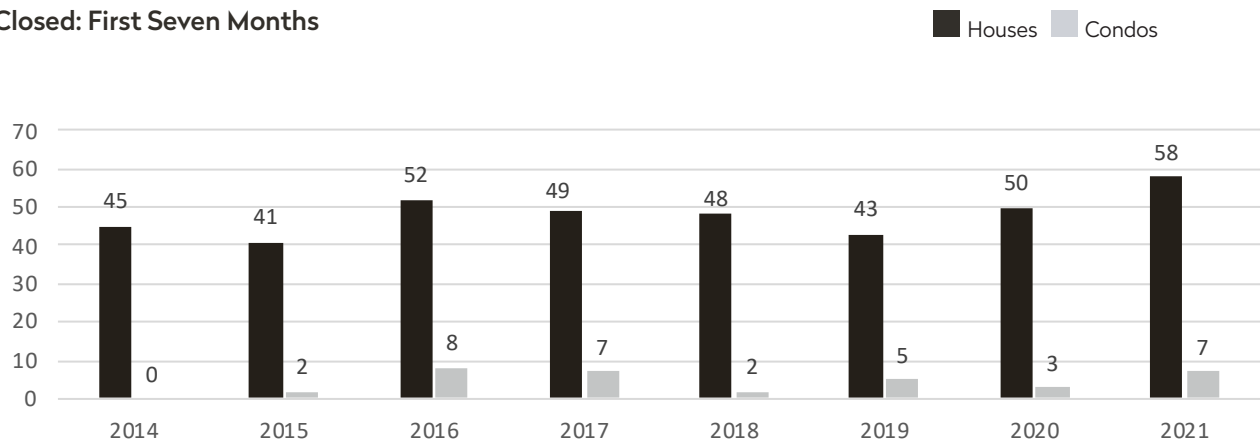
Year to Date Through July 2021

Eight houses closed in Rowayton in July with an average closing price of \$1.7M, the latter the highest it's been for the month since 2008. Houses that closed spent an average of just 40 cumulative days on the market, an 80% decrease from a year ago.

Rowayton had 22 active houses on the market at the end of July—about a third of what it has typically averaged at this time of the year.



Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%		2021	2020	% CHANGE
Under \$600K	6	7	-14.3%	Houses: Closings in July	8	14	-42.9%
\$600K-\$1M	11	12	-8.3%	Houses: Average Closing Price in July	\$1,732,063	\$1,469,821	+17.8%
\$1M-\$1.5M	10	22	-54.5%	Houses: Closings First Seven Months	58	50	+16%
\$1.5M-\$2M	13	6	+116.7%	Houses: Average Closing Price First Seven Months	\$1,659,395	\$1,177,782	+40.9%
\$2M-\$3M	13	2	+550%	Houses: Pending on July 31	12	13	-7.7%
Over \$3M	5	1	+400%	Houses: Active Inventory on July 31	22	54	-59.3%
				Condos: Closings First Seven Months	7	3	+133.3%
				Condos: Average Closing Price First Seven Months	\$2,178,286	\$876,667	+148.5%
				Condos: Active Inventory on July 31	2	3	-33.3%
				House & Condo \$ Volume of Closings First Seven Mo.s	\$111,492,885	\$61,519,100	+81.2%

Houses & Condos

Wilton

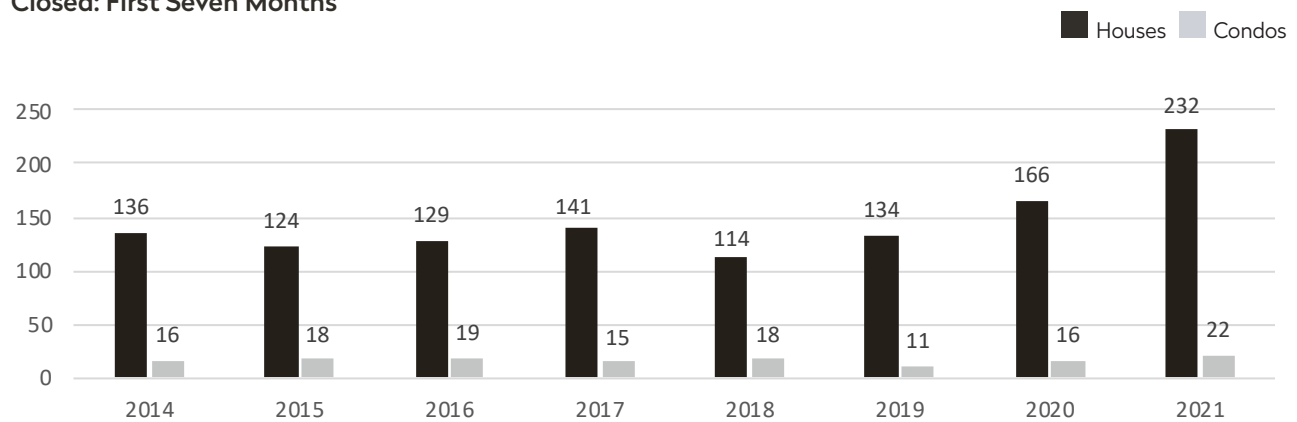
Year to Date Through July 2021

Forty-seven houses closed in Wilton in July, a 20% year-over-year decrease but still the town's second-highest number of sold houses for the month since 2004. The average closing price rose to \$1.2M, the highest since 2007. Closed houses on average spent 48 cumulative days on the market, 64% fewer days than the same time last year.

There were 88 active house listings in Wilton on July 31, down 49% from the same time in 2020.



Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%		2021	2020	% CHANGE
Under \$500K	14	17	-17.6%	Houses: Closings in July	47	59	-20.3%
\$500K-\$700K	34	45	-24.4%	Houses: Average Closing Price in July	\$1,156,809	\$884,025	+30.9%
\$700K-\$800K	31	31	0%	Houses: Closings First Seven Months	232	166	+39.8%
\$800K-\$900K	35	21	+66.7%	Houses: Average Closing Price First Seven Months	\$1,051,954	\$842,968	+24.8%
\$900K-\$1M	23	15	+53.3%	Houses: Pending on July 31	44	49	-10.2%
\$1M-\$1.2M	26	15	+73.3%	Houses: Active Inventory on July 31	88	171	-48.5%
\$1.2M-\$1.5M	33	14	+135.7%	Condos: Closings First Seven Months	22	16	+37.5%
\$1.5M-\$2M	23	7	+228.6%	Condos: Average Closing Price First Seven Months	\$441,636	\$350,844	+25.9%
Over \$2M	13	1	+1200%	Condos: Active Inventory on July 31	7	22	-68.2%

Westport

Year to Date Through July 2021

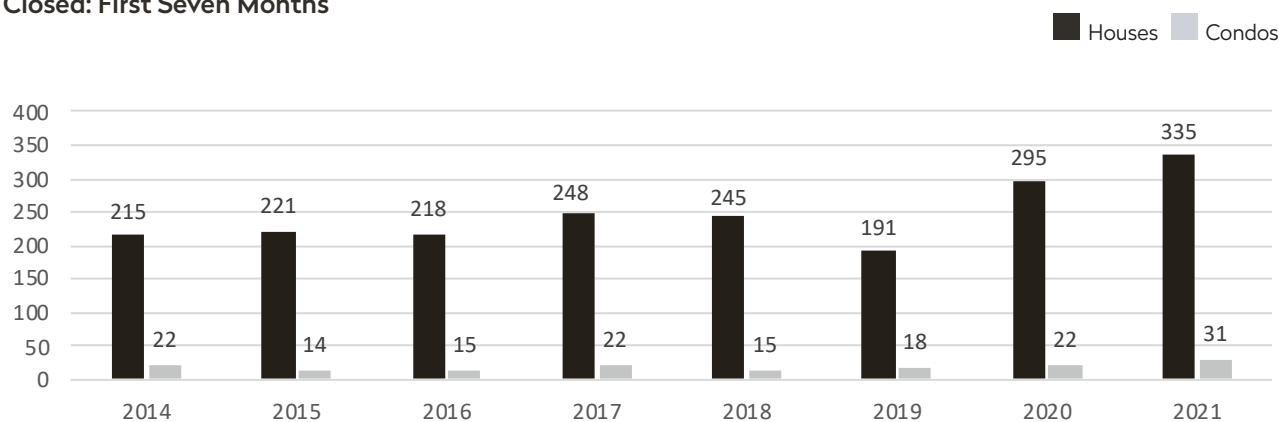
Sixty-nine houses closed in Westport in July, down 28% from last year but still the second-most number of closings for the month since 2001. The average closing price rose to \$1.9M, the highest it's been for July since 2008. Houses on average sold for 101.1% of the list price—over 100% for the fifth straight month.

The supply of Westport houses for sale at the end of July was down 28% from the same time a year ago, with the 178 active listings representing a 3.2-month supply of houses at the current pace of sales.



BHSID 170397102

Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%		2021	2020	% CHANGE
Under \$750K	22	50	-56%	Houses: Closings in July	69	96	-28.1%
\$750K-\$1M	48	58	-17.2%	Houses: Average Closing Price in July	\$1,929,908	\$1,627,253	+18.6%
\$1M-\$1.2M	30	30	0%	Houses: Closings First Seven Months	335	295	+13.6%
\$1.2M-\$1.5M	60	47	+27.7%	Houses: Average Closing Price First Seven Months	\$1,866,342	\$1,471,540	+26.8%
\$1.5M-\$2M	55	48	+14.6%	Houses: Pending on July 31	103	111	-7.2%
\$2M-\$2.5M	53	28	+89.3%	Houses: Active Inventory on July 31	178	248	-28.2%
\$2.5M-\$3M	24	14	+71.4%	Condos: Closings First Seven Months	31	22	+40.9%
\$3M-\$4M	26	14	+85.7%	Condos: Average Closing Price First Seven Months	\$628,002	\$469,043	+33.9%
\$4M-\$5M	9	3	+200%	Condos: Active Inventory on July 31	18	20	-10%
Over \$5M	8	3	+166.7%	House & Condo \$ Volume of Closings First Seven Mo.s	\$644,692,685	\$444,423,167	+45.1%

Houses

Weston

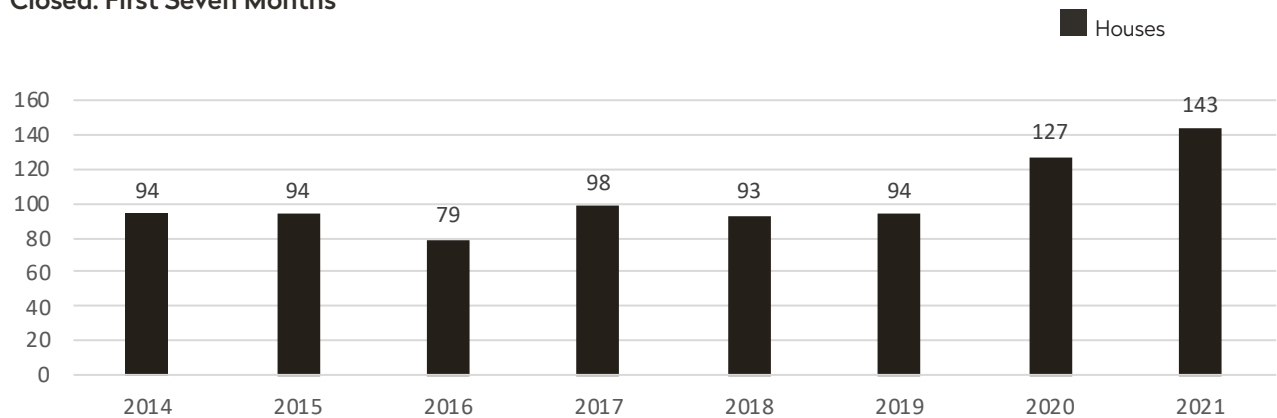
Year to Date Through July 2021

In July Weston's 24 house closings had an average closing price of \$1.1M, the highest it's been for the month since 2010. Houses on average sold for 105.4% of the list price, the fourth straight month the close-to-list price ratio in Weston has been well over 100%.

On July 31, Weston had 82 active house listings, down 33% from the same time last year but a 19% increase from the end of June.



Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%
Under \$500K	6	13	-53.8%
\$500K-\$700K	16	48	-66.7%
\$700K-\$900K	24	32	-25%
\$900K-\$1.2M	36	17	+111.8%
\$1.2M-\$1.5M	30	9	+233.3%
\$1.5M-\$2M	23	7	+228.6%
Over \$2M	8	1	+700%

	2021	2020	% CHANGE
Houses: Closings in July	24	35	-31.4%
Houses: Average Closing Price in July	\$1,111,037	\$805,934	+37.9%
Houses: Closings First Seven Months	143	127	+12.6%
Houses: Average Closing Price First Seven Months	\$1,181,199	\$822,128	+43.7%
Houses: Pending on July 31	32	33	-3%
Houses: Active Inventory on July 31	82	122	-32.8%
House \$ Volume of Closings First Seven Months	\$168,911,401	\$104,410,283	+61.8%

Houses & Condos

Fairfield

Year to Date Through July 2021

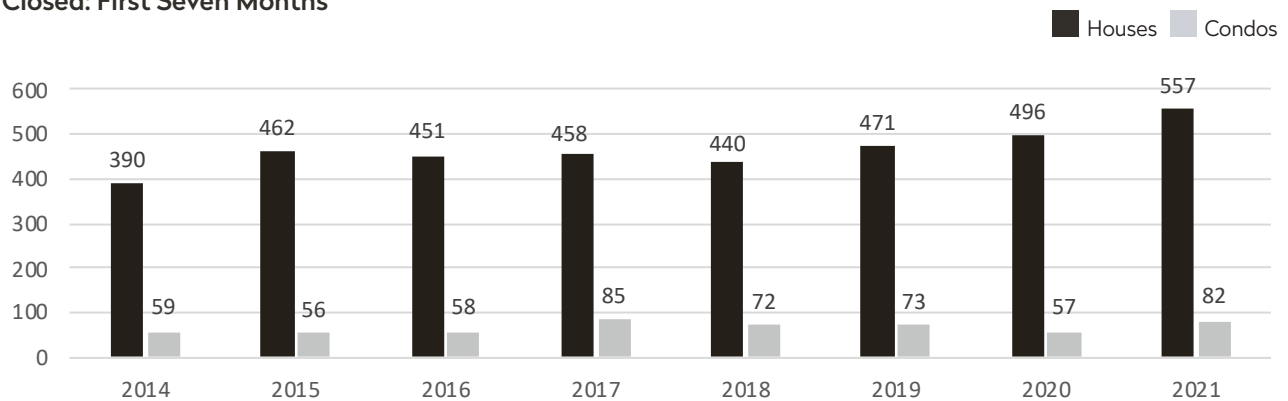
Ninety-five houses closed in Fairfield in July, a 37% decrease from July of 2020. The average closing price rose to \$969K, up 30% from a year ago and the highest for the month since at least 2001. The town's average closed price per square foot increased to \$366, the highest since 2005.

On July 31, Fairfield had 210 active house listings, a decrease of 49% from the same time a year ago.



BHSD 170422528

Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%
Under \$300K	6	20	-70%
\$300K-\$400K	30	60	-50%
\$400K-\$500K	71	80	-11.3%
\$500K-\$600K	73	74	-1.4%
\$600K-\$700K	83	55	+50.9%
\$700K-\$800K	59	54	+9.3%
\$800K-\$1M	77	64	+20.3%
\$1M-\$1.2M	37	36	+2.8%
\$1.2M-\$1.5M	45	22	+104.5%
\$1.5M-\$2M	33	14	+135.7%
Over \$2M	43	17	+152.9%

	2021	2020	% CHANGE
Houses: Closings in July	95	151	-37.1%
Houses: Average Closing Price in July	\$969,120	\$745,564	+30%
Houses: Closings First Seven Months	557	496	+12.3%
Houses: Average Closing Price First Seven Months	\$944,908	\$779,600	+21.2%
Houses: Pending on July 31	103	146	-29.5%
Houses: Active Inventory on July 31	210	415	-49.4%
Condos: Closings First Seven Months	82	57	+43.9%
Condos: Average Closing Price First Seven Months	\$501,765	\$405,198	+23.8%
Condos: Active Inventory on July 31	22	49	-55.1%
House & Condo \$ Volume of Closings First Seven Mo.s	\$567,458,718	\$409,777,958	+38.5%

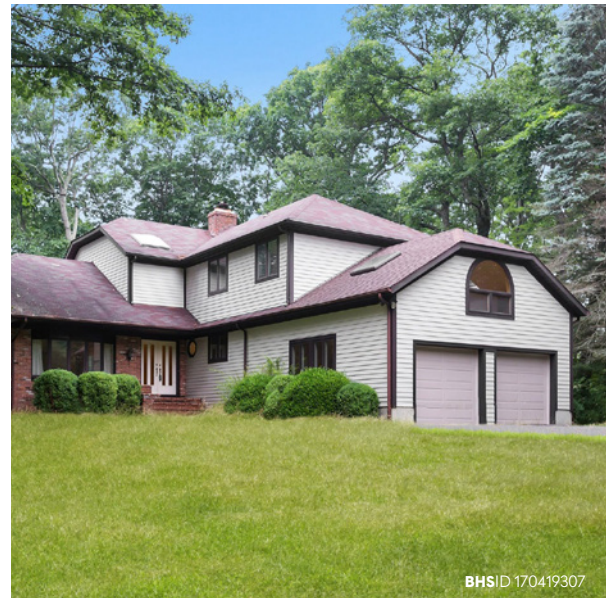
Houses & Condos

Ridgefield

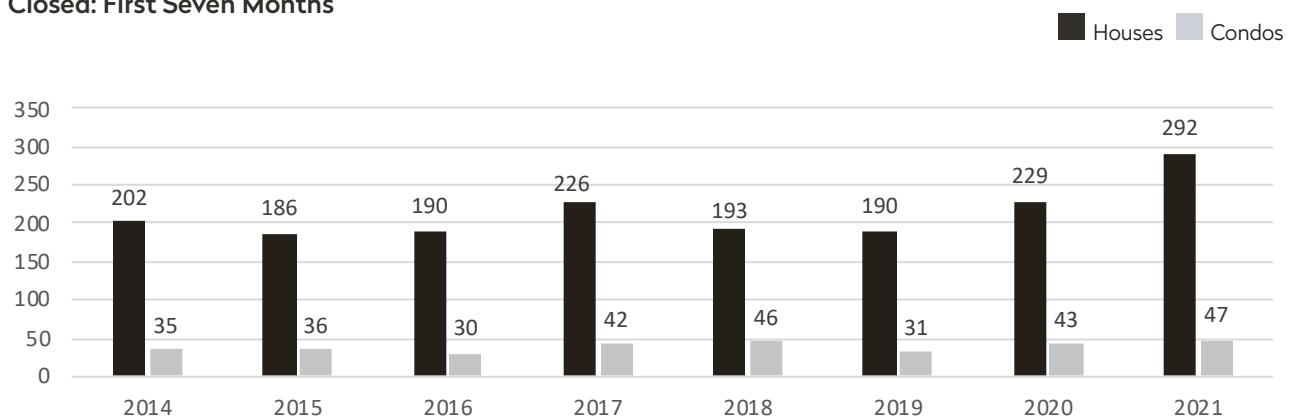
Year to Date Through July 2021

Fifty-five houses closed in Ridgefield in July, down 24% from last year but still the second most closing for the month since 2013. The average closing price rose 32% year-over-year to \$923K. Houses on average sold for 103.1% of the list price—over 100% for the fourth straight month.

Active listings on July 31 were down 53% from the same time in 2020.



Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%		2021	2020	% CHANGE
Under \$400K	15	28	-46.4%	Houses: Closings in July	55	72	-23.6%
\$400K-\$500K	14	38	-63.2%	Houses: Average Closing Price in July	\$923,191	\$700,203	+31.8%
\$500K-\$600K	42	39	+7.7%	Houses: Closings First Seven Months	292	229	+27.5%
\$600K-\$700K	37	27	+37%	Houses: Average Closing Price First Seven Months	\$934,844	\$741,536	+26.1%
\$700K-\$800K	33	17	+94.1%	Houses: Pending on July 31	64	79	-19%
\$800K-\$1M	60	45	+33.3%	Houses: Active Inventory on July 31	115	243	-52.7%
\$1M-\$1.5M	63	21	+200%	Condos: Closings First Seven Months	47	43	+9.3%
\$1.5M-\$2M	19	11	+72.7%	Condos: Average Closing Price First Seven Months	\$350,196	\$323,811	+8.1%
Over \$2M	9	3	+200%	Condos: Active Inventory on July 31	7	26	-73.1%
				House & Condo \$ Volume of Closings First Seven Mo.s	\$289,433,637	\$183,735,580	+57.5%

Houses & Condos

Redding

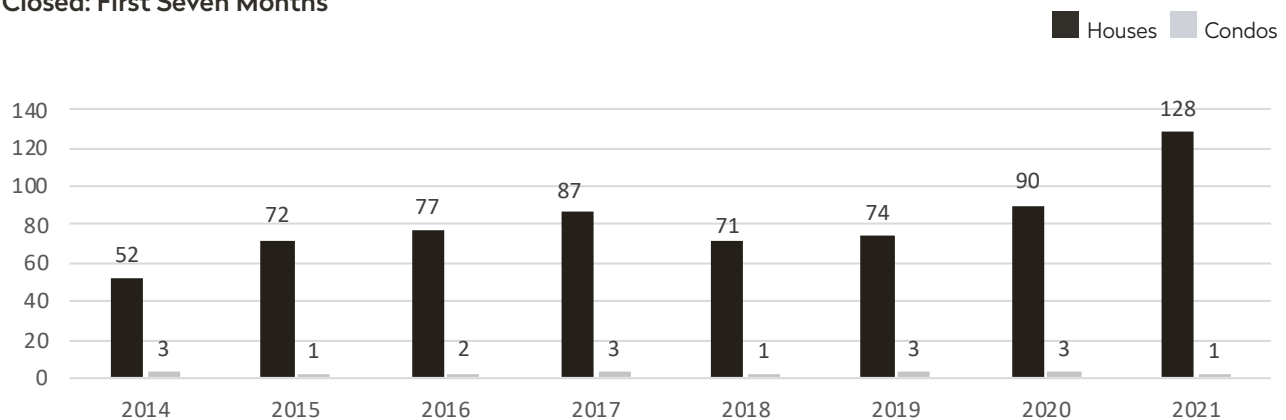
Year to Date Through July 2021

Twenty-three houses closed in Redding in July with an average closing price of \$732K. Houses on average sold for 103.8% of the list price, a 5.3% increase from a year ago. Meanwhile, the closed houses had a cumulative days on the market of just 59 days, a year-over-year decrease of 56%.

Through the year's first seven months, Redding's 128 house closings had an average closing price of \$778K, 33% higher than the same time period in 2020.



Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%		2021	2020	% CHANGE
Under \$250K	1	3	-66.7%	Houses: Closings in July	23	28	-17.9%
\$250K-\$400K	12	11	+9.1%	Houses: Average Closing Price in July	\$731,887	\$718,121	+1.9%
\$400K-\$500K	12	18	-33.3%	Houses: Closings First Seven Months	128	90	+42.2%
\$500K-\$600K	19	25	-24%	Houses: Average Closing Price First Seven Months	\$778,353	\$586,538	+32.7%
\$600K-\$800K	40	21	+90.5%	Houses: Pending on July 31	22	22	0%
\$800K-\$1M	21	8	+162.5%	Houses: Active Inventory on July 31	52	87	-40.2%
Over \$1M	23	4	+475%	Condos: Closings First Seven Months	1	3	-66.7%
				Condos: Average Closing Price First Seven Months	\$479,500	\$317,500	+51%
				Condos: Active Inventory on July 31	0	2	NA
				House & Condo \$ Volume of Closings First Seven Mo.s	\$100,108,649	\$53,740,899	+86.3%

Houses

Easton

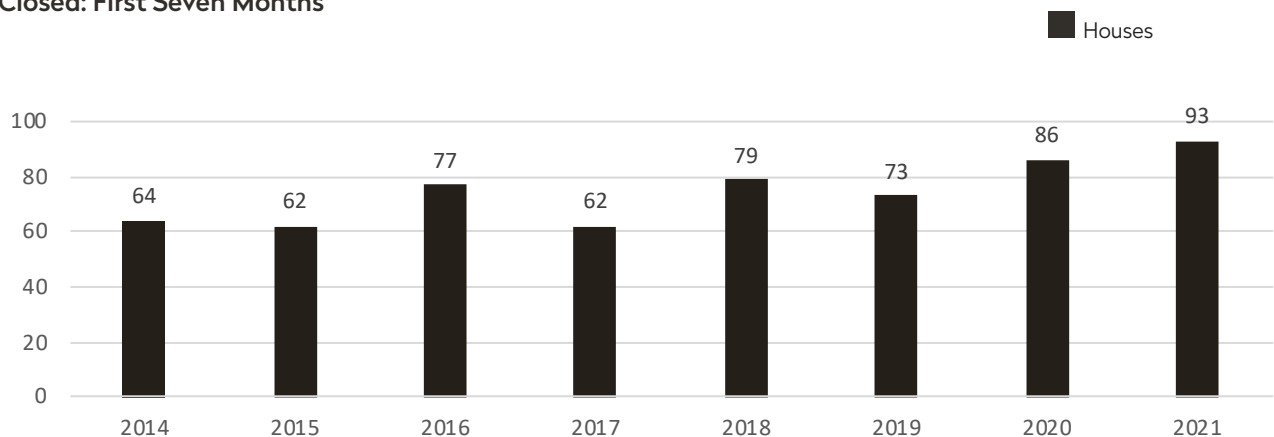
Year to Date Through July 2021

Easton's 14 house closings in July is a 48% decrease from July of 2020, while the average closing price rose to \$697K, up 17% from a year ago. Houses that closed spent on average just 44 cumulative days on the market.

The supply of houses for sale at the end of July was down 29% from the same time a year ago, with the 41 active listings representing a 2.7-month supply of houses at the current pace of sales.



Closed: First Seven Months



of Houses Closed: First Seven Months

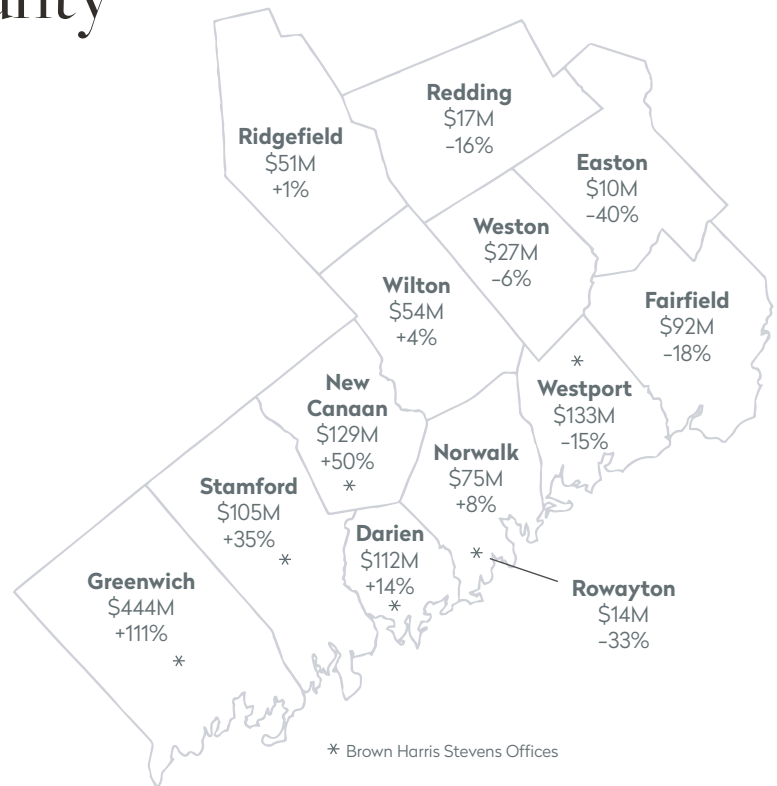
	2021	2020	%		2021	2020	% CHANGE
Under \$400K	1	11	-90.9%	Houses: Closings in July	14	27	-48.1%
\$400K-\$500K	9	20	-55%	Houses: Average Closing Price in July	\$696,559	\$597,745	+16.5%
\$500K-\$600K	17	27	-37%	Houses: Closings First Seven Months	93	86	+8.1%
\$600K-\$700K	14	14	0%	Houses: Average Closing Price First Seven Months	\$789,790	\$561,538	+40.6%
\$700K-\$1M	33	13	+153.8%	Houses: Pending on July 31	14	21	-33.3%
\$1M-\$1.5M	18	1	+1700%	Houses: Active Inventory on July 31	41	58	-29.3%
Over \$1.5M	1	0	NA	House \$ Volume of Closings First Seven Months	\$73,450,490	\$48,292,292	+52.1%

YTD 7.31.2021

Lower Fairfield County

Dollar Volume of House Sales In July: 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 July and the percentage change as it compares to July of 2020. Collectively, the dollar volume of closings was \$1.25 billion, an increase of 28% vs. July of 2020.



House Closings in July

Town	# of Closed Houses		% change	Average Closing Price		% change
	2021	2020		2021	2020	
Darien	56	57	-1.8%	\$2,002,275	\$1,731,939	+15.6%
Easton	14	27	-48.1%	\$696,559	\$597,745	+16.5%
Fairfield	95	151	-37.1%	\$969,120	\$745,564	+30%
All of Greenwich	140	85	+64.7%	\$3,168,815	\$2,469,155	+28.3%
New Canaan	62	50	+24%	\$2,087,831	\$1,729,292	+20.7%
Norwalk	90	102	-11.8%	\$834,097	\$680,757	+22.5%
Redding	23	28	-17.9%	\$731,887	\$718,121	+1.9%
Ridgefield	55	72	-23.6%	\$923,191	\$700,203	+31.8%
Rowayton*	8	14	-42.9%	\$1,732,063	\$1,469,821	+17.8%
Stamford	126	103	+22.3%	\$832,516	\$756,651	+10%
Weston	24	35	-31.4%	\$1,111,037	\$805,934	+37.9%
Westport	69	96	-28.1%	\$1,929,908	\$1,627,253	+18.6%
Wilton	47	59	-20.3%	\$1,156,809	\$884,025	+30.9%

*Rowayton closing data also included in Norwalk.

Year To Date Through July 2021 Connecticut Market Report

Connecticut

Greenwich

125 Mason Street
Greenwich, CT 06830
203.869.8100

Darien Office

671 Boston Post Road
Darien, CT 06820
203.655.1418

Rowayton

140 Rowayton Avenue
Rowayton, CT 06853
203.853.1419

New Canaan

183 Elm Street
New Canaan, CT 06840
203.966.7800

Stamford

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

Westport

56 Post Road East
Westport, CT 06880
203.221.0666

Corporate

Development Marketing

445 Park Avenue
New York, NY 10022
212.521.5757

Contact Us

©2021 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.



BrownHarrisStevens.com NEW YORK CITY • HAMPTONS • PALM BEACH • MIAMI • WORLDWIDE

BHS PARTNERING
WORLDWIDE®



LUXURY
PORTFOLIO
INTERNATIONAL

Leading
REAL ESTATE COMPANIES
IN THE WORLD