

YTD Through May 2021
Connecticut Market Report

Connecticut

Brown Harris Stevens

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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.



BHSD 170271170

Houses & Condos

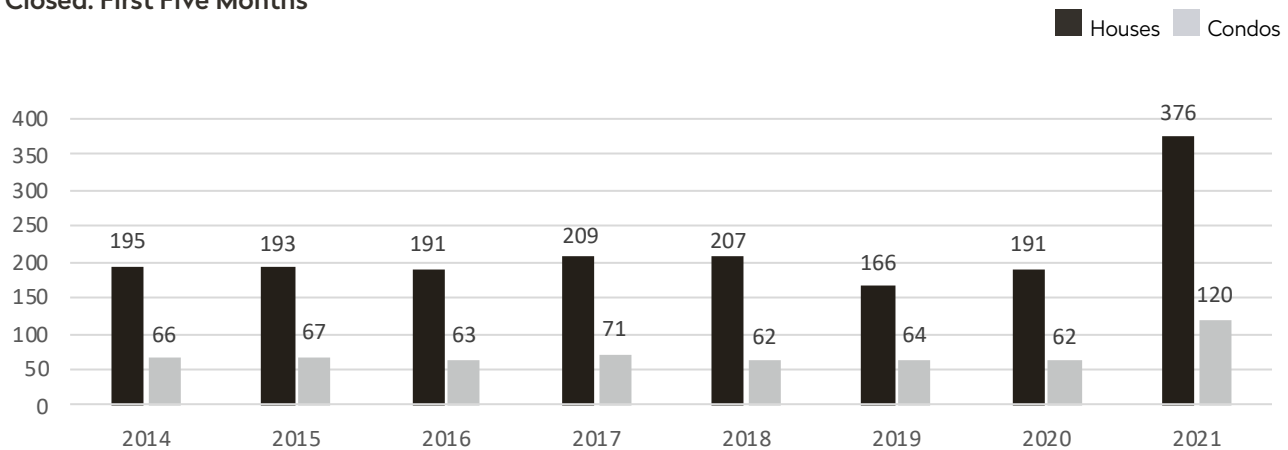
All of Greenwich

Year to Date Through May 2021

Eighty-eight houses closed in May across All of Greenwich (Greenwich, Cos Cob, Riverside, and Old Greenwich), a 63% increase from May 2020. The average closing price for the month rose 45% to \$3.3M—the highest average house closing in All of Greenwich for May since at least 2000. The condo market also continues to be strong. There were 22 condo closings in May, a 100% increase from the same time last year while the average closing price was up 59% to \$826K.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%
Under \$1M	43	32	+34.4%
\$1M-\$1.5M	62	48	+29.2%
\$1.5M-\$2M	44	27	+63%
\$2M-\$2.5M	57	24	+137.5%
\$2.5M-\$3M	38	21	+81%
\$3M-\$4M	55	24	+129.2%
\$4M-\$5M	24	8	+200%
\$5M-\$7M	31	6	+416.7%
Over \$7M	22	1	+2100%

	2021	2020	% CHANGE
Houses: Closings in May	88	54	+63%
Houses: Average Closing Price in May	\$3,323,487	\$2,298,881	+44.6%
Houses: Closings First Five Months	376	191	+96.9%
Houses: Average Closing Price First Five Months	\$3,062,441	\$2,129,489	+43.8%
Houses: Pending on May 31	184	46	+300%
Houses: Active Inventory on May 31	409	629	-35%
Condos: Closings First Five Months	120	62	+93.5%
Condos: Average Closing Price First Five Months	\$985,992	\$855,479	+15.3%
Condos: Active Inventory on May 31	99	141	-29.8%
House & Condo \$ Volume of Closings First Five Mo.s	\$1,269,796,760	\$459,772,147	+176.2%

Houses & Condos

Greenwich

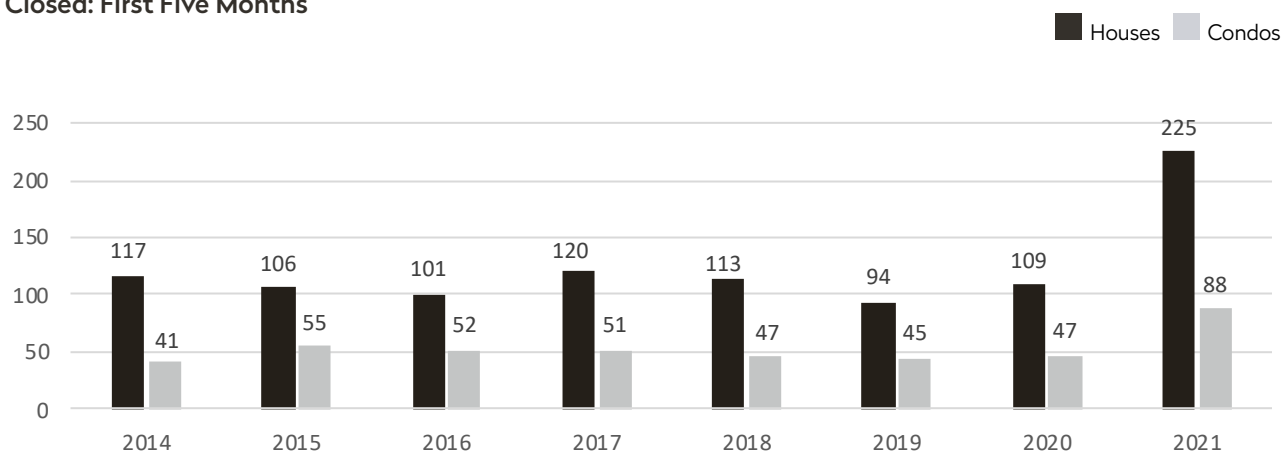
Year to Date Through May 2021

Fifty-one houses closed in Greenwich in May, with 24 closings over \$3M compared to seven in that price point in May of 2020. The average house closing price for the month rose to \$3.9M, up 53% from the same time last year, while the average closing price per square foot jumped to \$660, an increase of 37%.

One-hundred-seven houses were pending (properties with signed contracts yet to close) on May 31 in Greenwich compared to 27 a year ago. The pending houses had an average list price of \$4.15M, with 36 having a list price over \$5M.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%
Under \$1M	27	14	+92.9%
\$1M-\$1.5M	24	26	-7.7%
\$1.5M-\$2M	20	15	+33.3%
\$2M-\$2.5M	33	14	+135.7%
\$2.5M-\$3M	22	16	+37.5%
\$3M-\$4M	35	13	+169.2%
\$4M-\$5M	20	5	+300%
\$5M-\$7M	23	5	+360%
Over \$7M	21	1	+2000%

	2021	2020	% CHANGE
Houses: Closings in May	51	32	+59.4%
Houses: Average Closing Price in May	\$3,924,811	\$2,563,159	+53.1%
Houses: Closings First Five Months	225	109	+106.4%
Houses: Average Closing Price First Five Months	\$3,582,310	\$2,337,989	+53.2%
Houses: Pending on May 31	107	27	+296.3%
Houses: Active Inventory on May 31	294	423	-30.5%
Condos: Closings First Five Months	88	47	+87.2%
Condos: Average Closing Price First Five Months	\$1,080,858	\$901,174	+19.9%
Condos: Active Inventory on May 31	76	110	-30.9%
House & Condo \$ Volume of Closings First Five Mo.s	\$901,135,260	\$297,195,953	+203.2%

Houses & Condos

Cos Cob

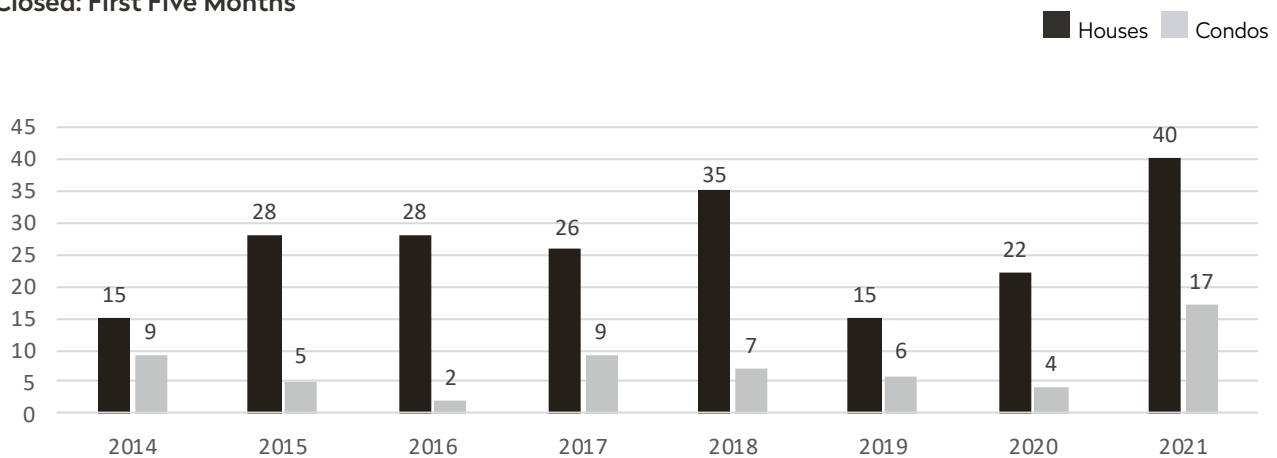
Year to Date Through May 2021

Cos Cob had 57 combined house and condo closings through the first five months of the year, a 119% increase from a year ago. The average closing prices for houses rose 22% to \$1.5M, while the average closing price for condos was down 12%, to \$784K. The house and condo combined dollar volume of closings was \$73M, an increase of 140% from the first five months of 2020.

Thirteen houses were pending (properties with signed contracts yet to close) in Cos Cob on May 31 with an average list price of \$2.3M.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%
Under \$1M	7	9	-22.2%
\$1M-\$1.5M	21	8	+162.5%
\$1.5M-\$2M	5	2	+150%
\$2M-\$2.5M	4	2	+100%
\$2.5M-\$3M	1	1	0%
Over \$3M	2	0	NA

	2021	2020	% CHANGE
Houses: Closings in May	8	6	+33.3%
Houses: Average Closing Price in May	\$1,653,750	\$1,474,333	+12.2%
Houses: Closings First Five Months	40	22	+81.8%
Houses: Average Closing Price First Five Months	\$1,503,200	\$1,228,023	+22.4%
Houses: Pending on May 31	13	3	+333.3%
Houses: Active Inventory on May 31	36	60	-40%
Condos: Closings First Five Months	17	4	+325%
Condos: Average Closing Price First Five Months	\$783,647	\$888,375	-11.8%
Condos: Active Inventory on May 31	7	13	-46.2%
House & Condo \$ Volume of Closings First Five Mo.s	\$73,450,000	\$30,570,000	+140.3%

Houses & Condos

Riverside

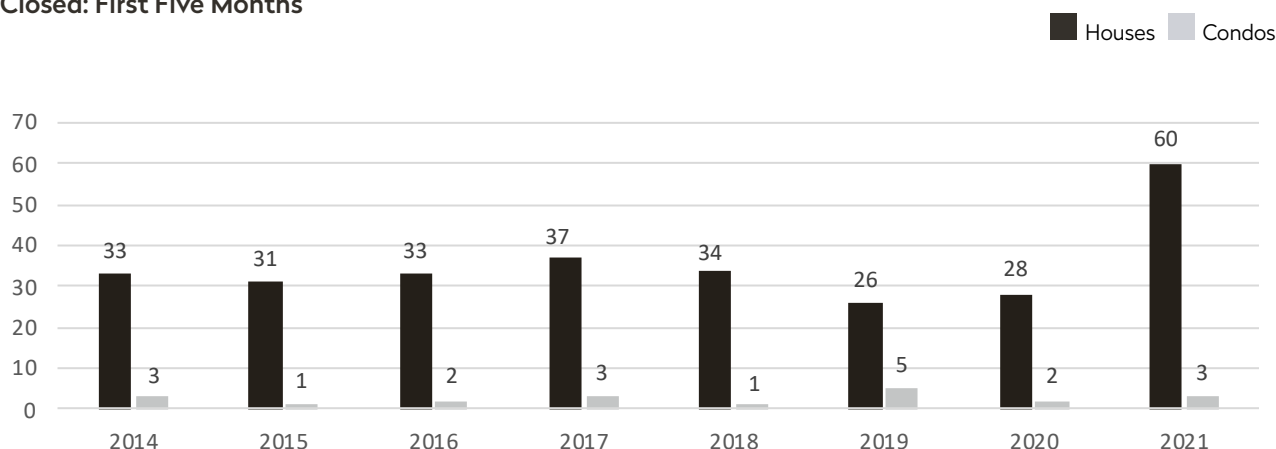
Year to Date Through May 2021

Fourteen houses closed in Riverside in May compared to 10 in May of 2020, with the average closing price up 29% to \$2.75M. The average closing price per square foot for the month was \$637, a year-over-year increase of 13%. Four houses closed for over \$4M compared to none in that price range in May of last year.

Riverside had 41 active houses on the market on May 31—down from 73 at the same time last year and from 45 active houses at the end of last month.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%
Under \$1M	6	6	0%
\$1M-\$1.5M	13	4	+225%
\$1.5M-\$2M	7	4	+75%
\$2M-\$2.5M	10	4	+150%
\$2.5M-\$3M	7	1	+600%
\$3M-\$4M	9	7	+28.6%
\$4M-\$5M	3	2	+50%
Over \$5M	5	0	NA

	2021	2020	% CHANGE
Houses: Closings in May	14	10	+40%
Houses: Average Closing Price in May	\$2,750,571	\$2,131,250	+29.1%
Houses: Closings First Five Months	60	28	+114.3%
Houses: Average Closing Price First Five Months	\$2,538,229	\$2,138,464	+18.7%
Houses: Pending on May 31	34	11	+209.1%
Houses: Active Inventory on May 31	41	73	-43.8%
Condos: Closings First Five Months	3	2	+50%
Condos: Average Closing Price First Five Months	\$740,000	\$729,000	+1.5%
Condos: Active Inventory on May 31	7	6	+16.7%
House & Condo \$ Volume of Closings First Five Mo.s	\$154,513,750	\$61,335,000	+151.9%

Houses & Condos

Old Greenwich

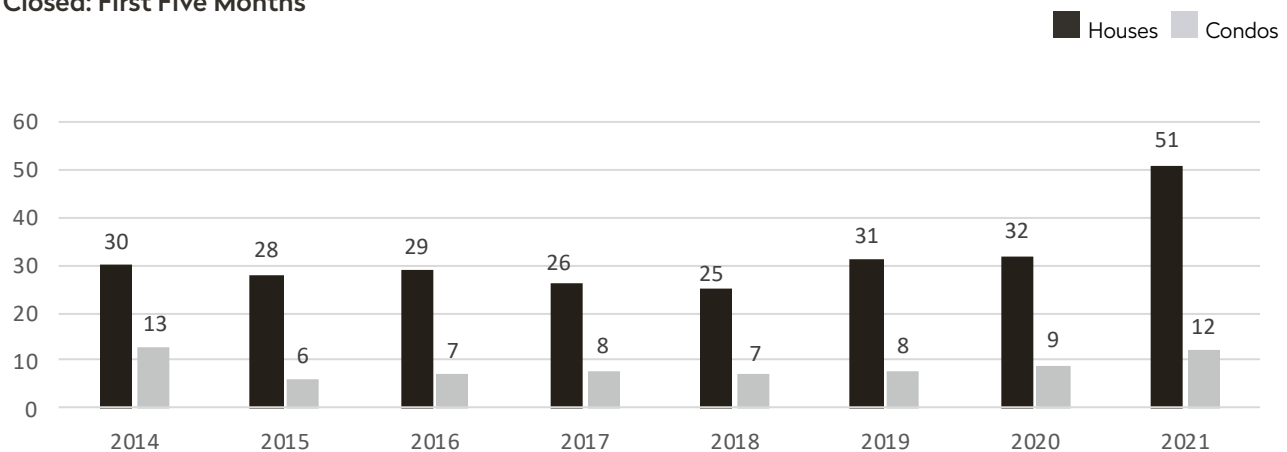
Year to Date Through May 2021

Fifteen houses closed in Old Greenwich in May, a 150% increase from the same time in 2020, with the average closing price up 36% to \$2.7M. The average house closing price per square foot for the month jumped to \$714, a year-over-year increase of 35%.

Old Greenwich had 38 active houses on the market on May 31—down from 73 at the same time last year but similar to the 37 active houses at the end of last month.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%
Under \$1M	3	3	0%
\$1M-\$1.5M	4	10	-60%
\$1.5M-\$2M	12	6	+100%
\$2M-\$2.5M	10	4	+150%
\$2.5M-\$3M	8	3	+166.7%
\$3M-\$4M	9	4	+125%
\$4M-\$5M	1	1	0%
Over \$5M	4	1	+300%

	2021	2020	% CHANGE
Houses: Closings in May	15	6	+150%
Houses: Average Closing Price in May	\$2,704,233	\$1,993,333	+35.7%
Houses: Closings First Five Months	51	32	+59.4%
Houses: Average Closing Price First Five Months	\$2,608,554	\$2,031,194	+28.4%
Houses: Pending on May 31	30	5	+500%
Houses: Active Inventory on May 31	38	73	-47.9%
Condos: Closings First Five Months	12	9	+33.3%
Condos: Average Closing Price First Five Months	\$638,458	\$630,333	+1.3%
Condos: Active Inventory on May 31	9	12	-25%
House & Condo \$ Volume of Closings First Five Mo.s	\$140,697,750	\$70,671,194	+99.1%

Houses & Condos

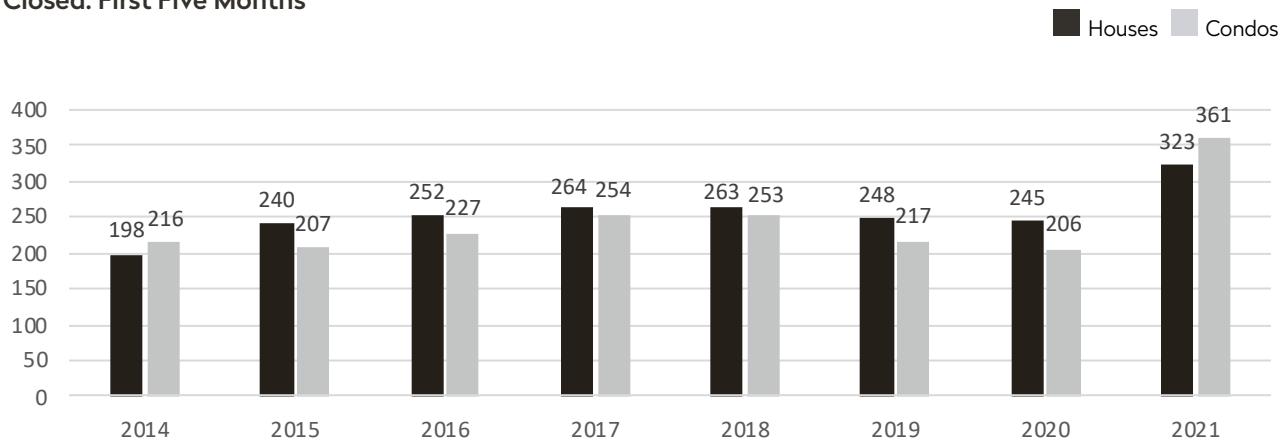
Stamford

Year to Date Through May 2021

Sixty-two houses closed in Stamford in May, a 19% increase from the same time in 2020, with the average closing price up 45% to \$849K. Houses on average sold for 102.5% of the list price, the second month in a row that the average close-to-list-price ratio was over 100%. The average cumulative days on the market for sold houses was 59 days, the shortest monthly average for Stamford house closings in the past year. The Stamford condo market continues to be strong. There were 82 condo closings in May, a 122% increase from May of last year.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%
Under \$400K	14	29	-51.7%
\$400K-\$500K	42	62	-32.3%
\$500K-\$600K	54	56	-3.6%
\$600K-\$700K	64	30	+113.3%
\$700K-\$800K	32	27	+18.5%
\$800K-\$1M	64	28	+128.6%
\$1M-\$1.2M	15	10	+50%
\$1.2M-\$1.5M	23	2	+1050%
\$1.5M-\$2M	6	0	NA
Over \$2M	9	1	+800%

	2021	2020	% CHANGE
Houses: Closings in May	62	52	+19.2%
Houses: Average Closing Price in May	\$848,933	\$587,491	+44.5%
Houses: Closings First Five Months	323	245	+31.8%
Houses: Average Closing Price First Five Months	\$799,375	\$606,536	+31.8%
Houses: Pending on May 31	166	70	+137.1%
Houses: Active Inventory on May 31	258	317	-18.6%
Condos: Closings First Five Months	361	206	+75.2%
Condos: Average Closing Price First Five Months	\$350,822	\$343,191	+2.2%
Condos: Active Inventory on May 31	245	214	+14.5%
House & Condo \$ Volume of Closings First Five Mo.s	\$384,844,952	\$219,298,602	+75.5%

Darien

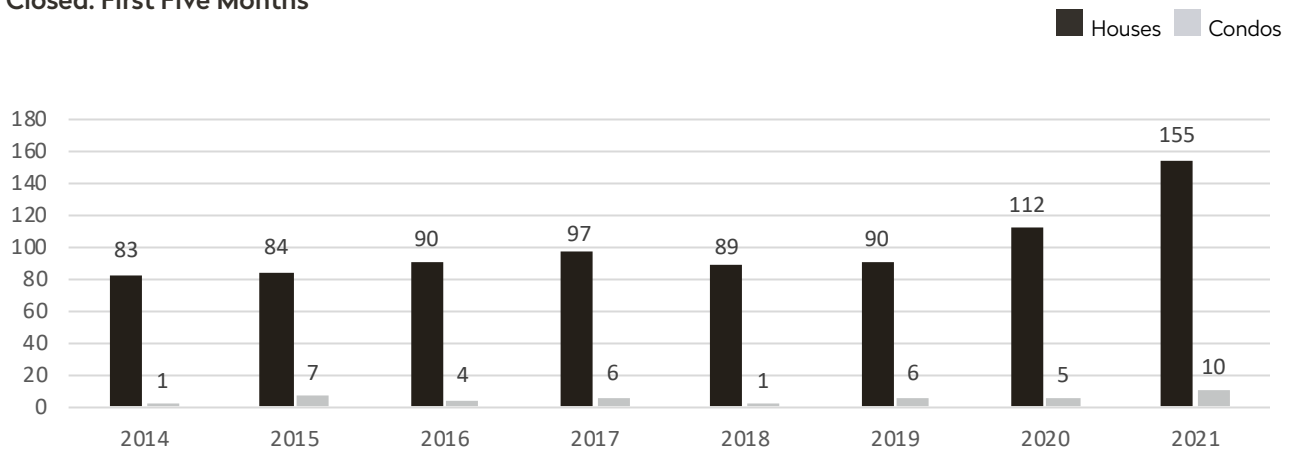
Year to Date Through May 2021

Fifty houses closed in Darien in May, a 61% increase from May of 2020, while the average closing price was up 22% to \$1.8M. The average closing price per square foot for the month jumped to \$519, a year-over-year increase of 19%. Houses on average sold for 100.9% of the list price, the highest monthly average close-to-list-price ratio in Darien in the past year.

Darien had 92 active houses on the market on May 31—down from 208 at the same time last year and the 115 active houses at the end of last month.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%		2021	2020	% CHANGE
Under \$1M	32	37	-13.5%	Houses: Closings in May	50	31	+61.3%
\$1M-\$1.5M	50	38	+31.6%	Houses: Average Closing Price in May	\$1,810,140	\$1,479,855	+22.3%
\$1.5M-\$2M	27	19	+42.1%	Houses: Closings First Five Months	155	112	+38.4%
\$2M-\$2.5M	13	6	+116.7%	Houses: Average Closing Price First Five Months	\$1,738,388	\$1,418,911	+22.5%
\$2.5M-\$3M	15	5	+200%	Houses: Pending on May 31	114	33	+245.5%
\$3M-\$4M	12	5	+140%	Houses: Active Inventory on May 31	92	208	-55.8%
\$4M-\$5M	6	2	+200%	Condos: Closings First Five Months	10	5	+100%
Over \$5M	0	0	NA	Condos: Average Closing Price First Five Months	\$1,098,000	\$1,020,800	+7.6%
				Condos: Active Inventory on May 31	2	13	-84.6%
				House & Condo \$ Volume of Closings First Five Mo.s	\$280,430,177	\$164,022,050	+71%

Houses & Condos

New Canaan

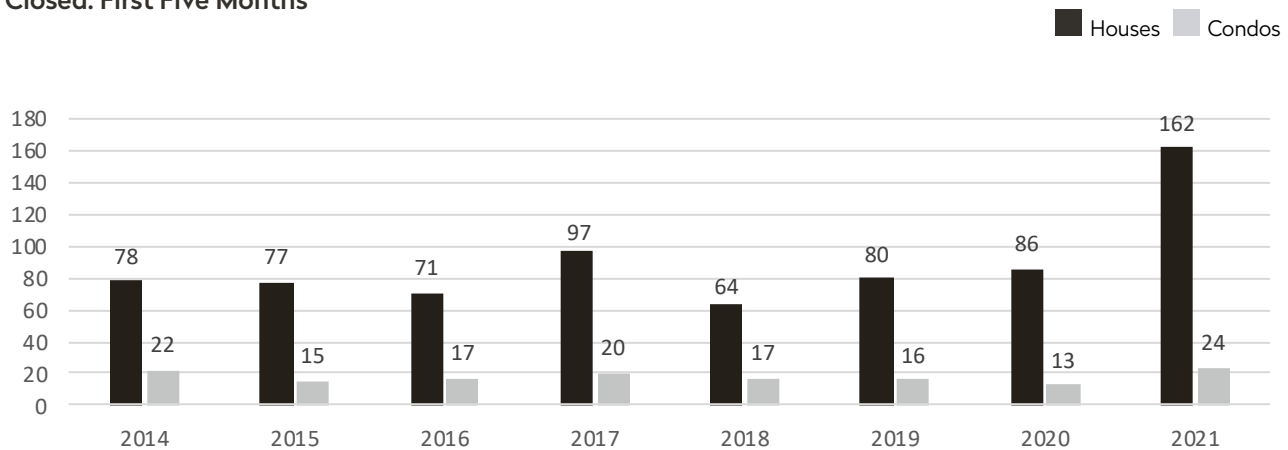
Year to Date Through May 2021

Thirty-three houses closed in New Canaan in May, an 83% increase from May of 2020, while the average closing price was up 15% to \$2.1M. The average closing price per square foot for the month rose to \$386, a year-over-year increase of 19%. Houses on average sold for 102% of the list price, the highest monthly average close-to-list-price ratio in New Canaan in the past year.

New Canaan had 144 active houses on the market on May 31—down from 227 at the same time last year but up from 131 active houses at the end of last month.



Closed: First Five Months



	2021	2020	%
Under \$1M	26	23	+13%
\$1M-\$1.5M	36	29	+24.1%
\$1.5M-\$2M	33	15	+120%
\$2M-\$2.5M	25	5	+400%
\$2.5M-\$3M	18	7	+157.1%
\$3M-\$4M	17	5	+240%
\$4M-\$5M	5	1	+400%
\$5M-\$7M	1	1	0%
Over \$7M	1	0	NA

	2021	2020	% CHANGE
Houses: Closings in May	33	18	+83.3%
Houses: Average Closing Price in May	\$2,095,654	\$1,821,367	+15.1%
Houses: Closings First Five Months	162	86	+88.4%
Houses: Average Closing Price First Five Months	\$1,979,488	\$1,610,109	+22.9%
Houses: Pending on May 31	101	41	+146.3%
Houses: Active Inventory on May 31	144	227	-36.6%
Condos: Closings First Five Months	24	13	+84.6%
Condos: Average Closing Price First Five Months	\$963,333	\$522,577	+84.3%
Condos: Active Inventory on May 31	62	41	+51.2%
House & Condo \$ Volume of Closings First Five Mo.s	\$343,797,072	\$145,262,887	+136.7%

Houses & Condos

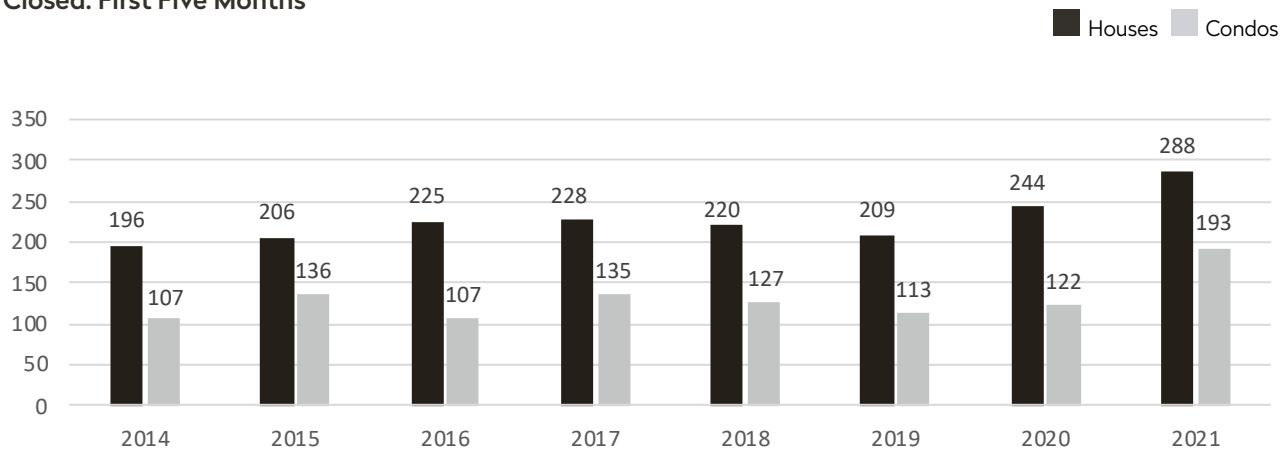
Norwalk

Year to Date Through May 2021

Fifty-six houses closed in Norwalk in May, with 15 closings over \$800K compared to six in that price point in May of 2020, a 150% increase. The average house closing price for the month rose to \$850K, up 46% from the same time last year, while the average closing price per square foot jumped to \$326, a year-over-year increase of 16%. The Norwalk condo market continues to be strong. Forty-four condos closed in May, a 214% increase from May 2020. There were also 46 condos pending on May 31, up 206% from the same time last year.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%		2021	2020	% CHANGE
Under \$300K	2	11	-81.8%	Houses: Closings in May	56	51	+9.8%
\$300K-\$400K	28	47	-40.4%	Houses: Average Closing Price in May	\$849,680	\$581,361	+46.2%
\$400K-\$500K	81	69	+17.4%	Houses: Closings First Five Months	288	244	+18%
\$500K-\$600K	59	58	+1.7%	Houses: Average Closing Price First Five Months	\$737,865	\$566,950	+30.1%
\$600K-\$800K	60	31	+93.5%	Houses: Pending on May 31	97	63	+54%
\$800K-\$1M	17	8	+112.5%	Houses: Active Inventory on May 31	209	264	-20.8%
\$1M-\$1.5M	15	14	+7.1%	Condos: Closings First Five Months	193	122	+58.2%
\$1.5M-\$2M	14	5	+180%	Condos: Average Closing Price First Five Months	\$318,134	\$297,471	+6.9%
\$2M-\$3M	7	1	+600%	Condos: Active Inventory on May 31	122	98	+24.5%
Over \$3M	5	0	NA	House & Condo \$ Volume of Closings First Five Mo.s	\$273,904,932	\$174,627,146	+56.9%

Houses & Condos

Rowayton

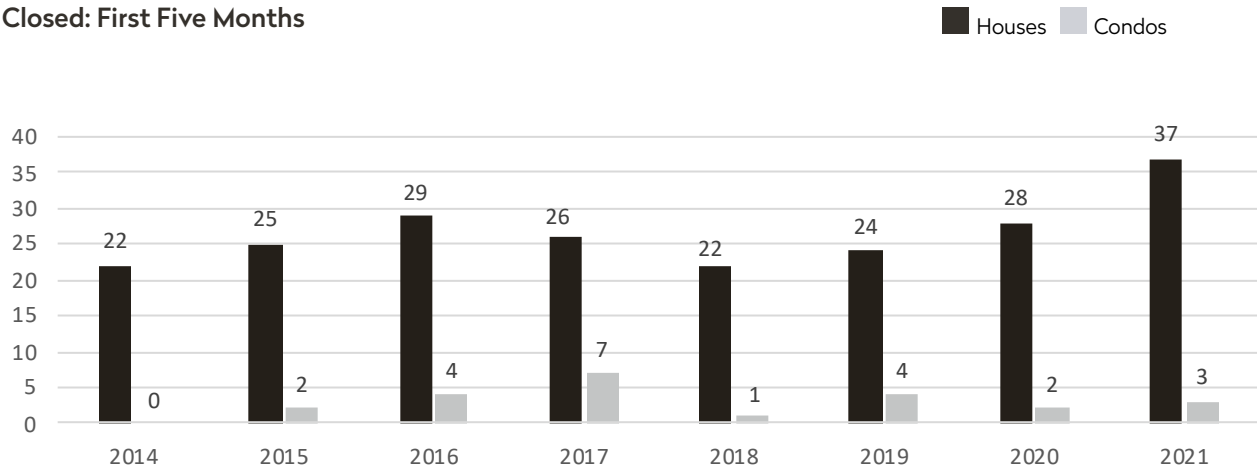
Year to Date Through May 2021

Seven houses closed in Rowayton in May compared to eight in May of 2020, with the average closing price up 119% to \$2.26M. Houses on average sold for 101.2% of the list price, the second month in a row in Rowayton that the average close-to-list-price ratio was over 100%.

Through the first five months of the year, Rowayton has had 20 houses close for over \$1.5M compared to four in that price point over the same time in 2020, a 400% increase.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%
Under \$600K	5	6	-16.7%
\$600K-\$1M	6	9	-33.3%
\$1M-\$1.5M	6	9	-33.3%
\$1.5M-\$2M	10	3	+233.3%
\$2M-\$3M	6	1	+500%
Over \$3M	4	0	NA

	2021	2020	% CHANGE
Houses: Closings in May	7	8	-12.5%
Houses: Average Closing Price in May	\$2,264,286	\$1,034,938	+118.8%
Houses: Closings First Five Months	37	28	+32.1%
Houses: Average Closing Price First Five Months	\$1,659,136	\$1,027,450	+61.5%
Houses: Pending on May 31	15	10	+50%
Houses: Active Inventory on May 31	23	53	-56.6%
Condos: Closings First Five Months	3	2	+50%
Condos: Average Closing Price First Five Months	\$1,242,667	\$752,500	+65.1%
Condos: Active Inventory on May 31	2	6	-66.7%
House & Condo \$ Volume of Closings First Five Mo.s	\$65,116,025	\$30,273,600	+115.1%

Houses & Condos

Wilton

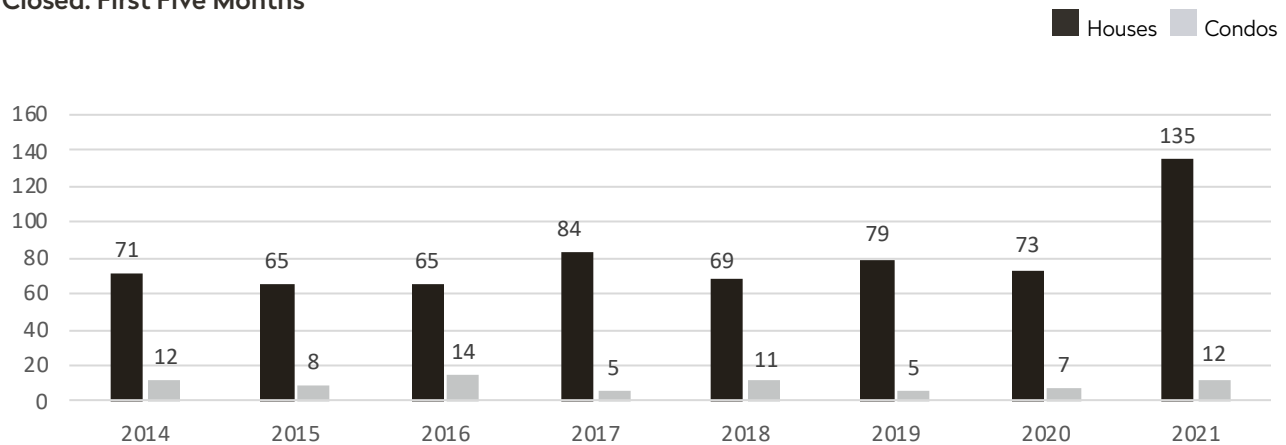
Year to Date Through May 2021

Forty houses closed in Wilton in May, a 100% increase from May of 2020, with the average closing price up 57% to \$1.2M. The average closing price per square foot for the month rose to \$276, a year-over-year increase of 34%. Houses on average sold for 104.4% of the list price, the highest monthly average close-to-list-price ratio in Wilton in the past year.

Wilton had 93 active houses on the market on May 31—down from 166 at the same time last year and from the 116 active houses at the end of last month.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%
Under \$500K	12	11	+9.1%
\$500K-\$700K	24	20	+20%
\$700K-\$800K	17	15	+13.3%
\$800K-\$900K	20	9	+122.2%
\$900K-\$1M	12	6	+100%
\$1M-\$1.2M	16	6	+166.7%
\$1.2M-\$1.5M	16	4	+300%
\$1.5M-\$2M	7	2	+250%
Over \$2M	11	0	NA

	2021	2020	% CHANGE
Houses: Closings in May	40	20	+100%
Houses: Average Closing Price in May	\$1,198,754	\$766,025	+56.5%
Houses: Closings First Five Months	135	73	+84.9%
Houses: Average Closing Price First Five Months	\$1,017,963	\$774,793	+31.4%
Houses: Pending on May 31	54	20	+170%
Houses: Active Inventory on May 31	93	166	-44%
Condos: Closings First Five Months	12	7	+71.4%
Condos: Average Closing Price First Five Months	\$404,167	\$239,500	+68.8%
Condos: Active Inventory on May 31	11	20	-45%
House & Condo \$ Volume of Closings First Five Mo.s	\$142,275,062	\$58,236,400	+144.3%

Houses & Condos

Westport

Year to Date Through May 2021

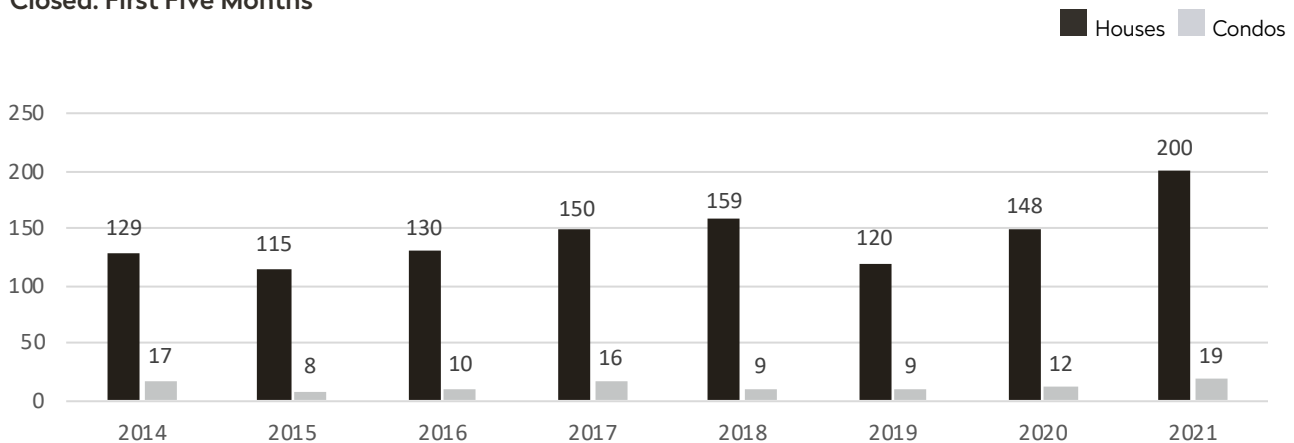
Forty-seven houses closed in Westport in May, a 52% increase from May of 2020, while the average closing price was up 30% to \$1.76M. The average closing price per square foot for the month rose to \$490, a year-over-year increase of 52%. Houses on average sold for 101.9% of the list price, the highest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

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



BHSD 170400130

Closed: First Five Months



of Houses Closed: First Five Months

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

Houses

Weston

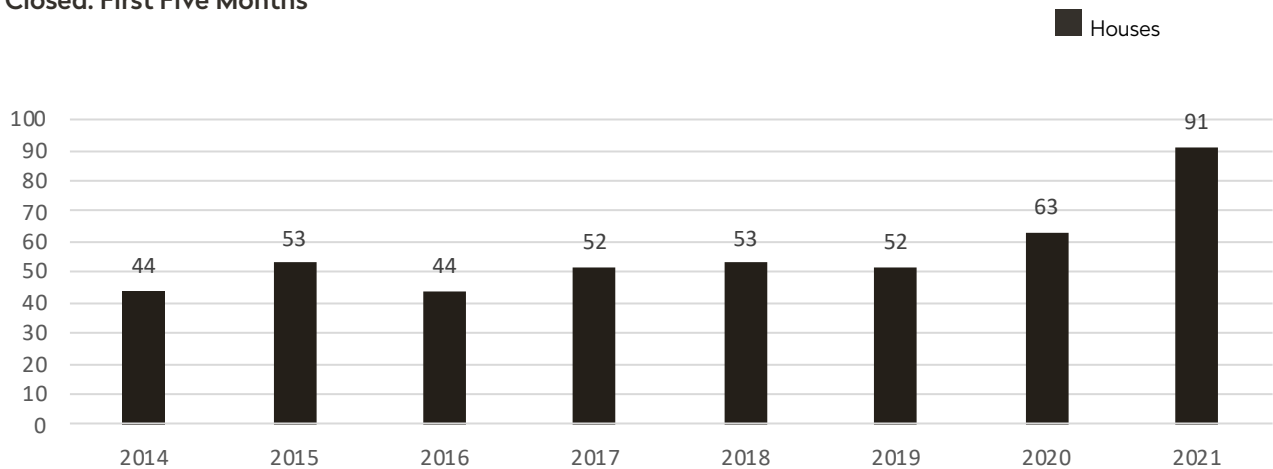
Year to Date Through May 2021

The 23 houses that closed in Weston in May had an average closing price of \$1.2M, 25% higher than in May of 2020. The average closing price per square foot for the month rose to \$313, a year-over-year increase of 61%. Houses on average sold for 105.5% of the list price, the highest monthly average close-to-list-price ratio in Weston in the past year.

Weston had 71 active houses on the market on May 31—down from 126 at the same time last year but up from 56 active houses at the end of last month.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%
Under \$500K	4	7	-42.9%
\$500K-\$700K	12	24	-50%
\$700K-\$900K	16	13	+23.1%
\$900K-\$1.2M	22	11	+100%
\$1.2M-\$1.5M	17	5	+240%
\$1.5M-\$2M	15	2	+650%
Over \$2M	5	1	+400%

	2021	2020	% CHANGE
Houses: Closings in May	23	23	0%
Houses: Average Closing Price in May	\$1,207,235	\$966,870	+24.9%
Houses: Closings First Five Months	91	63	+44.4%
Houses: Average Closing Price First Five Months	\$1,173,161	\$836,417	+40.3%
Houses: Pending on May 31	38	15	+153.3%
Houses: Active Inventory on May 31	71	126	-43.7%
House \$ Volume of Closings First Five Months	\$106,757,625	\$52,694,250	+102.6%

Houses & Condos

Fairfield

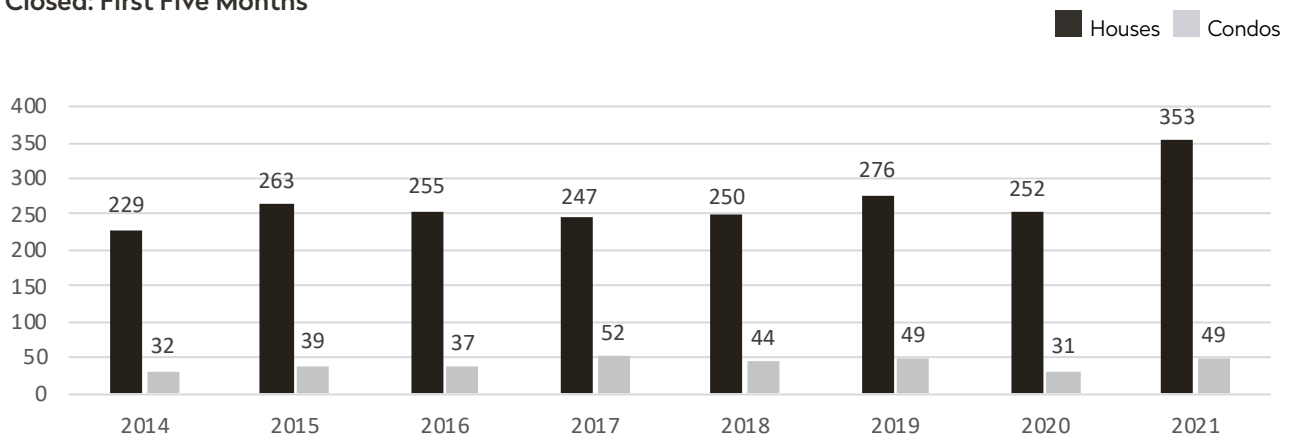
Year to Date Through May 2021

Seventy-four houses closed in Fairfield in May, with 26 closings over \$1M compared to seven in that price point in May of 2020, a 271% increase. The average house closing price for the month rose to \$1.04M, up 45% from the same time last year, while the average closing price per square foot jumped to \$347, a year-over-year increase of 28%.

Fairfield had 229 active houses on the market on May 31—down from 412 at the same time last year but up from 200 active houses at the end of last month.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%
Under \$300K	6	16	-62.5%
\$300K-\$400K	24	30	-20%
\$400K-\$500K	51	36	+41.7%
\$500K-\$600K	43	40	+7.5%
\$600K-\$700K	48	29	+65.5%
\$700K-\$800K	34	29	+17.2%
\$800K-\$1M	50	32	+56.3%
\$1M-\$1.2M	23	17	+35.3%
\$1.2M-\$1.5M	26	15	+73.3%
\$1.5M-\$2M	19	4	+375%
Over \$2M	29	4	+625%

	2021	2020	% CHANGE
Houses: Closings in May	74	71	+4.2%
Houses: Average Closing Price in May	\$1,041,621	\$716,776	+45.3%
Houses: Closings First Five Months	353	252	+40.1%
Houses: Average Closing Price First Five Months	\$939,666	\$760,582	+23.5%
Houses: Pending on May 31	126	80	+57.5%
Houses: Active Inventory on May 31	229	412	-44.4%
Condos: Closings First Five Months	49	31	+58.1%
Condos: Average Closing Price First Five Months	\$505,655	\$416,406	+21.4%
Condos: Active Inventory on May 31	25	37	-32.4%
House & Condo \$ Volume of Closings First Five Mo.s	\$356,479,020	\$204,575,360	+74.3%

Houses & Condos

Ridgefield

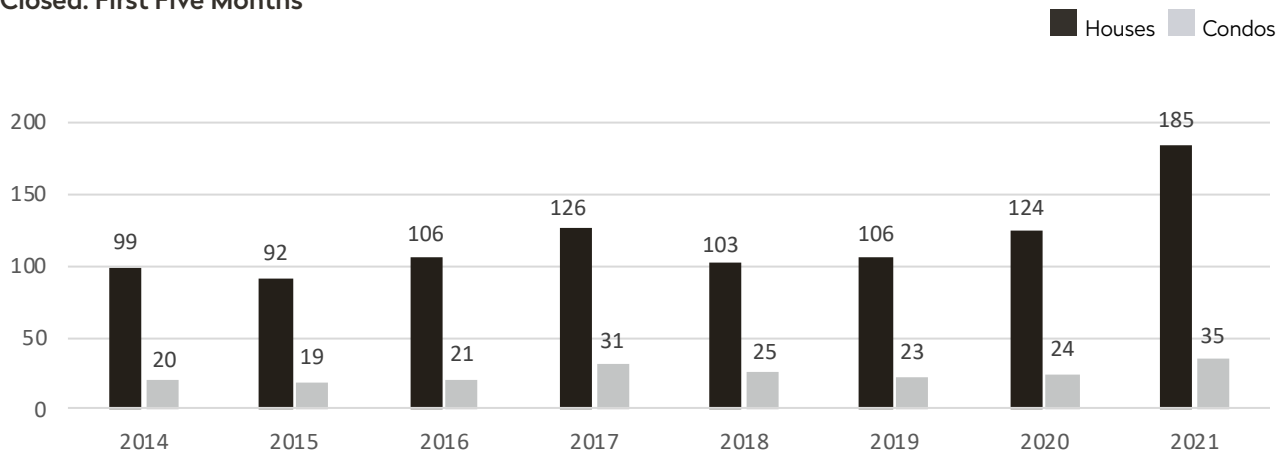
Year to Date Through May 2021

Thirty-eight houses closed in Ridgefield in May, a 19% increase from May of 2020, with the average closing price up 30% to \$994K. The average closing price per square foot for the month rose to \$318, a year-over-year increase of 48%. Houses on average sold for 100.8% of the list price, the second month in a row that the average close-to-list-price ratio was over 100%.

Ridgefield had 106 active houses on the market on May 31—down from 224 at the same time last year but up slightly from the 104 active houses at the end of last month.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%
Under \$400K	10	19	-47.4%
\$400K-\$500K	10	21	-52.4%
\$500K-\$600K	21	19	+10.5%
\$600K-\$700K	28	15	+86.7%
\$700K-\$800K	21	6	+250%
\$800K-\$1M	37	25	+48%
\$1M-\$1.5M	38	12	+216.7%
\$1.5M-\$2M	14	6	+133.3%
Over \$2M	6	1	+500%

	2021	2020	% CHANGE
Houses: Closings in May	38	32	+18.8%
Houses: Average Closing Price in May	\$993,703	\$762,203	+30.4%
Houses: Closings First Five Months	185	124	+49.2%
Houses: Average Closing Price First Five Months	\$951,515	\$717,816	+32.6%
Houses: Pending on May 31	77	38	+102.6%
Houses: Active Inventory on May 31	106	224	-52.7%
Condos: Closings First Five Months	35	24	+45.8%
Condos: Average Closing Price First Five Months	\$304,366	\$313,296	-2.9%
Condos: Active Inventory on May 31	11	30	-63.3%
House & Condo \$ Volume of Closings First Five Mo.s	\$186,683,038	\$96,528,238	+93.4%

Houses & Condos

Redding

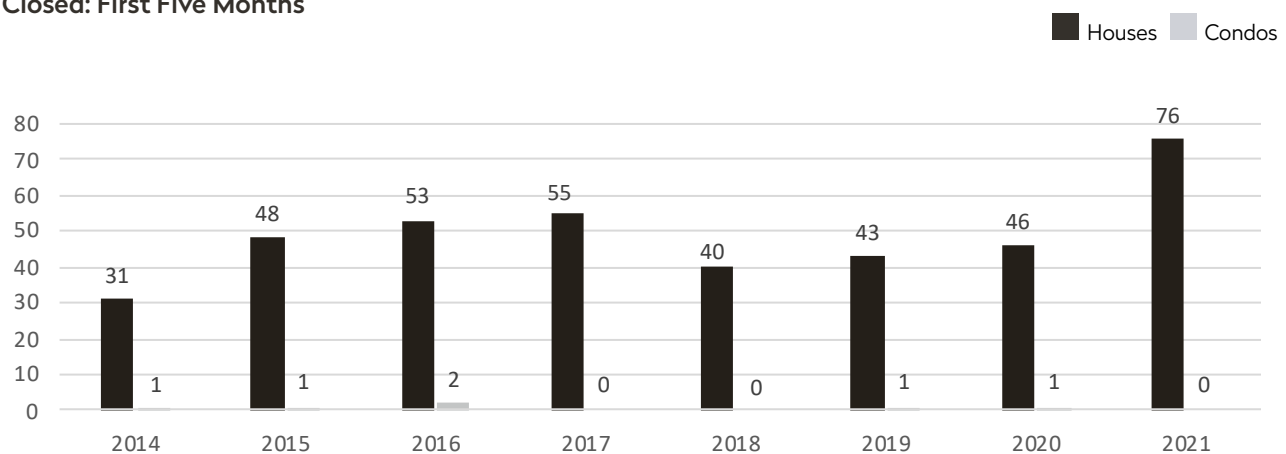
Year to Date Through May 2021

Nineteen houses closed in Redding in May, with 7 closings over \$1M compared to none in that price point in May of 2020. The average house closing price for the month rose to \$915K, up 102% from the same time last year, while the average closing price per square foot jumped to \$251, a year-over-year increase of 37%.

Redding had 51 active houses on the market on May 31—down from 84 at the same time last year but up from 43 active houses at the end of last month.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%
Under \$250K	1	3	-66.7%
\$250K-\$400K	10	8	+25%
\$400K-\$500K	8	12	-33.3%
\$500K-\$600K	9	12	-25%
\$600K-\$800K	22	8	+175%
\$800K-\$1M	13	2	+550%
Over \$1M	13	1	+1200%

	2021	2020	% CHANGE
Houses: Closings in May	19	7	+171.4%
Houses: Average Closing Price in May	\$915,342	\$454,143	+101.6%
Houses: Closings First Five Months	76	46	+65.2%
Houses: Average Closing Price First Five Months	\$769,734	\$515,772	+49.2%
Houses: Pending on May 31	32	13	+146.2%
Houses: Active Inventory on May 31	51	84	-39.3%
Condos: Closings First Five Months	0	1	NA
Condos: Average Closing Price First Five Months	NA	\$255,000	NA
Condos: Active Inventory on May 31	1	2	-50%
House & Condo \$ Volume of Closings First Five Mo.s	\$58,499,799	\$23,980,499	+143.9%

Houses

Easton

Year to Date Through May 2021

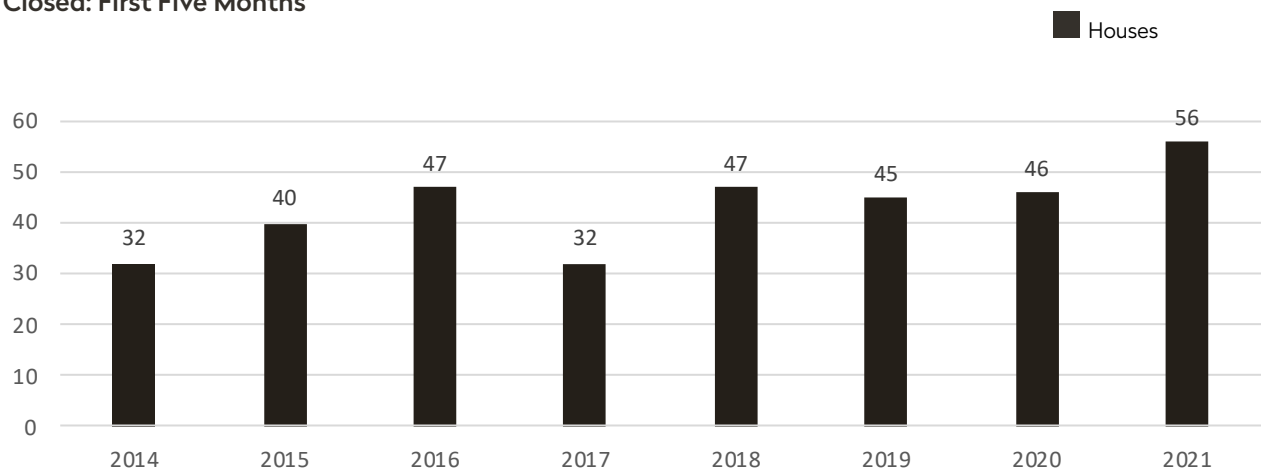
Eleven houses closed in Easton in May with the average closing price up 42% to \$801K. The average closing price per square foot for the month rose to \$249, a year-over-year increase of 52%. Houses on average sold for 100.8% of the list price, the second month in a row in Easton that the average close-to-list-price ratio was over 100%.

Easton had 43 active houses on the market on May 31—down from 65 at the same time last year and from the 49 active houses at the end of last month.



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Closed: First Five Months



of Houses Closed: First Five Months

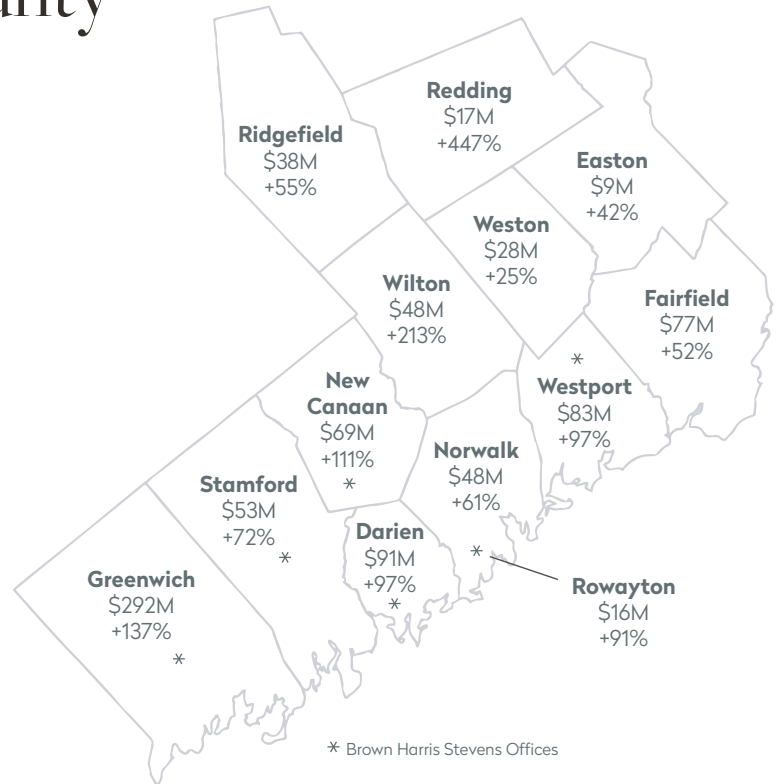
	2021	2020	%		2021	2020	% CHANGE
Under \$400K	1	8	-87.5%	Houses: Closings in May	11	11	0%
\$400K-\$500K	8	10	-20%	Houses: Average Closing Price in May	\$800,721	\$564,091	+41.9%
\$500K-\$600K	11	15	-26.7%	Houses: Closings First Five Months	56	46	+21.7%
\$600K-\$700K	7	7	0%	Houses: Average Closing Price First Five Months	\$763,389	\$542,537	+40.7%
\$700K-\$1M	16	6	+166.7%	Houses: Pending on May 31	26	15	+73.3%
\$1M-\$1.5M	13	0	NA	Houses: Active Inventory on May 31	43	65	-33.8%
Over \$1.5M	0	0	NA	House \$ Volume of Closings First Five Months	\$42,749,765	\$24,956,700	+71.3%

YTD 5.31.2021

Lower Fairfield County

Dollar Volume of House Sales In May: 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 May and the percentage change as it compares to May of 2020. Collectively, the dollar volume of closings was \$852 million, an increase of 99% vs. May of 2020.



House Closings in May

Town	# of Closed Houses		% change	Average Closing Price		% change
	2021	2020		2021	2020	
Darien	50	31	+61.3%	\$1,810,140	\$1,479,855	+22.3%
Easton	11	11	0%	\$800,721	\$564,091	+41.9%
Fairfield	74	71	+4.2%	\$1,041,621	\$716,776	+45.3%
All of Greenwich	88	54	+63%	\$3,323,487	\$2,298,881	+44.6%
New Canaan	33	18	+83.3%	\$2,095,654	\$1,821,367	+15.1%
Norwalk	56	51	+9.8%	\$849,680	\$581,361	+46.2%
Redding	19	7	+171.4%	\$915,342	\$454,143	+101.6%
Ridgefield	38	32	+18.8%	\$993,703	\$762,203	+30.4%
Rowayton*	7	8	-12.5%	\$2,264,286	\$1,034,938	+118.8%
Stamford	62	52	+19.2%	\$848,933	\$587,491	+44.5%
Weston	23	23	0%	\$1,207,235	\$966,870	+24.9%
Westport	47	31	+51.6%	\$1,760,614	\$1,355,177	+29.9%
Wilton	40	20	+100%	\$1,198,754	\$766,025	+56.5%

*Rowayton closing data also included in Norwalk.

Year To Date Through May 2021 Connecticut Market Report

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