

Houses & Condos

Darien

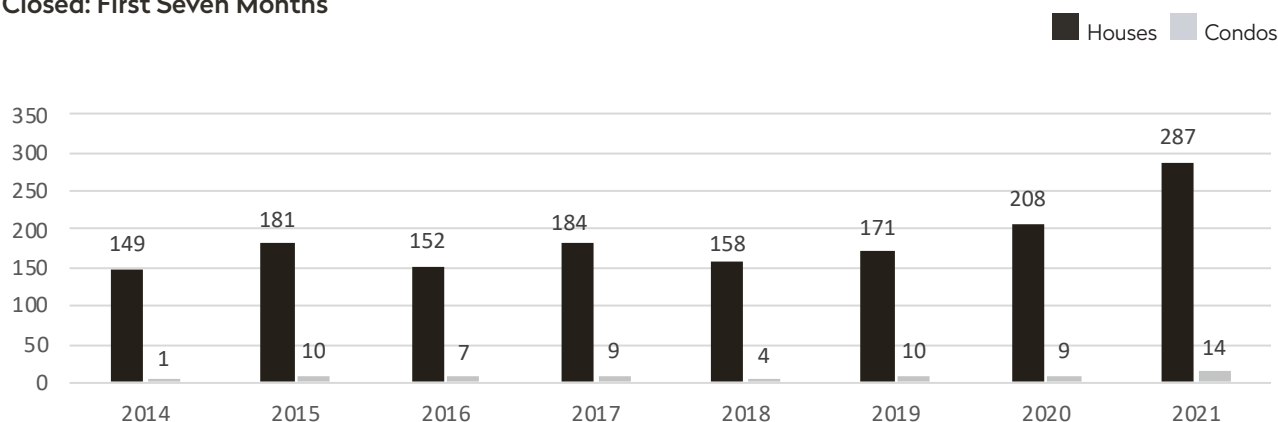
Year to Date Through July 2021

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%

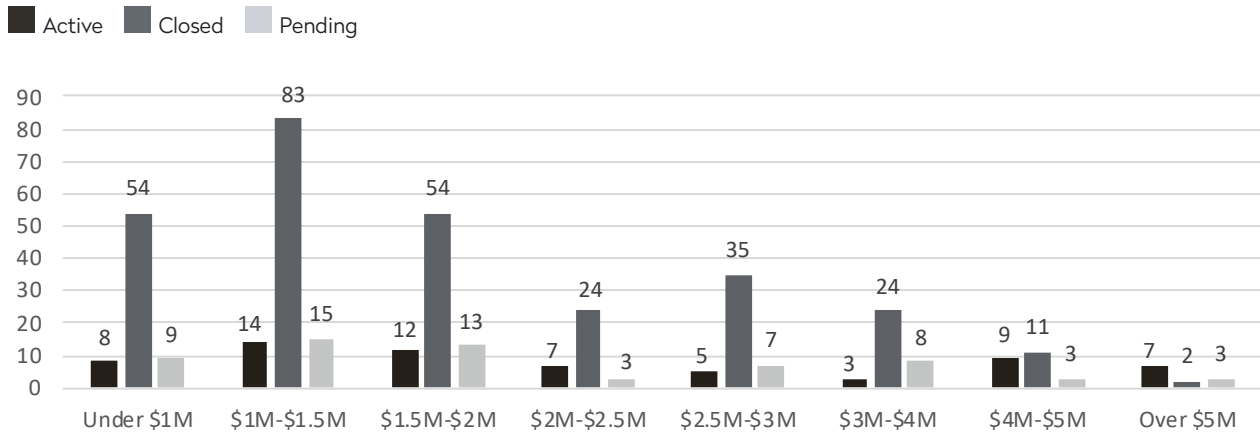
	2021	2020	% CHANGE
Houses: Closings in July	56	57	-1.8%
Houses: Average Closing Price in July	\$2,002,275	\$1,731,939	+15.6%
Houses: Closings First Seven Months	287	208	+38%
Houses: Average Closing Price First Seven Months	\$1,846,239	\$1,520,709	+21.4%
Houses: Pending on July 31	61	70	-12.9%
Houses: 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%

Darien

Year to Date Through July 2021

Houses Active/Closed/Pending 2021

Active/Pending as of July 31; Closed: First Seven Months



Town Comparison: Sold Houses: First Five Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2021	2020		2021	2020	
Darien	287	208	+38%	\$1,846,239	\$1,520,709	+21.4%
Easton	93	86	+8.1%	\$789,790	\$561,538	+40.6%
Fairfield	557	496	+12.3%	\$944,908	\$779,600	+21.2%
All of Greenwich	651	352	+84.9%	\$3,042,105	\$2,480,642	+22.6%
New Canaan	298	172	+73.3%	\$2,020,140	\$1,606,003	+25.8%
Norwalk	465	399	+16.5%	\$768,929	\$615,430	+24.9%
Redding	128	90	+42.2%	\$778,353	\$586,538	+32.7%
Ridgefield	292	229	+27.5%	\$934,844	\$741,536	+26.1%
Rowayton*	58	50	+16%	\$1,659,395	\$1,177,782	+40.9%
Stamford	582	403	+44.4%	\$825,009	\$650,089	+26.9%
Weston	143	127	+12.6%	\$1,181,199	\$822,128	+43.7%
Westport	335	295	+13.6%	\$1,866,342	\$1,471,540	+26.8%
Wilton	232	166	+39.8%	\$1,051,954	\$842,968	+24.8%

*Rowayton solds data also included in Norwalk.