

Houses & Condos Fairfield

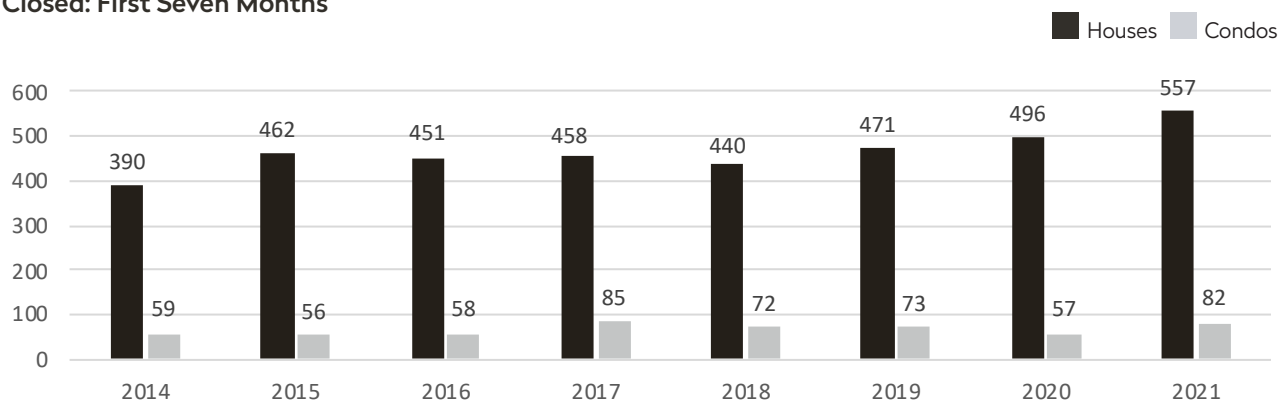
Year to Date Through July 2021

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.



Closed: First Seven Months



of Houses Closed: First Seven Months

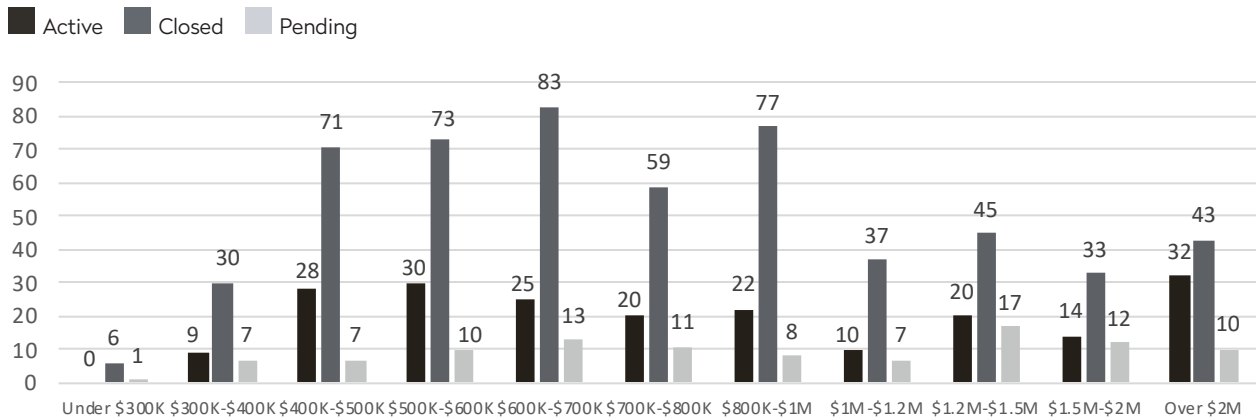
	2021	2020	%
Under \$300K	6	20	-70%
\$300K-\$400K	30	60	-50%
\$400K-\$500K	71	80	-11.3%
\$500K-\$600K	73	74	-1.4%
\$600K-\$700K	83	55	+50.9%
\$700K-\$800K	59	54	+9.3%
\$800K-\$1M	77	64	+20.3%
\$1M-\$1.2M	37	36	+2.8%
\$1.2M-\$1.5M	45	22	+104.5%
\$1.5M-\$2M	33	14	+135.7%
Over \$2M	43	17	+152.9%

	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%

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 Seven 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.