

Houses & Condos

Greenwich

Year to Date Through July 2021

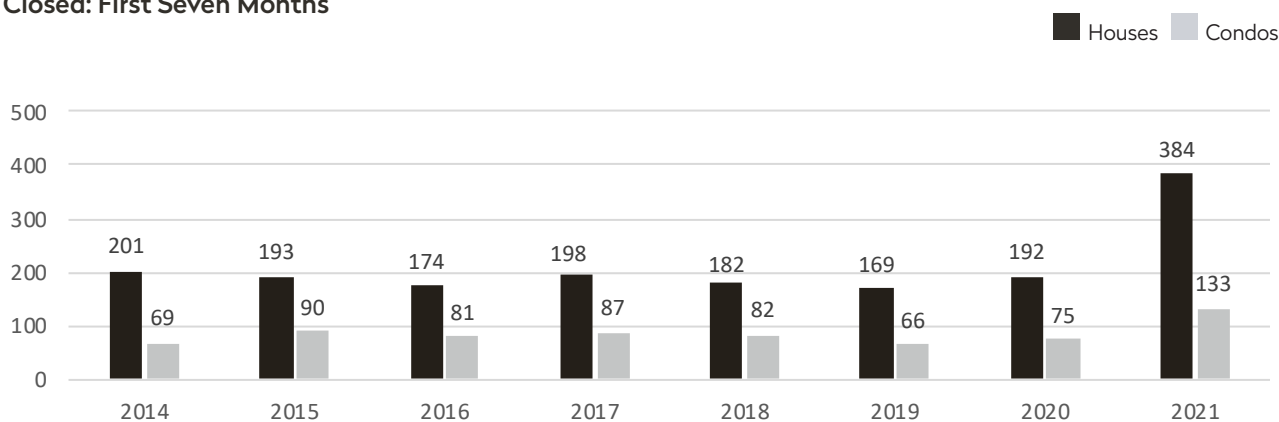
Eighty houses closed in Greenwich in July, the most for the month since at least 2001. The average closing price was up 25% year-over-year to \$3.6M, with the closed price per square foot at \$649, 35% higher than a year ago.

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.



BHSD 170389032

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%

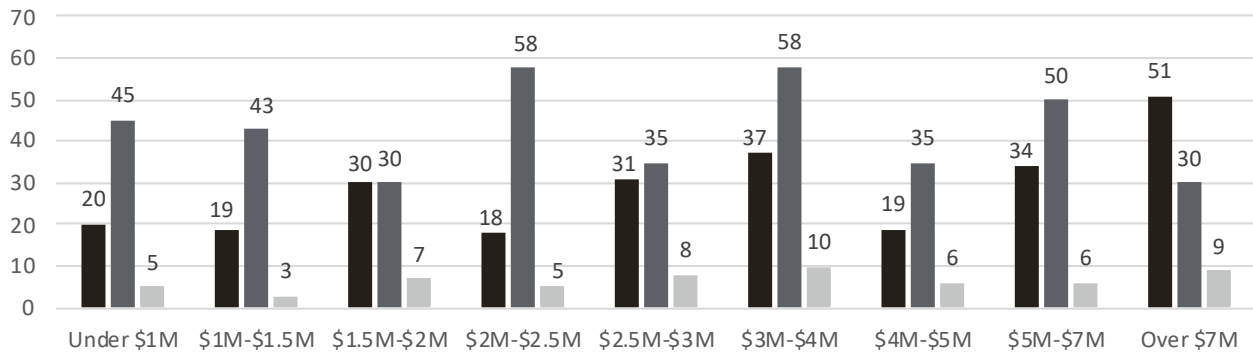
Greenwich

Year to Date Through July 2021

Houses Active/Closed/Pending 2021

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

Active Closed Pending



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.