

Houses & Condos

New Canaan

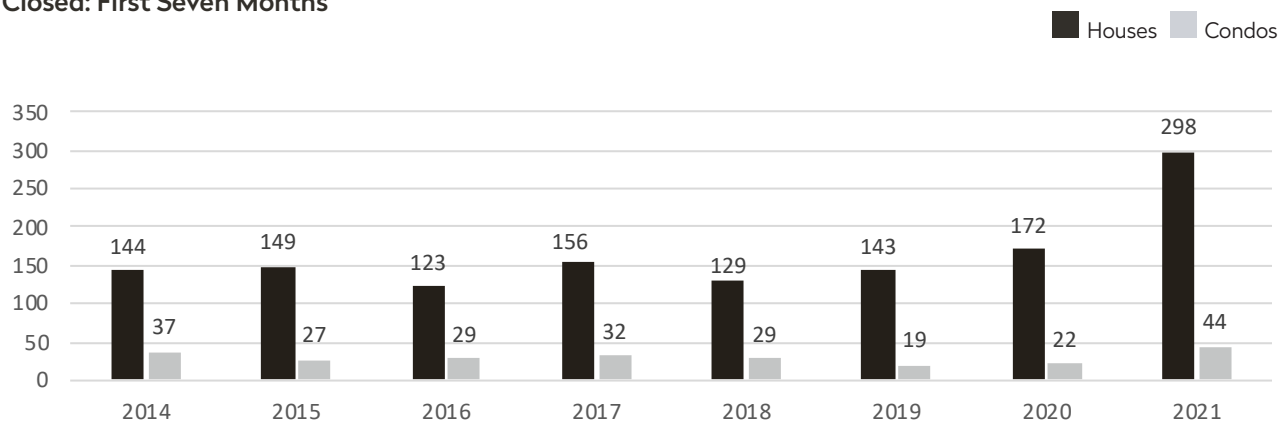
Year to Date Through July 2021

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.



Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%
Under \$1M	32	45	-28.9%
\$1M-\$1.5M	75	53	+41.5%
\$1.5M-\$2M	67	32	+109.4%
\$2M-\$2.5M	49	18	+172.2%
\$2.5M-\$3M	31	11	+181.8%
\$3M-\$4M	30	9	+233.3%
\$4M-\$5M	11	2	+450%
\$5M-\$7M	2	2	0%
Over \$7M	1	0	NA

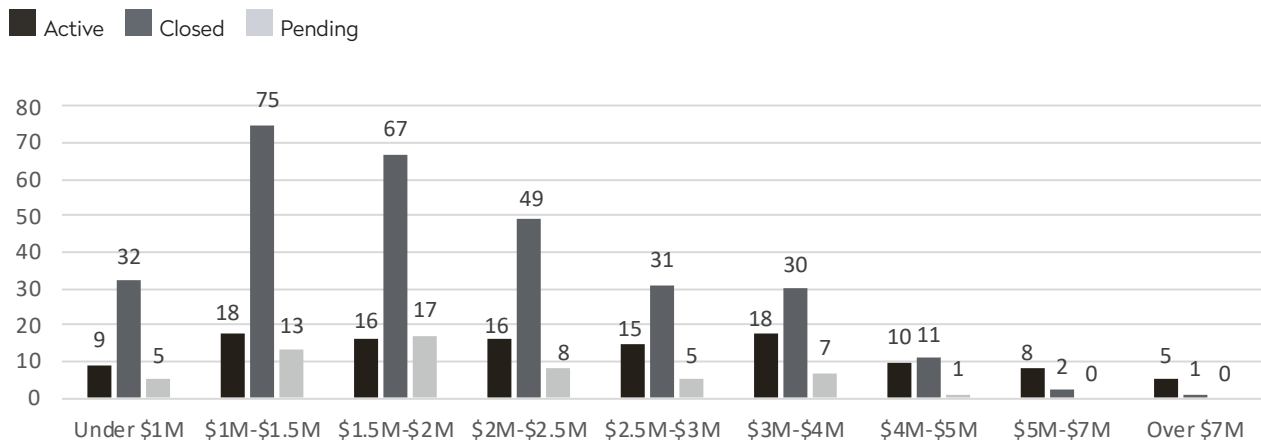
	2021	2020	% CHANGE
Houses: Closings in July	62	50	+24%
Houses: Average Closing Price in July	\$2,087,831	\$1,729,292	+20.7%
Houses: Closings First Seven Months	298	172	+73.3%
Houses: Average Closing Price First Seven Months	\$2,020,140	\$1,606,003	+25.8%
Houses: Pending on July 31	56	64	-12.5%
Houses: Active Inventory on July 31	115	230	-50%
Condos: Closings First Seven Months	44	22	+100%
Condos: Average Closing Price First Seven Months	\$878,137	\$583,205	+50.6%
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%

New Canaan

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 sells data also included in Norwalk.