

Houses & Condos Norwalk

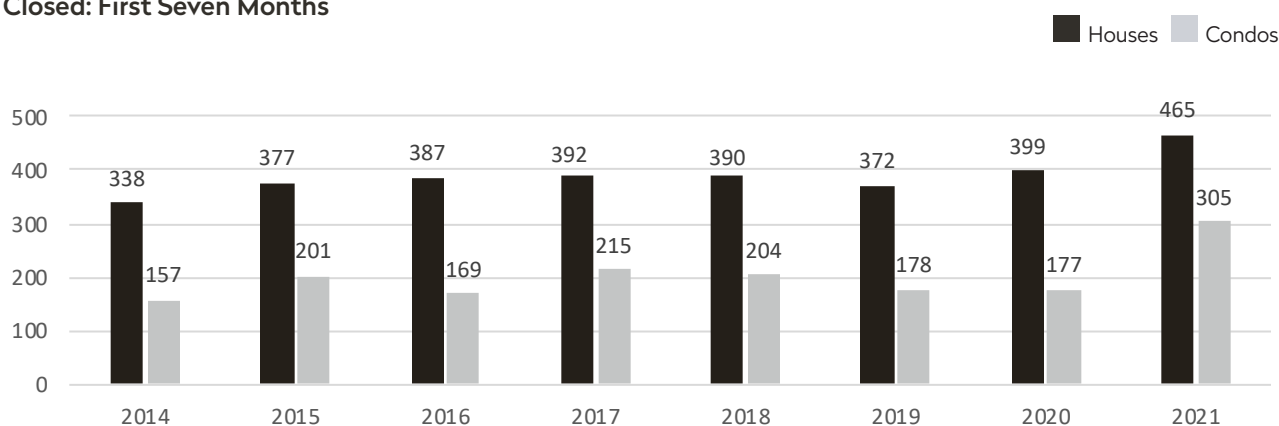
Year to Date Through July 2021

Ninety houses closed in Norwalk in July, a 12% decrease from last July but still the city's third-highest number of sold houses for the month since 2001. The average closing price rose to \$834K, the highest since 2006. Through the year's first seven months, 43 Norwalk houses closed at \$1.5M or above compared to 13 over the same period a year ago, a 231% increase.

Norwalk had 108 houses pending (houses with signed contracts yet to close) on July 31, an increase of 26% from the same time a year ago.



Closed: First Seven Months



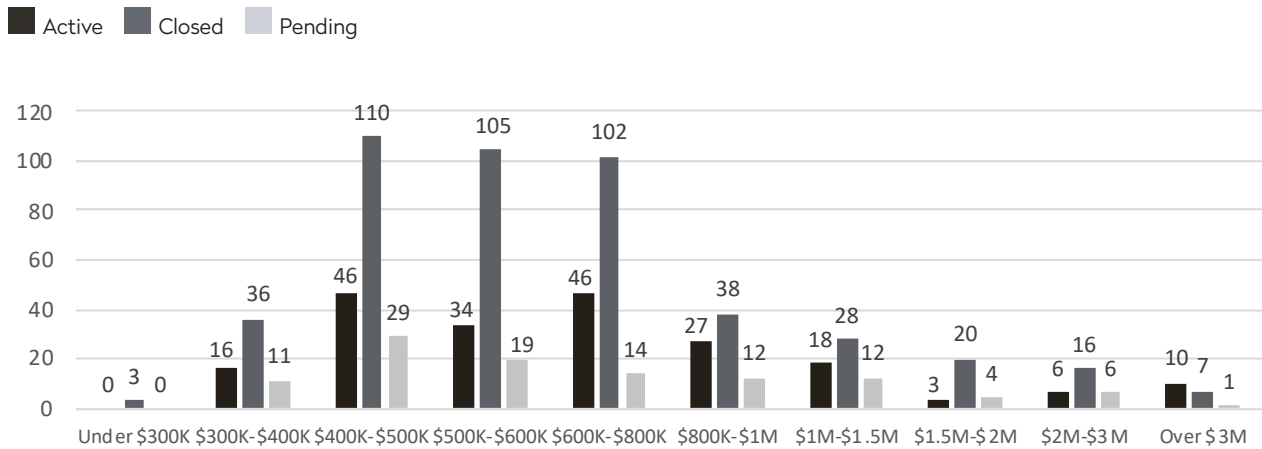
of Houses Closed: First Seven Months

	2021	2020	%		2021	2020	% CHANGE
Under \$300K	3	13	-76.9%	Houses: Closings in July	90	102	-11.8%
\$300K-\$400K	36	60	-40%	Houses: Average Closing Price in July	\$834,097	\$680,757	+22.5%
\$400K-\$500K	110	119	-7.6%	Houses: Closings First Seven Months	465	399	+16.5%
\$500K-\$600K	105	89	+18%	Houses: Average Closing Price First Seven Months	\$768,929	\$615,430	+24.9%
\$600K-\$800K	102	58	+75.9%	Houses: Pending on July 31	108	86	+25.6%
\$800K-\$1M	38	15	+153.3%	Houses: Active Inventory on July 31	206	293	-29.7%
\$1M-\$1.5M	28	32	-12.5%	Condos: Closings First Seven Months	305	177	+72.3%
\$1.5M-\$2M	20	9	+122.2%	Condos: Average Closing Price First Seven Months	\$355,931	\$302,318	+17.7%
\$2M-\$3M	16	3	+433.3%	Condos: Active Inventory on July 31	124	149	-16.8%
Over \$3M	7	1	+600%	House & Condo \$ Volume of Closings First Seven Mo.s	\$466,110,932	\$299,067,105	+55.9%

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.