

Houses & Condos

Old Greenwich

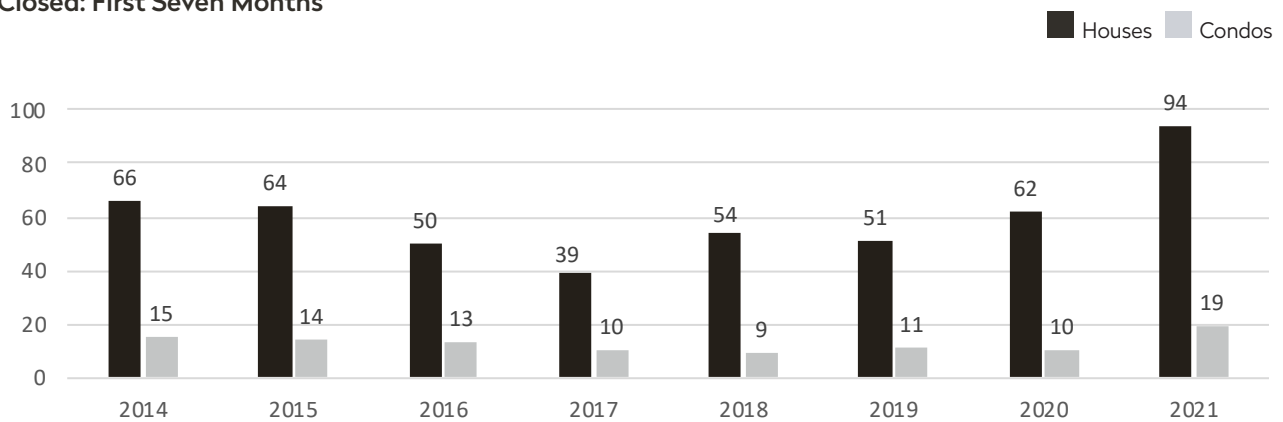
Year to Date Through July 2021

Twenty-four houses closed in Old Greenwich in July with an average closing price of \$3.2M, the latter a 50% year-over-year increase. The average cumulative days on the market for the sold houses was 32 days, 67% fewer days than the same time last year.

The supply of houses for sale at the end of July was down 56% from the same time a year ago, with the 29 active listings representing a 2.1-month supply of houses at the current pace of sales.



Closed: First Seven Months



of Houses Closed: First Seven Months

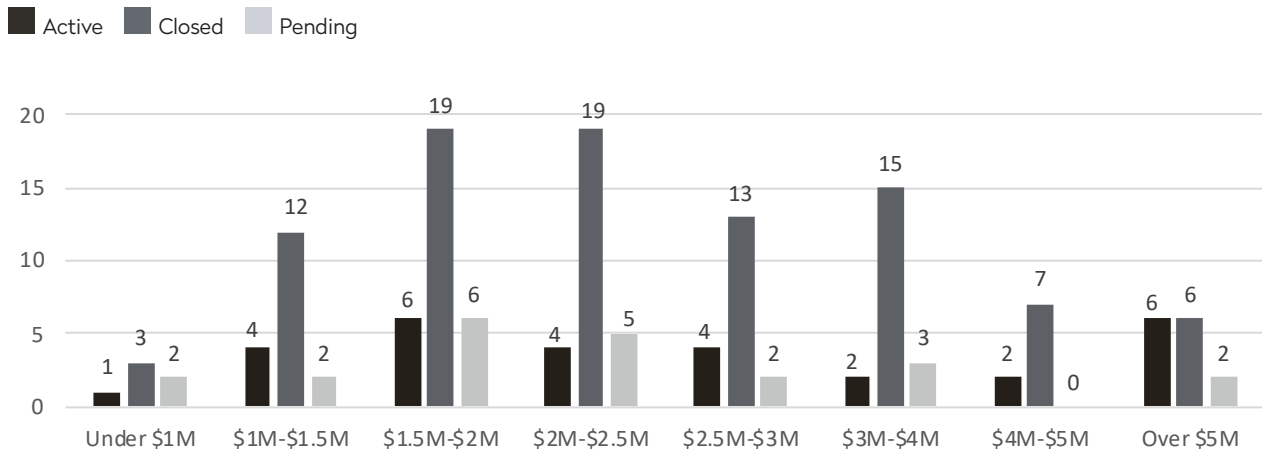
	2021	2020	%		2021	2020	%
			CHANGE				CHANGE
Under \$1M	3	8	-62.5%	Houses: Closings in July	24	18	+33.3%
\$1M-\$1.5M	12	16	-25%	Houses: Average Closing Price in July	\$3,163,763	\$2,113,944	+49.7%
\$1.5M-\$2M	19	11	+72.7%	Houses: Closings First Seven Months	94	62	+51.6%
\$2M-\$2.5M	19	8	+137.5%	Houses: Average Closing Price First Seven Months	\$2,664,427	\$2,156,998	+23.5%
\$2.5M-\$3M	13	6	+116.7%	Houses: Pending on July 31	22	20	+10%
\$3M-\$4M	15	7	+114.3%	Houses: Active Inventory on July 31	29	66	-56.1%
\$4M-\$5M	7	3	+133.3%	Condos: Closings First Seven Months	19	10	+90%
Over \$5M	6	3	+100%	Condos: Average Closing Price First Seven Months	\$660,289	\$679,800	-2.9%
				Condos: Active Inventory on July 31	7	15	-53.3%
				House & Condo \$ Volume of Closings First Seven Mo.s	\$263,001,596	\$140,531,881	+87.1%

Old Greenwich

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.