

Houses & Condos

Riverside

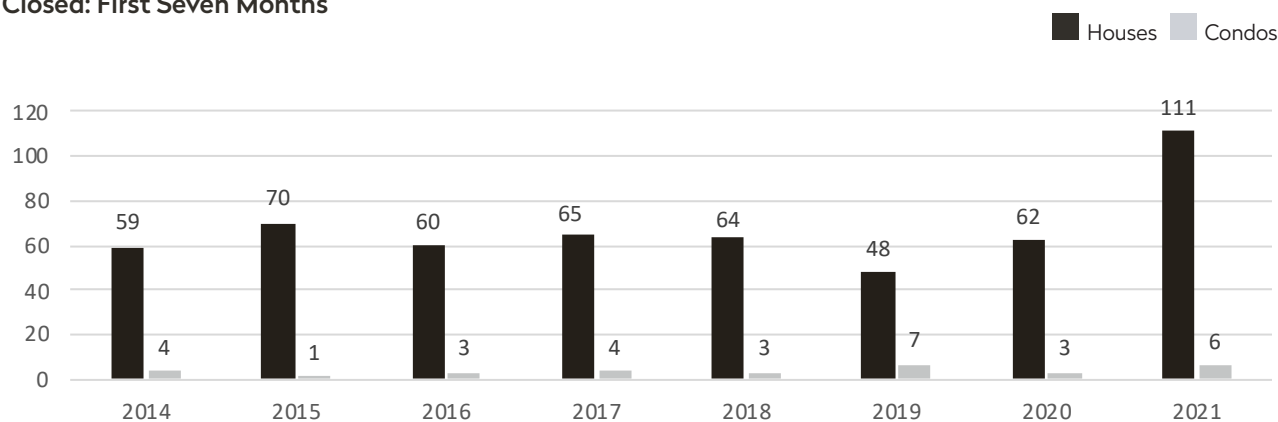
Year to Date Through July 2021

Twenty-two houses closed in Riverside in July with an average closing price of \$2.5M, the latter a 14% increase from the same time last year and the highest for the month in the past two decades. Houses on average sold for 100.1% of the list price.

The supply of Riverside houses for sale at the end of July was down 65% from the same time a year ago, with the 28 active listings representing a 1.8-month supply of houses at the current pace of sales.



Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%
Under \$1M	11	9	+22.2%
\$1M-\$1.5M	16	6	+166.7%
\$1.5M-\$2M	19	12	+58.3%
\$2M-\$2.5M	18	8	+125%
\$2.5M-\$3M	15	8	+87.5%
\$3M-\$4M	19	12	+58.3%
\$4M-\$5M	4	3	+33.3%
Over \$5M	9	4	+125%

	2021	2020	% CHANGE
Houses: Closings in July	22	17	+29.4%
Houses: Average Closing Price in July	\$2,525,386	\$2,214,232	+14.1%
Houses: Closings First Seven Months	111	62	+79%
Houses: Average Closing Price First Seven Months	\$2,549,885	\$2,592,288	-1.6%
Houses: Pending on July 31	22	17	+29.4%
Houses: Active Inventory on July 31	28	79	-64.6%
Condos: Closings First Seven Months	6	3	+100%
Condos: Average Closing Price First Seven Months	\$758,333	\$669,333	+13.3%
Condos: Active Inventory on July 31	6	8	-25%
House & Condo \$ Volume of Closings First Seven Mo.s	\$287,587,250	\$162,729,825	+76.7%

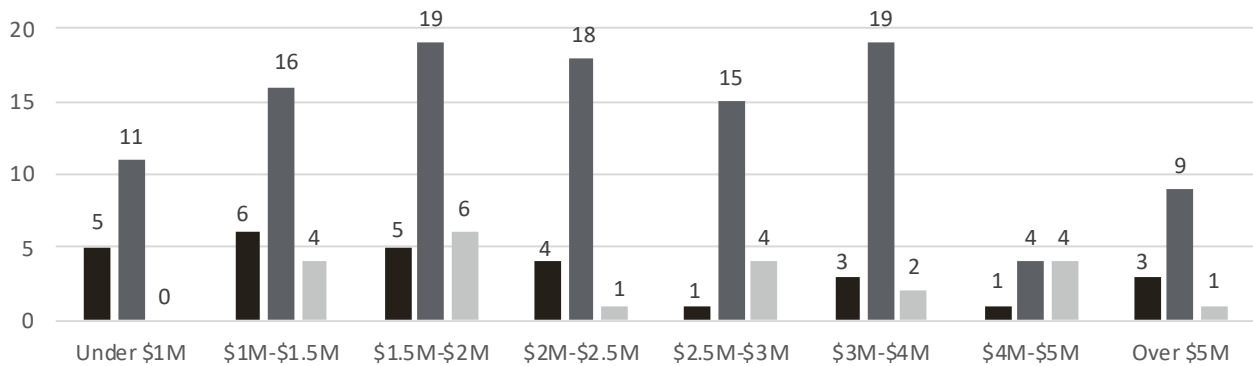
Riverside

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 sales data also included in Norwalk.