

Houses & Condos

Rowayton

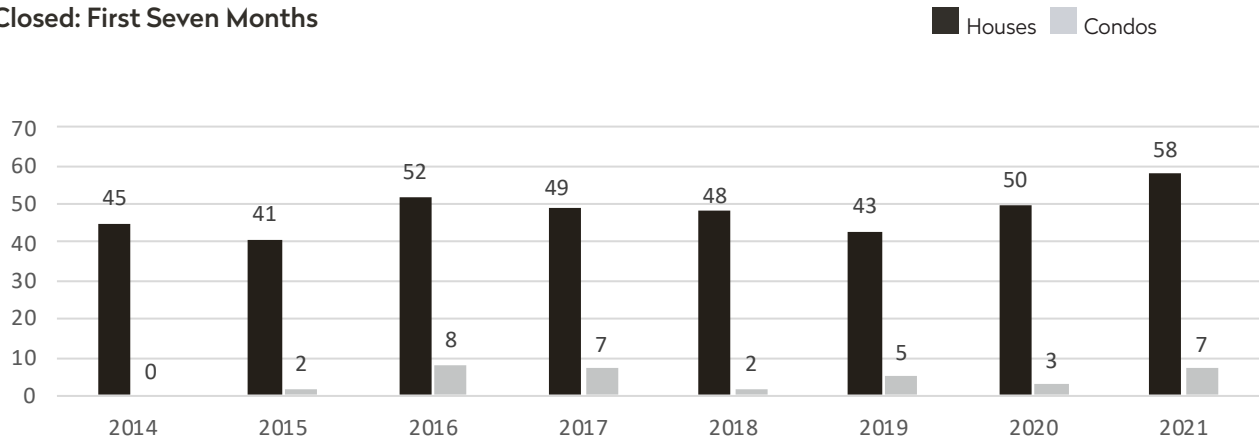
Year to Date Through July 2021

Eight houses closed in Rowayton in July with an average closing price of \$1.7M, the latter the highest it's been for the month since 2008. Houses that closed spent an average of just 40 cumulative days on the market, an 80% decrease from a year ago.

Rowayton had 22 active houses on the market at the end of July—about a third of what it has typically averaged at this time of the year.



Closed: First Seven Months



of Houses Closed: First Seven Months

| | 2021 | 2020 | % | | 2021 | 2020 | % CHANGE |
|--------------|------|------|---------|--|---------------|--------------|----------|
| Under \$600K | 6 | 7 | -14.3% | Houses: Closings in July | 8 | 14 | -42.9% |
| \$600K-\$1M | 11 | 12 | -8.3% | Houses: Average Closing Price in July | \$1,732,063 | \$1,469,821 | +17.8% |
| \$1M-\$1.5M | 10 | 22 | -54.5% | Houses: Closings First Seven Months | 58 | 50 | +16% |
| \$1.5M-\$2M | 13 | 6 | +116.7% | Houses: Average Closing Price First Seven Months | \$1,659,395 | \$1,177,782 | +40.9% |
| \$2M-\$3M | 13 | 2 | +550% | Houses: Pending on July 31 | 12 | 13 | -7.7% |
| Over \$3M | 5 | 1 | +400% | Houses: Active Inventory on July 31 | 22 | 54 | -59.3% |
| | | | | Condos: Closings First Seven Months | 7 | 3 | +133.3% |
| | | | | Condos: Average Closing Price First Seven Months | \$2,178,286 | \$876,667 | +148.5% |
| | | | | Condos: Active Inventory on July 31 | 2 | 3 | -33.3% |
| | | | | House & Condo \$ Volume of Closings First Seven Mo.s | \$111,492,885 | \$61,519,100 | +81.2% |

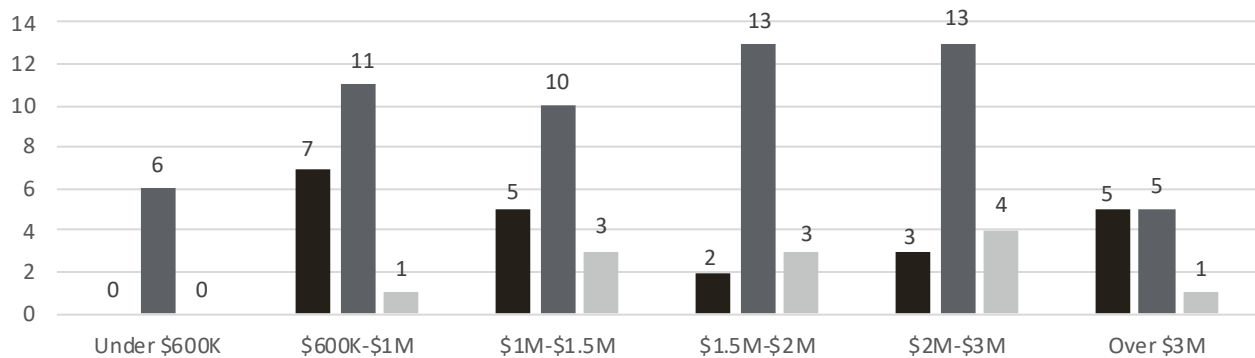
Rowayton

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.