

Houses & Condos

Stamford

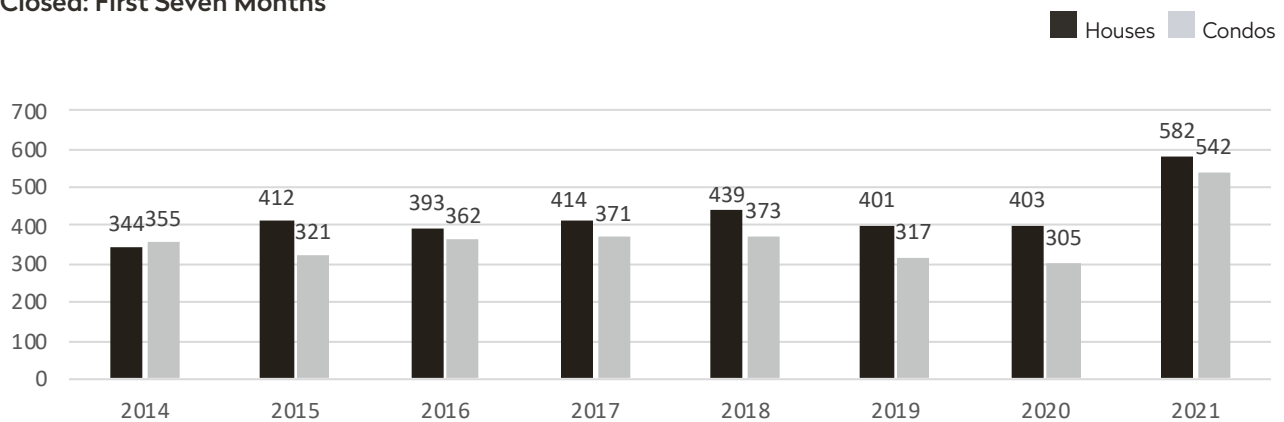
Year to Date Through July 2021

One hundred twenty-six houses closed in Stamford in July, the most for the month since at least 2001, while the average closing price rose to \$833K, the highest since 2005. The average closing price per square foot was \$310, a year-over-year increase of 30%.

Stamford's higher price points have seen strong activity all year. Eighty-one houses closed at \$1.2M or above in the first seven months of 2021 compared to 10 in that price point over the same period a year ago, a 710% increase.



Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%
Under \$400K	15	40	-62.5%
\$400K-\$500K	62	87	-28.7%
\$500K-\$600K	101	86	+17.4%
\$600K-\$700K	109	63	+73%
\$700K-\$800K	69	48	+43.8%
\$800K-\$1M	114	49	+132.7%
\$1M-\$1.2M	31	20	+55%
\$1.2M-\$1.5M	47	5	+840%
\$1.5M-\$2M	20	2	+900%
Over \$2M	14	3	+366.7%

	2021	2020	% CHANGE
Houses: Closings in July	126	103	+22.3%
Houses: Average Closing Price in July	\$832,516	\$756,651	+10%
Houses: Closings First Seven Months	582	403	+44.4%
Houses: Average Closing Price First Seven Months	\$825,009	\$650,089	+26.9%
Houses: Pending on July 31	113	123	-8.1%
Houses: Active Inventory on July 31	248	412	-39.8%
Condos: Closings First Seven Months	542	305	+77.7%
Condos: Average Closing Price First Seven Months	\$357,013	\$357,964	-0.3%
Condos: Active Inventory on July 31	242	302	-19.9%
House & Condo \$ Volume of Closings First Seven Mo.s	\$673,656,169	\$371,164,683	+81.5%

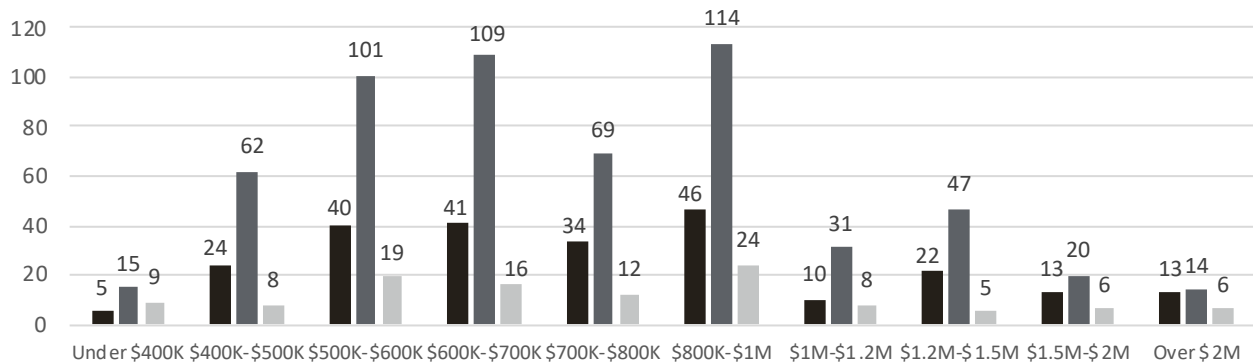
Stamford

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.