

Westport

Year to Date Through July 2021

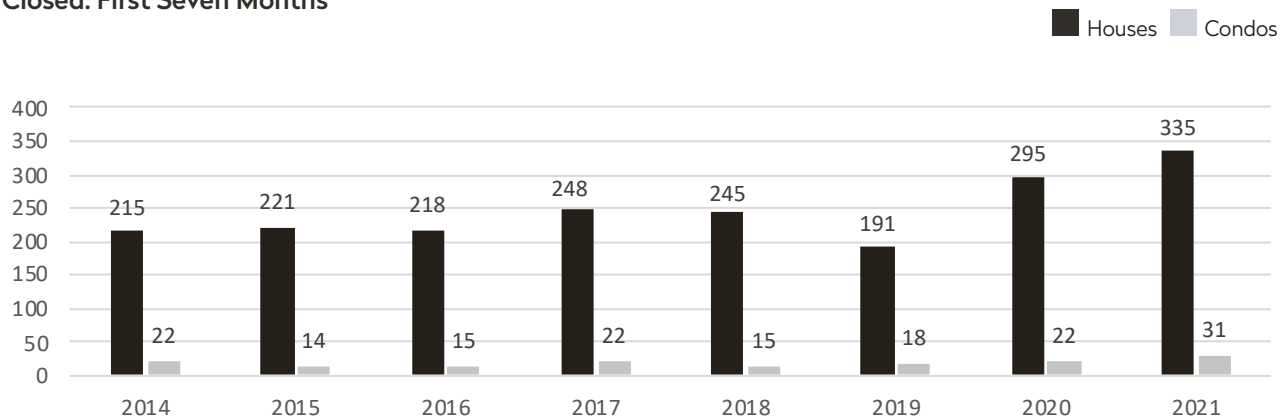
Sixty-nine houses closed in Westport in July, down 28% from last year but still the second-most number of closings for the month since 2001. The average closing price rose to \$1.9M, the highest its been for July since 2008. Houses on average sold for 101.1% of the list price—over 100% for the fifth straight month.

The supply of Westport houses for sale at the end of July was down 28% from the same time a year ago, with the 178 active listings representing a 3.2-month supply of houses at the current pace of sales.



BHSID 170397102

Closed: First Seven Months



of Houses Closed: First Seven Months

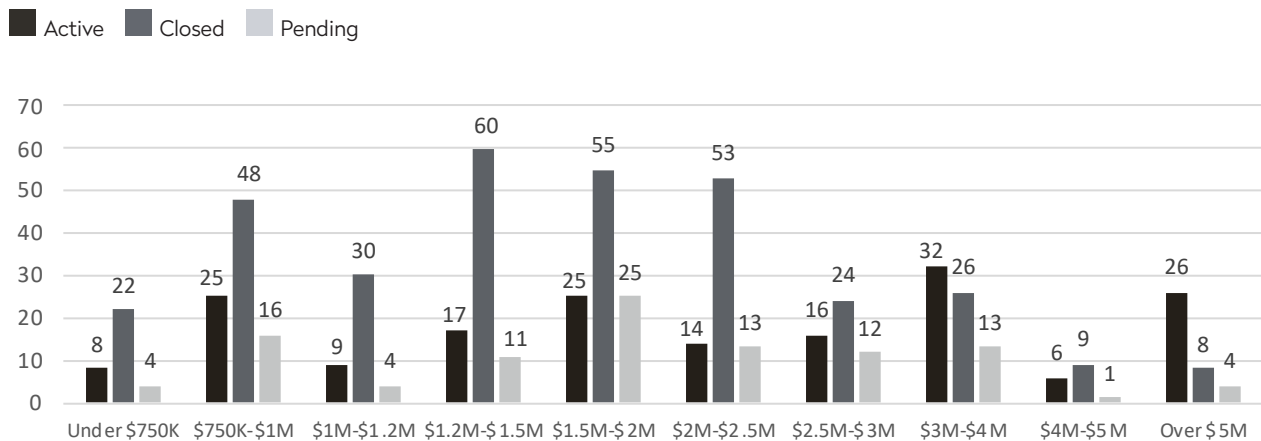
	2021	2020	%		2021	2020	% CHANGE
Under \$750K	22	50	-56%	Houses: Closings in July	69	96	-28.1%
\$750K-\$1M	48	58	-17.2%	Houses: Average Closing Price in July	\$1,929,908	\$1,627,253	+18.6%
\$1M-\$1.2M	30	30	0%	Houses: Closings First Seven Months	335	295	+13.6%
\$1.2M-\$1.5M	60	47	+27.7%	Houses: Average Closing Price First Seven Months	\$1,866,342	\$1,471,540	+26.8%
\$1.5M-\$2M	55	48	+14.6%	Houses: Pending on July 31	103	111	-7.2%
\$2M-\$2.5M	53	28	+89.3%	Houses: Active Inventory on July 31	178	248	-28.2%
\$2.5M-\$3M	24	14	+71.4%	Condos: Closings First Seven Months	31	22	+40.9%
\$3M-\$4M	26	14	+85.7%	Condos: Average Closing Price First Seven Months	\$628,002	\$469,043	+33.9%
\$4M-\$5M	9	3	+200%	Condos: Active Inventory on July 31	18	20	-10%
Over \$5M	8	3	+166.7%	House & Condo \$ Volume of Closings First Seven Mo.s	\$644,692,685	\$444,423,167	+45.1%

Westport

Year to Date Through July 2021

Houses Active/Closed/Pending 2021

Active/Pending as of May 31; Closed: First Five 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.