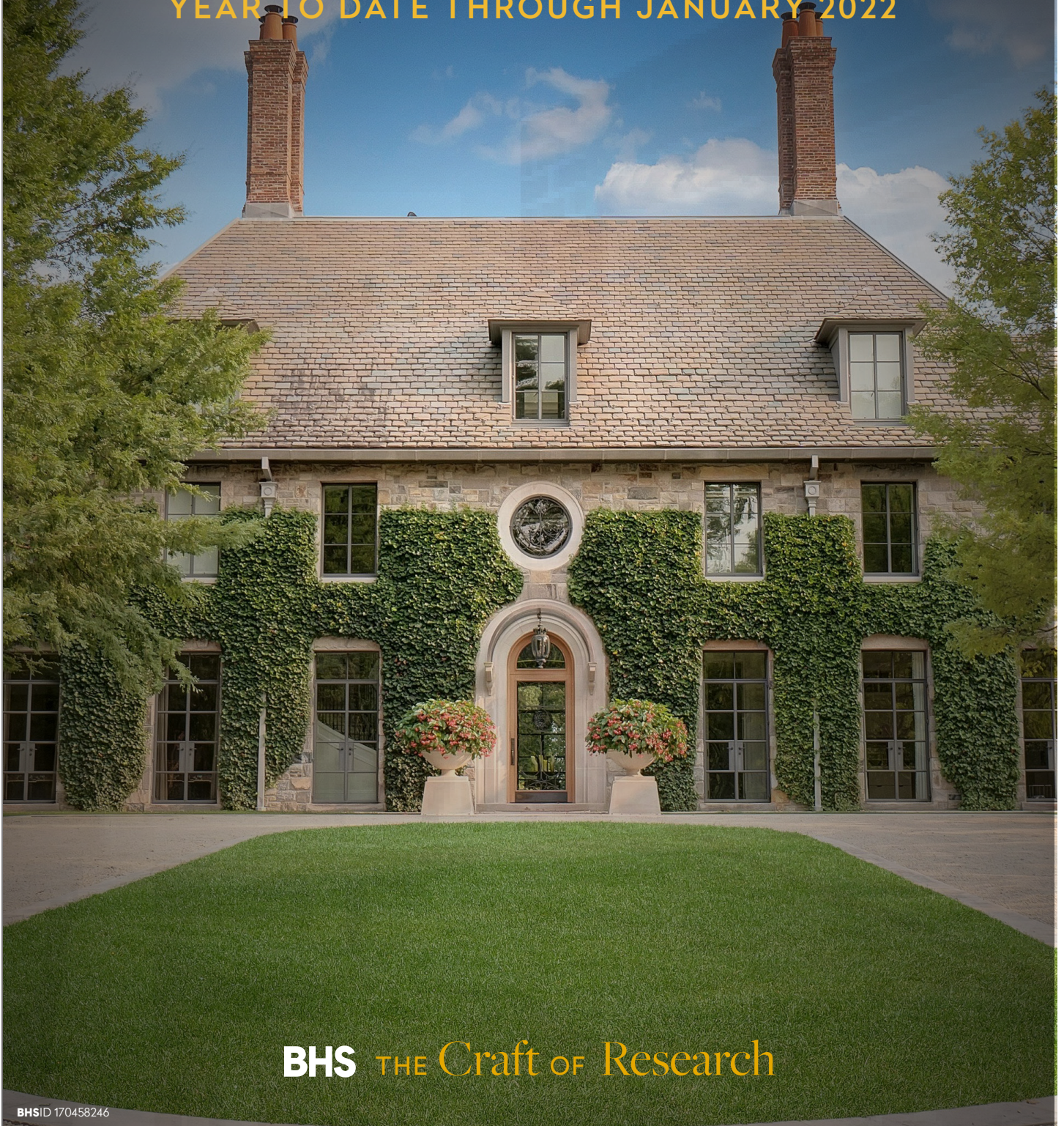


Connecticut

MARKET REPORT

YEAR TO DATE THROUGH JANUARY 2022



BHS THE Craft of Research

Houses & Condos

All of Greenwich

Year to Date Through January 2022

Key Stats

Forty-nine houses closed in January across All of Greenwich (Greenwich, Cos Cob, Riverside, and Old Greenwich), a 26% decrease year-over-year but still the second-most number of closings for the month since 2007.

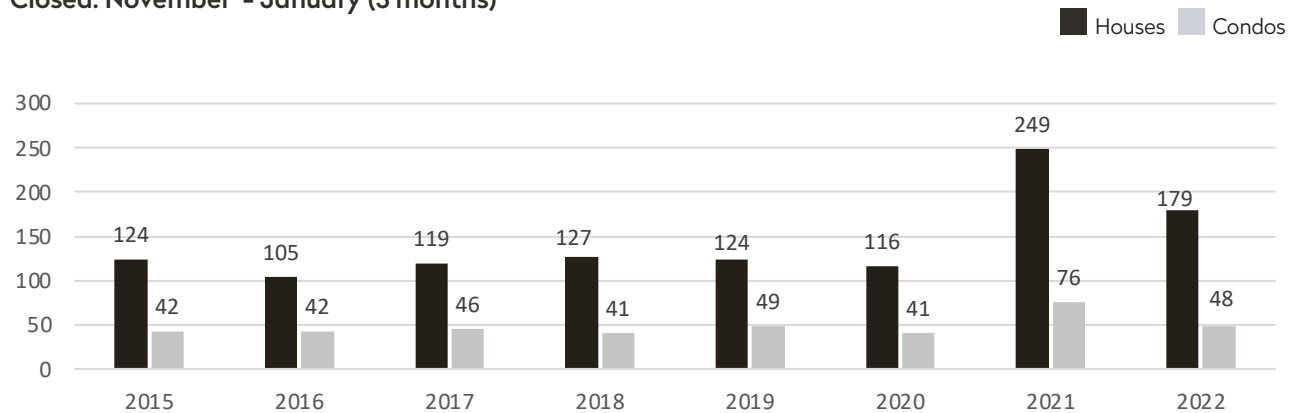
Low inventory continues to be a challenge. The 187 active house listings on January 31 represent a 46% decrease from the same time a year ago.

The average cumulative days on the market for house closings for the month dipped to 100 days, down 41% from January 2021.



BHSID 170459674

Closed: November - January (3 months)



of Houses Closed: Nov. - Jan. (3 mos.)

	2022	2021	%		2022	2021	% CHANGE
Under \$1M	22	32	-31.3%	Houses: Closings in January	49	66	-25.8%
\$1M-\$1.5M	28	47	-40.4%	Houses: Average Closing Price in January	\$3,051,156	\$3,159,098	-3.4%
\$1.5M-\$2M	27	46	-41.3%	Houses: Closings Nov. - Jan. (3 mos.)	179	249	-28.1%
\$2M-\$2.5M	25	34	-26.5%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$3,199,435	\$2,810,840	+13.8%
\$2.5M-\$3M	16	17	-5.9%	Houses: Pending on January 31	55	77	-28.6%
\$3M-\$4M	23	33	-30.3%	Houses: Active Inventory on January 31	187	344	-45.6%
\$4M-\$5M	14	15	-6.7%	Condos: Closings Nov. - Jan. (3 mos.)	48	76	-36.8%
\$5M-\$7M	12	14	-14.3%	Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$1,248,370	\$1,122,717	+11.2%
Over \$7M	12	11	+9.1%	Condos: Active Inventory on January 31	68	103	-34%
				House & Condo \$ Volume of Closings Nov. - Jan.	\$632,620,706	\$785,225,520	-19.4%

Houses & Condos

Greenwich

Year to Date Through January 2022

Key Stats

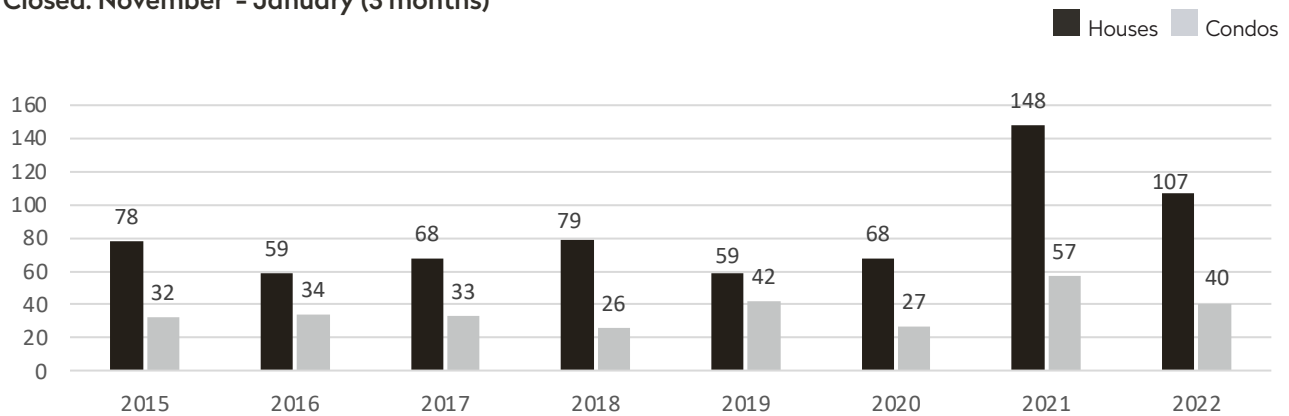
Over the past three months (November 2021 through January 2022), 107 houses closed in Greenwich, a 28% decrease from the same three months a year ago, while the average closing price rose 13% to \$3.7M. The average cumulative days on the market for the closings was 114 days, down 48% from the same time a year ago.

On January 31, Greenwich had 141 active houses on the market, 46% fewer than at the end of January 2021.



BHSID 170452712

Closed: November - January (3 months)



of Houses Closed: Nov. - Jan. (3 mos.)

	2022	2021	%		2022	2021	% CHANGE
Under \$1M	15	17	-11.8%	Houses: Closings in January	33	37	-10.8%
\$1M-\$1.5M	15	17	-11.8%	Houses: Average Closing Price in January	\$3,452,383	\$4,144,432	-16.7%
\$1.5M-\$2M	10	25	-60%	Houses: Closings Nov. - Jan. (3 mos.)	107	148	-27.7%
\$2M-\$2.5M	15	21	-28.6%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$3,697,630	\$3,265,453	+13.2%
\$2.5M-\$3M	9	14	-35.7%	Houses: Pending on January 31	42	57	-26.3%
\$3M-\$4M	16	22	-27.3%	Houses: Active Inventory on January 31	141	259	-45.6%
\$4M-\$5M	9	13	-30.8%	Condos: Closings Nov. - Jan. (3 mos.)	40	57	-29.8%
\$5M-\$7M	7	10	-30%	Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$1,389,669	\$1,291,050	+7.6%
Over \$7M	11	9	+22.2%	Condos: Active Inventory on January 31	50	75	-33.3%
				House & Condo \$ Volume of Closings Nov. - Jan.	\$451,233,164	\$556,876,895	-19%

Houses & Condos

Cos Cob

Year to Date Through January 2022

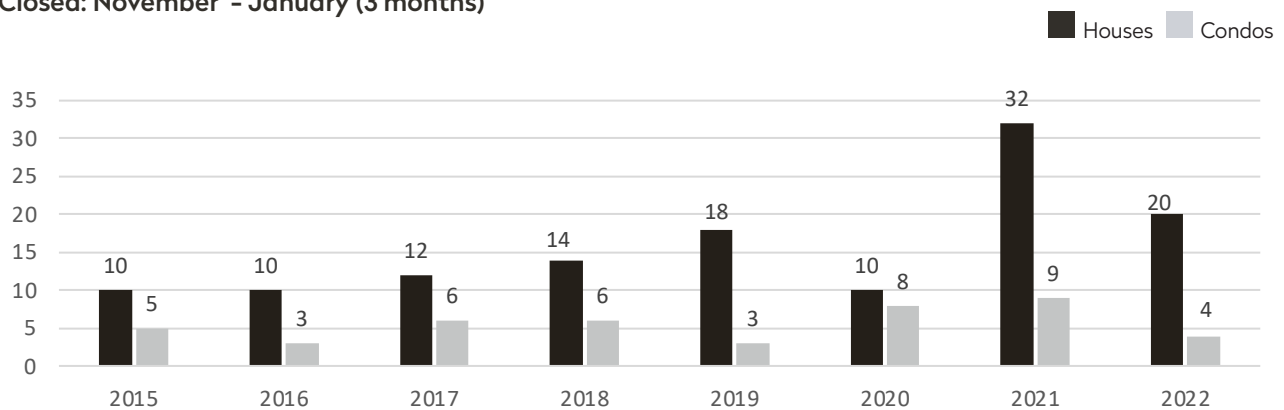
Key Stats

Over the past three months (November 2021 through January 2022), 20 houses closed in Cos Cob, a 38% decrease from the same three months a year ago but still the second-highest number of closings for this period since 2002. The average closing price rose 17% to \$1.5M.

On January 31, Cos Cob had 11 active houses on the market, 54% fewer houses than at the end of January 2021.



Closed: November - January (3 months)



of Houses Closed: Nov. - Jan. (3 mos.)

	2022	2021	%
Under \$1M	4	7	-42.9%
\$1M-\$1.5M	7	16	-56.3%
\$1.5M-\$2M	6	6	0%
\$2M-\$2.5M	1	3	-66.7%
\$2.5M-\$3M	1	0	NA
Over \$3M	1	0	NA

	2022	2021	% CHANGE
Houses: Closings in January	5	10	-50%
Houses: Average Closing Price in January	\$1,427,600	\$1,253,900	+13.9%
Houses: Closings Nov. - Jan. (3 mos.)	20	32	-37.5%
Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$1,539,002	\$1,316,500	+16.9%
Houses: Pending on January 31	6	5	+20%
Houses: Active Inventory on January 31	11	24	-54.2%
Condos: Closings Nov. - Jan. (3 mos.)	4	9	-55.6%
Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$384,250	\$628,889	-38.9%
Condos: Active Inventory on January 31	16	14	+14.3%
House & Condo \$ Volume of Closings Nov. - Jan.	\$32,317,042	\$47,788,000	-32.4%

Houses & Condos

Riverside

Year to Date Through January 2022

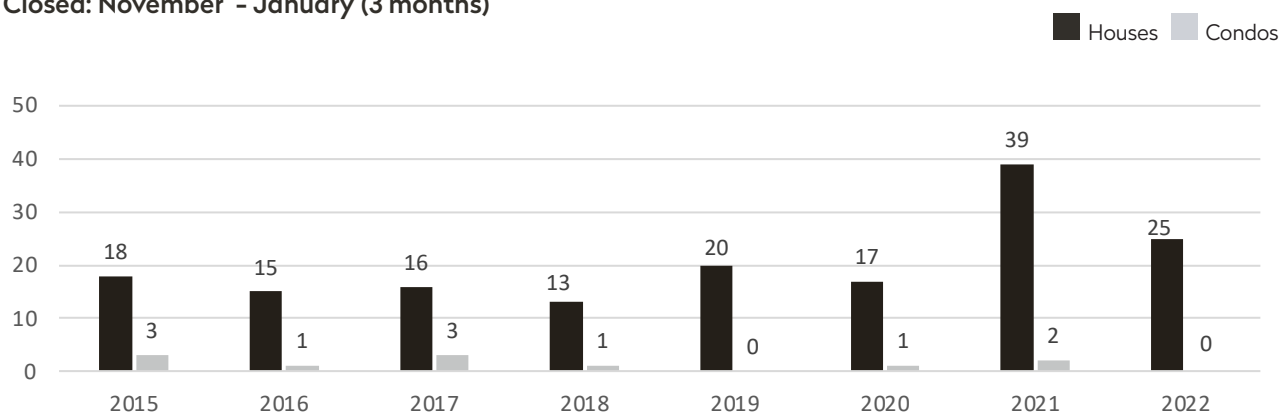
Key Stats

Twenty-five houses closed in Riverside over the past three months (November 2021 through January 2022), a 36% decrease from the same three months a year ago but still the second-most number of closings for this time since 2014. The average closing price rose 16% to \$2.96M.

On January 31, Riverside had 21 active houses on the market, 28% fewer houses than at the end of January 2021.



Closed: November - January (3 months)



of Houses Closed: Nov. - Jan. (3 mos.)

	2022	2021	%
Under \$1M	3	4	-25%
\$1M-\$1.5M	4	8	-50%
\$1.5M-\$2M	4	8	-50%
\$2M-\$2.5M	2	7	-71.4%
\$2.5M-\$3M	2	0	NA
\$3M-\$4M	3	8	-62.5%
\$4M-\$5M	2	1	+100%
Over \$5M	5	3	+66.7%

	2022	2021	% CHANGE
Houses: Closings in January	5	14	-64.3%
Houses: Average Closing Price in January	\$1,870,000	\$2,233,250	-16.3%
Houses: Closings Nov. - Jan. (3 mos.)	25	39	-35.9%
Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$2,963,140	\$2,561,846	+15.7%
Houses: Pending on January 31	3	11	-72.7%
Houses: Active Inventory on January 31	21	29	-27.6%
Condos: Closings Nov. - Jan. (3 mos.)	0	2	NA
Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$0	\$727,500	NA
Condos: Active Inventory on January 31	1	2	-50%
House & Condo \$ Volume of Closings Nov. - Jan.	\$74,078,500	\$101,367,000	-26.9%

Old Greenwich

Year to Date Through January 2022

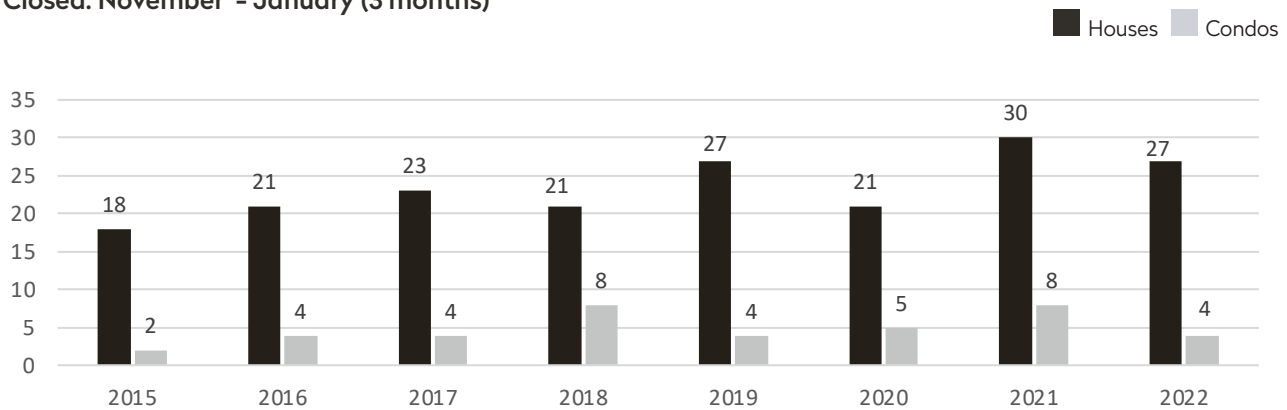
Key Stats

The 27 houses that closed in Old Greenwich over the past three months (November 2021 through January 2022) had an average closing price of \$2.7M, up 8% from the same time last year. The average closing price per square foot rose to \$754, an increase of 14% year-over-year.

Inventory remains low. The supply of Old Greenwich houses for sale at the end of January dropped 56% from the same time a year ago, with the 14 active listings representing a 1.1-month supply of houses at the current pace of sales.



Closed: November - January (3 months)



of Houses Closed: Nov. - Jan. (3 mos.)

	2022	2021	%
Under \$1M	0	4	-100%
\$1M-\$1.5M	2	6	-66.7%
\$1.5M-\$2M	7	7	0%
\$2M-\$2.5M	7	3	+133.3%
\$2.5M-\$3M	4	3	+33.3%
\$3M-\$4M	3	3	0%
\$4M-\$5M	3	1	+200%
Over \$5M	1	3	-66.7%

	2022	2021	% CHANGE
Houses: Closings in January	6	5	+20%
Houses: Average Closing Price in January	\$3,181,667	\$2,270,400	+40.1%
Houses: Closings Nov. - Jan. (3 mos.)	27	30	-10%
Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$2,673,852	\$2,485,733	+7.6%
Houses: Pending on January 31	4	4	0%
Houses: Active Inventory on January 31	14	32	-56.3%
Condos: Closings Nov. - Jan. (3 mos.)	4	8	-50%
Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$699,500	\$577,703	+21.1%
Condos: Active Inventory on January 31	1	12	-91.7%
House & Condo \$ Volume of Closings Nov. - Jan.	\$74,992,000	\$79,193,625	-5.3%

Stamford

Year to Date Through January 2022

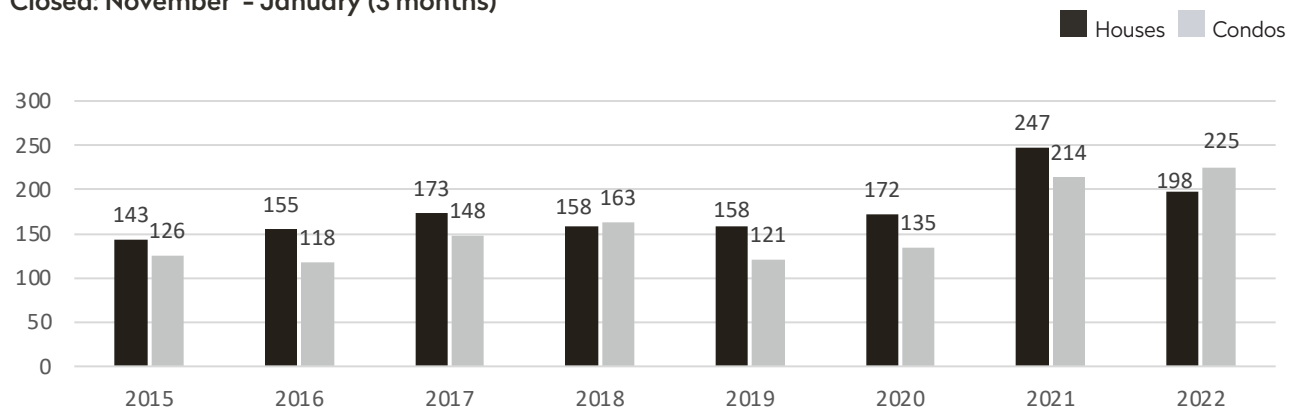
Key Stats

The 47 houses that closed in Stamford in January had an average closing price of \$816K, a 9% increase from January of last year and the town's highest average closing price for the month since 2011. The average closing price per square foot rose to \$290, up 6% year-over-year.

Low inventory continues to be a challenge. There were just 98 active house listings on January 31, a 46% decrease from the same time a year ago. The average cumulative days on the market for January's house closings dropped to 55 days, down 43% from January 2021.



Closed: November - January (3 months)



of Houses Closed: Nov. - Jan. (3 mos.)

	2022	2021	%
Under \$400K	5	18	-72.2%
\$400K-\$500K	19	41	-53.7%
\$500K-\$600K	39	46	-15.2%
\$600K-\$700K	32	43	-25.6%
\$700K-\$800K	27	24	+12.5%
\$800K-\$1M	33	36	-8.3%
\$1M-\$1.2M	16	13	+23.1%
\$1.2M-\$1.5M	10	13	-23.1%
\$1.5M-\$2M	12	8	+50%
Over \$2M	5	5	0%

	2022	2021	% CHANGE
Houses: Closings in January	47	71	-33.8%
Houses: Average Closing Price in January	\$816,191	\$751,608	+8.6%
Houses: Closings Nov. - Jan. (3 mos.)	198	247	-19.8%
Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$856,883	\$750,887	+14.1%
Houses: Pending on January 31	68	76	-10.5%
Houses: Active Inventory on January 31	98	180	-45.6%
Condos: Closings Nov. - Jan. (3 mos.)	225	214	+5.1%
Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$359,517	\$350,219	+2.7%
Condos: Active Inventory on January 31	118	232	-49.1%
House & Condo \$ Volume of Closings Nov. - Jan.	\$250,554,155	\$260,415,851	-3.8%

Darien

Year to Date Through January 2022

Key Stats

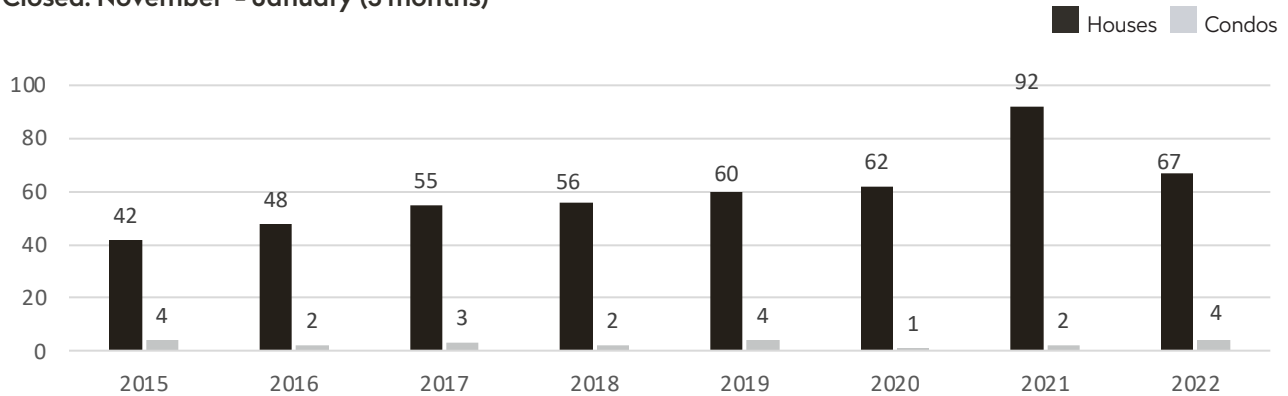
The 17 houses that closed in Darien in January had an average closing price of \$1.77M, a 19% increase from January of last year.

Low inventory continues to be a major challenge. There were just 20 active house listings on January 31, down 79% from the same time last year and just a fraction of what Darien has typically averaged this time of year.

The closed houses in January spent on average just 58 cumulative days on the market, down 37% from the same time last year, while buyers on average paid 101.7% of the list price.



Closed: November - January (3 months)



of Houses Closed: Nov. - Jan. (3 mos.)

	2022	2021	%		2022	2021	% CHANGE
Under \$1M	16	19	-15.8%	Houses: Closings in January	17	28	-39.3%
\$1M-\$1.5M	17	31	-45.2%	Houses: Average Closing Price in January	\$1,772,029	\$1,492,487	+18.7%
\$1.5M-\$2M	13	15	-13.3%	Houses: Closings Nov. - Jan. (3 mos.)	67	92	-27.2%
\$2M-\$2.5M	5	12	-58.3%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$1,855,030	\$1,701,312	+9%
\$2.5M-\$3M	3	7	-57.1%	Houses: Pending on January 31	29	36	-19.4%
\$3M-\$4M	10	7	+42.9%	Houses: Active Inventory on January 31	20	93	-78.5%
\$4M-\$5M	2	0	NA	Condos: Closings Nov. - Jan. (3 mos.)	4	2	+100%
Over \$5M	1	1	0%	Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$888,625	\$1,110,000	-19.9%
				Condos: Active Inventory on January 31	0	4	NA
				House & Condo \$ Volume of Closings Nov. - Jan.	\$127,841,500	\$158,740,745	-19.5%

New Canaan

Year to Date Through January 2022

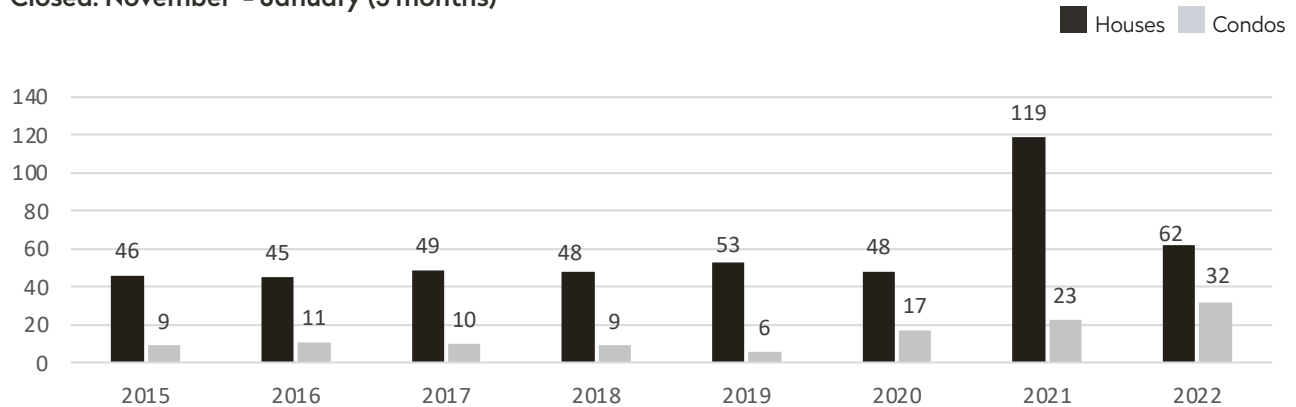
Key Stats

Sixty-two houses closed in New Canaan over the past three months (November 2021 through January 2022), a 48% decrease from the same three months a year ago but still the second-most number of closings for this time since 2005. The average closing price rose 22% to \$2.1M.

Low inventory continues to be a challenge. On January 31, New Canaan had 52 active houses on the market, 55% fewer houses than at the end of January 2021, and about a quarter of what it has typically averaged at this time of year.



Closed: November - January (3 months)



of Houses Closed: Nov. - Jan. (3 mos.)

	2022	2021	%		2022	2021	% CHANGE
Under \$1M	4	15	-73.3%	Houses: Closings in January	21	31	-32.3%
\$1M-\$1.5M	17	48	-64.6%	Houses: Average Closing Price in January	\$2,062,785	\$1,845,597	+11.8%
\$1.5M-\$2M	15	26	-42.3%	Houses: Closings Nov. - Jan. (3 mos.)	62	119	-47.9%
\$2M-\$2.5M	9	10	-10%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$2,093,613	\$1,723,355	+21.5%
\$2.5M-\$3M	7	8	-12.5%	Houses: Pending on January 31	31	46	-32.6%
\$3M-\$4M	6	7	-14.3%	Houses: Active Inventory on January 31	52	116	-55.2%
\$4M-\$5M	4	5	-20%	Condos: Closings Nov. - Jan. (3 mos.)	32	23	+39.1%
\$5M-\$7M	0	0	NA	Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$966,313	\$760,277	+27.1%
Over \$7M	0	0	NA	Condos: Active Inventory on January 31	38	63	-39.7%
				House & Condo \$ Volume of Closings Nov. - Jan.	\$160,725,977	\$222,565,625	-27.8%

Houses & Condos

Norwalk

Year to Date Through January 2022

Key Stats

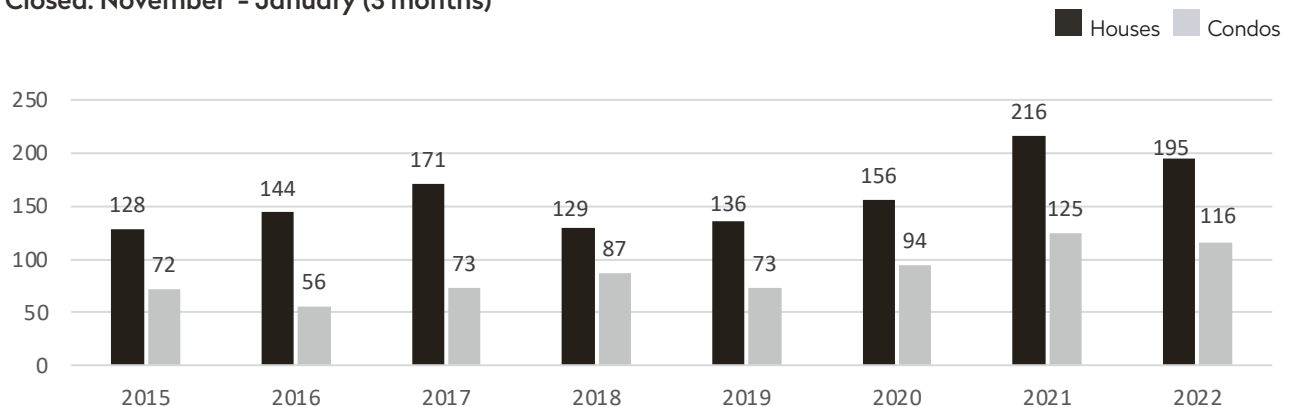
The 50 houses that closed in Norwalk in January had an average closing price of \$609K, a 5% decrease from January of last year.

Low inventory continues to be a challenge. There were just 76 active house listings on January 31, down 40% from the same time last year and about a third of what Norwalk has typically averaged at this time of year.

Closed houses in January spent on average just 51 cumulative days on the market, down 38% from the same time last year, while buyers on average paid 102.2% of the list price.



Closed: November - January (3 months)



of Houses Closed: Nov. - Jan. (3 mos.)

	2022	2021	%
Under \$300K	0	1	-100%
\$300K-\$400K	19	23	-17.4%
\$400K-\$500K	43	68	-36.8%
\$500K-\$600K	56	48	+16.7%
\$600K-\$800K	36	35	+2.9%
\$800K-\$1M	24	14	+71.4%
\$1M-\$1.5M	4	11	-63.6%
\$1.5M-\$2M	5	8	-37.5%
\$2M-\$3M	3	6	-50%
Over \$3M	5	2	+150%

	2022	2021	% CHANGE
Houses: Closings in January	50	65	-23.1%
Houses: Average Closing Price in January	\$609,468	\$638,414	-4.5%
Houses: Closings Nov. - Jan. (3 mos.)	195	216	-9.7%
Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$741,610	\$708,245	+4.7%
Houses: Pending on January 31	65	63	+3.2%
Houses: Active Inventory on January 31	76	126	-39.7%
Condos: Closings Nov. - Jan. (3 mos.)	116	125	-7.2%
Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$325,862	\$308,092	+5.8%
Condos: Active Inventory on January 31	51	98	-48%
House & Condo \$ Volume of Closings Nov. - Jan.	\$182,413,929	\$191,492,398	-4.7%

Houses & Condos

Rowayton

Year to Date Through January 2022

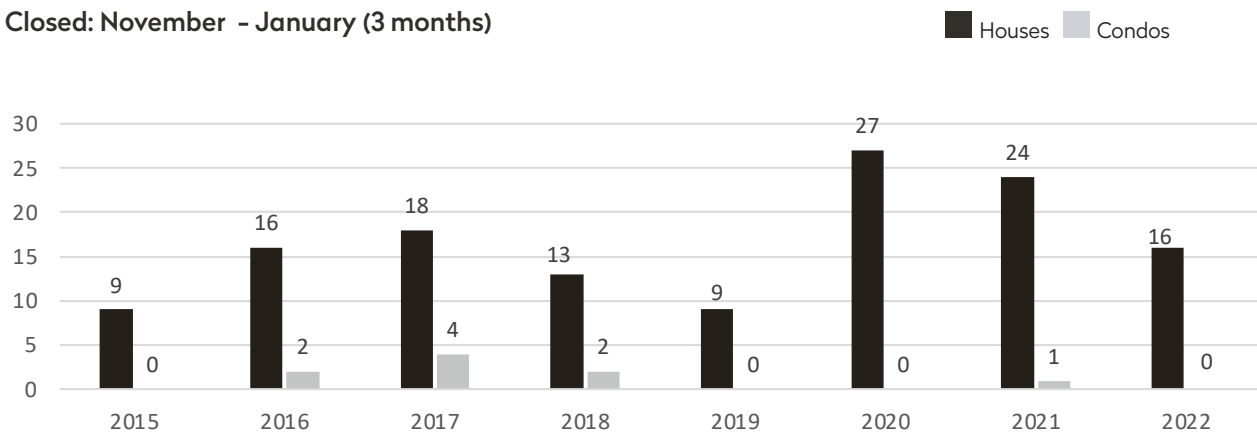
Key Stats

The 16 houses that closed in Rowayton over the past three months (November 2021 through January 2022), had an average closing price of \$1.8M, a 20% increase from the same three months a year ago. During this time, houses on average sold for 100.5% of the list price.

Low inventory continues to be a challenge. At the end of January, Rowayton had just 9 active houses on the market, about a quarter of the number it averaged at this time of year between 2015 and 2019.



Closed: November - January (3 months)



of Houses Closed: Nov. - Jan. (3 mos.)

	2022	2021	%		2022	2021	% CHANGE
Under \$600K	1	2	-50%	Houses: Closings in January	4	7	-42.9%
\$600K-\$1M	5	9	-44.4%	Houses: Average Closing Price in January	\$933,250	\$1,305,304	-28.5%
\$1M-\$1.5M	2	4	-50%	Houses: Closings Nov. - Jan. (3 mos.)	16	24	-33.3%
\$1.5M-\$2M	3	4	-25%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$1,811,086	\$1,504,043	+20.4%
\$2M-\$3M	2	4	-50%	Houses: Pending on January 31	4	11	-63.6%
Over \$3M	3	1	+200%	Houses: Active Inventory on January 31	9	9	0%
				House & Condo \$ Volume of Closings Nov. - Jan.	\$28,977,375	\$36,497,043	-20.6%

Wilton

Year to Date Through January 2022

Key Stats

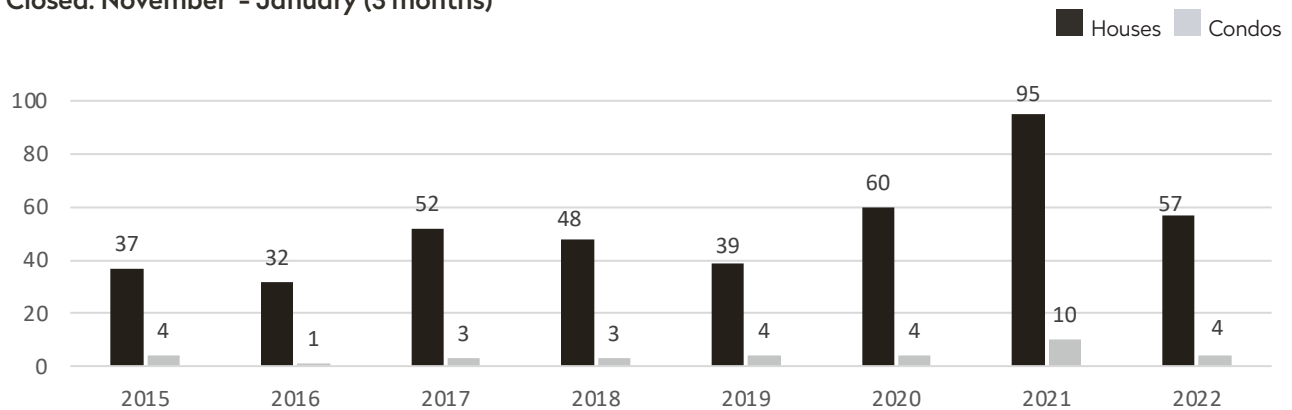
The 57 houses that closed in Wilton over the past three months (November 2021 through January 2022) had an average closing price of \$1.03M, a 9% increase from the same three months a year ago. The closed houses spent on average just 83 cumulative days on the market, down 26% from the same time last year, while buyers on average paid 101.1% of the list price.

Low inventory continues to be a challenge. On January 31, Wilton had 28 active houses on the market, 62% fewer houses than at the end of January 2021.



BHSID 170356915

Closed: November - January (3 months)



of Houses Closed: Nov. - Jan. (3 mos.)

	2022	2021	%		2022	2021	% CHANGE
Under \$500K	3	6	-50%	Houses: Closings in January	19	17	+11.8%
\$500K-\$700K	12	20	-40%	Houses: Average Closing Price in January	\$1,072,687	\$1,040,672	+3.1%
\$700K-\$800K	8	13	-38.5%	Houses: Closings Nov. - Jan. (3 mos.)	57	95	-40%
\$800K-\$900K	7	13	-46.2%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$1,033,683	\$945,056	+9.4%
\$900K-\$1M	4	9	-55.6%	Houses: Pending on January 31	20	25	-20%
\$1M-\$1.2M	5	16	-68.8%	Houses: Active Inventory on January 31	28	73	-61.6%
\$1.2M-\$1.5M	10	10	0%	Condos: Closings Nov. - Jan. (3 mos.)	4	10	-60%
\$1.5M-\$2M	4	5	-20%	Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$407,875	\$442,150	-7.8%
Over \$2M	4	3	+33.3%	Condos: Active Inventory on January 31	3	5	-40%
				House & Condo \$ Volume of Closings Nov. - Jan.	\$60,551,445	\$94,201,830	-35.7%

Houses & Condos

Westport

Year to Date Through January 2022

Key Stats

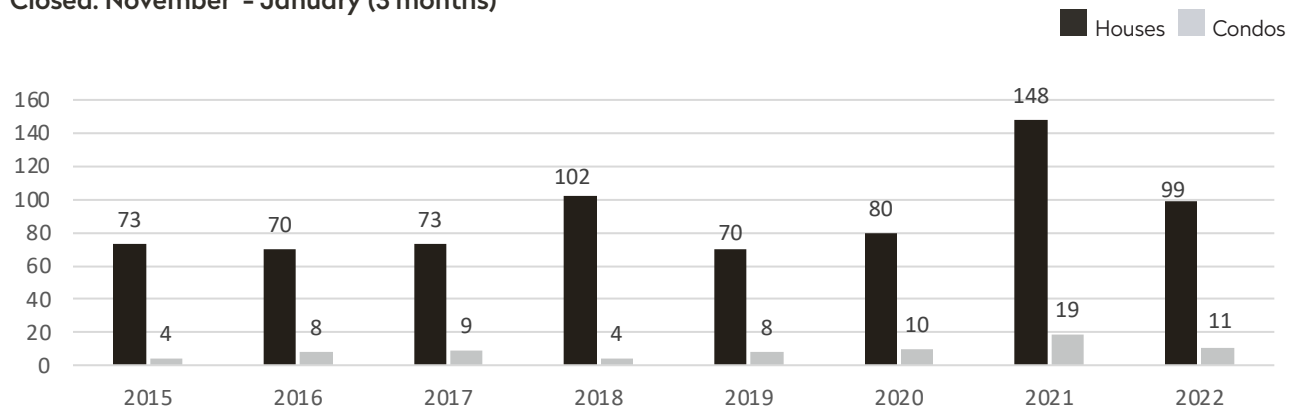
The 29 houses that closed in Westport in January had an average closing price of \$2.2M, a 10% increase from January of last year. The average closing price per square foot rose to \$473, up 16% year-over-year.

For January closings, buyers on average paid 102.5% of the list price.

Low inventory continues to be a challenge with 83 active houses on the market in Westport at the end of the month, a drop of 34% from the end of January 2021.



Closed: November - January (3 months)



of Houses Closed: Nov. - Jan. (3 mos.)

	2022	2021	%		2022	2021	% CHANGE
Under \$750K	9	18	-50%	Houses: Closings in January	29	33	-12.1%
\$750K-\$1M	12	26	-53.8%	Houses: Average Closing Price in January	\$2,179,900	\$1,976,121	+10.3%
\$1M-\$1.2M	7	14	-50%	Houses: Closings Nov. - Jan. (3 mos.)	99	148	-33.1%
\$1.2M-\$1.5M	14	20	-30%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$1,921,555	\$1,668,547	+15.2%
\$1.5M-\$2M	13	30	-56.7%	Houses: Pending on January 31	60	77	-22.1%
\$2M-\$2.5M	16	13	+23.1%	Houses: Active Inventory on January 31	83	126	-34.1%
\$2.5M-\$3M	14	11	+27.3%	Condos: Closings Nov. - Jan. (3 mos.)	11	19	-42.1%
\$3M-\$4M	12	11	+9.1%	Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$831,364	\$677,968	+22.6%
\$4M-\$5M	1	3	-66.7%	Condos: Active Inventory on January 31	18	22	-18.2%
Over \$5M	1	2	-50%	House & Condo \$ Volume of Closings Nov. - Jan.	\$199,378,975	\$259,826,377	-23.3%

Houses

Weston

Year to Date Through January 2022

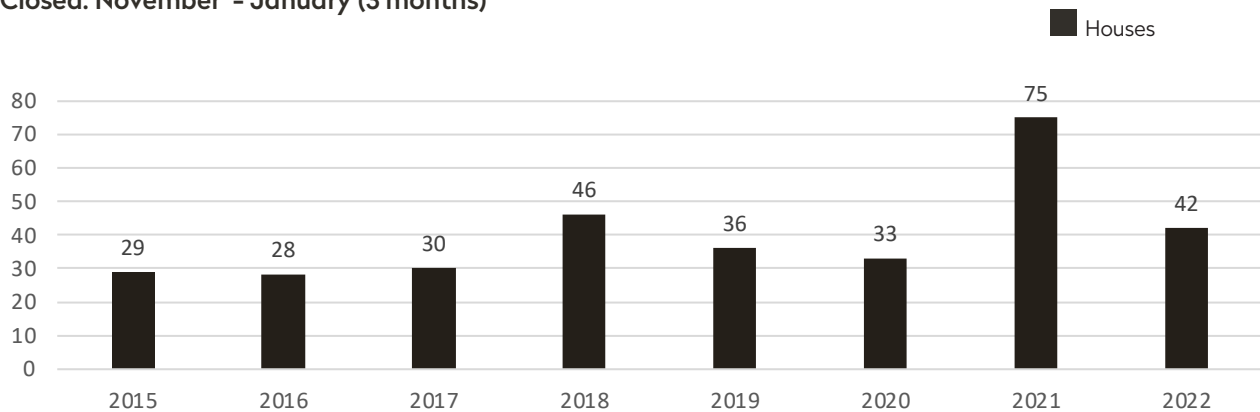
Key Stats

The 42 houses that closed in Weston over the past three months (November 2021 through January 2022) had an average closing price of \$1.2M, an 18% increase from the same three months a year ago. Houses on average sold for 102.5% of the list price.

Inventory remains low. The supply of Weston houses for sale at the end of January dropped 33% from the same time a year ago, with the 33 active listings representing a 1.7-month supply of houses at the current pace of sales.



Closed: November - January (3 months)



of Houses Closed: Nov. - Jan. (3 mos.)

	2022	2021	%		2022	2021	%
			CHANGE				
Under \$500K	1	4	-75%	Houses: Closings in January	10	16	-37.5%
\$500K-\$700K	4	11	-63.6%	Houses: Average Closing Price in January	\$1,287,750	\$1,088,625	+18.3%
\$700K-\$900K	7	22	-68.2%	Houses: Closings Nov. - Jan. (3 mos.)	42	75	-44%
\$900K-\$1.2M	8	17	-52.9%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$1,217,278	\$1,035,845	+17.5%
\$1.2M-\$1.5M	14	12	+16.7%	Houses: Pending on January 31	19	21	-9.5%
\$1.5M-\$2M	5	7	-28.6%	Houses: Active Inventory on January 31	33	49	-32.7%
Over \$2M	3	2	+50%	House \$ Volume of Closings Nov. - Jan.	\$51,125,661	\$77,688,393	-34.2%

Houses & Condos

Fairfield

Year to Date Through January 2022

Key Stats

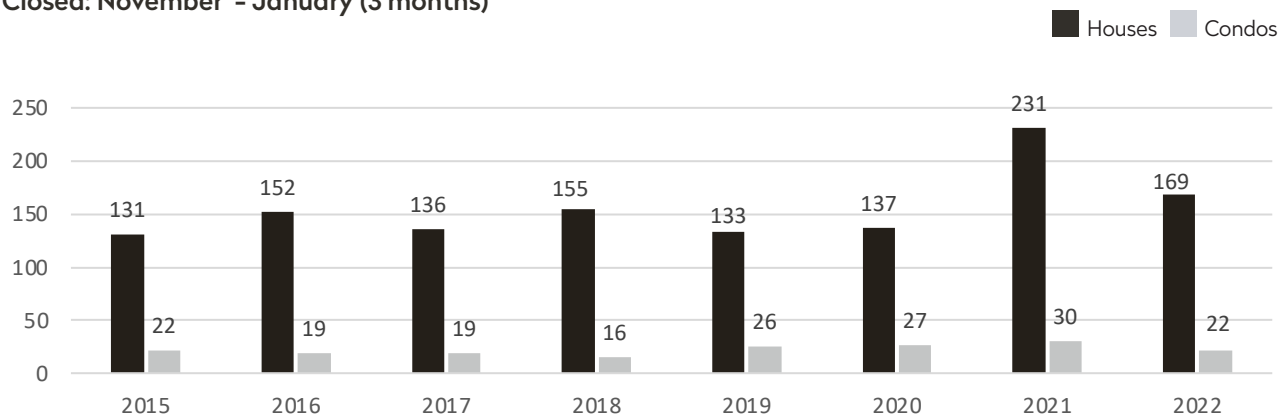
The 43 houses that closed in Fairfield in January had an average closing price of \$982K, a 17% increase from January of last year. The average closing price per square foot rose to \$355, up 17% year-over-year.

Low inventory continues to be a challenge, with 97 active houses on the market in Fairfield at the end of the month, a decrease of 45% from the end of January 2021.



BHSD 170407173

Closed: November - January (3 months)



of Houses Closed: Nov. - Jan. (3 mos.)

	2022	2021	%
Under \$300K	3	7	-57.1%
\$300K-\$400K	10	11	-9.1%
\$400K-\$500K	20	30	-33.3%
\$500K-\$600K	29	34	-14.7%
\$600K-\$700K	25	25	0%
\$700K-\$800K	15	31	-51.6%
\$800K-\$1M	22	41	-46.3%
\$1M-\$1.2M	11	11	0%
\$1.2M-\$1.5M	14	12	+16.7%
\$1.5M-\$2M	11	15	-26.7%
Over \$2M	9	14	-35.7%

	2022	2021	% CHANGE
Houses: Closings in January	43	64	-32.8%
Houses: Average Closing Price in January	\$981,628	\$836,259	+17.4%
Houses: Closings Nov. - Jan. (3 mos.)	169	231	-26.8%
Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$897,759	\$890,667	+0.8%
Houses: Pending on January 31	56	79	-29.1%
Houses: Active Inventory on January 31	97	175	-44.6%
Condos: Closings Nov. - Jan. (3 mos.)	22	30	-26.7%
Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$501,896	\$509,250	-1.4%
Condos: Active Inventory on January 31	16	23	-30.4%
House & Condo \$ Volume of Closings Nov. - Jan.	\$162,762,923	\$221,021,660	-26.4%

Houses & Condos

Ridgefield

Year to Date Through January 2022

Key Stats

The 30 houses that closed in Ridgefield in January had an average closing price of \$842K, a 6% decrease from January of last year.

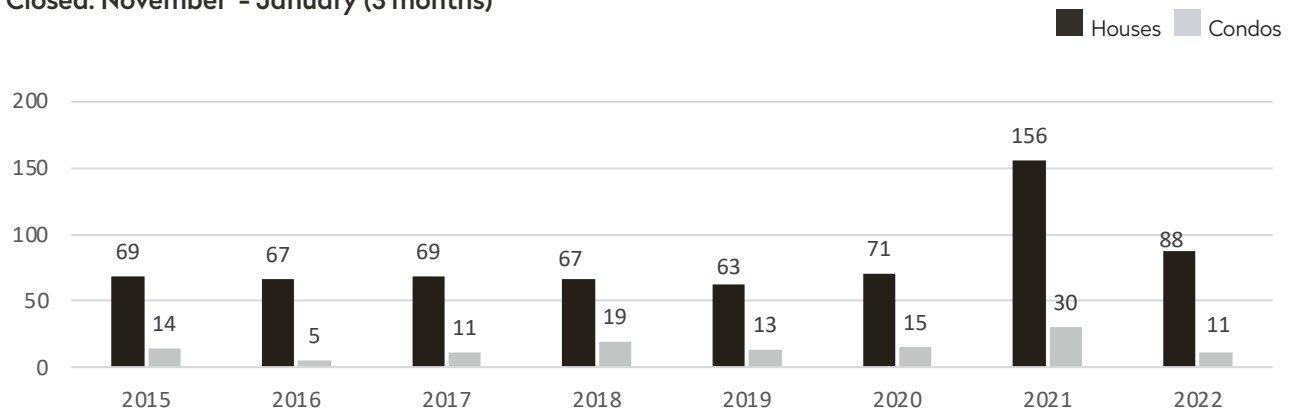
For January closings, buyers on average paid 102.3% of the list price.

Low inventory continues to be a challenge, with 44 active houses on the market in Ridgefield at the end of the month, 51% fewer houses than at the end of January 2021.



BHSID 170411942

Closed: November - January (3 months)



of Houses Closed: Nov. - Jan. (3 mos.)

	2022	2021	%
Under \$400K	3	12	-75%
\$400K-\$500K	5	19	-73.7%
\$500K-\$600K	13	16	-18.8%
\$600K-\$700K	11	19	-42.1%
\$700K-\$800K	15	14	+7.1%
\$800K-\$1M	14	32	-56.3%
\$1M-\$1.5M	21	32	-34.4%
\$1.5M-\$2M	4	8	-50%
Over \$2M	2	4	-50%

	2022	2021	% CHANGE
Houses: Closings in January	30	34	-11.8%
Houses: Average Closing Price in January	\$842,050	\$899,750	-6.4%
Houses: Closings Nov. - Jan. (3 mos.)	88	156	-43.6%
Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$902,660	\$875,776	+3.1%
Houses: Pending on January 31	29	56	-48.2%
Houses: Active Inventory on January 31	44	89	-50.6%
Condos: Closings Nov. - Jan. (3 mos.)	11	30	-63.3%
Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$395,818	\$289,991	+36.5%
Condos: Active Inventory on January 31	1	9	-88.9%
House & Condo \$ Volume of Closings Nov. - Jan.	\$83,788,122	\$145,320,829	-42.3%

Houses & Condos

Redding

Year to Date Through January 2022

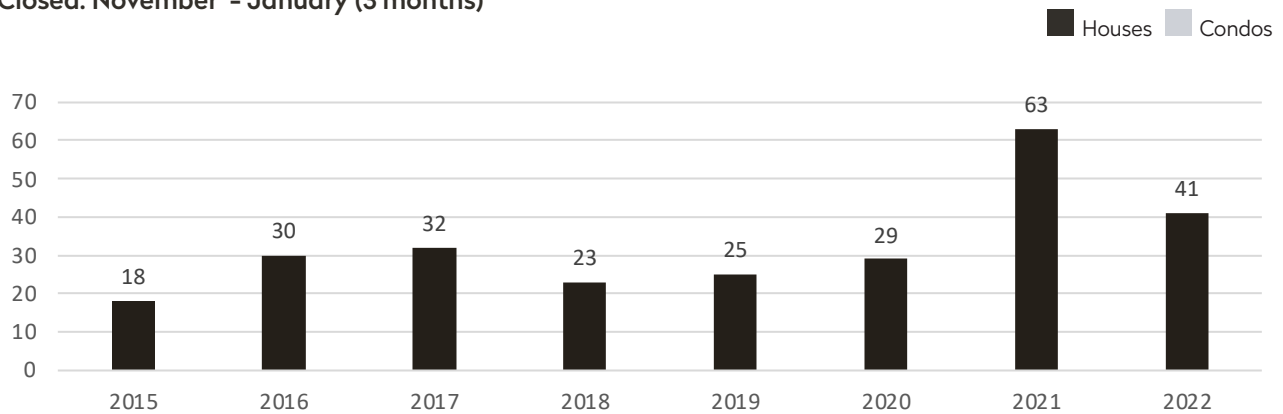
Key Stats

The 41 houses that closed in Redding over the past three months (November 2021 through January 2022) had an average closing price of \$716K, a 7% increase from the same three months a year ago. Houses on average sold for 99.5% of the list price.

Inventory remains low. The supply of Redding houses for sale at the end of January dropped 55% from the same time a year ago, with the 21 active listings representing a 1.3-month supply of houses at the current pace of sales.



Closed: November - January (3 months)



of Houses Closed: Nov. - Jan. (3 mos.)

	2022	2021	%		2022	2021	%
			CHANGE				CHANGE
Under \$250K	0	2	-100%	Houses: Closings in January	8	16	-50%
\$250K-\$400K	3	10	-70%	Houses: Average Closing Price in January	\$668,188	\$522,250	+27.9%
\$400K-\$500K	2	14	-85.7%	Houses: Closings Nov. - Jan. (3 mos.)	41	63	-34.9%
\$500K-\$600K	9	6	+50%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$715,801	\$666,856	+7.3%
\$600K-\$800K	14	17	-17.6%	Houses: Pending on January 31	16	14	+14.3%
\$800K-\$1M	9	7	+28.6%	Houses: Active Inventory on January 31	21	47	-55.3%
Over \$1M	4	7	-42.9%	House & Condo \$ Volume of Closings Nov. - Jan.	\$29,347,850	\$42,526,908	-31%

Houses

Easton

Year to Date Through January 2022

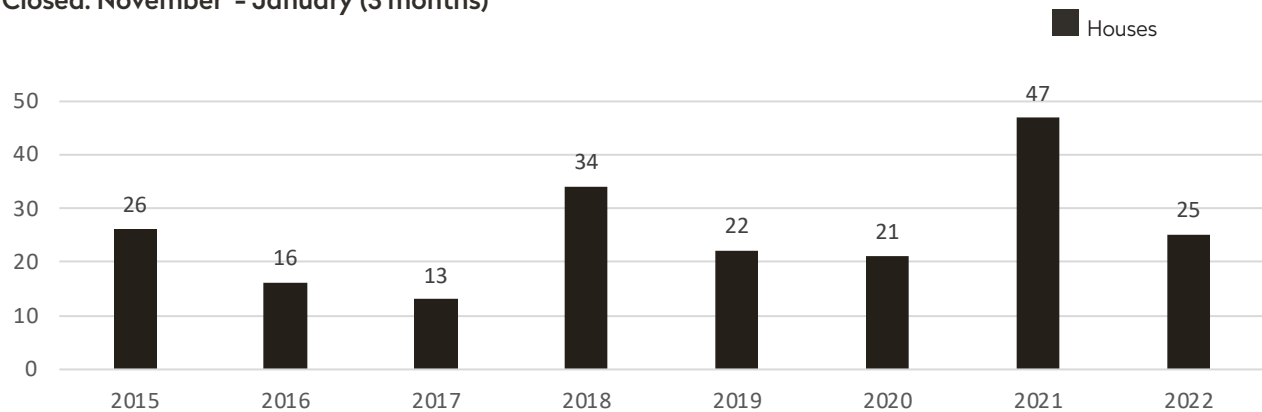
Key Stats

The 25 houses that closed in Easton over the past three months (November 2021 through January 2022), had an average closing price of \$790K, a 1% increase from the same three months a year ago. The houses on average sold for 101.2% of the list price.

Inventory remains low. The supply of Easton houses for sale at the end of January dropped 41% from the same time a year ago, with the 25 active listings representing a 2.2-month supply of houses at the current pace of sales.



Closed: November - January (3 months)



of Houses Closed: Nov. - Jan. (3 mos.)

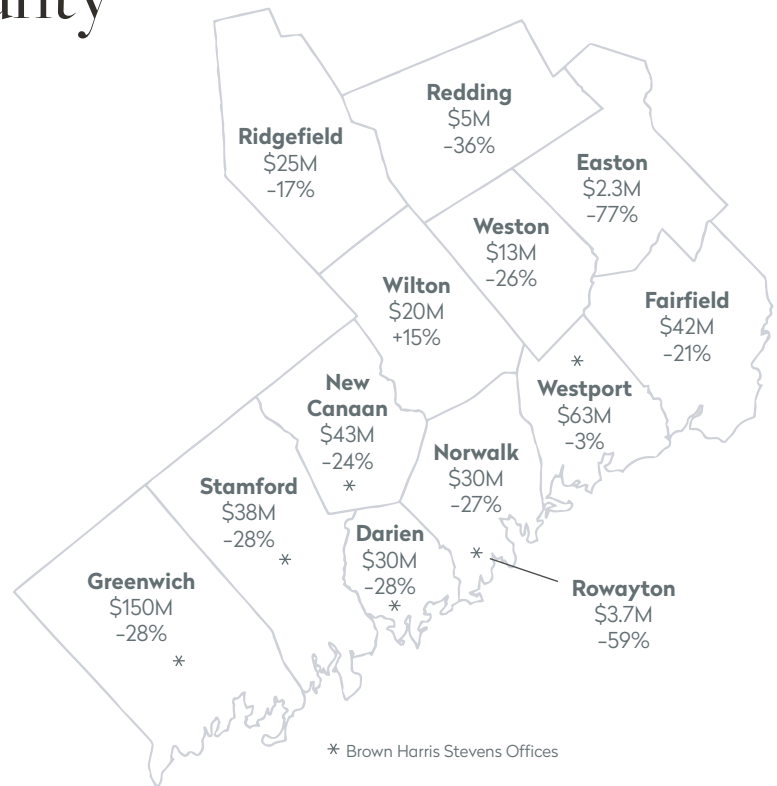
	2022	2021	%		2022	2021	%
			CHANGE				CHANGE
Under \$400K	1	3	-66.7%	Houses: Closings in January	3	13	-76.9%
\$400K-\$500K	1	4	-75%	Houses: Average Closing Price in January	\$781,666	\$778,615	+0.4%
\$500K-\$600K	8	4	+100%	Houses: Closings Nov. - Jan. (3 mos.)	25	47	-46.8%
\$600K-\$700K	4	13	-69.2%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$790,380	\$781,691	+1.1%
\$700K-\$1M	4	12	-66.7%	Houses: Pending on January 31	11	12	-8.3%
\$1M-\$1.5M	6	10	-40%	Houses: Active Inventory on January 31	25	42	-40.5%
Over \$1.5M	1	1	0%	House \$ Volume of Closings Nov. - Jan.	\$19,759,500	\$36,739,500	-46.2%

YTD 1.31.2022

Lower Fairfield County

Dollar Volume of House Sales In January 2022 vs. 2021

To the right is a look at the total dollar volume of house sales for each Lower Fairfield County town for the month of January and the percentage change as it compares to January of 2021. Collectively, the dollar volume of closings was \$463 million, a decrease of 23% vs. January of 2021.



Town Comparison: Sold Houses - January

Town	# of Closed Houses		% change	Average Closing Price		% change
	2022	2021		2022	2021	
Darien	17	28	-39.3%	\$1,772,029	\$1,492,487	+18.7%
Easton	3	13	-76.9%	\$781,666	\$778,615	+0.4%
Fairfield	43	64	-32.8%	\$981,628	\$836,259	+17.4%
All of Greenwich	49	66	-25.8%	\$3,051,156	\$3,159,098	-3.4%
New Canaan	21	31	-32.3%	\$2,062,785	\$1,845,597	+11.8%
Norwalk	50	65	-23.1%	\$609,468	\$638,414	-4.5%
Redding	8	16	-50%	\$668,188	\$522,250	+27.9%
Ridgefield	30	34	-11.8%	\$842,050	\$899,750	-6.4%
Rowayton*	4	7	-42.9%	\$933,250	\$1,305,304	-28.5%
Stamford	47	71	-33.8%	\$816,191	\$751,608	+8.6%
Weston	10	16	-37.5%	\$1,287,750	\$1,088,625	+18.3%
Westport	29	33	-12.1%	\$2,179,900	\$1,976,121	+10.3%
Wilton	19	17	+11.8%	\$1,072,687	\$1,040,672	+3.1%

*Rowayton solds data also included in Norwalk.

All data sourced from Connecticut Smart MLS and Greenwich MLS. Actives from the Connecticut Smart MLS include Active and Show status. Actives from the Greenwich MLS include Active and Contingent Contract status. Condos in report include Condos and Co-Ops.

Through January 2022
Connecticut Market Report

Connecticut

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