

Houses

Easton

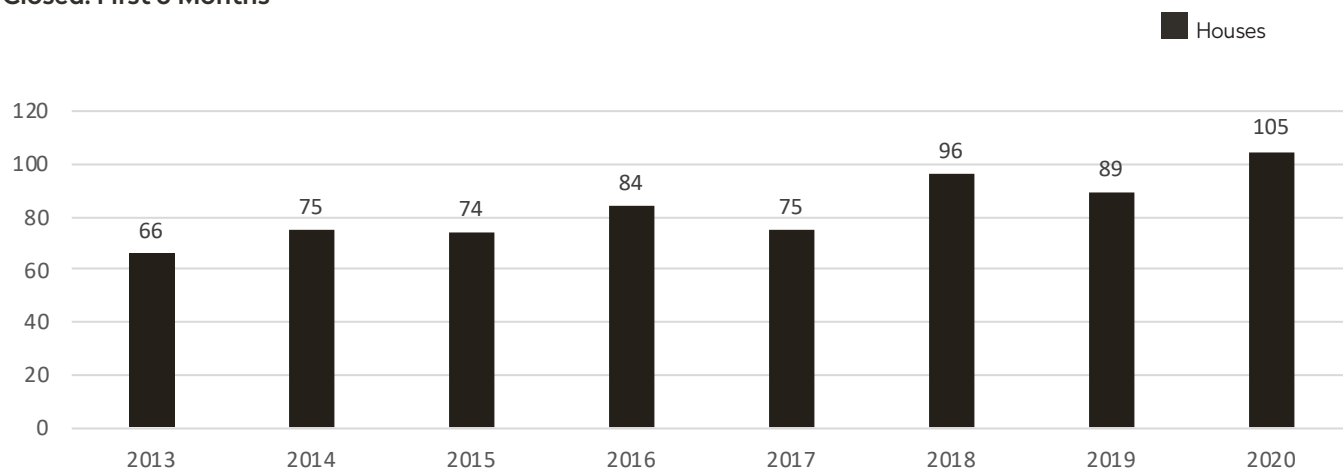
Year to Date Through August 31, 2020

There were 19 Easton house closings in August, a 19% increase from August of 2019. The average sale price was \$692,626, up 16% from August of last year. Through the year's first eight months there were 105 house closings, 18% more than the same time frame in 2019.

Pending houses were also up in Easton with 13 on August 31, 86% higher than a year ago.



Closed: First 8 Months

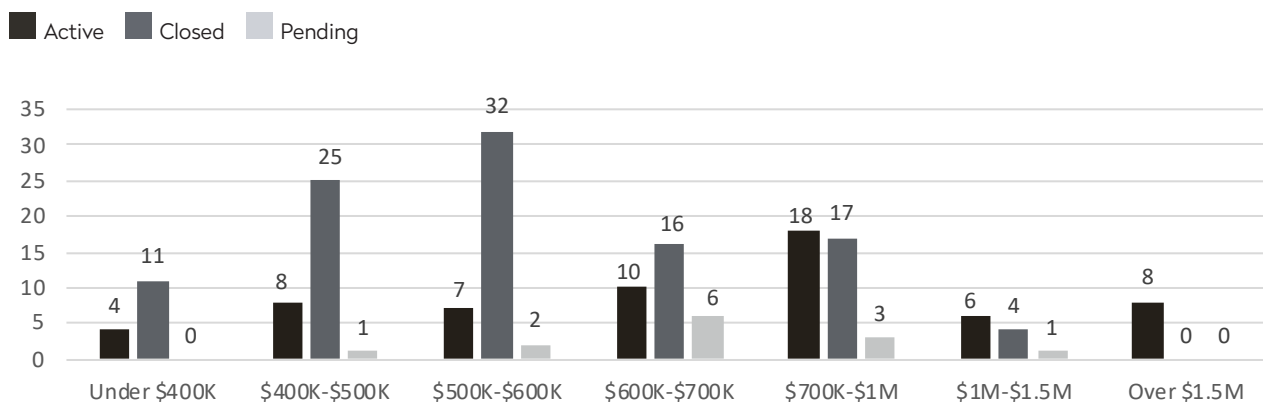


of Houses Closed: First 8 Months

	2020	2019	%		2020	2019	%
			CHANGE				CHANGE
Under \$400K	11	7	+57.1%	Houses: Closings in August	19	16	+18.8%
\$400K-\$500K	25	19	+31.6%	Houses: Average Closing Price in August	\$692,626	\$597,625	+15.9%
\$500K-\$600K	32	24	+33.3%	Houses: Closings First 8 Months	105	89	+18%
\$600K-\$700K	16	17	-5.9%	Houses: Average Closing Price First 8 Months	\$585,259	\$597,922	-2.1%
\$700K-\$1M	17	21	-19%	Houses: Pending on August 31	13	7	+85.7%
\$1M-\$1.5M	4	0	NA	Houses: Active Inventory on August 31	61	86	-29.1%
Over \$1.5M	0	1	-100%	Houses: \$ Volume of Closings First 8 Mos	\$61,452,192	\$53,215,014	+15.5%

Houses Active/Closed/Pending 2020

Active/Pending as of August 31st; Closed: First 8 Months



Town Comparison: Sold Houses First 8 Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2020	2019		2020	2019	
Darien	269	209	+28.7%	\$1,564,856	\$1,526,130	+2.5%
Easton	105	89	+18%	\$585,259	\$597,922	-2.1%
Fairfield	642	551	+16.5%	\$818,400	\$710,181	+15.2%
All of Greenwich	460	362	+27.1%	\$2,558,519	\$2,457,366	+4.1%
New Canaan	231	172	+34.3%	\$1,620,989	\$1,411,477	+14.8%
Norwalk	470	442	+6.3%	\$631,570	\$574,453	+9.9%
Redding	116	83	+39.8%	\$606,610	\$543,251	+11.7%
Ridgefield	297	233	+27.5%	\$772,368	\$713,452	+8.3%
Rowayton*	60	50	+20%	\$1,203,102	\$1,173,625	+2.5%
Stamford	523	496	+5.4%	\$670,954	\$647,427	+3.6%
Weston	170	114	+49.1%	\$846,073	\$795,518	+6.4%
Westport	398	239	+66.5%	\$1,540,094	\$1,357,704	+13.4%
Wilton	222	165	+34.5%	\$853,794	\$787,600	+8.4%

*Rowayton solds data also included in Norwalk.