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REAL ESTATE

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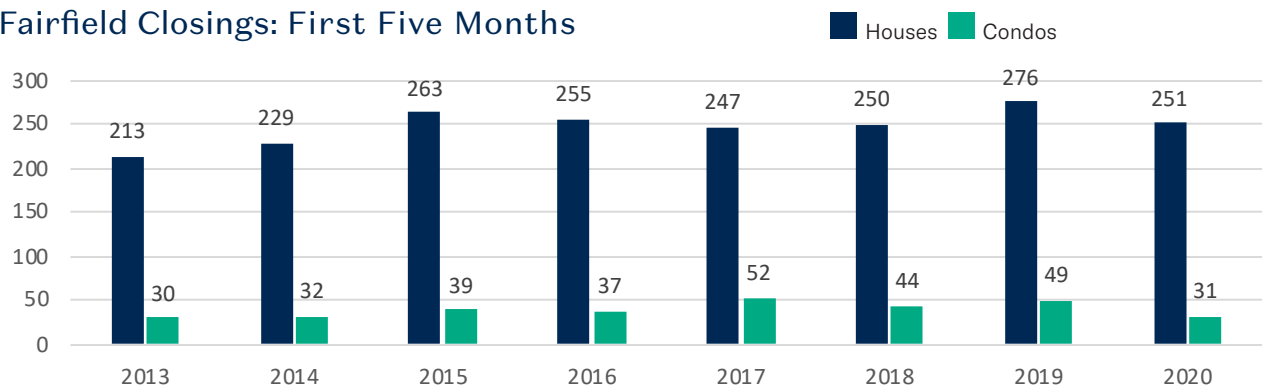
Fairfield Market Report

Year To Date Through May 31, 2020

	2020	2019	% CHANGE
Houses: Closings in May	70	78	-10.3%
Houses: Closings First Five Months	251	276	-9.1%
Houses: Average Closing Price First Five Months	$761,621	$708,746	+7.5%
Houses: Pending on May 31st	80	100	-20%
Houses: Active Inventory on May 31st	412	584	-29.5%
Condos: Closings First Five Months	31	49	-36.7%
Condos: Average Closing Price First Five Months	$416,406	$387,610	+7.4%
Condos: Active Inventory on May 31st	37	62	-40.3%
House & Condo $ Volume of Closings First Five Months	$204,075,360	$214,606,782	-4.9%

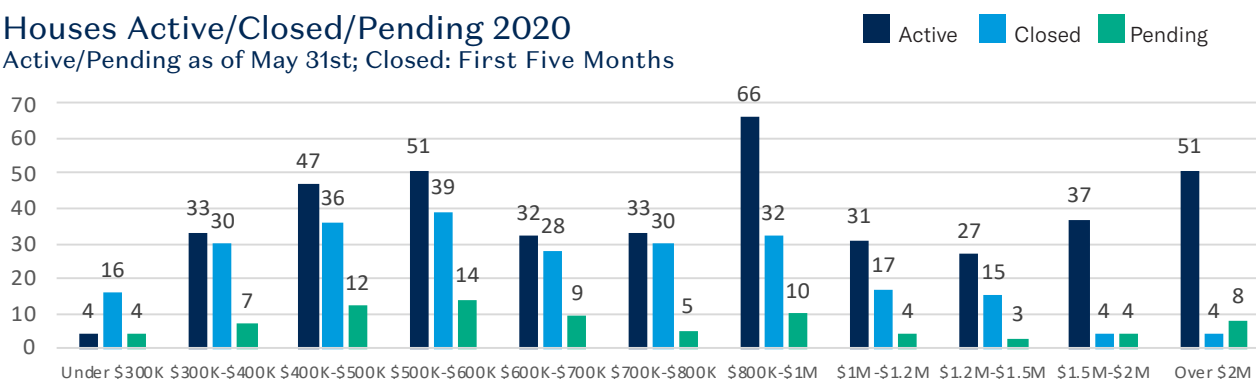## Fairfield Closings: First Five Months

■ Houses ■ Condos

Year	Houses	Condos
2013	213	30
2014	229	32
2015	263	39
2016	255	37
2017	247	52
2018	250	44
2019	276	49
2020	251	31

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Fairfield

Number of Houses Closed: First Five Months

	2020	2019	%
Under $300K	16	16	0%
$300K-$400K	30	40	-25%
$400K-$500K	36	48	-25%
$500K-$600K	39	42	-7.1%
$600K-$700K	28	32	-12.5%
$700K-$800K	30	18	+66.7%
$800K-$1M	32	30	+6.7%
$1M-$1.2M	17	20	-15%
$1.2M-$1.5M	15	15	0%
$1.5M-$2M	4	9	-55.6%
Over $2M	4	6	-33.3%

Houses Active/Closed/Pending 2020
Active/Pending as of May 31st; Closed: First Five Months

■ Active ■ Closed ■ Pending

Town Comparison: Sold Houses: First Five Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2020	2019		2020	2019	
Darien	111	90	+23.3%	$1,424,307	$1,465,500	-2.8%
Easton	46	45	+2.2%	$542,537	$617,801	-12.2%
Fairfield	251	276	-9.1%	$761,621	$708,746	+7.5%
All of Greenwich	188	166	+13.3%	$2,135,545	$2,378,283	-10.2%
New Canaan	86	80	+7.5%	$1,610,109	$1,371,791	+17.4%
Norwalk	239	209	+14.4%	$569,296	$576,945	-1.3%
Redding	46	43	+7%	$515,772	$542,584	-4.9%
Ridgefield	123	106	+16%	$720,408	$706,878	+1.9%
Rowayton*	28	24	+16.7%	$1,027,450	$1,108,604	-7.3%
Stamford	243	248	-2%	$605,182	$624,601	-3.1%
Weston	63	52	+21.2%	$836,417	$785,792	+6.4%
Westport	147	120	+22.5%	$1,325,873	$1,344,844	-1.4%
Wilton	73	79	-7.6%	$774,793	$764,266	+1.4%

*Rowayton closed data also included in Norwalk.

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