

Houses & Condos

New Canaan

Year to Date Through August 31, 2020

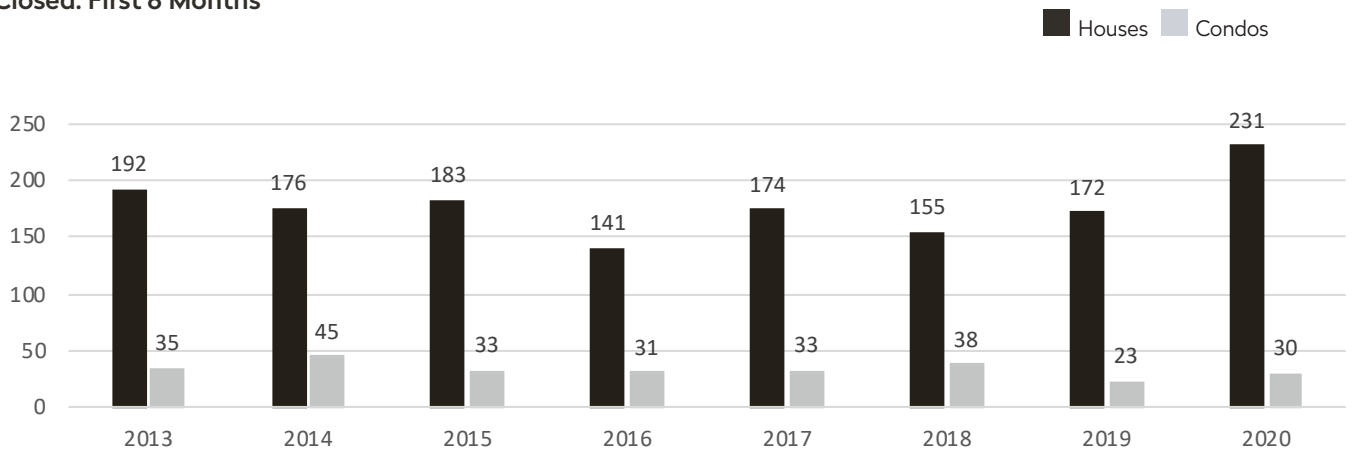
New Canaan had 59 house closings in August, more than double the amount in August of 2019. The average sale price was \$1,664,678, a year-over-year increase of 27%.

Through the year's first eight months the average sale price is up 15%, with 18 house closings of \$3 million or over as compared to just 4 in that price range in 2019.

16 New Canaan condos were pending on August 31 as compared to 4 at the same time in 2019, a 300% increase.



Closed: First 8 Months



of Houses Closed: First 8 Months

	2020	2019	%
Under \$1M	55	59	-6.8%
\$1M-\$1.5M	80	51	+56.9%
\$1.5M-\$2M	43	32	+34.4%
\$2M-\$2.5M	22	11	+100%
\$2.5M-\$3M	13	15	-13.3%
\$3M-\$4M	12	3	+300%
\$4M-\$5M	3	1	+200%
\$5M-\$7M	2	0	NA
Over \$7M	1	0	NA

	2020	2019	% CHANGE
Houses: Closings in August	59	29	+103.4%
Houses: Average Closing Price in August	\$1,664,678	\$1,316,224	+26.5%
Houses: Closings First 8 Months	231	172	+34.3%
Houses: Average Closing Price First 8 Months	\$1,620,989	\$1,411,477	+14.8%
Houses: Pending on August 31	44	23	+91.3%
Houses: Active Inventory on August 31	211	262	-19.5%
Condos: Closings First 8 Months	30	23	+30.4%
Condos: Average Closing Price First 8 Months	\$621,117	\$704,609	-11.8%
Condos: Active Inventory on August 31	39	48	-18.8%
House & Condo \$ Volume of Closings First 8 Mos	\$393,081,987	\$258,980,122	+51.8%

New Canaan

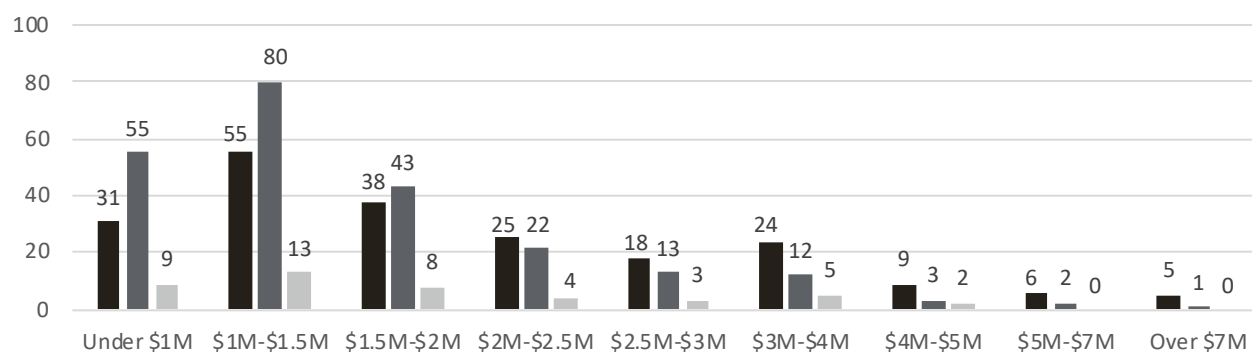
Year to Date Through August 31, 2020

Halstead is coming to
Brown Harris Stevens

Houses Active/Closed/Pending 2020

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

■ Active ■ Closed ■ Pending



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.