

Houses & Condos

Norwalk

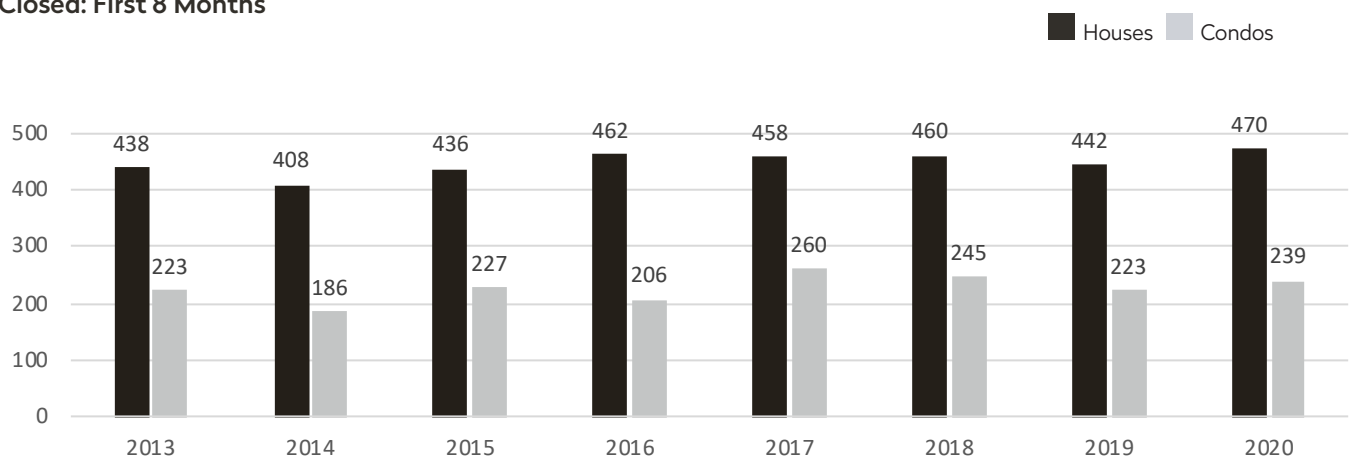
Year to Date Through August 31, 2020

Norwalk's average house closing price in August was \$722,268, 30% higher than August of 2019. Through the first eight months of the year, the average house closing price was \$631,570, the highest average closing price in this time period in the past eight years.

Norwalk had 98 houses pending on August 31, a 61% increase from the same time in 2019. There were also 36 condos pending, a year-over-year increase of 71% .



Closed: First 8 Months



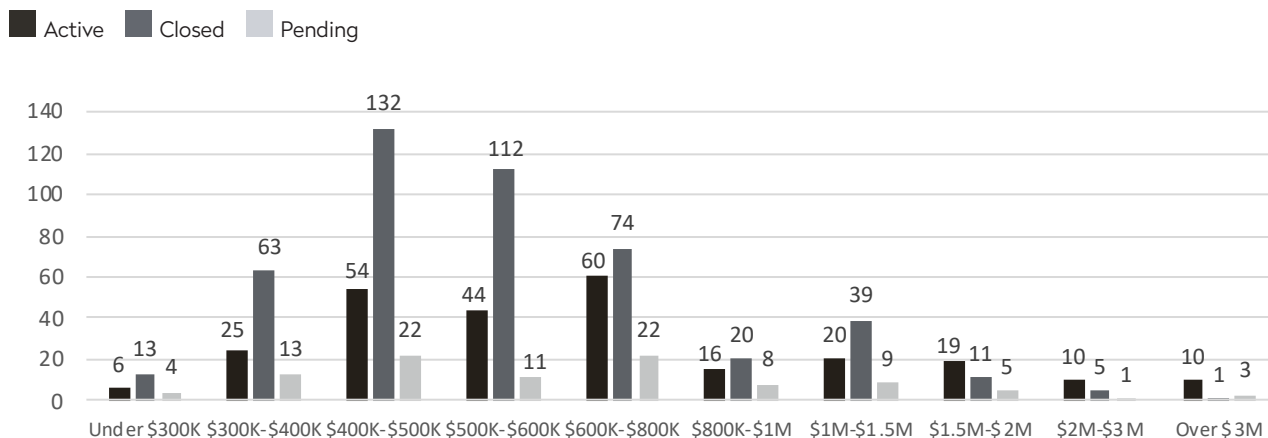
of Houses Closed: First 8 Months

	2020	2019	%
Under \$300K	13	27	-51.9%
\$300K-\$400K	63	95	-33.7%
\$400K-\$500K	132	109	+21.1%
\$500K-\$600K	112	84	+33.3%
\$600K-\$800K	74	65	+13.8%
\$800K-\$1M	20	25	-20%
\$1M-\$1.5M	39	24	+62.5%
\$1.5M-\$2M	11	9	+22.2%
\$2M-\$3M	5	4	+25%
Over \$3M	1	0	NA

	2020	2019	% CHANGE
Houses: Closings in August	71	70	+1.4%
Houses: Average Closing Price in August	\$722,268	\$554,015	+30.4%
Houses: Closings First 8 Months	470	442	+6.3%
Houses: Average Closing Price First 8 Months	\$631,570	\$574,453	+9.9%
Houses: Pending on August 31	98	61	+60.7%
Houses: Active Inventory on August 31	264	344	-23.3%
Condos: Closings First 8 Months	239	223	+7.2%
Condos: Average Closing Price First 8 Months	\$317,001	\$306,577	+3.4%
Condos: Active Inventory on August 31	149	149	0%
House & Condo \$ Volume of Closings First 8 Mos	\$372,601,130	\$322,274,763	+15.6%

Year to Date Through August 31, 2020

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.