

Houses & Condos

Riverside

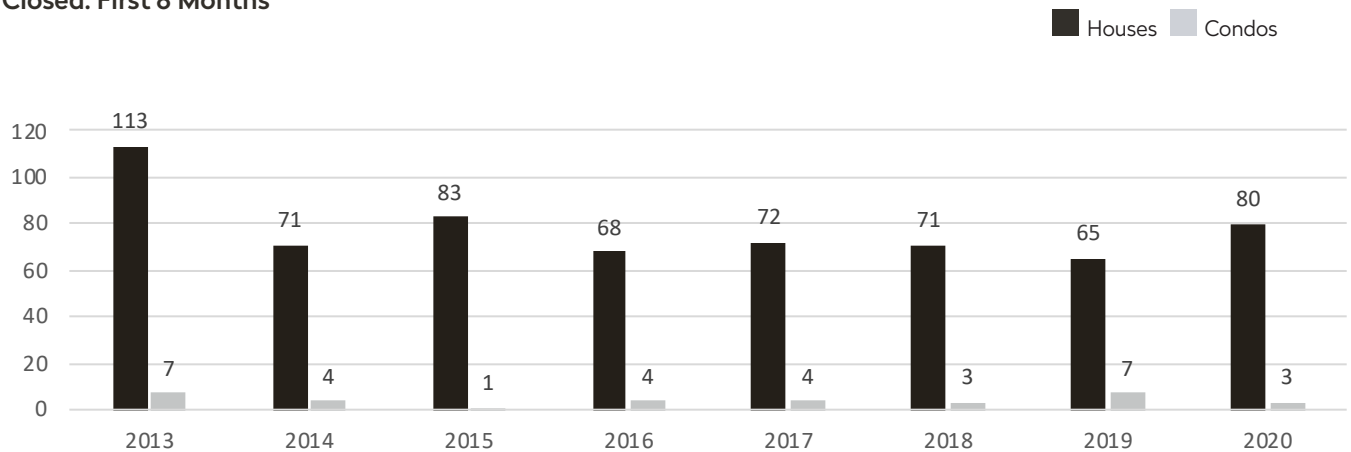
Year to Date Through August 31, 2020

There were 80 house closings in Riverside in the first eight months of 2020, a 23% increase as compared to the same time period in 2019. Of those 80 closings, 32 had a closing price of \$2.5 million or higher as compared to 13 in this price range in the first eight months of 2019. This is a reflection of the strong demand in the high-end market in Riverside. The average closing price of \$2,470,679 was 27% higher than the first eight months of 2019.

19 houses were pending at the end of August as compared to just 2 at the same time in 2019.



Closed: First 8 Months



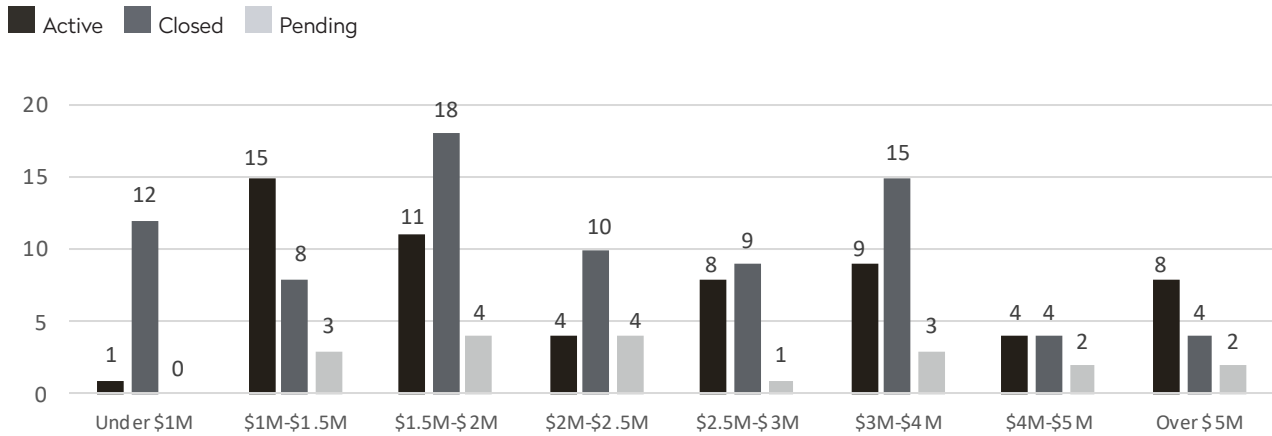
of Houses Closed: First 8 Months

	2020	2019	%
Under \$1M	12	10	+20%
\$1M-\$1.5M	8	14	-42.9%
\$1.5M-\$2M	18	17	+5.9%
\$2M-\$2.5M	10	11	-9.1%
\$2.5M-\$3M	9	5	+80%
\$3M-\$4M	15	6	+150%
\$4M-\$5M	4	1	+300%
Over \$5M	4	1	+300%

	2020	2019	% CHANGE
Houses: Closings in August	18	17	+5.9%
Houses: Average Closing Price in August	\$2,051,806	\$2,059,706	-0.4%
Houses: Closings First 8 Months	80	65	+23.1%
Houses: Average Closing Price First 8 Months	\$2,470,679	\$1,941,951	+27.2%
Houses: Pending on August 31	19	2	+850%
Houses: Active Inventory on August 31	60	68	-11.8%
Condos: Closings First 8 Months	3	7	-57.1%
Condos: Average Closing Price First 8 Months	\$669,333	\$679,750	-1.5%
Condos: Active Inventory on August 31	7	2	+250%
House & Condo \$ Volume of Closings First 8 Mos	\$199,662,325	\$130,985,072	+52.4%

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.