

Houses & Condos

Stamford

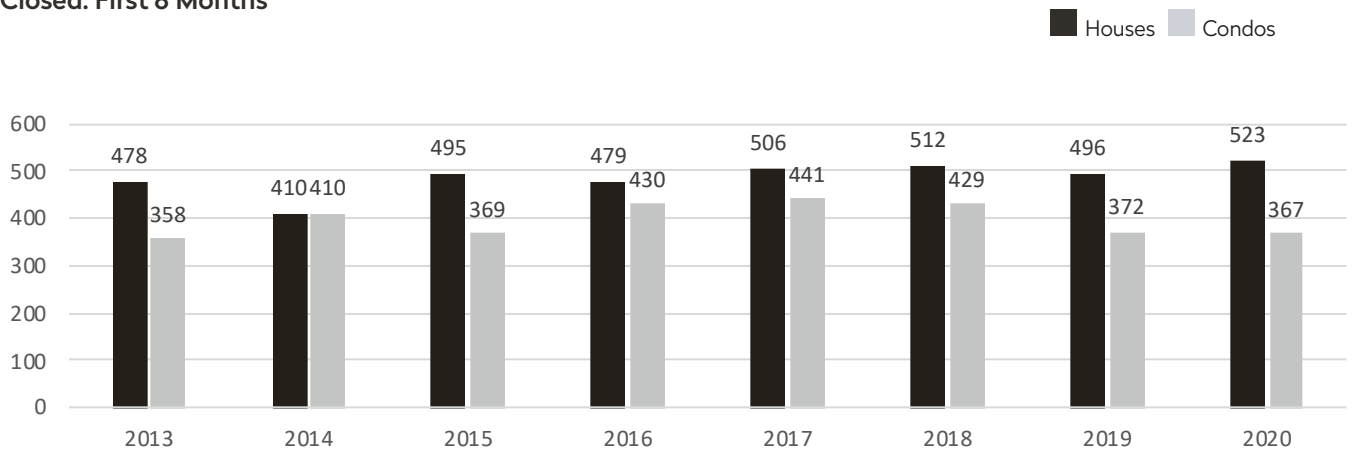
Year to Date Through August 31, 2020

Stamford had 120 house closings in August, a 26% increase as compared to August of 2019. The average sale price also increased by 8% to \$741,027.

House and condo pendings were also both up considerably this past month. On August 31 there were 131 houses pending, a 47% increase from the same time in 2019. There were also 73 condos pending at the end of August, a year-over-year increase of 52%.



Closed: First 8 Months



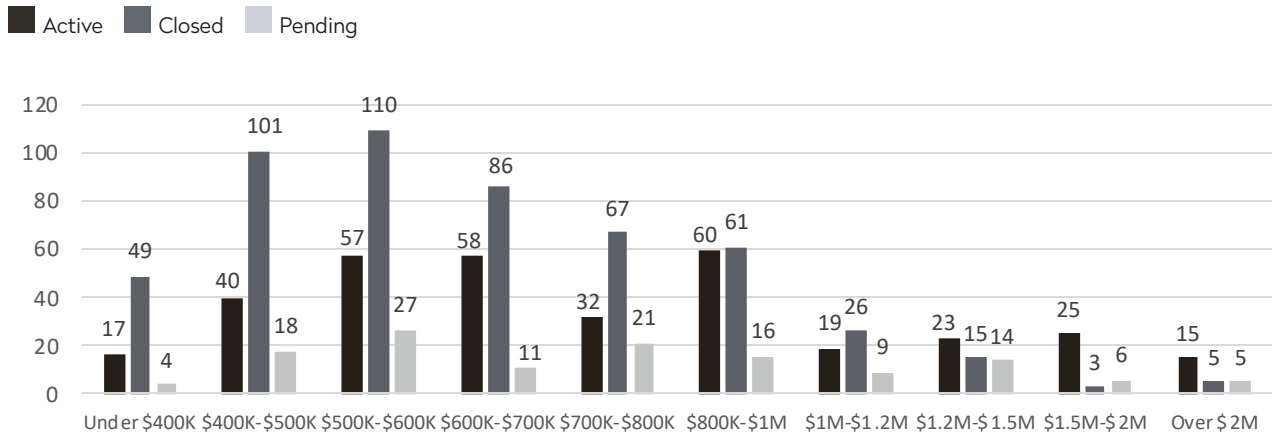
of Houses Closed: First 8 Months

	2020	2019	%
Under \$400K	49	45	+8.9%
\$400K-\$500K	101	98	+3.1%
\$500K-\$600K	110	113	-2.7%
\$600K-\$700K	86	96	-10.4%
\$700K-\$800K	67	65	+3.1%
\$800K-\$1M	61	37	+64.9%
\$1M-\$1.2M	26	17	+52.9%
\$1.2M-\$1.5M	15	16	-6.3%
\$1.5M-\$2M	3	6	-50%
Over \$2M	5	3	+66.7%

	2020	2019	% CHANGE
Houses: Closings in August	120	95	+26.3%
Houses: Average Closing Price in August	\$741,027	\$688,525	+7.6%
Houses: Closings First 8 Months	523	496	+5.4%
Houses: Average Closing Price First 8 Months	\$670,954	\$647,427	+3.6%
Houses: Pending on August 31	131	89	+47.2%
Houses: Active Inventory on August 31	346	423	-18.2%
Condos: Closings First 8 Months	367	372	-1.3%
Condos: Average Closing Price First 8 Months	\$356,394	\$329,202	+8.3%
Condos: Active Inventory on August 31	315	290	+8.6%
House & Condo \$ Volume of Closings First 8 Mos	\$481,705,585	\$443,587,034	+8.6%

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.