

Houses & Condos

Darien

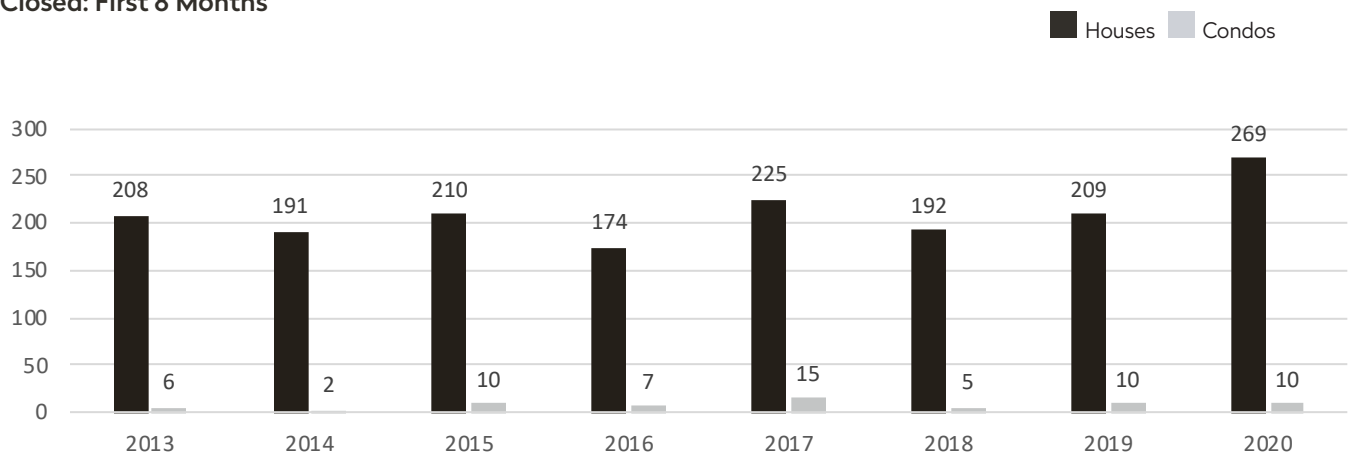
Year to Date Through August 31, 2020

Darien had 61 house closings in August, a 61% increase as compared to August of 2019. Looking at July and August combined, there were 118 house closings, a 55% increase as compared to the same time frame in 2019.

47 houses were pending in Darien on August 31, a 135% increase as compared to the end of August 2019. Pending ranges in price from \$400,000 to \$5,395,000 with an average list price of \$1,876,000.



Closed: First 8 Months



of Houses Closed: First 8 Months

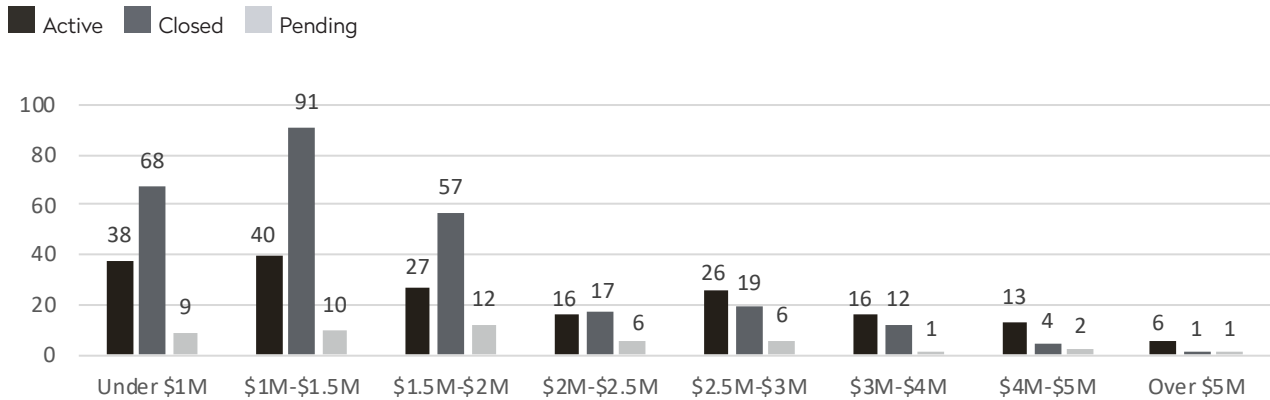
	2020	2019	%		2020	2019	%
Under \$1M	68	64	+6.3%	Houses: Closings in August	61	38	+60.5%
\$1M-\$1.5M	91	70	+30%	Houses: Average Closing Price in August	\$1,715,387	\$1,681,283	+2%
\$1.5M-\$2M	57	35	+62.9%	Houses: Closings First 8 Months	269	209	+28.7%
\$2M-\$2.5M	17	18	-5.6%	Houses: Average Closing Price First 8 Months	\$1,564,856	\$1,526,130	+2.5%
\$2.5M-\$3M	19	10	+90%	Houses: Pending on August 31	47	20	+135%
\$3M-\$4M	12	7	+71.4%	Houses: Active Inventory on August 31	182	198	-8.1%
\$4M-\$5M	4	2	+100%	Condos: Closings First 8 Months	10	10	0%
Over \$5M	1	3	-66.7%	Condos: Average Closing Price First 8 Months	\$953,650	\$952,170	+0.2%
				Condos: Active Inventory on August 31	11	21	-47.6%
				House & Condo \$ Volume of Closings First 8 Mos	\$430,482,673	\$328,482,783	+31.1%

Darien

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.