

Houses & Condos

Fairfield

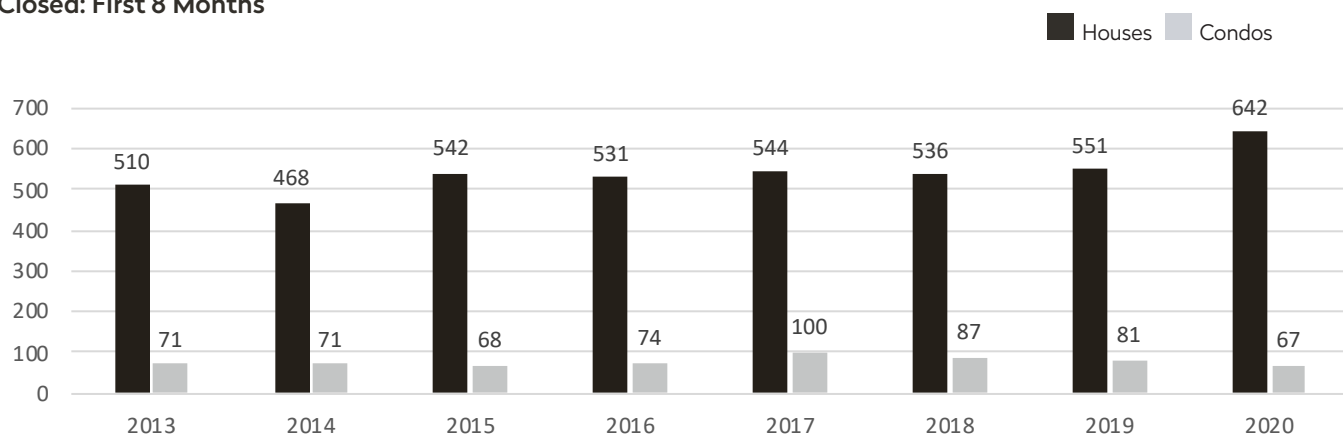
Year to Date Through August 31, 2020

In August there were 146 Fairfield house closings, an 83% increase from August of 2019. The average sale price was \$950,214, 47% higher than August of 2019.

138 Fairfield houses were pending on August 31, over double the number at the same time a year ago. The pending houses ranged in price from \$189,900 to \$5,700,000 with an average list price of \$1.1 million.



Closed: First 8 Months



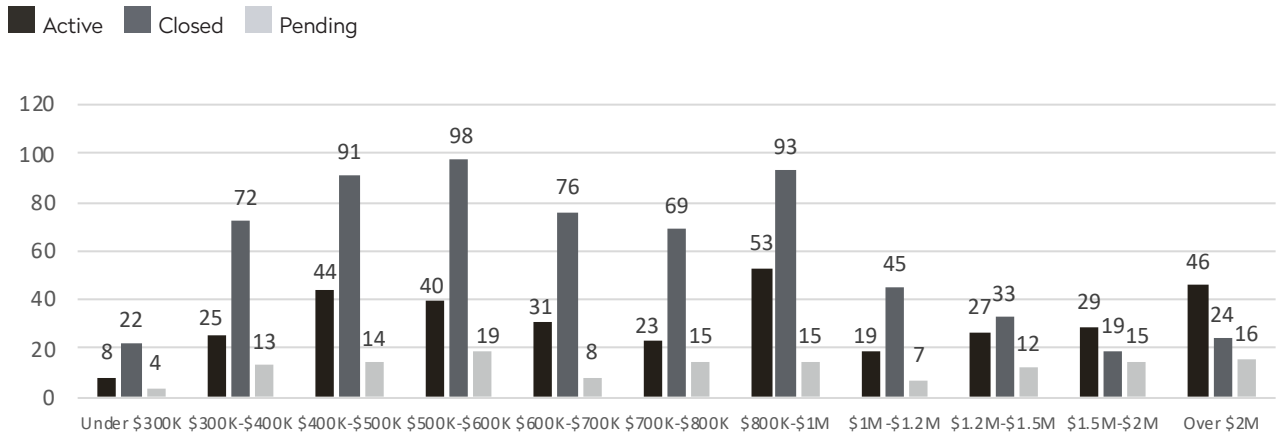
of Houses Closed: First 8 Months

	2020	2019	%
Under \$300K	22	26	-15.4%
\$300K-\$400K	72	70	+2.9%
\$400K-\$500K	91	100	-9%
\$500K-\$600K	98	88	+11.4%
\$600K-\$700K	76	59	+28.8%
\$700K-\$800K	69	50	+38%
\$800K-\$1M	93	66	+40.9%
\$1M-\$1.2M	45	35	+28.6%
\$1.2M-\$1.5M	33	27	+22.2%
\$1.5M-\$2M	19	19	0%
Over \$2M	24	11	+118.2%

	2020	2019	% CHANGE
Houses: Closings in August	146	80	+82.5%
Houses: Average Closing Price in August	\$950,214	\$646,535	+47%
Houses: Closings First 8 Months	642	551	+16.5%
Houses: Average Closing Price First 8 Months	\$818,400	\$710,181	+15.2%
Houses: Pending on August 31	138	61	+126.2%
Houses: Active Inventory on August 31	345	486	-29%
Condos: Closings First 8 Months	67	81	-17.3%
Condos: Average Closing Price First 8 Months	\$442,048	\$435,863	+1.4%
Condos: Active Inventory on August 31	39	57	-31.6%
House & Condo \$ Volume of Closings First 8 Mos	\$555,030,110	\$426,614,682	+30.1%

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.