

Houses & Condos

Greenwich

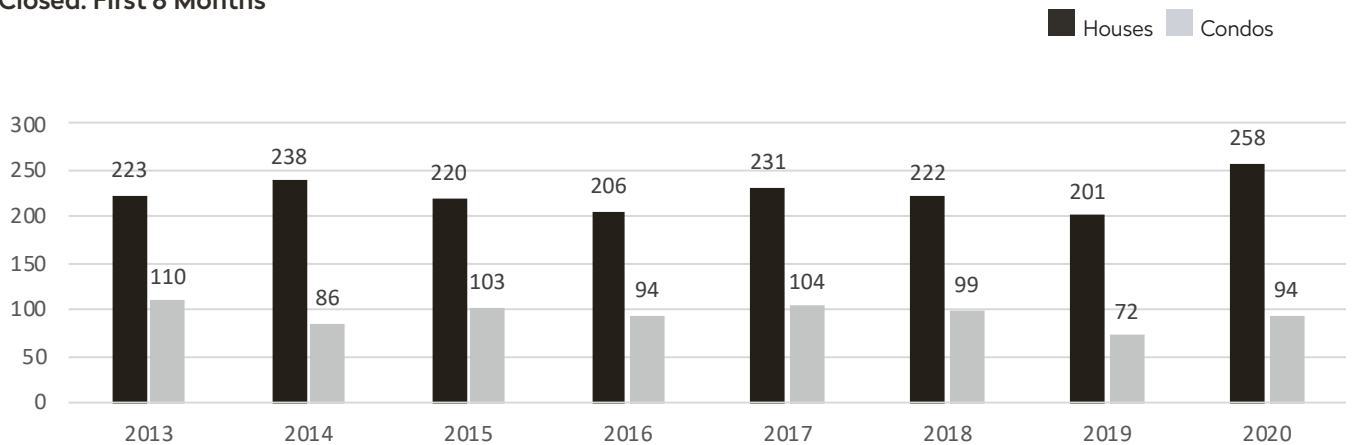
Year to Date Through August 31, 2020

Greenwich's 66 house closings in August are more than double the number in August of 2019 while the average house closing price, at \$3,309,735, was up 37% as compared to August 2019. There were also 75 houses pending on August 31, 200% more than a year ago. The pending houses had an average list price of \$3.48 million.

The 258 Greenwich house closings through the first eight months of 2020 show a 28% increase as compared to 2019 and the highest amount for this time period in the past eight years.



Closed: First 8 Months



of Houses Closed: First 8 Months

	2020	2019	%
Under \$1M	31	37	-16.2%
\$1M-\$1.5M	44	27	+63%
\$1.5M-\$2M	31	27	+14.8%
\$2M-\$2.5M	33	30	+10%
\$2.5M-\$3M	32	13	+146.2%
\$3M-\$4M	43	28	+53.6%
\$4M-\$5M	17	12	+41.7%
\$5M-\$7M	14	16	-12.5%
Over \$7M	13	11	+18.2%

	2020	2019	% CHANGE
Houses: Closings in August	66	32	+106.3%
Houses: Average Closing Price in August	\$3,309,735	\$2,415,266	+37%
Houses: Closings First 8 Months	258	201	+28.4%
Houses: Average Closing Price First 8 Months	\$2,890,558	\$2,843,363	+1.7%
Houses: Pending on August 31	75	25	+200%
Houses: Active Inventory on August 31	411	440	-6.6%
Condos: Closings First 8 Months	94	72	+30.6%
Condos: Average Closing Price First 8 Months	\$992,946	\$1,003,847	-1.1%
Condos: Active Inventory on August 31	114	119	-4.2%
House & Condo \$ Volume of Closings First 8 Mos	\$839,100,902	\$643,792,917	+30.3%

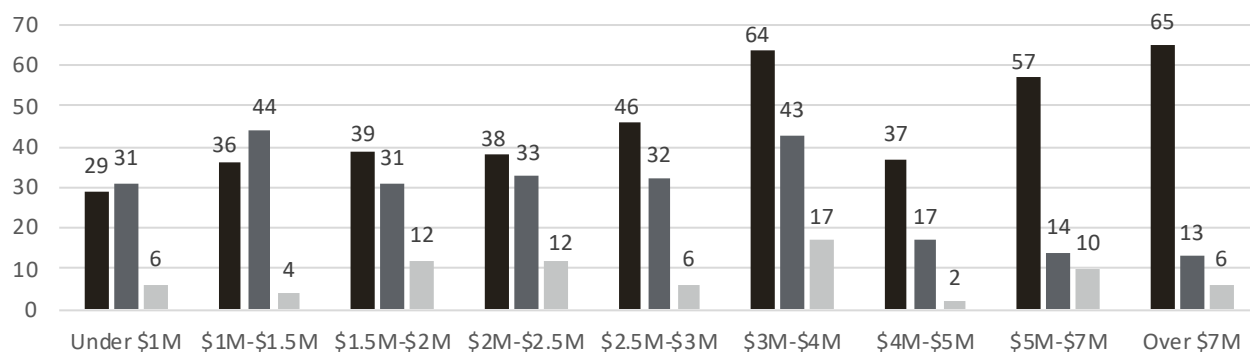
Greenwich

Year to Date Through August 31, 2020

Houses Active/Closed/Pending 2020

Active/Pending as of August 31st; Closed: First 8 Months

■ Active ■ Closed ■ Pending



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.