

Houses & Condos

Westport

Year to Date Through August 31, 2020

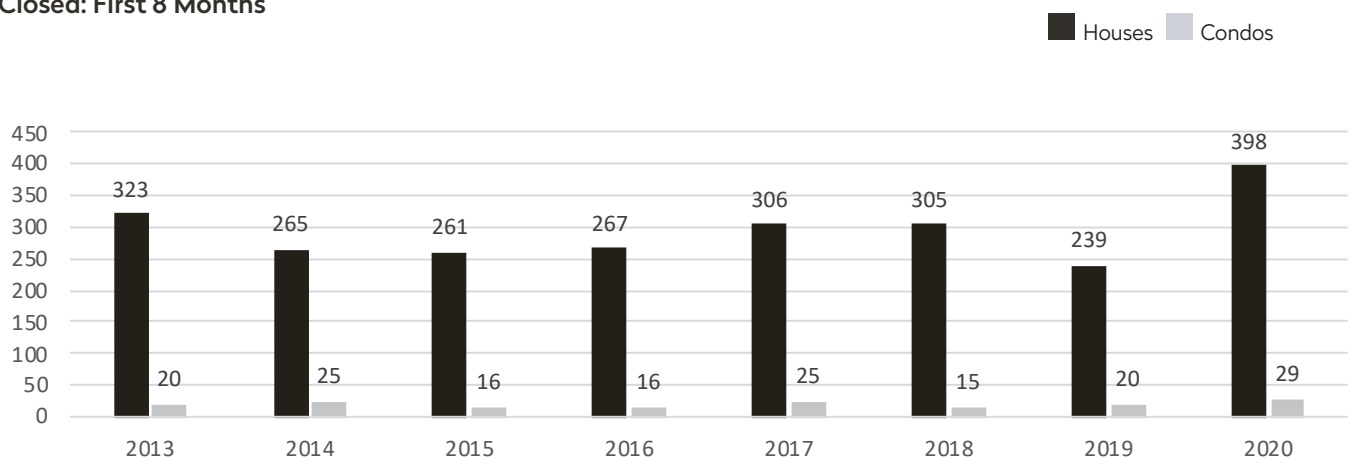
Westport continues to be one of the hottest markets in the tri-state area. The 103 house closings in August is more than double the number sold in August 2019, while the average sale price was up 25%. Looking at July and August combined, there were 199 Westport house closings, a 149% increase over the same time period of a year ago.

74 houses were pending at the end of August, more than double the number at this same time period in 2019.



HALSTEADID 170320922

Closed: First 8 Months



of Houses Closed: First 8 Months

	2020	2019	%		2020	2019	%
			CHANGE				CHANGE
Under \$750K	58	50	+16%	Houses: Closings in August	103	48	+114.6%
\$750K-\$1M	72	42	+71.4%	Houses: Average Closing Price in August	\$1,736,437	\$1,394,287	+24.5%
\$1M-\$1.2M	42	28	+50%	Houses: Closings First 8 Months	398	239	+66.5%
\$1.2M-\$1.5M	69	35	+97.1%	Houses: Average Closing Price First 8 Months	\$1,540,094	\$1,357,704	+13.4%
\$1.5M-\$2M	68	47	+44.7%	Houses: Pending on August 31	74	36	+105.6%
\$2M-\$2.5M	43	18	+138.9%	Houses: Active Inventory on August 31	231	346	-33.2%
\$2.5M-\$3M	19	10	+90%	Condos: Closings First 8 Months	29	20	+45%
\$3M-\$4M	19	7	+171.4%	Condos: Average Closing Price First 8 Months	\$549,567	\$479,939	+14.5%
\$4M-\$5M	4	1	+300%	Condos: Active Inventory on August 31	19	25	-24%
Over \$5M	4	1	+300%	House & Condo \$ Volume of Closings First 8 Mos	\$628,894,717	\$334,090,045	+88.2%

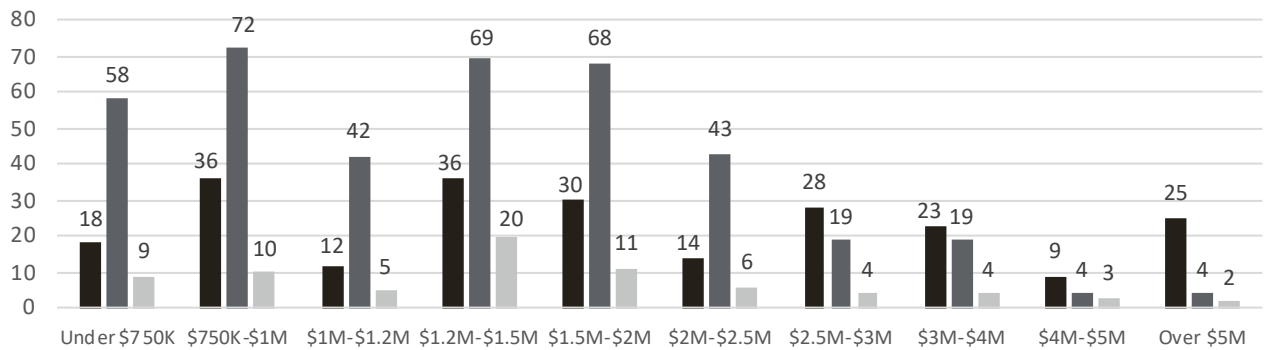
Westport

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.