

Houses & Condos

Old Greenwich

Year to Date Through August 31, 2020

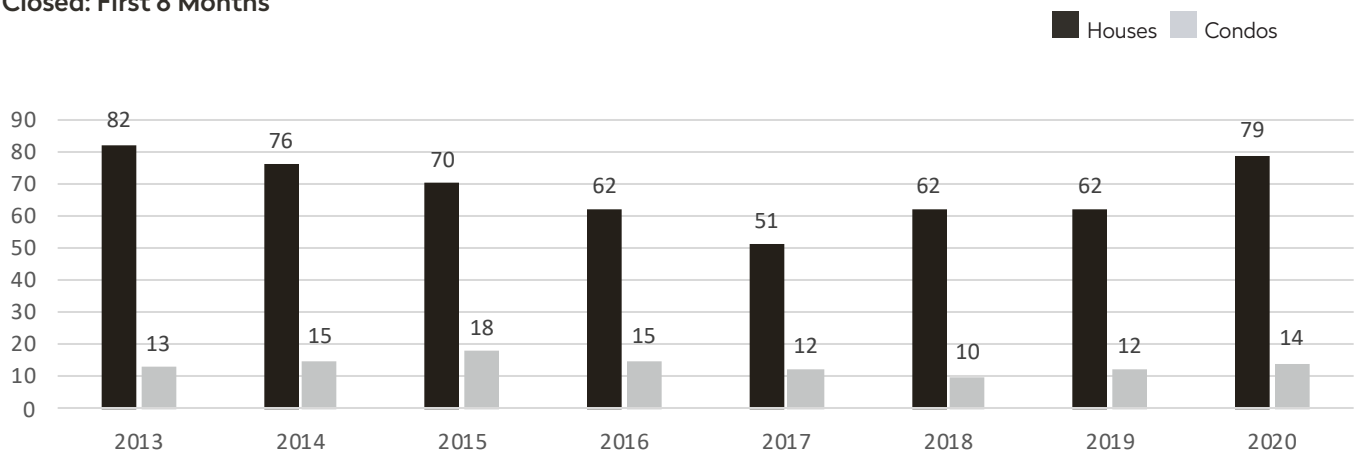
There were 79 house closings in Old Greenwich in the first eight months of the year, a 27% increase as compared to the same time frame in 2019. The biggest increase in closings came in the \$1 million to \$2 million price range, where there were 37 closings this year as compared to 19 in the first eight months of 2019, a 95% increase.

The 12 houses pending on August 31 is double the amount at the same time last year. The 12 pendings had an average list price of \$3.3 million.



HALSTEADID 170329729

Closed: First 8 Months



of Houses Closed: First 8 Months

	2020	2019	%
Under \$1M	8	9	-11.1%
\$1M-\$1.5M	22	12	+83.3%
\$1.5M-\$2M	15	7	+114.3%
\$2M-\$2.5M	10	12	-16.7%
\$2.5M-\$3M	8	9	-11.1%
\$3M-\$4M	9	7	+28.6%
\$4M-\$5M	4	3	+33.3%
Over \$5M	3	3	0%

	2020	2019	% CHANGE
Houses: Closings in August	17	11	+54.5%
Houses: Average Closing Price in August	\$2,076,706	\$2,075,909	+0%
Houses: Closings First 8 Months	79	62	+27.4%
Houses: Average Closing Price First 8 Months	\$2,139,720	\$2,315,962	-7.6%
Houses: Pending on August 31	12	6	+100%
Houses: Active Inventory on August 31	61	72	-15.3%
Condos: Closings First 8 Months	14	12	+16.7%
Condos: Average Closing Price First 8 Months	\$626,286	\$575,500	+8.8%
Condos: Active Inventory on August 31	12	14	-14.3%
House & Condo \$ Volume of Closings First 8 Mos	\$177,805,881	\$150,495,660	+18.1%

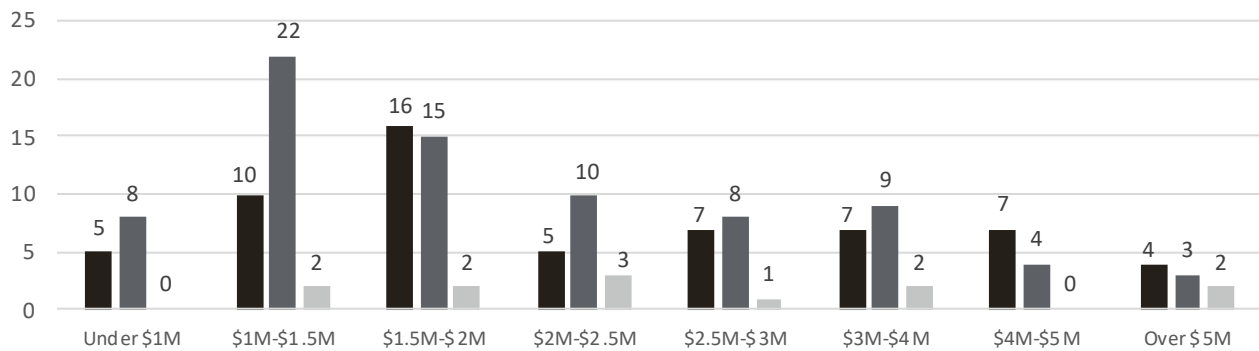
Old Greenwich

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.