

Q1 2021

Connecticut Market Report

COMPASS



157 Easton
Susan Vanech
VHT (Maria Lopez)

The first quarter of 2021 highlighted Connecticut as one of the most desirable places to live – a trend that is here to stay. Demand for residential real estate continues to be off the charts as more and more people look to call the Nutmeg state their home.

The first quarter of 2021 saw total sales in the state leap 24 percent over the same period last year, with total sales volume more than doubling to just over 5 billion dollars. Whether it be a condo in Fairfield County or a single-family home in Litchfield County, buyers

are clamoring to call this amazing state home.

With low-interest rates and a new normal of a hybrid work model, most towns have seen dramatic upswings in average and median price as well as overall sales volume. The average price in Darien for single-family homes increased just under 8 percent over Q1 of 2020 and slightly further north in Westport, total sales volume was up 93 percent over year-over-year.

Inventory remains the topic on everyone's mind with historically low numbers. Buyer demand is far outpacing the supply coming on the market, and people need to be prepared to act quickly when correctly priced homes come onto the market as many go into contract within a matter of days.

Connecticut will continue to be highly sought after, with many people looking to make a move and call Connecticut home, and the latest numbers are the proof in the pudding.

GREENWICH SALES MANAGER

Barb McKee

PRESIDENT, COMPASS TRI-STATE

Rory Golod

SENIOR MANAGING DIRECTOR

Elizabeth Ann
Stribling-Kivlan

Compass Connecticut

Greenwich

200 Greenwich Ave
Greenwich, CT

Darien

320 Boston Post Rd, Ste 180
Darien, CT

New Canaan

111 Cherry Street
New Canaan, CT

Westport

54 Wilton Rd
Westport, CT

Westchester

Armonk

387 Main St
Armonk, NY

Bronxville

130 Pondfield Rd, Ste 10
Bronxville, NY

Chappaqua

480 Bedford Rd
Chappaqua, NY

Dobbs Ferry

2 Ashford Ave
Dobbs Ferry, NY

Hastings-On- Hudson

36 Main St
Hastings-On-Hudson, NY

Larchmont

140 Larchmont Ave
Larchmont, NY

Rye Brook

138A South Ridge St
Brook, NY

Rye

80 Theodore Fremd Ave
Rye, NY

Scarsdale

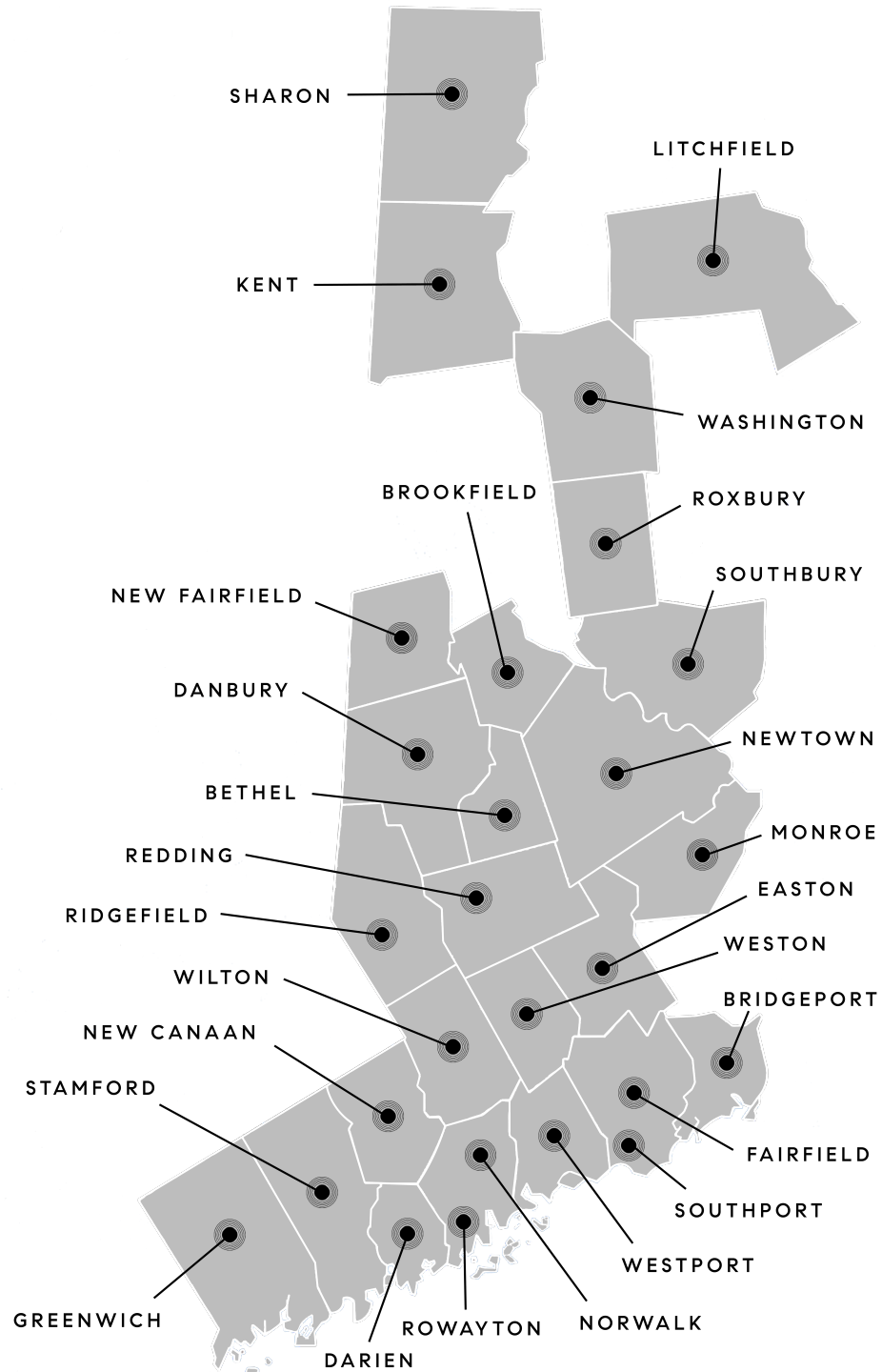
1082 Wilmot Rd
Scarsdale, NY

Yorktown Heights

1857 Commerce St
Yorktown Heights, NY

Connecticut Market Report

Neighborhood Map



Key Highlights

Enclosed please find our most recent quarterly report. Here are a few notable data points that we think you might find interesting.

\$1,725,000

Greater Greenwich
Median Price

\$1,395,000

New Canaan
Median Price

\$1,302,773

Darien
Median Price

112.2%

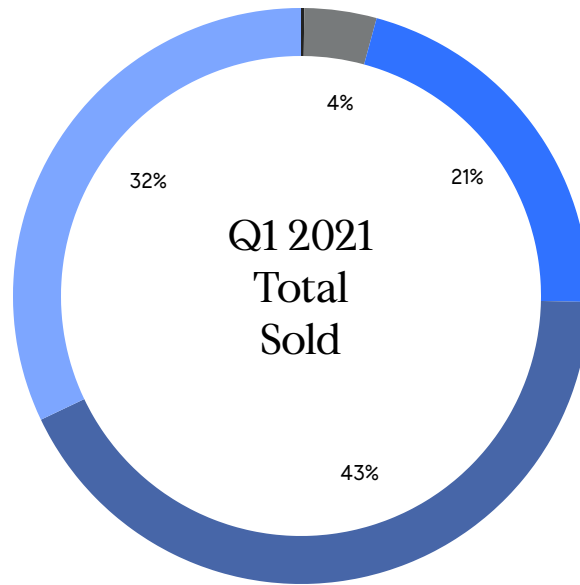
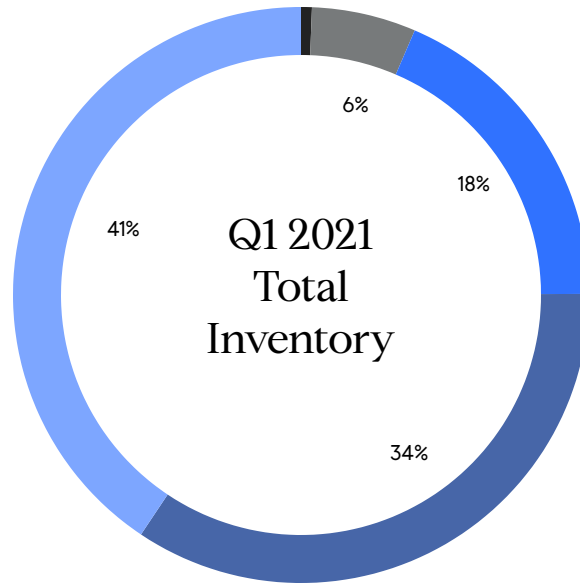
Wilton Change In
Sales Volume

62.4%

Fairfield Change In
Q1 Sales

27.9%

Newtown Change In
Median Price



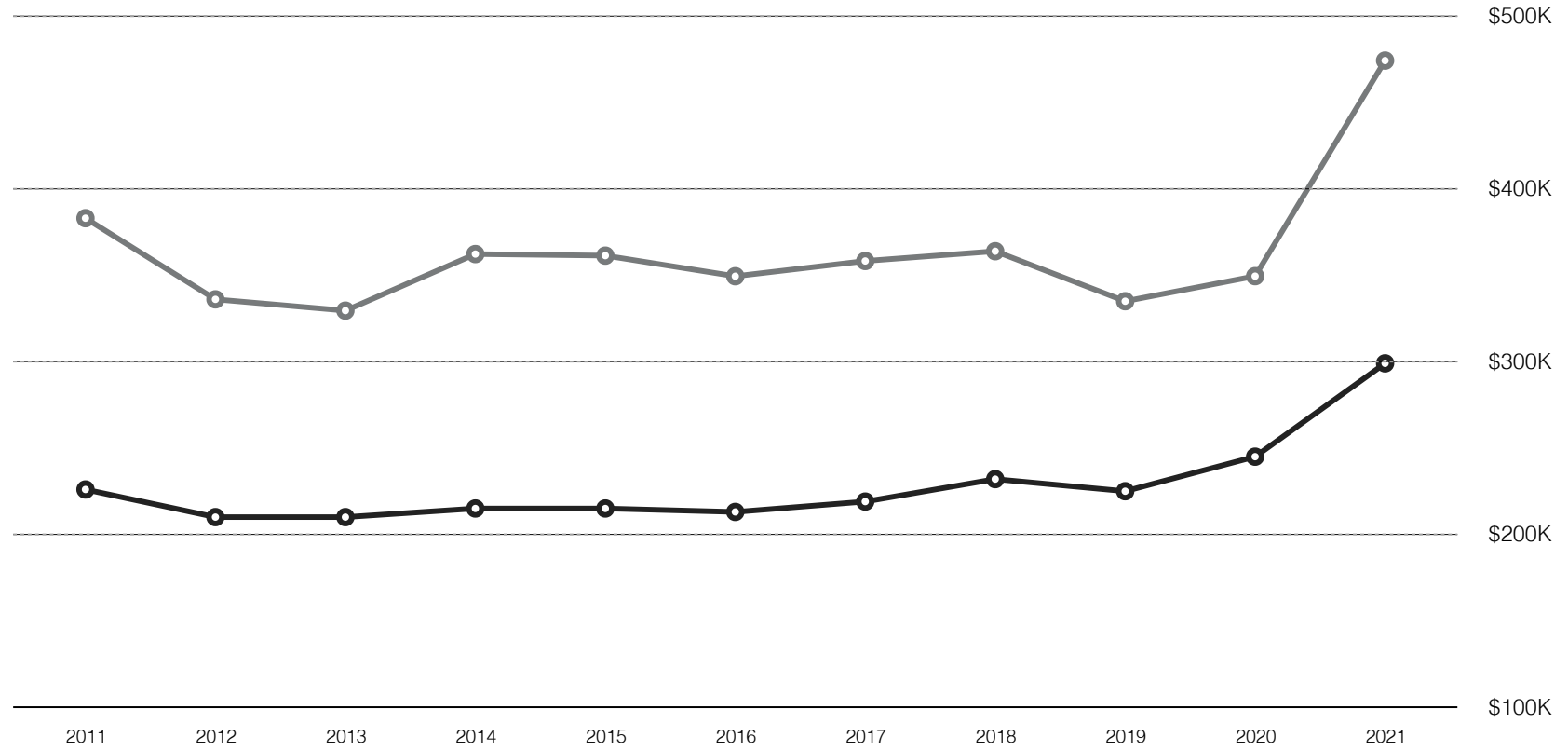
Greater Connecticut

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	8,539	10,596	24.1%
	SALES VOLUME	\$2,983,941,906	\$5,024,881,586	68.4%
	MEDIAN PRICE	\$245,000	\$299,000	22.0%
	AVERAGE PRICE	\$349,490	\$474,224	35.7%
	AVERAGE DOM	89	62	-30.4%
Single-Family	# OF SALES	6,789	8,247	21.5%
	SALES VOLUME	\$2,578,464,904	\$4,383,939,796	70.0%
	MEDIAN PRICE	\$261,750	\$327,522	25.1%
	AVERAGE PRICE	\$379,856	\$531,580	39.9%
	AVERAGE DOM	90	61	-32.1%
Condos & Co-ops	# OF SALES	1,750	2,349	34.2%
	SALES VOLUME	\$405,477,002	\$640,941,790	58.1%
	MEDIAN PRICE	\$170,500	\$190,000	11.4%
	AVERAGE PRICE	\$231,701	\$272,857	17.8%
	AVERAGE DOM	84	64	-23.5%

Greater Connecticut

Q1 Historic Sales

● Median Price ● Average Price



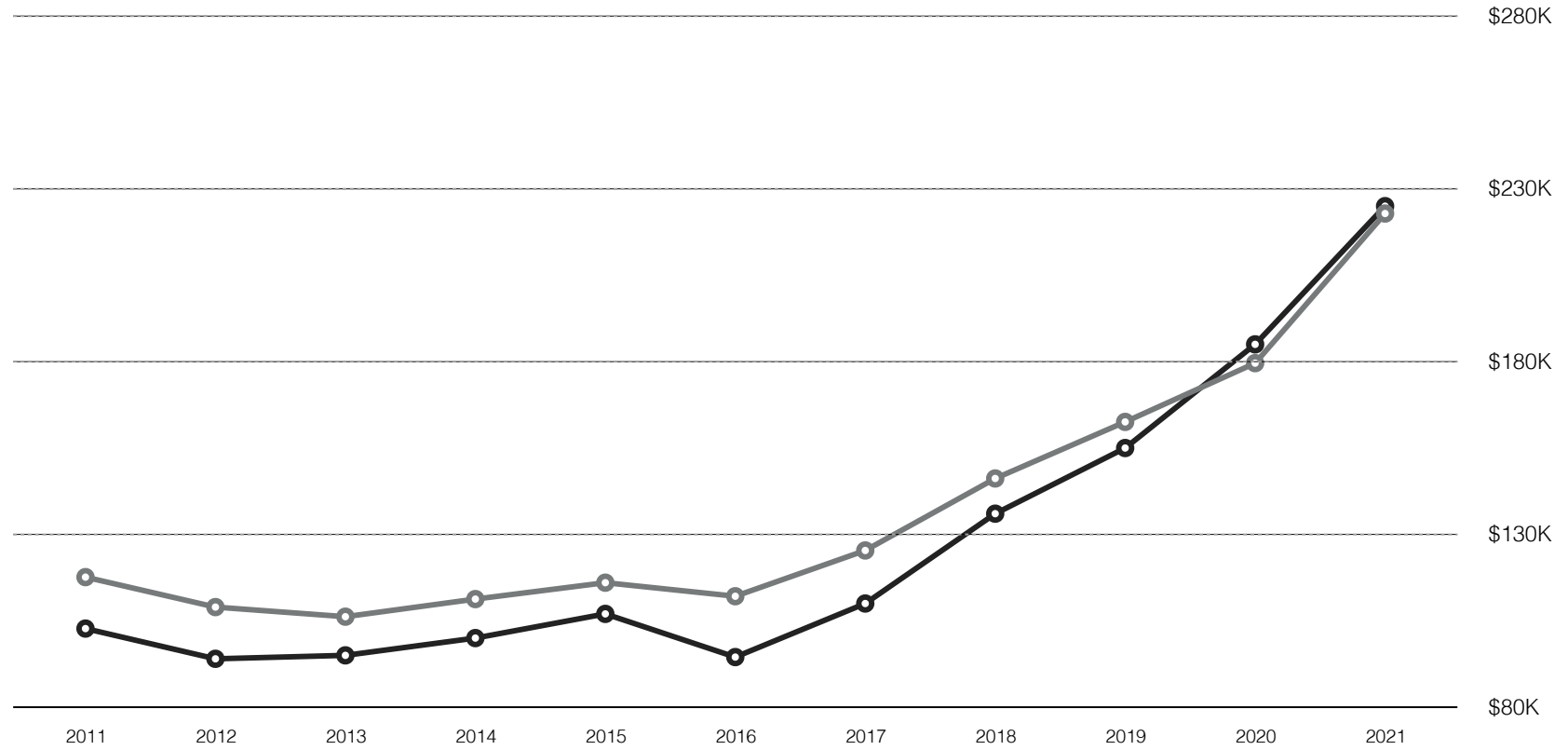
Bridgeport

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	193	278	44.0%
	SALES VOLUME	\$34,655,196	\$61,956,563	78.8%
	MEDIAN PRICE	\$185,000	\$225,000	21.6%
	AVERAGE PRICE	\$179,561	\$222,865	24.1%
	AVERAGE DOM	62	55	-10.9%
Single-Family	# OF SALES	138	180	30.4%
	SALES VOLUME	\$29,071,650	\$48,784,713	67.8%
	MEDIAN PRICE	\$215,500	\$265,000	23.0%
	AVERAGE PRICE	\$210,664	\$271,026	28.7%
	AVERAGE DOM	60	54	-10.4%
Condos & Co-ops	# OF SALES	55	98	78.2%
	SALES VOLUME	\$5,583,546	\$13,171,850	135.9%
	MEDIAN PRICE	\$92,000	\$125,500	36.4%
	AVERAGE PRICE	\$101,519	\$134,407	32.4%
	AVERAGE DOM	67	58	-13.3%

Bridgeport

Q1 Historic Sales

● Median Price ● Average Price



Brookfield

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	44	71	61.4%
	SALES VOLUME	\$15,457,626	\$27,402,249	77.3%
	MEDIAN PRICE	\$342,500	\$350,000	2.2%
	AVERAGE PRICE	\$351,310	\$385,947	9.9%
	AVERAGE DOM	104	66	-36.5%
Single-Family	# OF SALES	34	36	5.9%
	SALES VOLUME	\$13,164,029	\$18,047,450	37.1%
	MEDIAN PRICE	\$359,500	\$452,000	25.7%
	AVERAGE PRICE	\$387,177	\$501,318	29.5%
	AVERAGE DOM	102	68	-33.1%
Condos & Co-ops	# OF SALES	10	35	250.0%
	SALES VOLUME	\$2,293,597	\$9,354,799	307.9%
	MEDIAN PRICE	\$208,500	\$265,000	27.1%
	AVERAGE PRICE	\$229,360	\$267,280	16.5%
	AVERAGE DOM	109	63	-41.9%

Brookfield

Q1 Historic Sales



Darien

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	64	74	15.6%
	SALES VOLUME	\$92,431,750	\$113,414,745	22.7%
	MEDIAN PRICE	\$1,270,000	\$1,302,773	2.6%
	AVERAGE PRICE	\$1,444,246	\$1,532,632	6.1%
	AVERAGE DOM	154	89	-42.3%
Single-Family	# OF SALES	64	70	9.4%
	SALES VOLUME	\$92,431,750	\$109,104,745	18.0%
	MEDIAN PRICE	\$1,270,000	\$1,302,773	2.6%
	AVERAGE PRICE	\$1,444,246	\$1,558,639	7.9%
	AVERAGE DOM	154	90	-41.9%
Condos & Co-ops	# OF SALES	0	4	0.0%
	SALES VOLUME	\$0	\$4,310,000	0.0%
	MEDIAN PRICE	\$0	\$1,070,000	0.0%
	AVERAGE PRICE	\$0	\$1,077,500	0.0%
	AVERAGE DOM	0	79	0.0%

Darien

Q1 Historic Sales



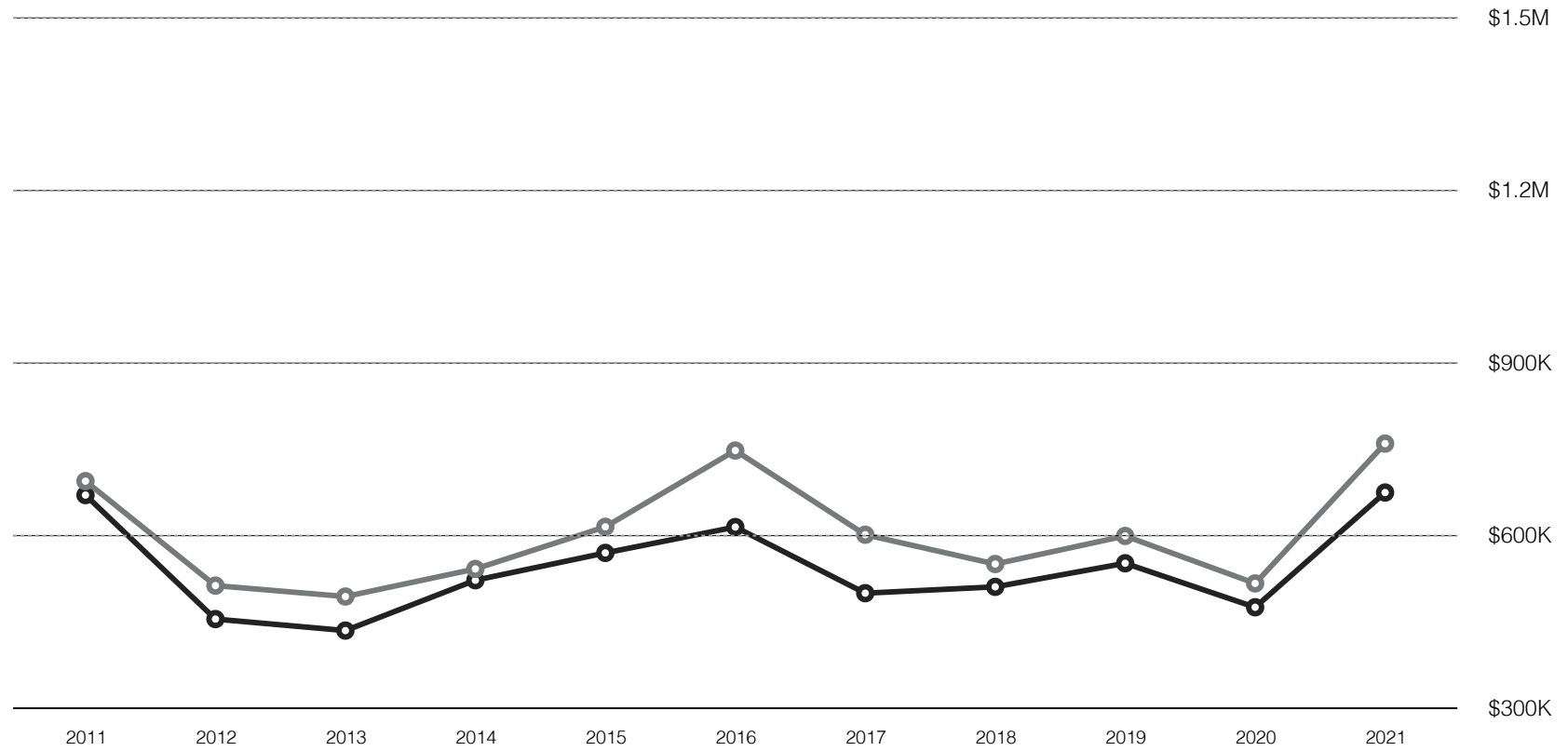
Easton

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	26	33	26.9%
	SALES VOLUME	\$13,441,700	\$25,081,835	86.6%
	MEDIAN PRICE	\$475,500	\$675,000	42.0%
	AVERAGE PRICE	\$516,988	\$760,056	47.0%
	AVERAGE DOM	114	80	-30.1%
Single-Family	# OF SALES	26	33	26.9%
	SALES VOLUME	\$13,441,700	\$25,081,835	86.6%
	MEDIAN PRICE	\$475,500	\$675,000	42.0%
	AVERAGE PRICE	\$516,988	\$760,056	47.0%
	AVERAGE DOM	114	80	-30.1%
Condos & Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	0.0%
	MEDIAN PRICE	\$0	\$0	0.0%
	AVERAGE PRICE	\$0	\$0	0.0%
	AVERAGE DOM	0	0	0.0%

Easton

Q1 Historic Sales

● Median Price ● Average Price



Fairfield

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	133	216	62.4%
	SALES VOLUME	\$82,449,126	\$174,180,482	111.3%
	MEDIAN PRICE	\$532,000	\$644,500	21.1%
	AVERAGE PRICE	\$619,918	\$806,391	30.1%
	AVERAGE DOM	106	70	-34.2%
Single-Family	# OF SALES	115	189	64.3%
	SALES VOLUME	\$74,611,526	\$159,530,832	113.8%
	MEDIAN PRICE	\$540,000	\$675,000	25.0%
	AVERAGE PRICE	\$648,796	\$844,078	30.1%
	AVERAGE DOM	101	70	-31.2%
Condos & Co-ops	# OF SALES	18	27	50.0%
	SALES VOLUME	\$7,837,600	\$14,649,650	86.9%
	MEDIAN PRICE	\$419,250	\$532,500	27.0%
	AVERAGE PRICE	\$435,422	\$542,580	24.6%
	AVERAGE DOM	138	71	-48.6%

Fairfield

Q1 Historic Sales



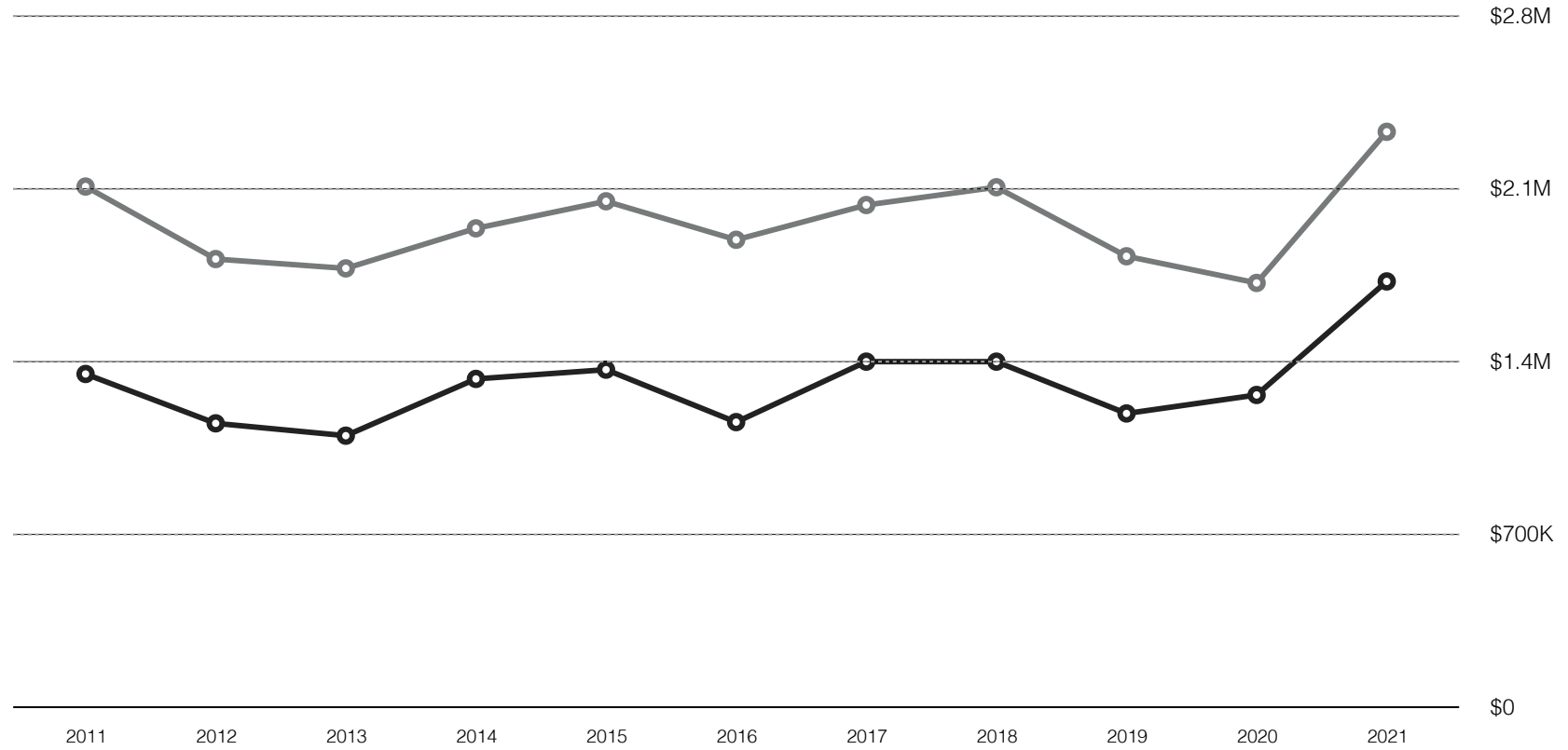
Greater Greenwich

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	222	409	84.2%
	SALES VOLUME	\$381,585,672	\$953,464,019	149.9%
	MEDIAN PRICE	\$1,265,000	\$1,725,000	36.4%
	AVERAGE PRICE	\$1,718,854	\$2,331,208	35.6%
	AVERAGE DOM	177	144	-18.5%
Single-Family	# OF SALES	161	300	86.3%
	SALES VOLUME	\$330,291,772	\$840,492,470	154.5%
	MEDIAN PRICE	\$1,550,000	\$2,197,500	41.8%
	AVERAGE PRICE	\$2,051,502	\$2,801,642	36.6%
	AVERAGE DOM	183	139	-23.9%
Condos & Co-ops	# OF SALES	61	109	78.7%
	SALES VOLUME	\$51,293,900	\$112,971,549	120.2%
	MEDIAN PRICE	\$579,900	\$730,000	25.9%
	AVERAGE PRICE	\$840,884	\$1,036,436	23.3%
	AVERAGE DOM	160	157	-1.8%

Greater Greenwich

Q1 Historic Sales

● Median Price ● Average Price



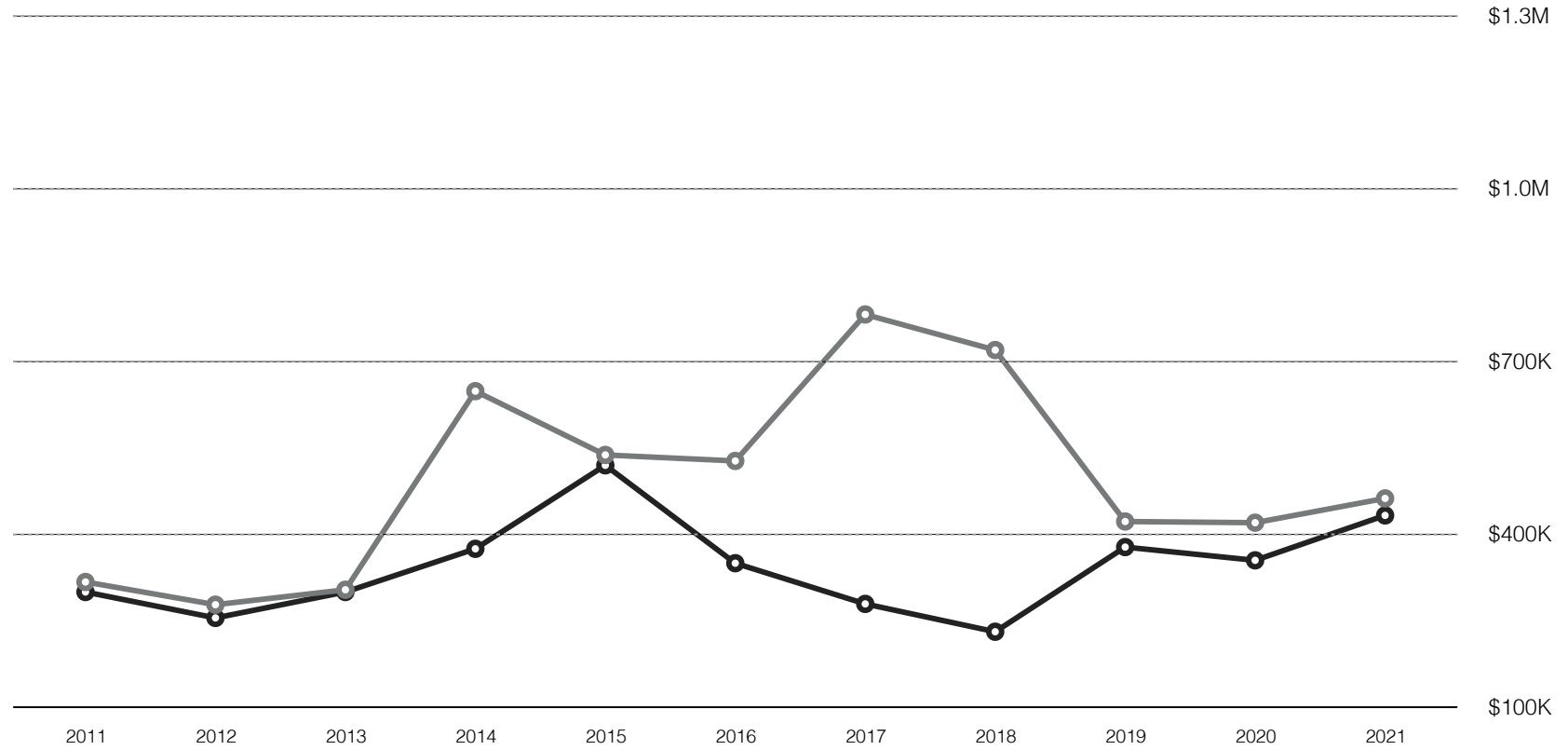
Kent

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	13	13	0.0%
	SALES VOLUME	\$5,464,500	\$6,013,000	10.0%
	MEDIAN PRICE	\$355,000	\$433,000	22.0%
	AVERAGE PRICE	\$420,346	\$462,538	10.0%
	AVERAGE DOM	222	131	-40.8%
Single-Family	# OF SALES	12	11	-8.3%
	SALES VOLUME	\$5,309,000	\$5,513,000	3.8%
	MEDIAN PRICE	\$360,000	\$450,000	25.0%
	AVERAGE PRICE	\$442,417	\$501,182	13.3%
	AVERAGE DOM	219	148	-32.5%
Condos & Co-ops	# OF SALES	1	2	100.0%
	SALES VOLUME	\$155,500	\$500,000	221.5%
	MEDIAN PRICE	\$155,500	\$250,000	60.8%
	AVERAGE PRICE	\$155,500	\$250,000	60.8%
	AVERAGE DOM	254	40	-84.4%

Kent

Q1 Historic Sales

● Median Price ● Average Price



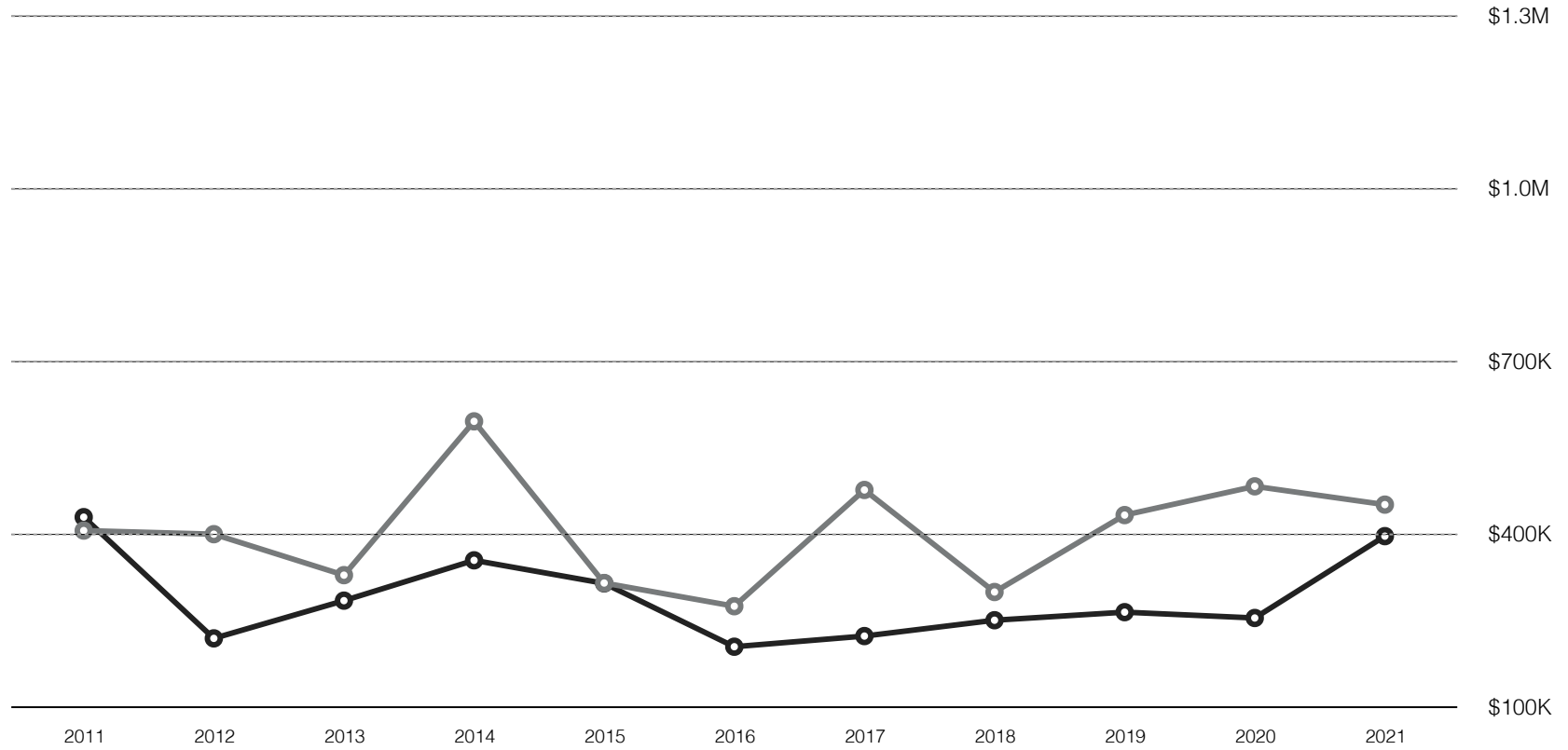
Litchfield

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	19	34	78.9%
	SALES VOLUME	\$9,186,175	\$15,358,650	67.2%
	MEDIAN PRICE	\$254,900	\$397,000	55.7%
	AVERAGE PRICE	\$483,483	\$451,725	-6.6%
	AVERAGE DOM	154	73	-53.0%
Single-Family	# OF SALES	13	28	115.4%
	SALES VOLUME	\$7,682,400	\$13,443,650	75.0%
	MEDIAN PRICE	\$275,000	\$409,500	48.9%
	AVERAGE PRICE	\$590,954	\$480,130	-18.8%
	AVERAGE DOM	158	79	-49.9%
Condos & Co-ops	# OF SALES	6	6	0.0%
	SALES VOLUME	\$1,503,775	\$1,915,000	27.3%
	MEDIAN PRICE	\$215,000	\$267,500	24.4%
	AVERAGE PRICE	\$250,629	\$319,167	27.3%
	AVERAGE DOM	146	41	-71.7%

Litchfield

Q1 Historic Sales

● Median Price ● Average Price



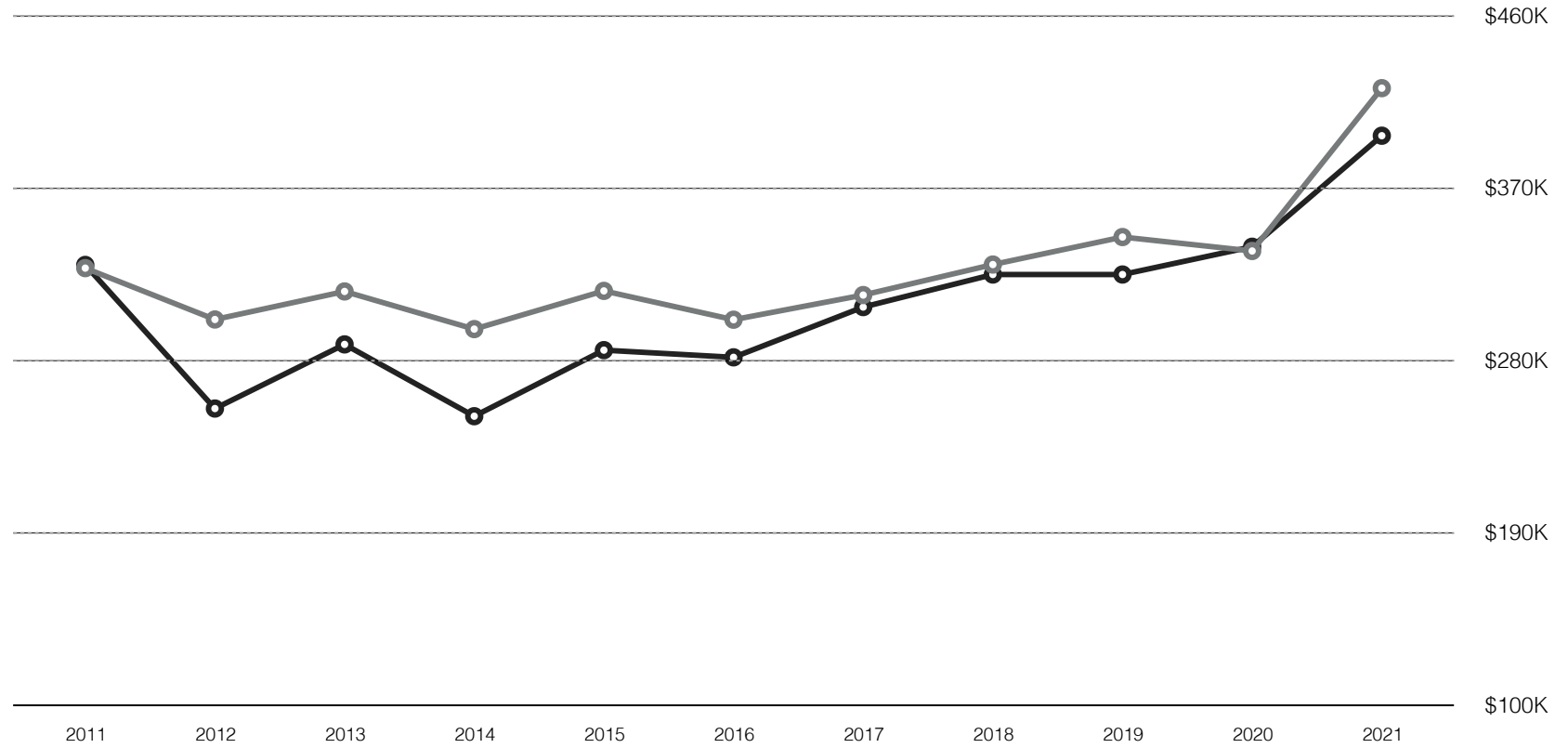
Monroe

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	54	58	7.4%
	SALES VOLUME	\$18,213,630	\$24,495,516	34.5%
	MEDIAN PRICE	\$339,500	\$397,500	17.1%
	AVERAGE PRICE	\$337,289	\$422,336	25.2%
	AVERAGE DOM	88	63	-29.2%
Single-Family	# OF SALES	47	51	8.5%
	SALES VOLUME	\$16,502,230	\$22,736,016	37.8%
	MEDIAN PRICE	\$355,000	\$431,300	21.5%
	AVERAGE PRICE	\$351,111	\$445,804	27.0%
	AVERAGE DOM	94	65	-30.9%
Condos & Co-ops	# OF SALES	7	7	0.0%
	SALES VOLUME	\$1,711,400	\$1,759,500	2.8%
	MEDIAN PRICE	\$240,000	\$250,000	4.2%
	AVERAGE PRICE	\$244,486	\$251,357	2.8%
	AVERAGE DOM	52	47	-11.2%

Monroe

Q1 Historic Sales

● Median Price ● Average Price



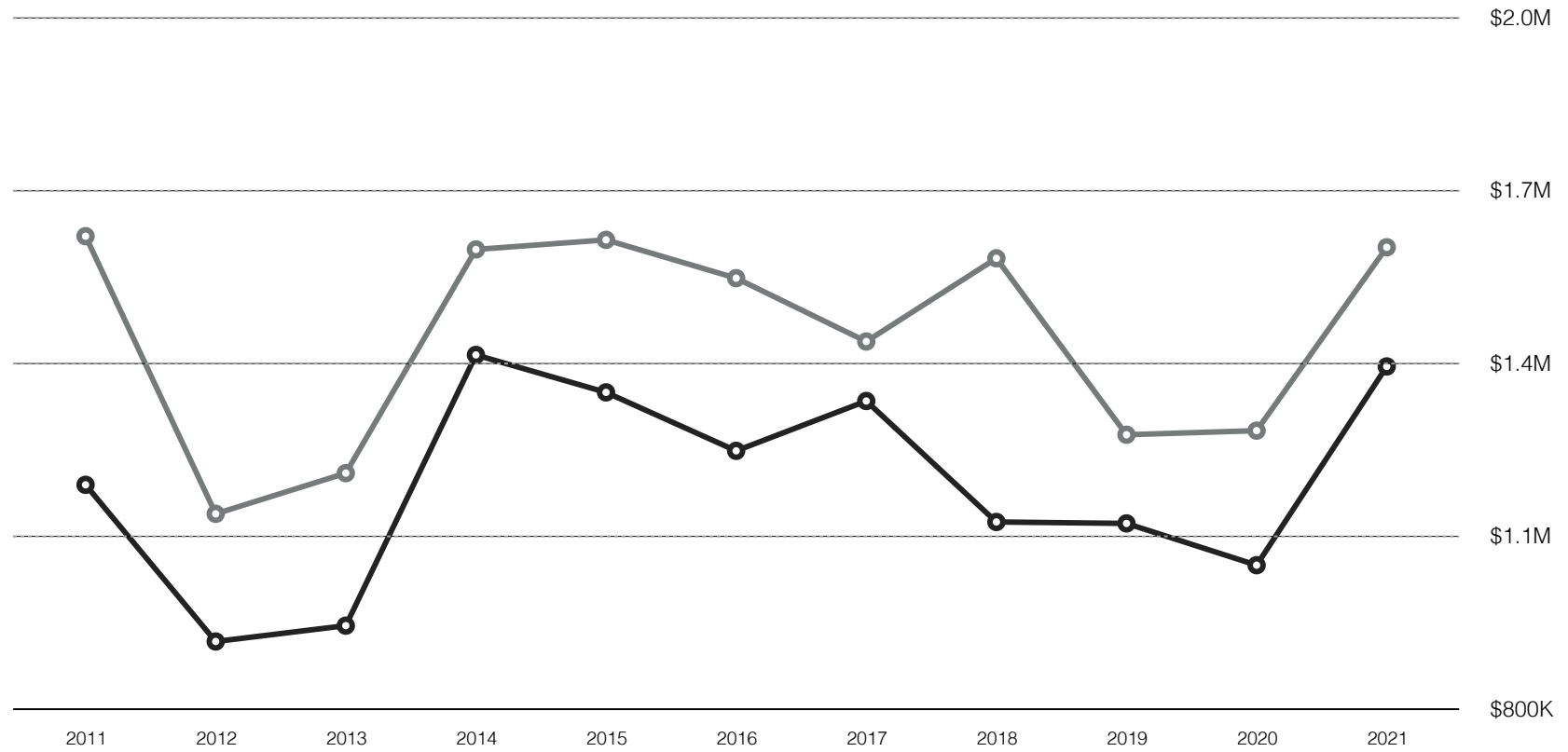
New Canaan

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	59	111	88.1%
	SALES VOLUME	\$75,728,230	\$177,809,100	134.8%
	MEDIAN PRICE	\$1,050,000	\$1,395,000	32.9%
	AVERAGE PRICE	\$1,283,529	\$1,601,884	24.8%
	AVERAGE DOM	195	149	-23.5%
Single-Family	# OF SALES	45	88	95.6%
	SALES VOLUME	\$67,923,230	\$155,624,700	129.1%
	MEDIAN PRICE	\$1,175,000	\$1,502,500	27.9%
	AVERAGE PRICE	\$1,509,405	\$1,768,463	17.2%
	AVERAGE DOM	197	160	-18.9%
Condos & Co-ops	# OF SALES	14	23	64.3%
	SALES VOLUME	\$7,805,000	\$22,184,400	184.2%
	MEDIAN PRICE	\$552,000	\$979,000	77.4%
	AVERAGE PRICE	\$557,500	\$964,539	73.0%
	AVERAGE DOM	187	107	-42.7%

New Canaan

Q1 Historic Sales

● Median Price ● Average Price



Newtown

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	82	110	34.1%
	SALES VOLUME	\$29,957,023	\$53,100,100	77.3%
	MEDIAN PRICE	\$349,998	\$447,500	27.9%
	AVERAGE PRICE	\$365,330	\$482,728	32.1%
	AVERAGE DOM	123	70	-43.0%
Single-Family	# OF SALES	72	99	37.5%
	SALES VOLUME	\$26,740,140	\$49,000,092	83.2%
	MEDIAN PRICE	\$375,000	\$471,000	25.6%
	AVERAGE PRICE	\$371,391	\$494,950	33.3%
	AVERAGE DOM	111	63	-43.4%
Condos & Co-ops	# OF SALES	10	11	10.0%
	SALES VOLUME	\$3,216,883	\$4,100,008	27.5%
	MEDIAN PRICE	\$325,914	\$379,900	16.6%
	AVERAGE PRICE	\$321,688	\$372,728	15.9%
	AVERAGE DOM	210	136	-35.2%

Newtown

Q1 Historic Sales



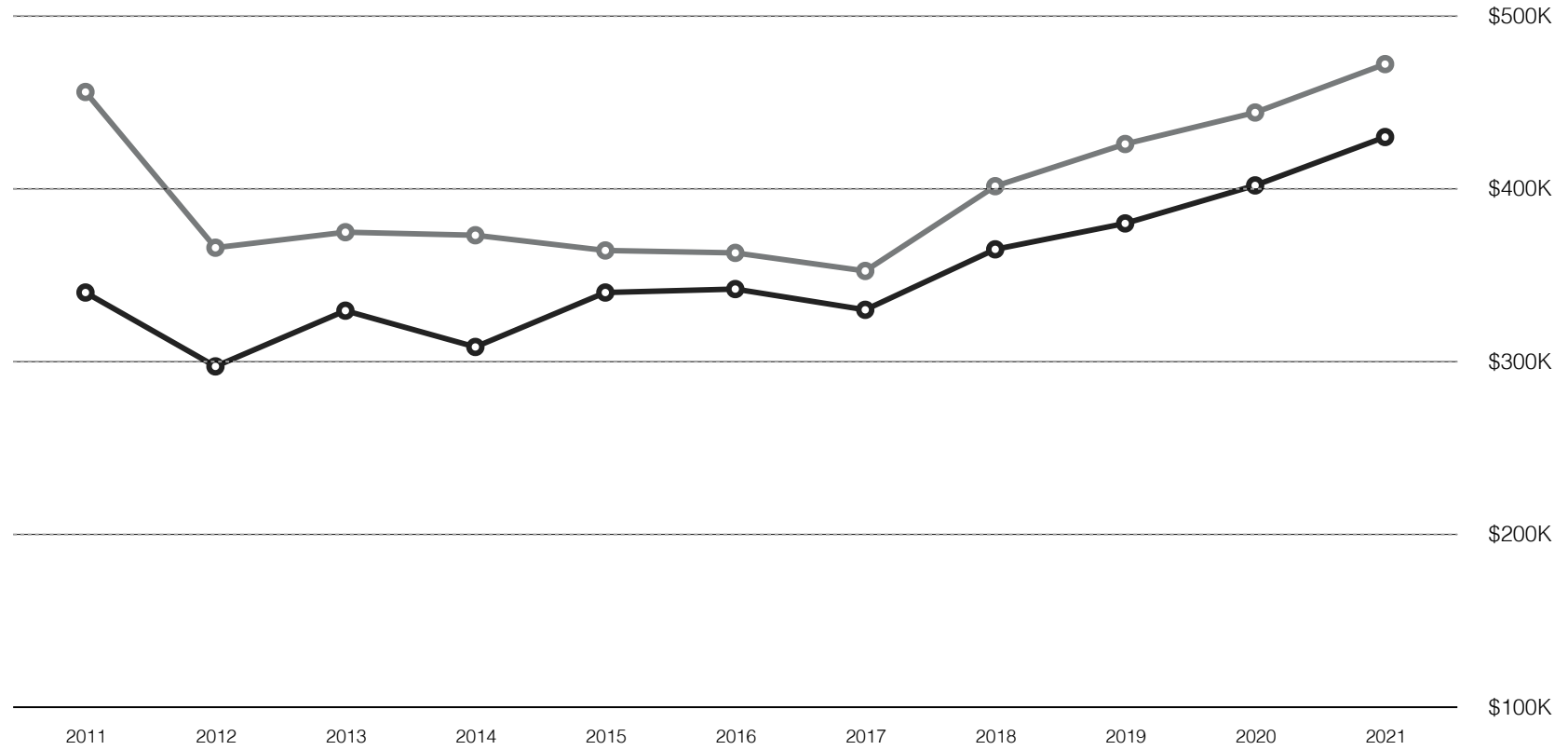
Norwalk

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	212	229	8.0%
	SALES VOLUME	\$94,167,181	\$108,135,974	14.8%
	MEDIAN PRICE	\$402,000	\$430,000	7.0%
	AVERAGE PRICE	\$444,185	\$472,209	6.3%
	AVERAGE DOM	102	73	-28.8%
Single-Family	# OF SALES	134	141	5.2%
	SALES VOLUME	\$70,017,300	\$81,625,332	16.6%
	MEDIAN PRICE	\$466,500	\$500,500	7.3%
	AVERAGE PRICE	\$522,517	\$578,903	10.8%
	AVERAGE DOM	104	75	-27.8%
Condos & Co-ops	# OF SALES	78	88	12.8%
	SALES VOLUME	\$24,149,881	\$26,510,642	9.8%
	MEDIAN PRICE	\$290,000	\$270,950	-6.6%
	AVERAGE PRICE	\$309,614	\$301,257	-2.7%
	AVERAGE DOM	99	69	-30.5%

Norwalk

Q1 Historic Sales

● Median Price ● Average Price



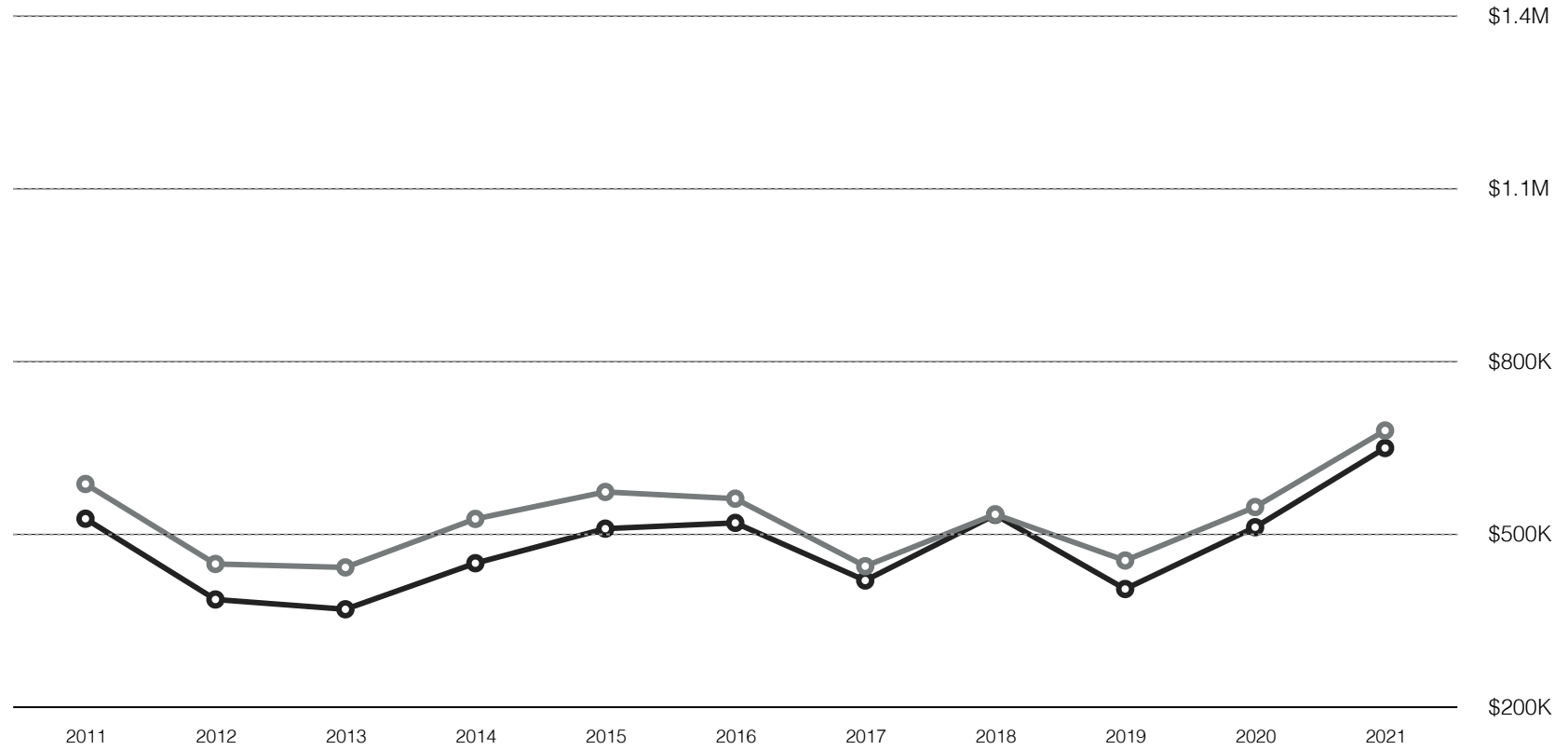
Redding

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	29	42	44.8%
	SALES VOLUME	\$15,878,000	\$28,577,299	80.0%
	MEDIAN PRICE	\$512,500	\$650,000	26.8%
	AVERAGE PRICE	\$547,517	\$680,412	24.3%
	AVERAGE DOM	156	79	-49.3%
Single-Family	# OF SALES	29	42	44.8%
	SALES VOLUME	\$15,878,000	\$28,577,299	80.0%
	MEDIAN PRICE	\$512,500	\$650,000	26.8%
	AVERAGE PRICE	\$547,517	\$680,412	24.3%
	AVERAGE DOM	156	79	-49.3%
Condos & Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	0.0%
	MEDIAN PRICE	\$0	\$0	0.0%
	AVERAGE PRICE	\$0	\$0	0.0%
	AVERAGE DOM	0	0	0.0%

Redding

Q1 Historic Sales

● Median Price ● Average Price



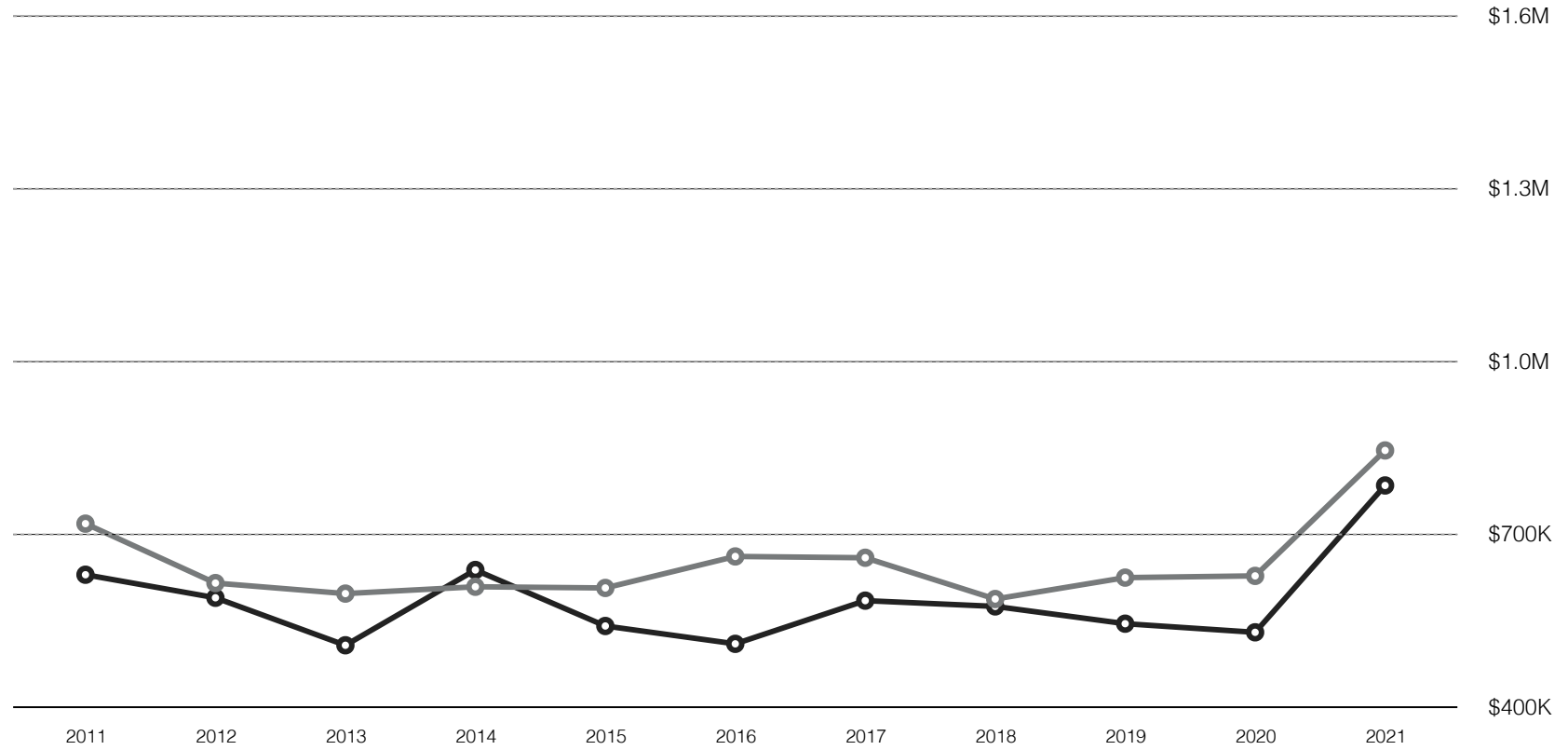
Ridgefield

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	88	127	44.3%
	SALES VOLUME	\$55,263,794	\$107,415,482	94.4%
	MEDIAN PRICE	\$530,000	\$785,000	48.1%
	AVERAGE PRICE	\$627,998	\$845,791	34.7%
	AVERAGE DOM	123	80	-35.4%
Single-Family	# OF SALES	70	109	55.7%
	SALES VOLUME	\$49,703,144	\$102,988,182	107.2%
	MEDIAN PRICE	\$596,700	\$859,000	44.0%
	AVERAGE PRICE	\$710,045	\$944,846	33.1%
	AVERAGE DOM	130	77	-40.8%
Condos & Co-ops	# OF SALES	18	18	0.0%
	SALES VOLUME	\$5,560,650	\$4,427,300	-20.4%
	MEDIAN PRICE	\$228,750	\$202,750	-11.4%
	AVERAGE PRICE	\$308,925	\$245,961	-20.4%
	AVERAGE DOM	97	96	-0.8%

Ridgefield

Q1 Historic Sales

● Median Price ● Average Price



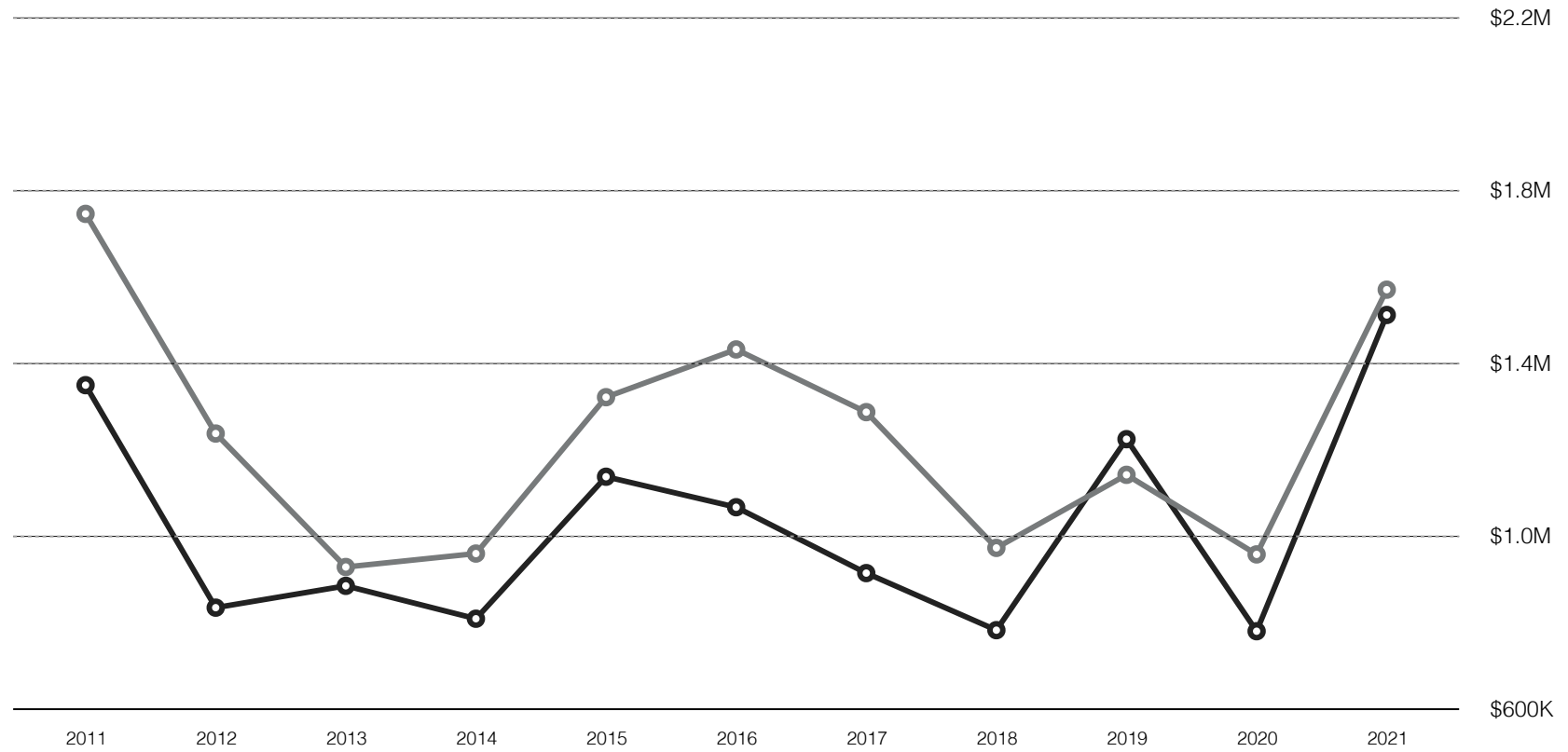
Rowayton

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	18	20	11.1%
	SALES VOLUME	\$17,249,100	\$31,420,125	82.2%
	MEDIAN PRICE	\$780,500	\$1,512,500	93.8%
	AVERAGE PRICE	\$958,283	\$1,571,006	63.9%
	AVERAGE DOM	148	104	-29.9%
Single-Family	# OF SALES	17	18	5.9%
	SALES VOLUME	\$16,969,100	\$29,292,125	72.6%
	MEDIAN PRICE	\$819,000	\$1,512,500	84.7%
	AVERAGE PRICE	\$998,182	\$1,627,340	63.0%
	AVERAGE DOM	149	106	-29.0%
Condos & Co-ops	# OF SALES	1	2	100.0%
	SALES VOLUME	\$280,000	\$2,128,000	660.0%
	MEDIAN PRICE	\$280,000	\$1,064,000	280.0%
	AVERAGE PRICE	\$280,000	\$1,064,000	280.0%
	AVERAGE DOM	131	85	-35.1%

Rowayton

Q1 Historic Sales

● Median Price ● Average Price



Roxbury

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	10	12	20.0%
	SALES VOLUME	\$5,642,500	\$13,648,000	141.9%
	MEDIAN PRICE	\$523,750	\$680,000	29.8%
	AVERAGE PRICE	\$564,250	\$1,137,333	101.6%
	AVERAGE DOM	412	114	-72.3%
Single-Family	# OF SALES	10	12	20.0%
	SALES VOLUME	\$5,642,500	\$13,648,000	141.9%
	MEDIAN PRICE	\$523,750	\$680,000	29.8%
	AVERAGE PRICE	\$564,250	\$1,137,333	101.6%
	AVERAGE DOM	412	114	-72.3%
Condos & Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	0.0%
	MEDIAN PRICE	\$0	\$0	0.0%
	AVERAGE PRICE	\$0	\$0	0.0%
	AVERAGE DOM	0	0	0.0%

Roxbury

Q1 Historic Sales



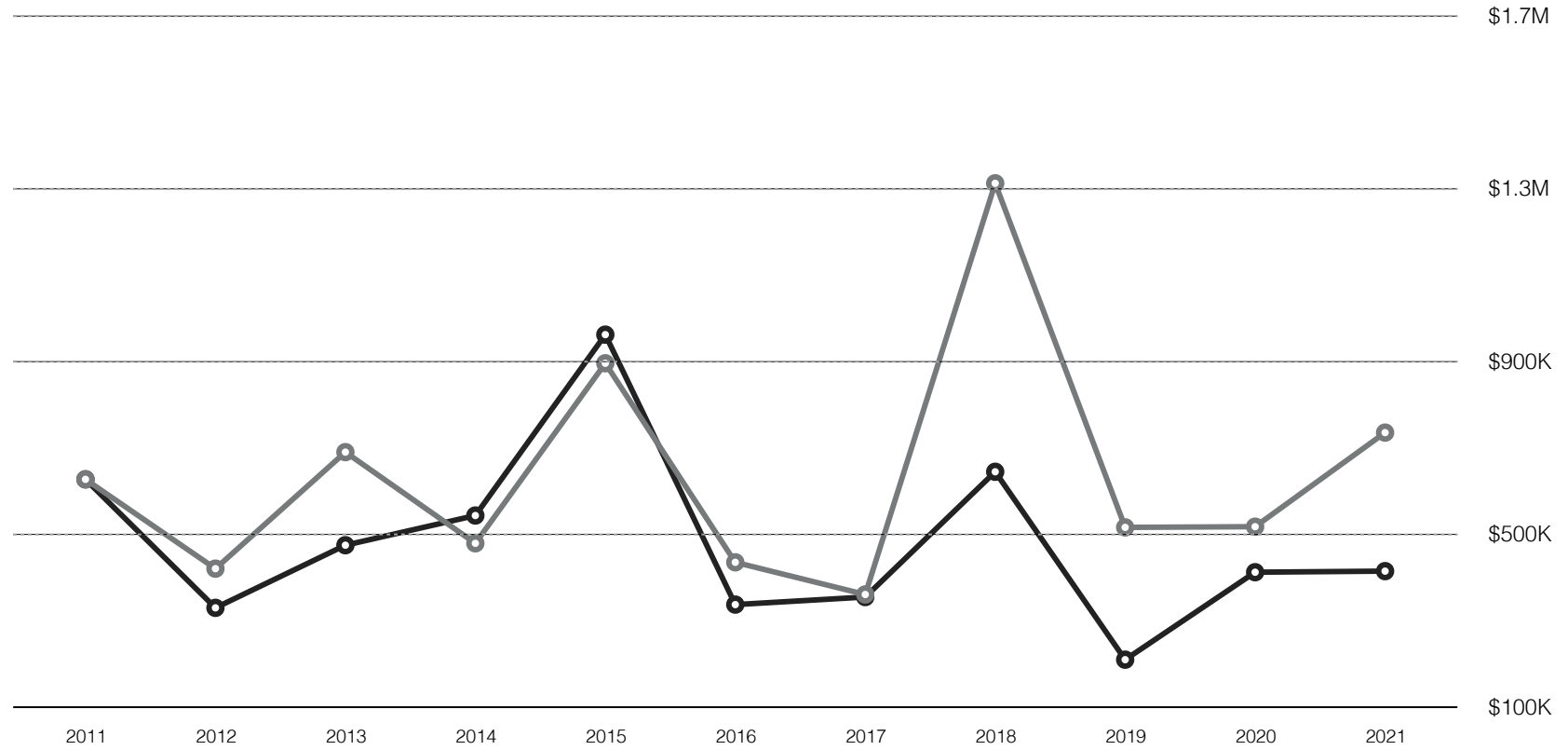
Sharon

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	12	16	33.3%
	SALES VOLUME	\$6,215,000	\$11,770,959	89.4%
	MEDIAN PRICE	\$412,500	\$415,000	0.6%
	AVERAGE PRICE	\$517,917	\$735,685	42.0%
	AVERAGE DOM	207	87	-58.1%
Single-Family	# OF SALES	11	16	45.5%
	SALES VOLUME	\$6,045,000	\$11,770,959	94.7%
	MEDIAN PRICE	\$420,000	\$415,000	-1.2%
	AVERAGE PRICE	\$549,545	\$735,685	33.9%
	AVERAGE DOM	189	87	-54.1%
Condos & Co-ops	# OF SALES	1	0	0.0%
	SALES VOLUME	\$170,000	\$0	0.0%
	MEDIAN PRICE	\$170,000	\$0	0.0%
	AVERAGE PRICE	\$170,000	\$0	0.0%
	AVERAGE DOM	409	0	0.0%

Sharon

Q1 Historic Sales

● Median Price ● Average Price



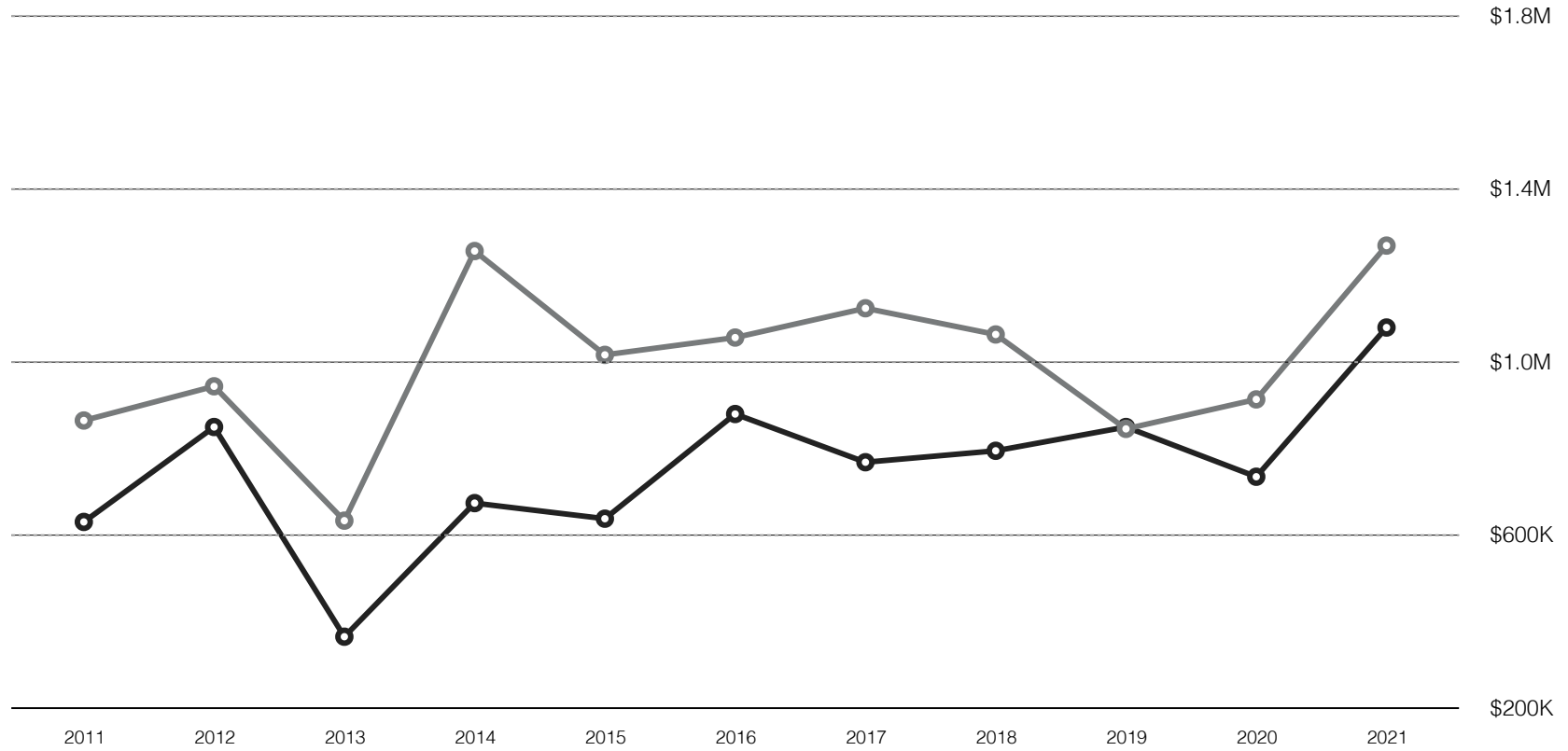
Southport

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	13	20	53.8%
	SALES VOLUME	\$10,966,000	\$25,389,000	131.5%
	MEDIAN PRICE	\$735,000	\$1,080,000	46.9%
	AVERAGE PRICE	\$913,833	\$1,269,450	38.9%
	AVERAGE DOM	139	100	-28.5%
Single-Family	# OF SALES	10	17	70.0%
	SALES VOLUME	\$9,566,000	\$23,514,000	145.8%
	MEDIAN PRICE	\$805,000	\$1,230,000	52.8%
	AVERAGE PRICE	\$1,062,889	\$1,383,176	30.1%
	AVERAGE DOM	145	105	-27.5%
Condos & Co-ops	# OF SALES	3	3	0.0%
	SALES VOLUME	\$1,400,000	\$1,875,000	33.9%
	MEDIAN PRICE	\$350,000	\$710,000	102.9%
	AVERAGE PRICE	\$466,667	\$625,000	33.9%
	AVERAGE DOM	122	70	-42.6%

Southport

Q1 Historic Sales

● Median Price ● Average Price



Stamford

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	257	400	55.6%
	SALES VOLUME	\$121,268,447	\$232,797,466	92.0%
	MEDIAN PRICE	\$430,000	\$497,250	15.6%
	AVERAGE PRICE	\$471,862	\$581,994	23.3%
	AVERAGE DOM	112	86	-23.7%
Single-Family	# OF SALES	134	207	54.5%
	SALES VOLUME	\$81,093,500	\$167,429,051	106.5%
	MEDIAN PRICE	\$550,000	\$662,000	20.4%
	AVERAGE PRICE	\$605,175	\$808,836	33.7%
	AVERAGE DOM	119	82	-31.1%
Condos & Co-ops	# OF SALES	123	193	56.9%
	SALES VOLUME	\$40,174,947	\$65,368,415	62.7%
	MEDIAN PRICE	\$297,000	\$329,000	10.8%
	AVERAGE PRICE	\$326,626	\$338,696	3.7%
	AVERAGE DOM	105	90	-14.7%

Stamford

Q1 Historic Sales



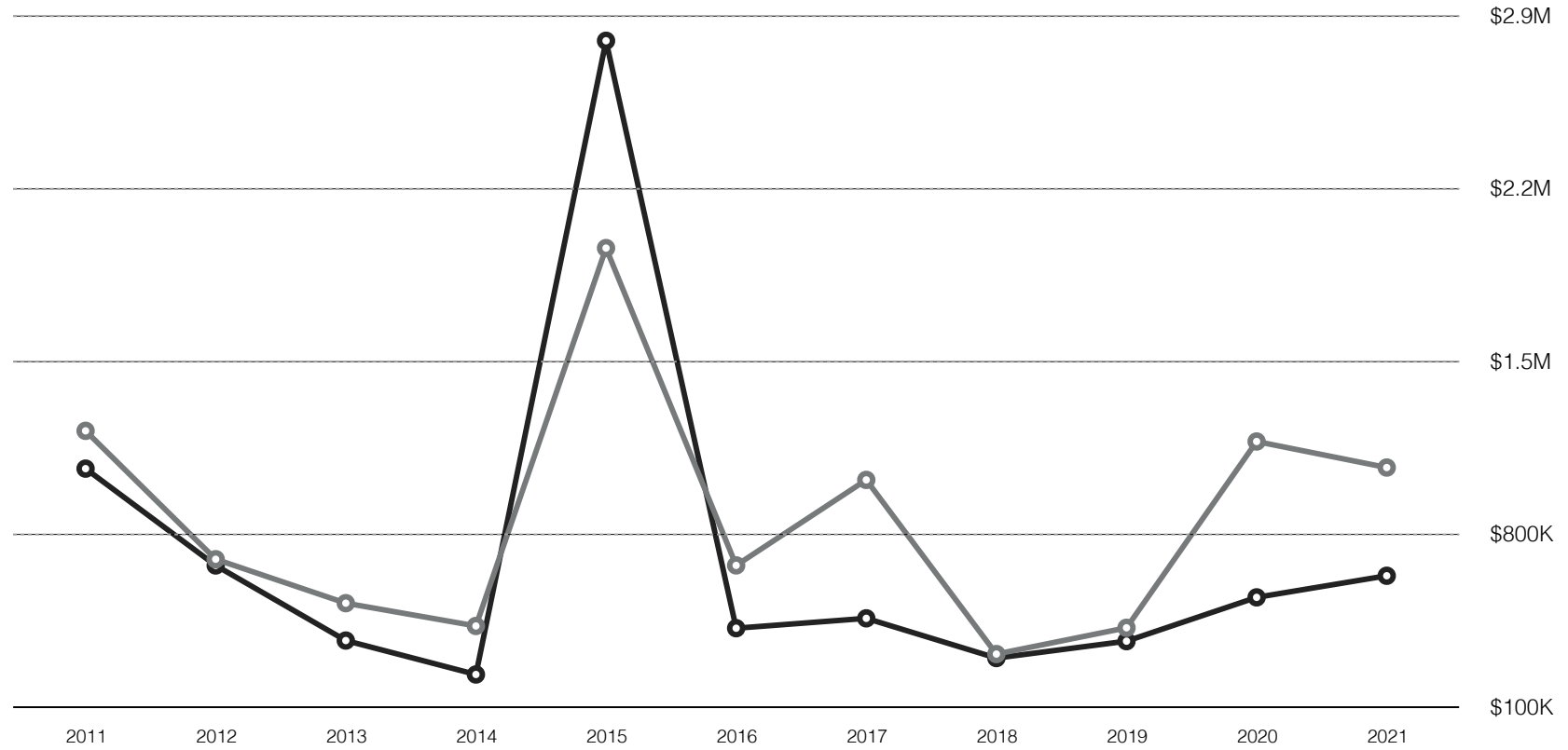
Washington

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	15	16	6.7%
	SALES VOLUME	\$17,646,150	\$17,134,500	-2.9%
	MEDIAN PRICE	\$545,000	\$632,500	16.1%
	AVERAGE PRICE	\$1,176,410	\$1,070,906	-9.0%
	AVERAGE DOM	245	102	-58.2%
Single-Family	# OF SALES	15	15	0.0%
	SALES VOLUME	\$17,646,150	\$16,704,500	-5.3%
	MEDIAN PRICE	\$545,000	\$680,000	24.8%
	AVERAGE PRICE	\$1,176,410	\$1,113,633	-5.3%
	AVERAGE DOM	245	109	-55.5%
Condos & Co-ops	# OF SALES	0	1	0.0%
	SALES VOLUME	\$0	\$430,000	0.0%
	MEDIAN PRICE	\$0	\$430,000	0.0%
	AVERAGE PRICE	\$0	\$430,000	0.0%
	AVERAGE DOM	0	3	0.0%

Washington

Q1 Historic Sales

● Median Price ● Average Price



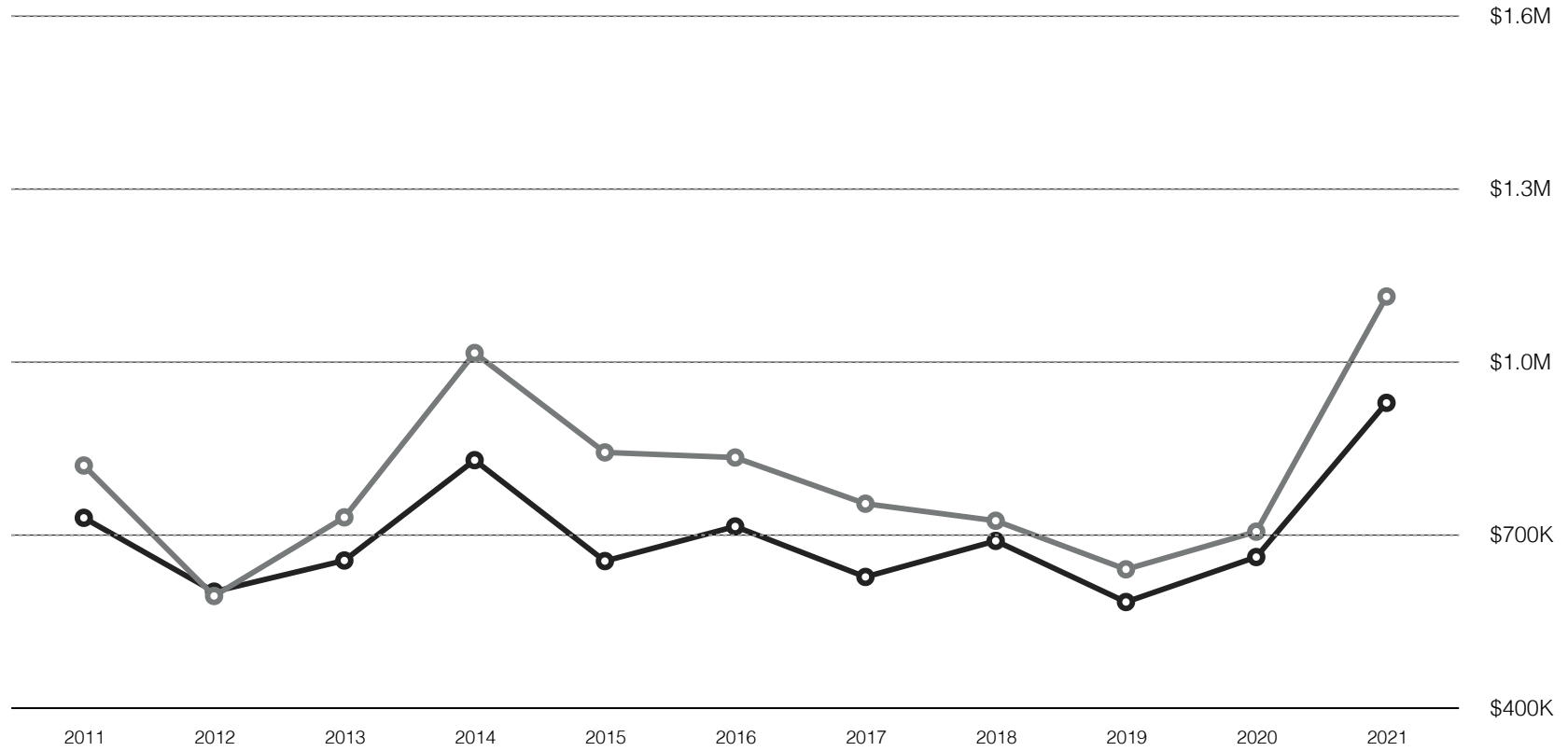
Weston

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	28	47	67.9%
	SALES VOLUME	\$19,767,750	\$52,346,125	164.8%
	MEDIAN PRICE	\$662,000	\$929,375	40.4%
	AVERAGE PRICE	\$705,991	\$1,113,747	57.8%
	AVERAGE DOM	162	59	-63.7%
Single-Family	# OF SALES	28	47	67.9%
	SALES VOLUME	\$19,767,750	\$52,346,125	164.8%
	MEDIAN PRICE	\$662,000	\$929,375	40.4%
	AVERAGE PRICE	\$705,991	\$1,113,747	57.8%
	AVERAGE DOM	162	59	-63.7%
Condos & Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	\$0	\$0	0.0%
	MEDIAN PRICE	\$0	\$0	0.0%
	AVERAGE PRICE	\$0	\$0	0.0%
	AVERAGE DOM	0	0	0.0%

Weston

Q1 Historic Sales

● Median Price ● Average Price



Westport

		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	87	125	43.7%
	SALES VOLUME	\$112,379,944	\$217,774,408	93.8%
	MEDIAN PRICE	\$1,115,000	\$1,430,000	28.3%
	AVERAGE PRICE	\$1,291,723	\$1,742,195	34.9%
	AVERAGE DOM	146	77	-47.1%
Single-Family	# OF SALES	78	114	46.2%
	SALES VOLUME	\$108,356,994	\$210,505,908	94.3%
	MEDIAN PRICE	\$1,227,500	\$1,680,000	36.9%
	AVERAGE PRICE	\$1,389,192	\$1,846,543	32.9%
	AVERAGE DOM	146	73	-49.6%
Condos & Co-ops	# OF SALES	9	11	22.2%
	SALES VOLUME	\$4,022,950	\$7,268,500	80.7%
	MEDIAN PRICE	\$402,500	\$619,000	53.8%
	AVERAGE PRICE	\$446,994	\$660,773	47.8%
	AVERAGE DOM	143	114	-20.3%

Westport

Q1 Historic Sales



Wilton

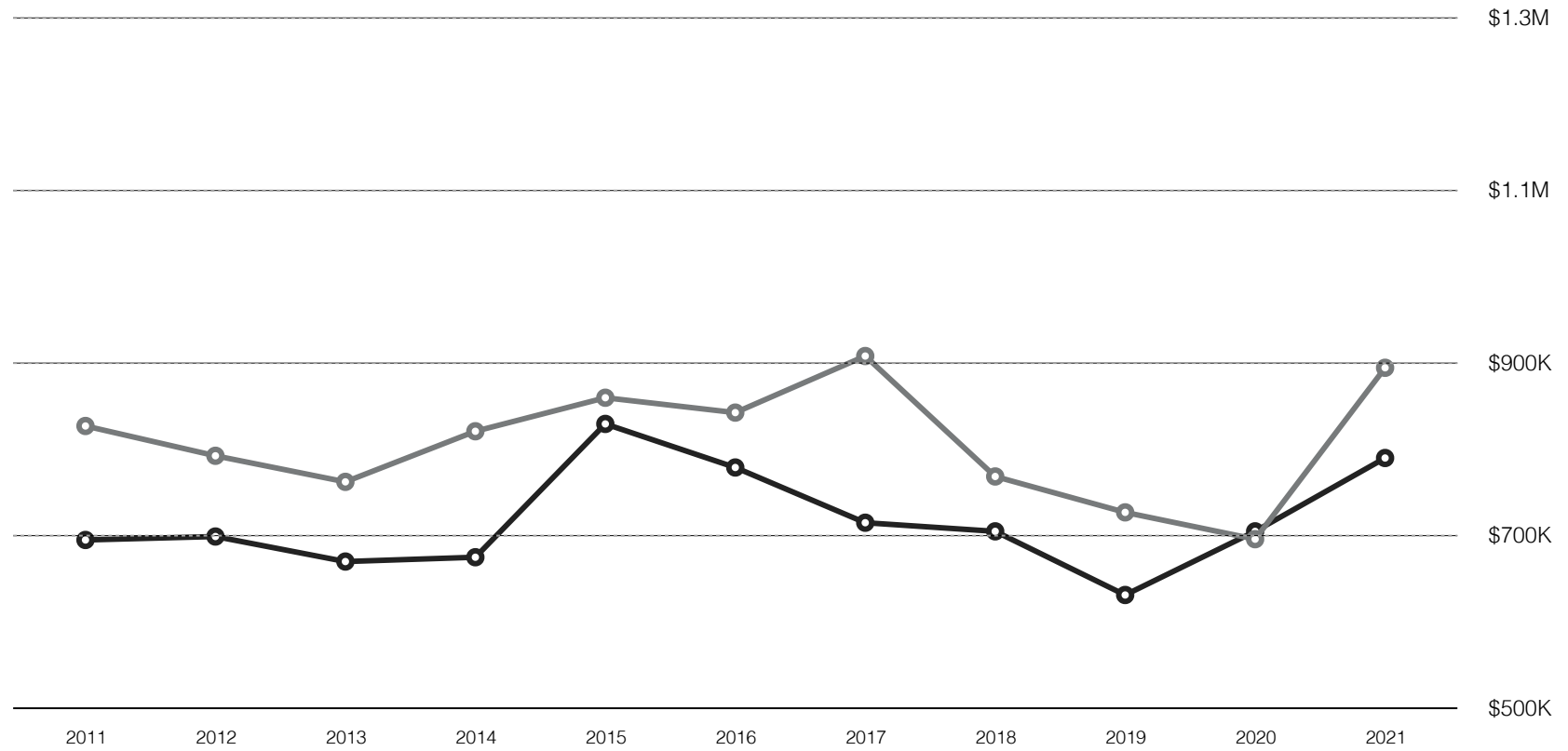
		Q1 2020	Q1 2021	% Change
Overall	# OF SALES	43	71	65.1%
	SALES VOLUME	\$29,924,400	\$63,513,402	112.2%
	MEDIAN PRICE	\$705,000	\$790,000	12.1%
	AVERAGE PRICE	\$695,916	\$894,555	28.5%
	AVERAGE DOM	150	93	-38.1%
Single-Family	# OF SALES	39	63	61.5%
	SALES VOLUME	\$28,832,900	\$60,644,402	110.3%
	MEDIAN PRICE	\$725,000	\$825,000	13.8%
	AVERAGE PRICE	\$739,305	\$962,610	30.2%
	AVERAGE DOM	152	97	-35.9%
Condos & Co-ops	# OF SALES	4	8	100.0%
	SALES VOLUME	\$1,091,500	\$2,869,000	162.8%
	MEDIAN PRICE	\$271,750	\$394,500	45.2%
	AVERAGE PRICE	\$272,875	\$358,625	31.4%
	AVERAGE DOM	134	59	-55.6%

Wilton

Q1 Historic Sales

● Median Price

○ Average Price



Greater Connecticut

Q1 2021

	Sales	YoY %	Average Price	YoY %	Median Price	YoY %
Overall	10,596	24.1%	\$474,224	35.7%	\$299,000	22.0%
Bridgeport	278	44.0%	\$222,865	24.1%	\$225,000	21.6%
Brookfield	71	61.4%	\$385,947	9.9%	\$350,000	2.2%
Darien	74	15.6%	\$1,532,632	6.1%	\$1,302,773	2.6%
Easton	33	26.9%	\$760,056	47.0%	\$675,000	42.0%
Fairfield	216	62.4%	\$806,391	30.1%	\$644,500	21.1%
Greater Greenwich	409	84.2%	\$2,331,208	35.6%	\$1,725,000	36.4%
Kent	13	0.0%	\$462,538	10.0%	\$433,000	22.0%
Litchfield	34	78.9%	\$451,725	-6.6%	\$397,000	55.7%
Monroe	58	7.4%	\$422,336	25.2%	\$397,500	17.1%
New Canaan	111	88.1%	\$1,601,884	24.8%	\$1,395,000	32.9%
Newtown	110	34.1%	\$482,728	32.1%	\$447,500	27.9%
Norwalk	229	8.0%	\$472,209	6.3%	\$430,000	7.0%
Redding	42	44.8%	\$680,412	24.3%	\$650,000	26.8%

Greater Connecticut

Q1 2021

	Sales	YoY %	Average Price	YoY %	Median Price	YoY %
Ridgefield	127	44.3%	\$845,791	34.7%	\$785,000	48.1%
Rowayton	20	11.1%	\$1,571,006	63.9%	\$1,512,500	93.8%
Roxbury	12	20.0%	\$1,137,333	101.6%	\$680,000	29.8%
Sharon	16	33.3%	\$735,685	42.0%	\$415,000	0.6%
Southport	20	53.8%	\$1,269,450	38.9%	\$1,080,000	46.9%
Stamford	400	55.6%	\$581,994	23.3%	\$497,250	15.6%
Washington	16	6.7%	\$1,070,906	-9.0%	\$632,500	16.1%
Weston	47	67.9%	\$1,113,747	57.8%	\$929,375	40.4%
Westport	125	43.7%	\$1,742,195	34.9%	\$1,430,000	28.3%
Wilton	71	65.1%	\$894,555	28.5%	\$790,000	12.1%

COMPASS

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