

COMPASS

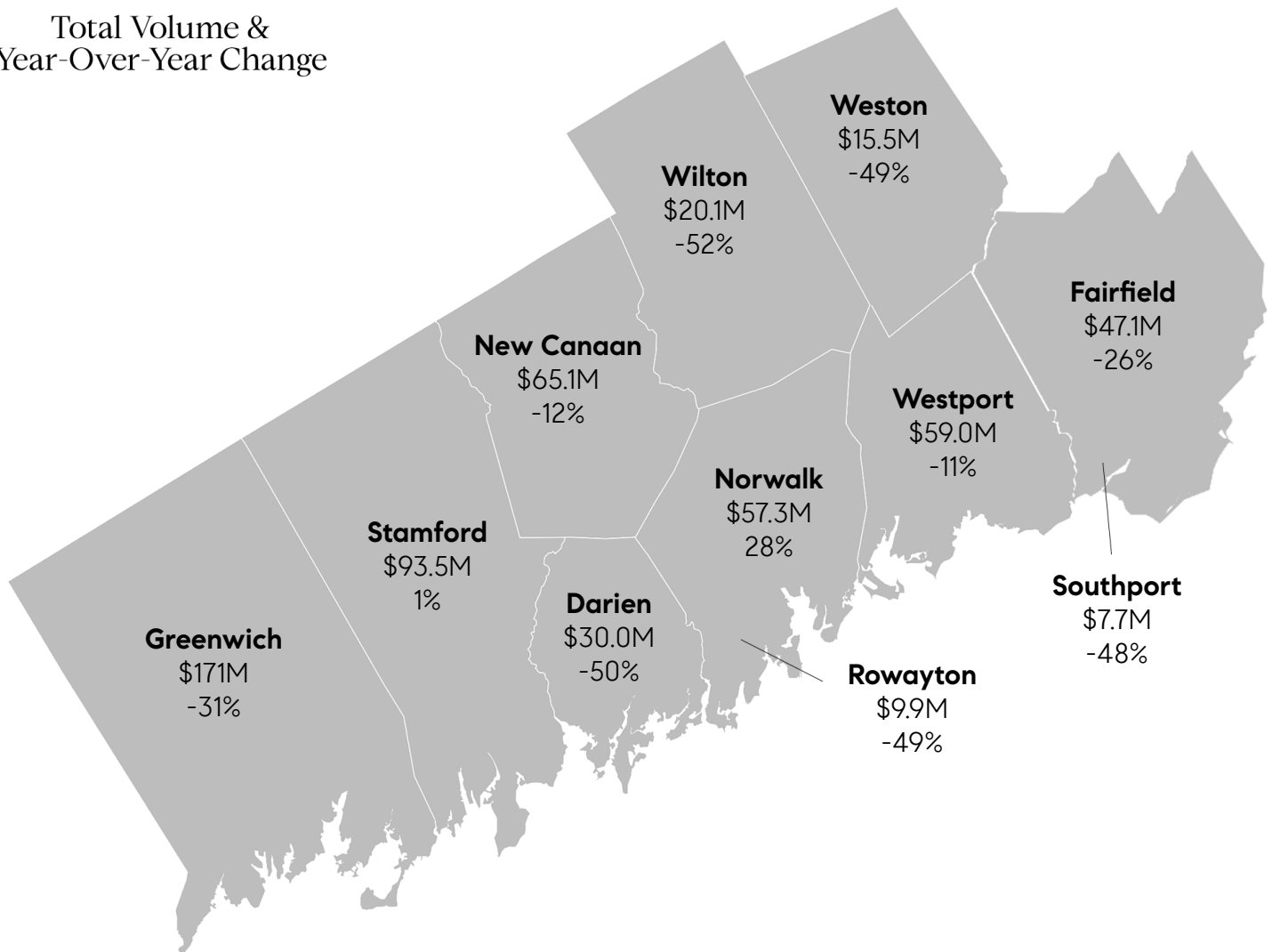
Lower Fairfield County Market Insights

NOVEMBER 2021

Lower Fairfield County Market Insights

NOVEMBER 2021

Total Volume &
Year-Over-Year Change



Darien

NOVEMBER 2021

NEW LISTINGS

13	-35%	\$1.8M	-16%	\$1.6M	12%
Total Properties	Decrease From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Increase From Nov 2020

UNDER CONTRACT

25	-24%	\$2.3M	33%	\$1.9M	54%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

UNITS SOLD

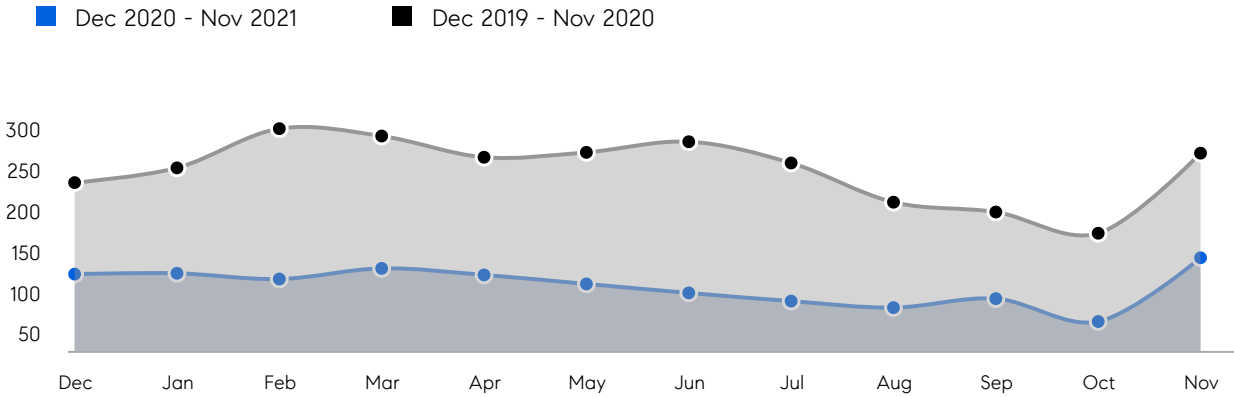
20	-31%	\$1.5M	-28%	\$1.3M	-9%
Total Properties	Decrease From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Decrease From Nov 2020

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	48	81	-41%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$1,503,100	\$2,076,431	-27.6%
	# OF CONTRACTS	25	33	-24.2%
	NEW LISTINGS	13	20	-35%
Houses	AVERAGE DOM	50	81	-38%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$1,548,263	\$2,076,431	1%
	# OF CONTRACTS	24	30	-20%
	NEW LISTINGS	12	19	-37%
Condo/Co-op/TH	AVERAGE DOM	4	-	-
	% OF ASKING PRICE	108%	-	
	AVERAGE SOLD PRICE	\$645,000	-	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	1	0%

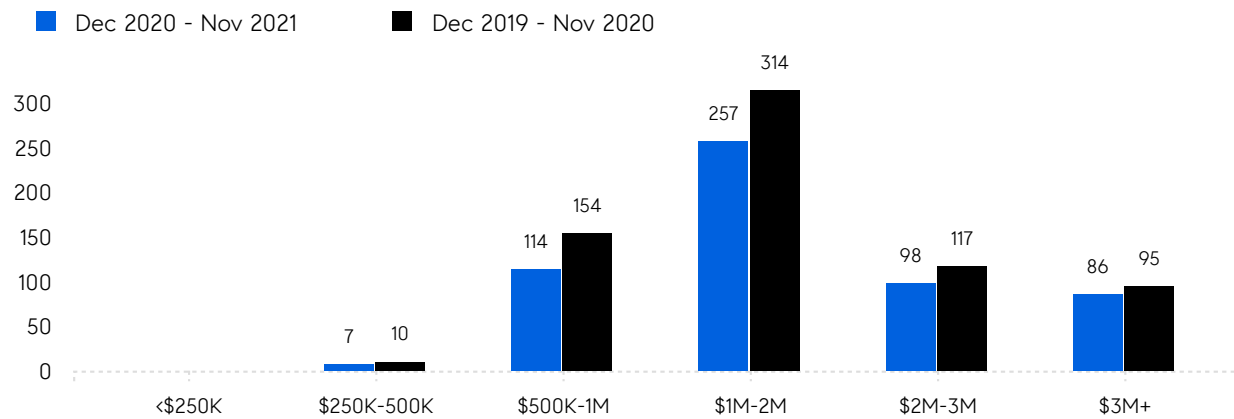
Darien

NOVEMBER 2021

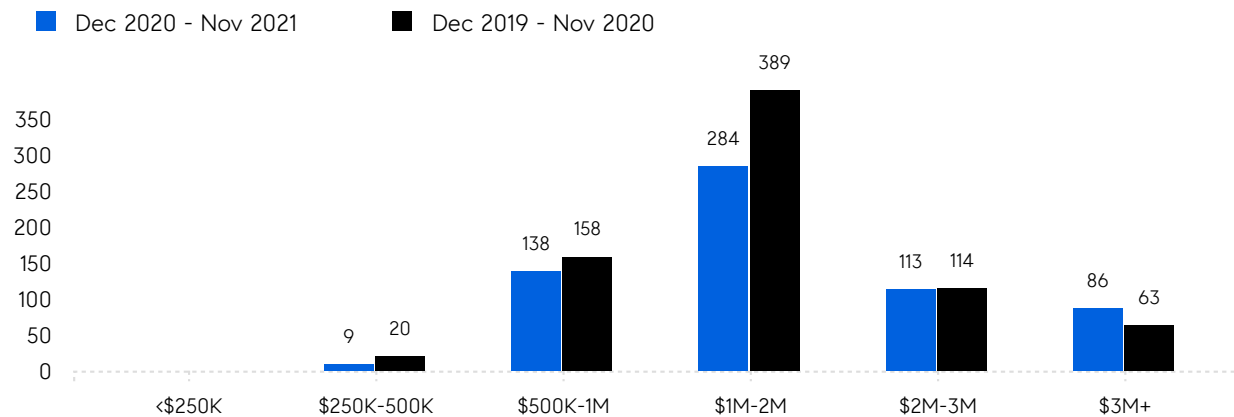
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Darien

NOVEMBER 2021

		Nov 2021	Nov 2020	% Change
Under \$250K	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-
\$250K-500K	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-
\$500K-1M	# OF SALES	6	5	20.0%
	SOLD VOLUME	\$4,784,000	\$3,873,500	23.5%
	AVERAGE PRICE	\$797,333	\$774,700	3%
\$1M-2M	# OF SALES	10	14	-28.6%
	SOLD VOLUME	\$13,911,000	\$20,330,500	-31.6%
	AVERAGE PRICE	\$1,391,100	\$1,452,179	-4%
\$2M-3M	# OF SALES	2	4	-50.0%
	SOLD VOLUME	\$4,407,000	\$9,837,500	-55.2%
	AVERAGE PRICE	\$2,203,500	\$2,459,375	-10%
\$3M+	# OF SALES	2	6	-66.7%
	SOLD VOLUME	\$6,960,000	\$26,175,000	-73.4%
	AVERAGE PRICE	\$3,480,000	\$4,362,500	-20%

Fairfield

NOVEMBER 2021

NEW LISTINGS

39	-46%	\$973K	33%	\$749K	23%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

UNDER CONTRACT

54	-17%	\$860K	9%	\$689K	2%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

UNITS SOLD

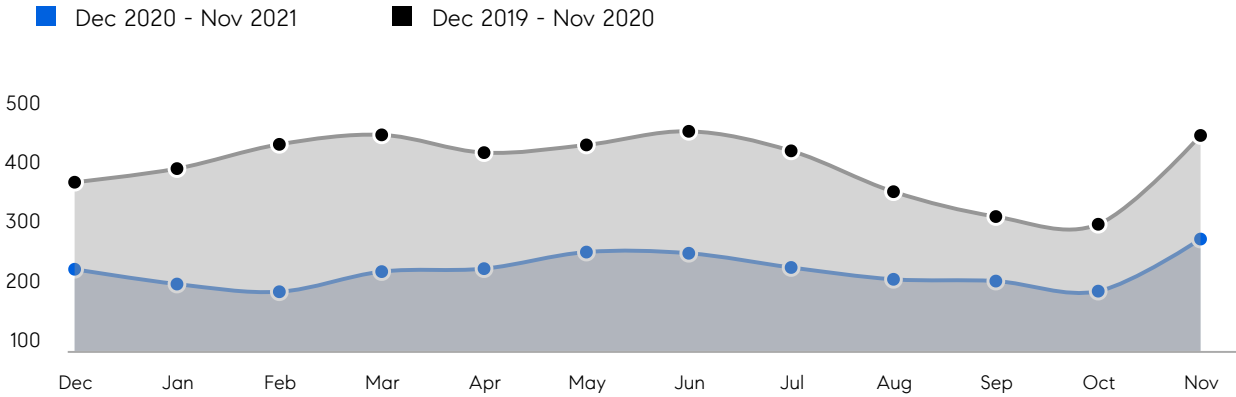
60	-24%	\$785K	-3%	\$635K	-6%
Total Properties	Decrease From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Decrease From Nov 2020

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	52	59	-12%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$785,815	\$810,029	-3.0%
	# OF CONTRACTS	54	65	-16.9%
	NEW LISTINGS	39	72	-46%
Houses	AVERAGE DOM	52	60	-13%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$816,281	\$863,333	1%
	# OF CONTRACTS	50	57	-12%
	NEW LISTINGS	36	66	-45%
Condo/Co-op/TH	AVERAGE DOM	55	50	10%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$511,619	\$442,235	16%
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	3	6	-50%

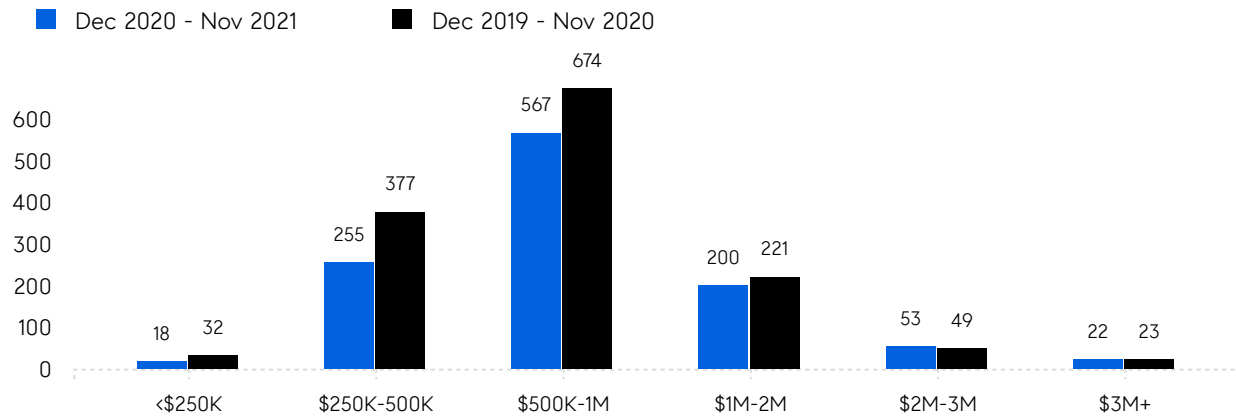
Fairfield

NOVEMBER 2021

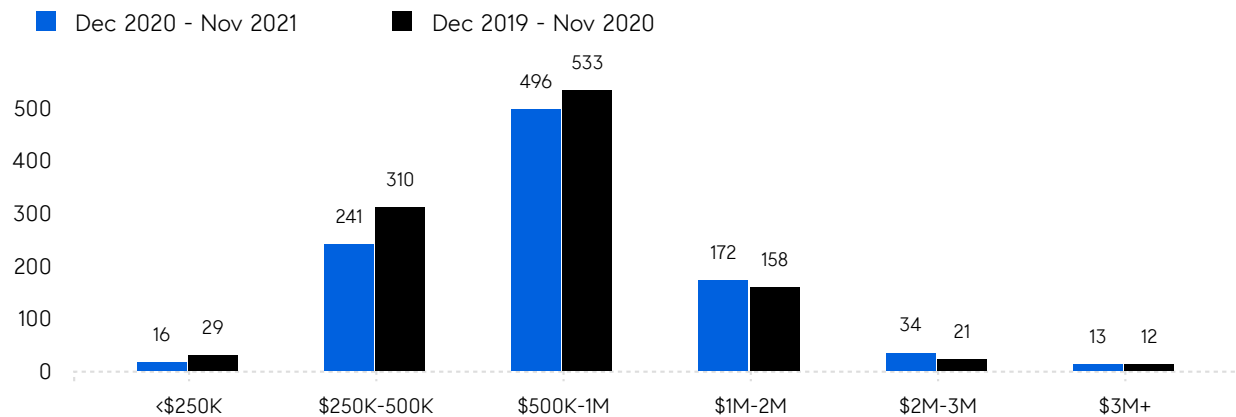
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Fairfield

NOVEMBER 2021

		Nov 2021	Nov 2020	% Change
Under \$250K	# OF SALES	2	3	-33.3%
	SOLD VOLUME	\$482,000	\$689,900	-30.1%
	AVERAGE PRICE	\$241,000	\$229,967	5%
\$250K-500K	# OF SALES	16	19	-15.8%
	SOLD VOLUME	\$6,085,191	\$7,408,450	-17.9%
	AVERAGE PRICE	\$380,324	\$389,918	-2%
\$500K-1M	# OF SALES	28	41	-31.7%
	SOLD VOLUME	\$18,550,200	\$29,819,460	-37.8%
	AVERAGE PRICE	\$662,507	\$727,304	-9%
\$1M-2M	# OF SALES	11	13	-15.4%
	SOLD VOLUME	\$15,007,500	\$17,097,500	-12.2%
	AVERAGE PRICE	\$1,364,318	\$1,315,192	4%
\$2M-3M	# OF SALES	3	2	50.0%
	SOLD VOLUME	\$7,024,000	\$4,827,000	45.5%
	AVERAGE PRICE	\$2,341,333	\$2,413,500	-3%
\$3M+	# OF SALES	0	1	0.0%
	SOLD VOLUME	-	\$4,150,000	-
	AVERAGE PRICE	-	\$4,150,000	-

Greater Greenwich

NOVEMBER 2021

NEW LISTINGS

70	-10%	\$2.3M	-17%	\$1.5M	-9%
Total Properties	Decrease From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Decrease From Nov 2020

UNDER CONTRACT

75	-31%	\$2.6M	4%	\$1.8M	12%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

UNITS SOLD

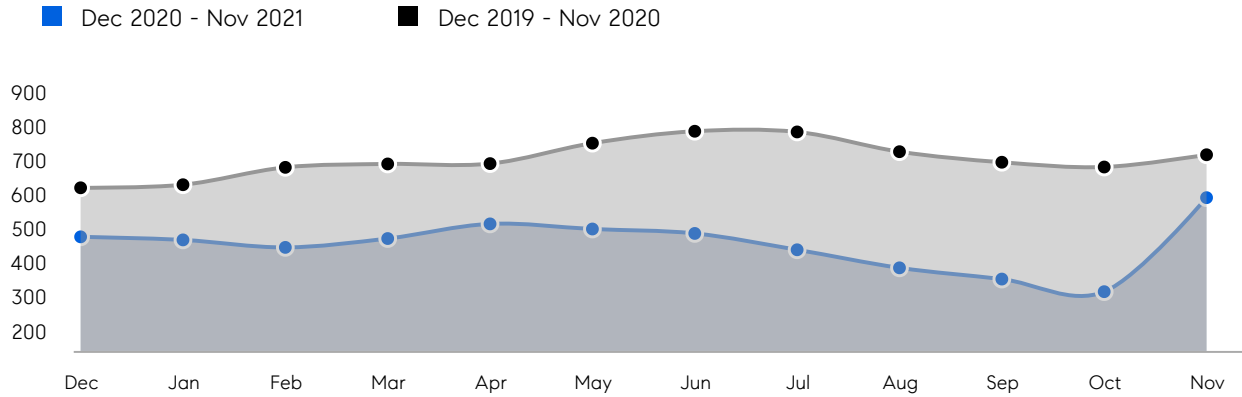
69	-37%	\$2.4M	9%	\$1.9M	12%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	83	169	-51%
	% OF ASKING PRICE	100%	96%	
	AVERAGE SOLD PRICE	\$2,491,112	\$2,278,216	9.3%
	# OF CONTRACTS	75	108	-30.6%
	NEW LISTINGS	70	78	-10%
Houses	AVERAGE DOM	82	177	-54%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$2,878,706	\$2,577,389	1%
	# OF CONTRACTS	60	87	-31%
	NEW LISTINGS	53	59	-10%
Condo/Co-op/TH	AVERAGE DOM	87	128	-32%
	% OF ASKING PRICE	98%	89%	
	AVERAGE SOLD PRICE	\$1,305,529	\$749,111	74%
	# OF CONTRACTS	15	21	-29%
	NEW LISTINGS	17	19	-11%

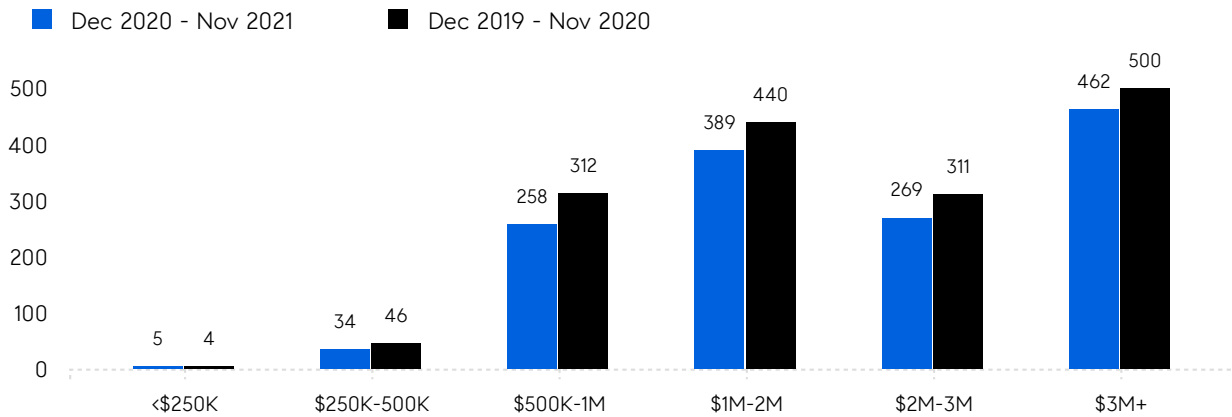
Greater Greenwich

NOVEMBER 2021

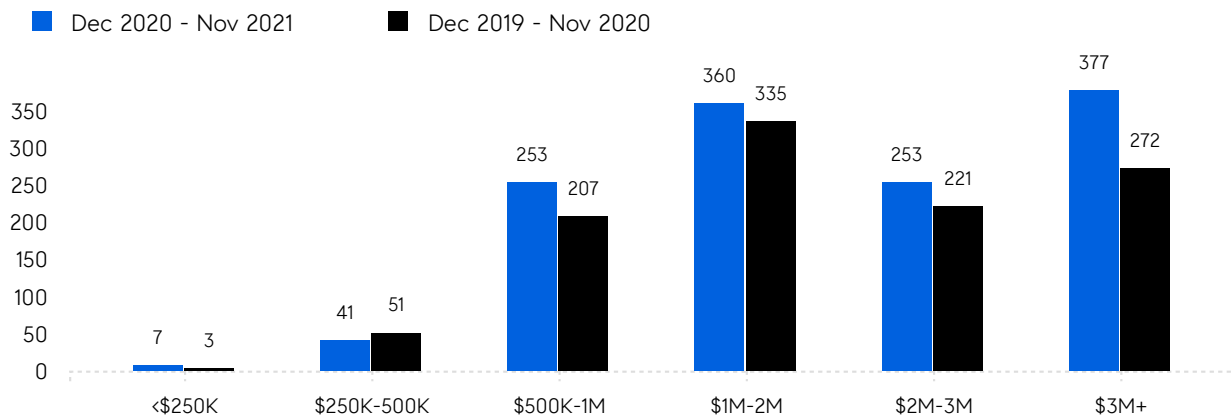
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Greater Greenwich

NOVEMBER 2021

		Nov 2021	Nov 2020	% Change
Under \$250K	# OF SALES	1	2	-50.0%
	SOLD VOLUME	\$100,000	\$79,000	26.6%
	AVERAGE PRICE	\$100,000	\$39,500	153%
\$250K-500K	# OF SALES	0	1	0.0%
	SOLD VOLUME	-	\$335,000	-
	AVERAGE PRICE	-	\$335,000	-
\$500K-1M	# OF SALES	13	19	-31.6%
	SOLD VOLUME	\$10,376,500	\$14,056,500	-26.2%
	AVERAGE PRICE	\$798,192	\$739,816	8%
\$1M-2M	# OF SALES	21	43	-51.2%
	SOLD VOLUME	\$30,682,319	\$62,014,250	-50.5%
	AVERAGE PRICE	\$1,461,063	\$1,442,192	1%
\$2M-3M	# OF SALES	14	19	-26.3%
	SOLD VOLUME	\$33,593,000	\$46,739,000	-28.1%
	AVERAGE PRICE	\$2,399,500	\$2,459,947	-2%
\$3M+	# OF SALES	20	26	-23.1%
	SOLD VOLUME	\$97,134,888	\$127,380,000	-23.7%
	AVERAGE PRICE	\$4,856,744	\$4,899,231	-1%

New Canaan

NOVEMBER 2021

NEW LISTINGS

19	-50%	\$1.6M	-28%	\$1.3M	29%
Total Properties	Decrease From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Increase From Nov 2020

UNDER CONTRACT

36	-35%	\$1.7M	22%	\$1.5M	17%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

UNITS SOLD

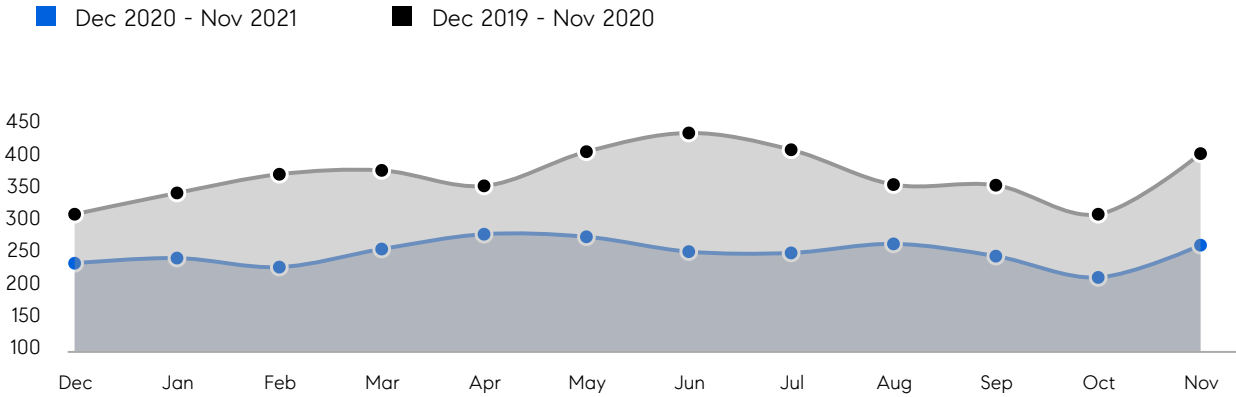
38	-22%	\$1.7M	13%	\$1.6M	21%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	114	125	-9%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$1,715,408	\$1,515,760	13.2%
	# OF CONTRACTS	36	55	-34.5%
	NEW LISTINGS	19	38	-50%
Houses	AVERAGE DOM	105	127	-17%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$2,212,979	\$1,671,238	1%
	# OF CONTRACTS	27	46	-41%
	NEW LISTINGS	13	27	-52%
Condo/Co-op/TH	AVERAGE DOM	128	117	9%
	% OF ASKING PRICE	99%	96%	
	AVERAGE SOLD PRICE	\$862,429	\$718,938	20%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	6	11	-45%

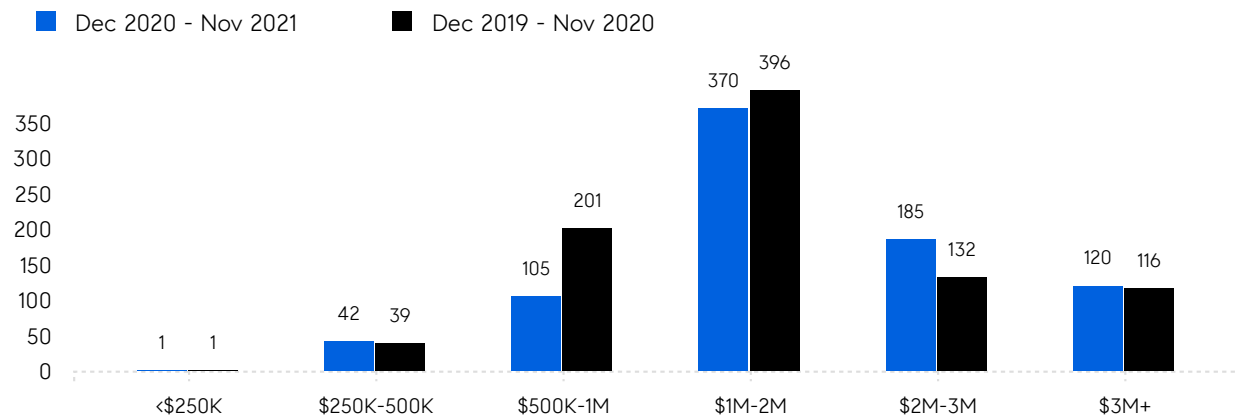
New Canaan

NOVEMBER 2021

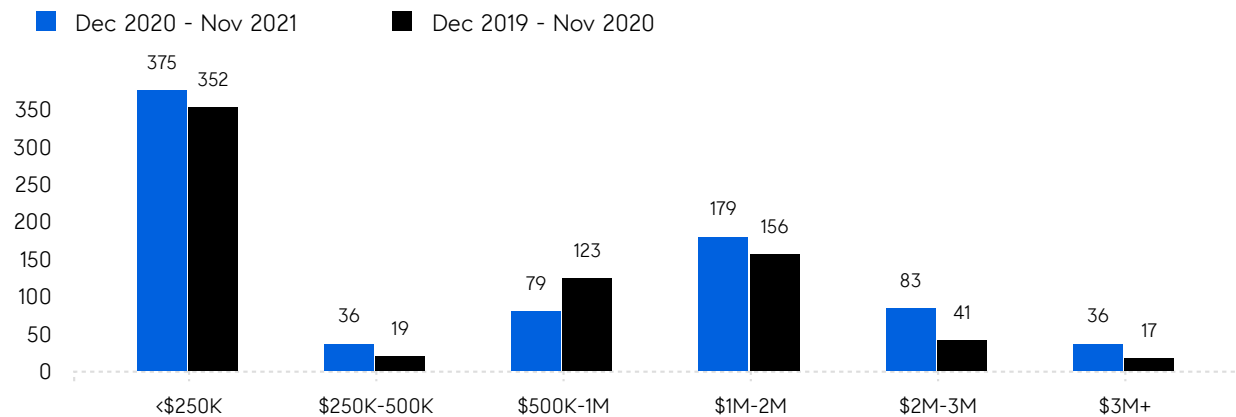
Monthly Inventory



Listings By Price Range



Contracts By Price Range



New Canaan

NOVEMBER 2021

		Nov 2021	Nov 2020	% Change
Under \$250K	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-
\$250K-500K	# OF SALES	2	1	100.0%
	SOLD VOLUME	\$725,000	\$325,000	123.1%
	AVERAGE PRICE	\$362,500	\$325,000	12%
\$500K-1M	# OF SALES	9	10	-10.0%
	SOLD VOLUME	\$6,689,000	\$7,750,500	-13.7%
	AVERAGE PRICE	\$743,222	\$775,050	-4%
\$1M-2M	# OF SALES	18	30	-40.0%
	SOLD VOLUME	\$28,776,500	\$41,669,250	-30.9%
	AVERAGE PRICE	\$1,598,694	\$1,388,975	15%
\$2M-3M	# OF SALES	4	5	-20.0%
	SOLD VOLUME	\$9,860,000	\$12,477,500	-21.0%
	AVERAGE PRICE	\$2,465,000	\$2,495,500	-1%
\$3M+	# OF SALES	5	3	66.7%
	SOLD VOLUME	\$19,135,000	\$12,050,000	58.8%
	AVERAGE PRICE	\$3,827,000	\$4,016,667	-5%

Norwalk

NOVEMBER 2021

NEW LISTINGS

89	-9%	\$573K	19%	\$495K	7%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

UNDER CONTRACT

91	-9%	\$488K	-3%	\$459K	2%
Total Properties	Decrease From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Increase From Nov 2020

UNITS SOLD

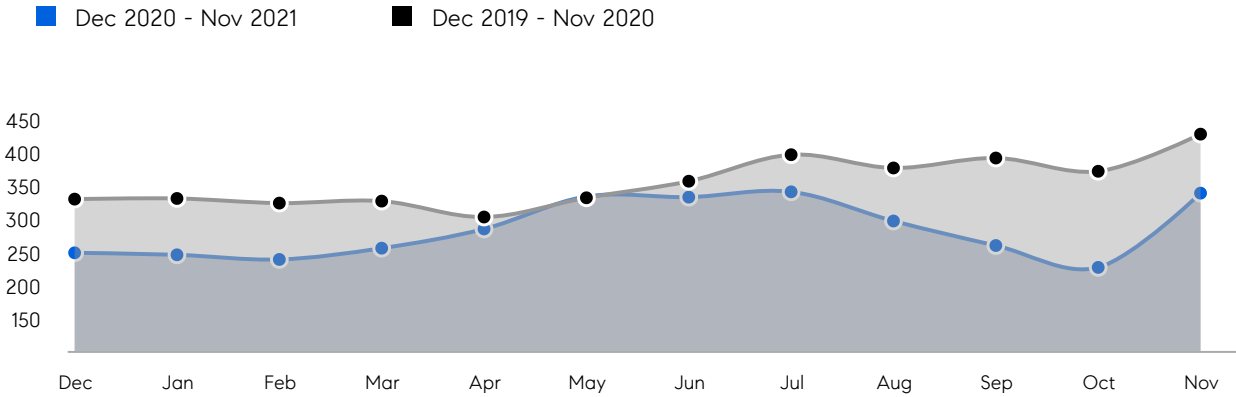
100	5%	\$573K	22%	\$494K	18%
Total Properties	Increase From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	49	63	-22%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$573,505	\$470,763	21.8%
	# OF CONTRACTS	91	100	-9.0%
	NEW LISTINGS	89	98	-9%
Houses	AVERAGE DOM	50	58	-14%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$705,078	\$590,153	1%
	# OF CONTRACTS	59	60	-2%
	NEW LISTINGS	59	66	-11%
Condo/Co-op/TH	AVERAGE DOM	45	69	-35%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$293,913	\$320,105	-8%
	# OF CONTRACTS	32	40	-20%
	NEW LISTINGS	30	32	-6%

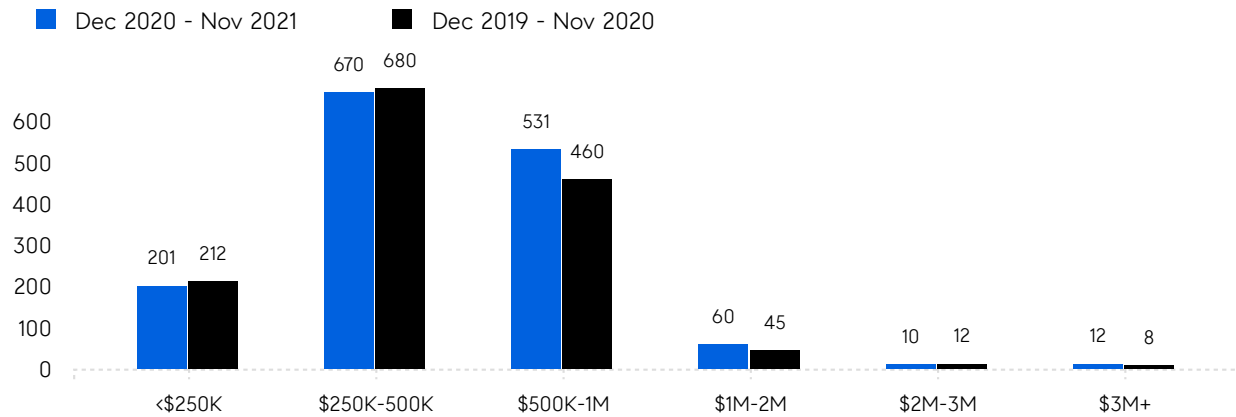
Norwalk

NOVEMBER 2021

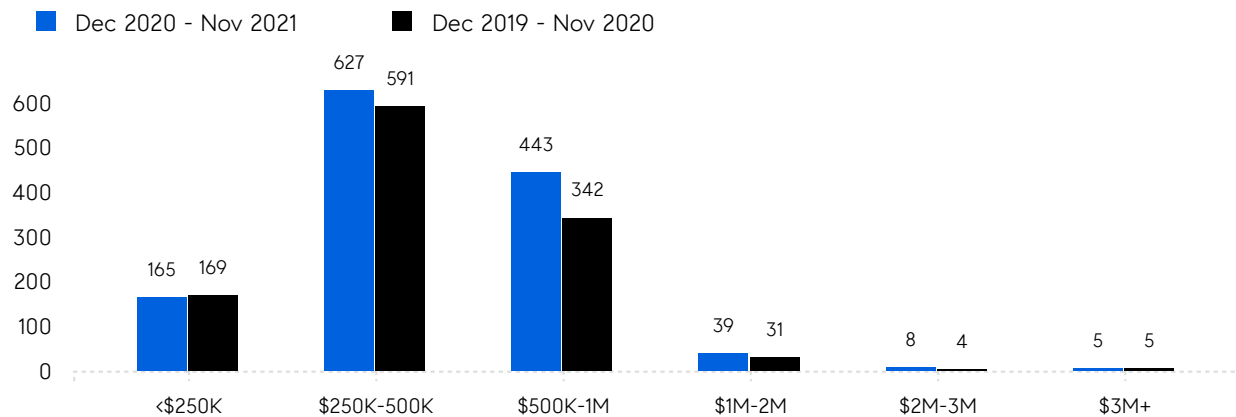
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Norwalk

NOVEMBER 2021

		Nov 2021	Nov 2020	% Change
Under \$250K	# OF SALES	10	16	-37.5%
	SOLD VOLUME	\$2,080,722	\$3,134,400	-33.6%
	AVERAGE PRICE	\$208,072	\$195,900	6%
\$250K-500K	# OF SALES	42	52	-19.2%
	SOLD VOLUME	\$15,648,400	\$20,352,016	-23.1%
	AVERAGE PRICE	\$372,581	\$391,385	-5%
\$500K-1M	# OF SALES	45	24	87.5%
	SOLD VOLUME	\$28,771,400	\$15,161,111	89.8%
	AVERAGE PRICE	\$639,364	\$631,713	1%
\$1M-2M	# OF SALES	1	2	-50.0%
	SOLD VOLUME	\$1,500,000	\$3,075,000	-51.2%
	AVERAGE PRICE	\$1,500,000	\$1,537,500	-2%
\$2M-3M	# OF SALES	1	0	0.0%
	SOLD VOLUME	\$2,300,000	-	-
	AVERAGE PRICE	\$2,300,000	-	-
\$3M+	# OF SALES	1	1	0.0%
	SOLD VOLUME	\$7,050,000	\$3,000,000	135.0%
	AVERAGE PRICE	\$7,050,000	\$3,000,000	135%

Rowayton

NOVEMBER 2021

NEW LISTINGS

4	33%	\$1.9M	-11%	\$950K	-47%
Total Properties	Increase From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Decrease From Nov 2020

UNDER CONTRACT

3	-62%	\$1.3M	-18%	\$949K	-46%
Total Properties	Decrease From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Decrease From Nov 2020

UNITS SOLD

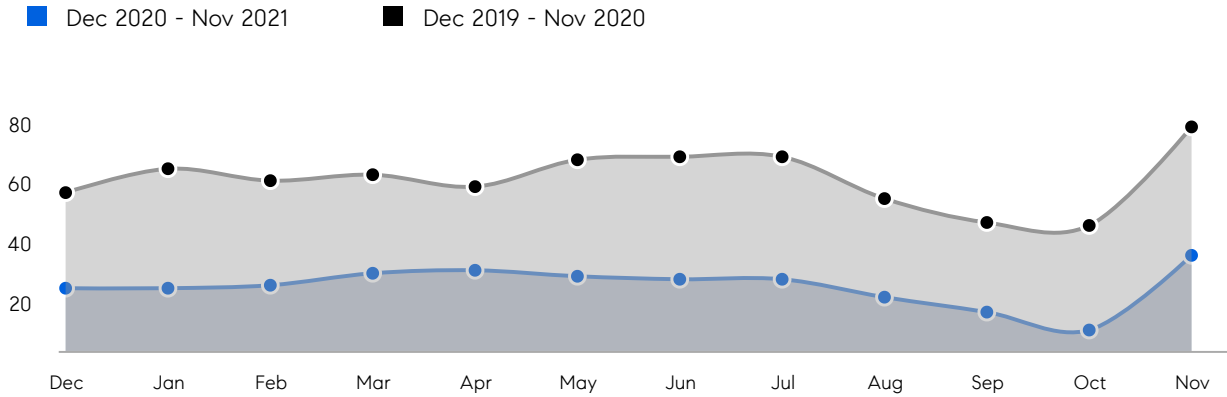
7	-42%	\$1.4M	-13%	\$1.6M	75%
Total Properties	Decrease From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Increase From Nov 2020

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	98	209	-53%
	% OF ASKING PRICE	100%	92%	
	AVERAGE SOLD PRICE	\$1,422,500	\$1,630,625	-12.8%
	# OF CONTRACTS	3	8	-62.5%
	NEW LISTINGS	4	3	33%
Houses	AVERAGE DOM	98	224	-56%
	% OF ASKING PRICE	100%	92%	
	AVERAGE SOLD PRICE	\$1,422,500	\$1,742,500	1%
	# OF CONTRACTS	3	8	-62%
	NEW LISTINGS	4	3	33%
Condo/Co-op/TH	AVERAGE DOM	-	45	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$400,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

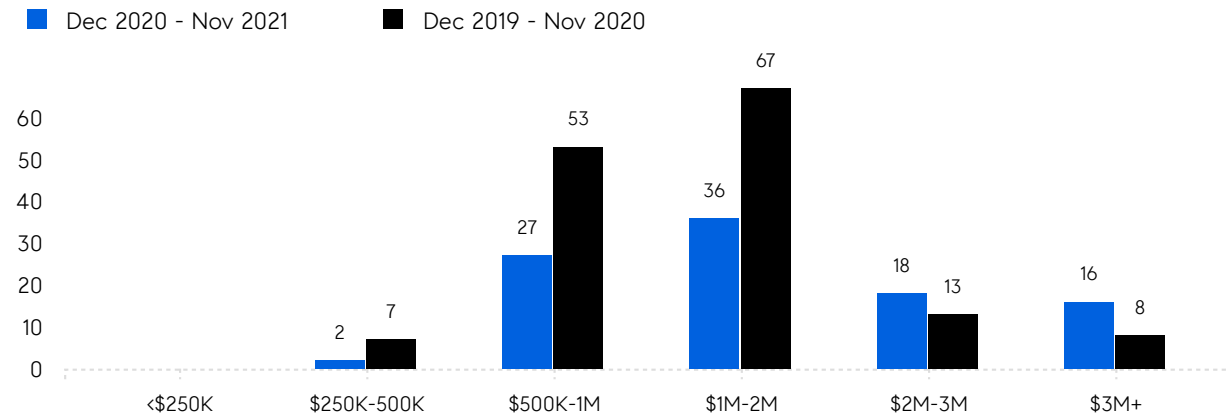
Rowayton

NOVEMBER 2021

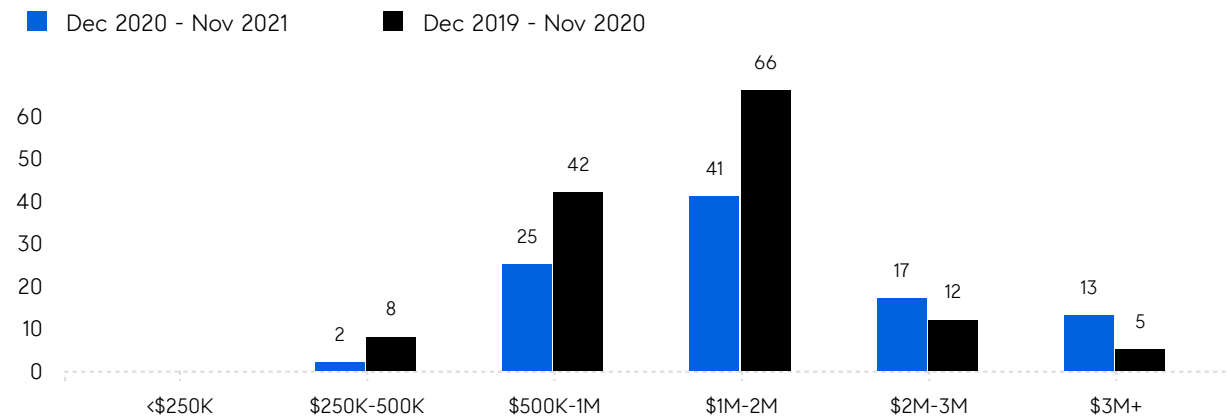
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Rowayton

NOVEMBER 2021

		Nov 2021	Nov 2020	% Change
Under \$250K	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-
\$250K-500K	# OF SALES	0	1	0.0%
	SOLD VOLUME	-	\$400,000	-
	AVERAGE PRICE	-	\$400,000	-
\$500K-1M	# OF SALES	2	6	-66.7%
	SOLD VOLUME	\$1,512,500	\$4,805,000	-68.5%
	AVERAGE PRICE	\$756,250	\$800,833	-6%
\$1M-2M	# OF SALES	4	3	33.3%
	SOLD VOLUME	\$6,245,000	\$5,462,500	14.3%
	AVERAGE PRICE	\$1,561,250	\$1,820,833	-14%
\$2M-3M	# OF SALES	1	1	0.0%
	SOLD VOLUME	\$2,200,000	\$2,275,000	-3.3%
	AVERAGE PRICE	\$2,200,000	\$2,275,000	-3%
\$3M+	# OF SALES	0	1	0.0%
	SOLD VOLUME	-	\$6,625,000	-
	AVERAGE PRICE	-	\$6,625,000	-

Southport

NOVEMBER 2021

NEW LISTINGS

5	-29%	\$756K	-19%	\$659K	-24%
Total Properties	Decrease From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Decrease From Nov 2020

UNDER CONTRACT

12	71%	\$1.5M	13%	\$1.0M	-22%
Total Properties	Increase From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Decrease From Nov 2020

UNITS SOLD

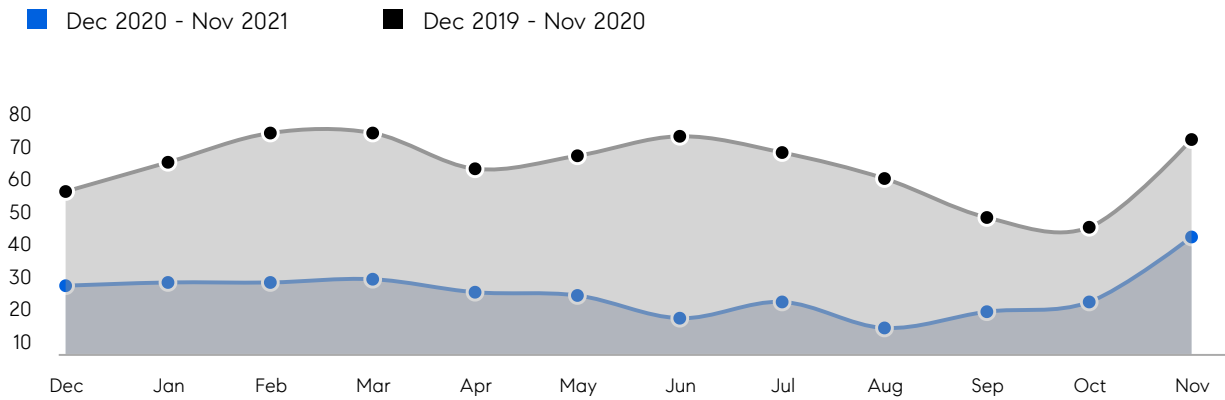
9	-25%	\$865K	-31%	\$860K	-23%
Total Properties	Decrease From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Decrease From Nov 2020

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	35	79	-56%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$865,522	\$1,254,550	-31.0%
	# OF CONTRACTS	12	7	71.4%
	NEW LISTINGS	5	7	-29%
Houses	AVERAGE DOM	42	88	-52%
	% OF ASKING PRICE	102%	97%	
	AVERAGE SOLD PRICE	\$1,075,117	\$1,354,960	1%
	# OF CONTRACTS	10	7	43%
	NEW LISTINGS	3	7	-57%
Condo/Co-op/TH	AVERAGE DOM	22	37	-41%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$446,333	\$752,500	-41%
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	2	0	0%

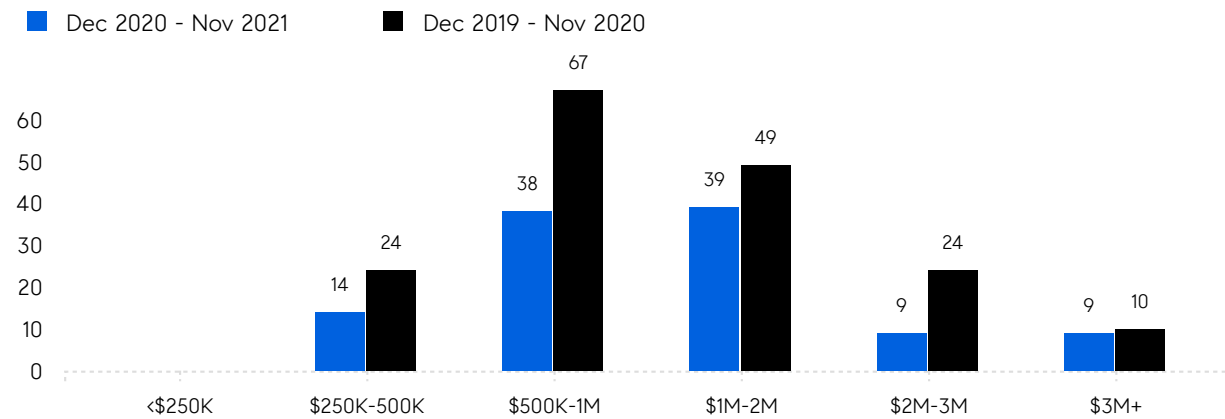
Southport

NOVEMBER 2021

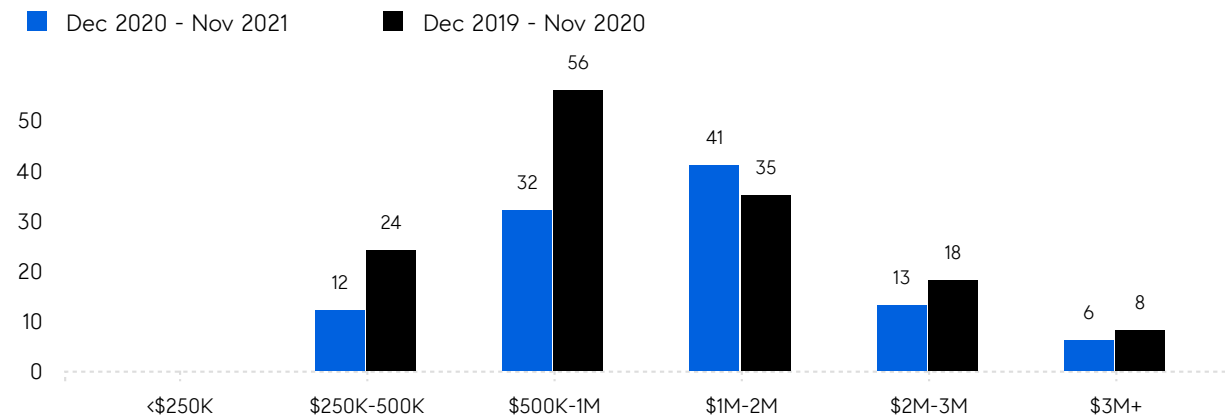
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Southport

NOVEMBER 2021

		Nov 2021	Nov 2020	% Change
Under \$250K	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-
\$250K-500K	# OF SALES	3	2	50.0%
	SOLD VOLUME	\$1,339,000	\$821,100	63.1%
	AVERAGE PRICE	\$446,333	\$410,550	9%
\$500K-1M	# OF SALES	3	3	0.0%
	SOLD VOLUME	\$2,386,500	\$2,569,500	-7.1%
	AVERAGE PRICE	\$795,500	\$856,500	-7%
\$1M-2M	# OF SALES	3	5	-40.0%
	SOLD VOLUME	\$4,064,200	\$6,165,000	-34.1%
	AVERAGE PRICE	\$1,354,733	\$1,233,000	10%
\$2M-3M	# OF SALES	0	1	0.0%
	SOLD VOLUME	-	\$2,299,000	-
	AVERAGE PRICE	-	\$2,299,000	-
\$3M+	# OF SALES	0	1	0.0%
	SOLD VOLUME	-	\$3,200,000	-
	AVERAGE PRICE	-	\$3,200,000	-

Stamford

NOVEMBER 2021

NEW LISTINGS

108	-16%	\$604K	7%	\$499K	3%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

UNDER CONTRACT

126	-12%	\$560K	2%	\$509K	6%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

UNITS SOLD

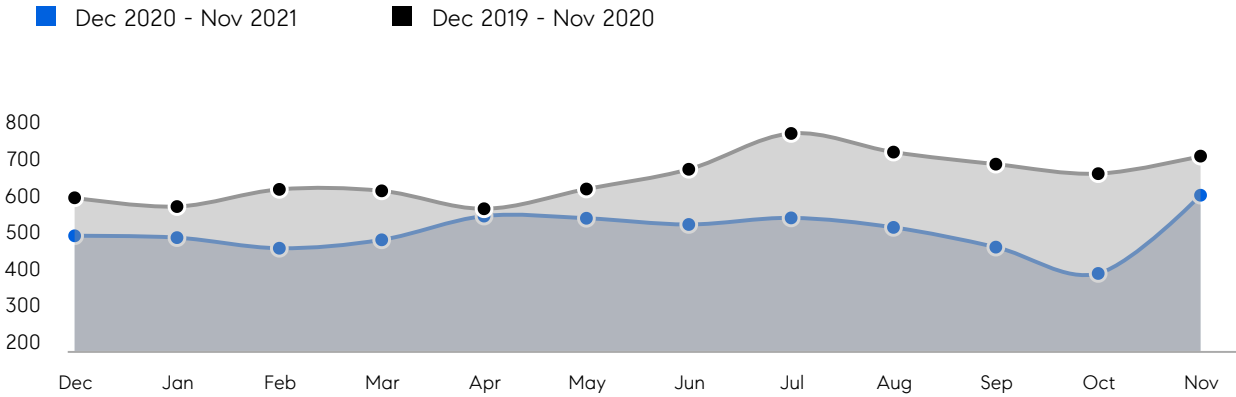
146	-10%	\$640K	13%	\$522K	10%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	68	73	-7%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$640,992	\$569,595	12.5%
	# OF CONTRACTS	126	143	-11.9%
	NEW LISTINGS	108	128	-16%
Houses	AVERAGE DOM	62	73	-15%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$939,381	\$736,486	1%
	# OF CONTRACTS	65	75	-13%
	NEW LISTINGS	49	67	-27%
Condo/Co-op/TH	AVERAGE DOM	75	74	1%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$342,603	\$371,130	-8%
	# OF CONTRACTS	61	68	-10%
	NEW LISTINGS	59	61	-3%

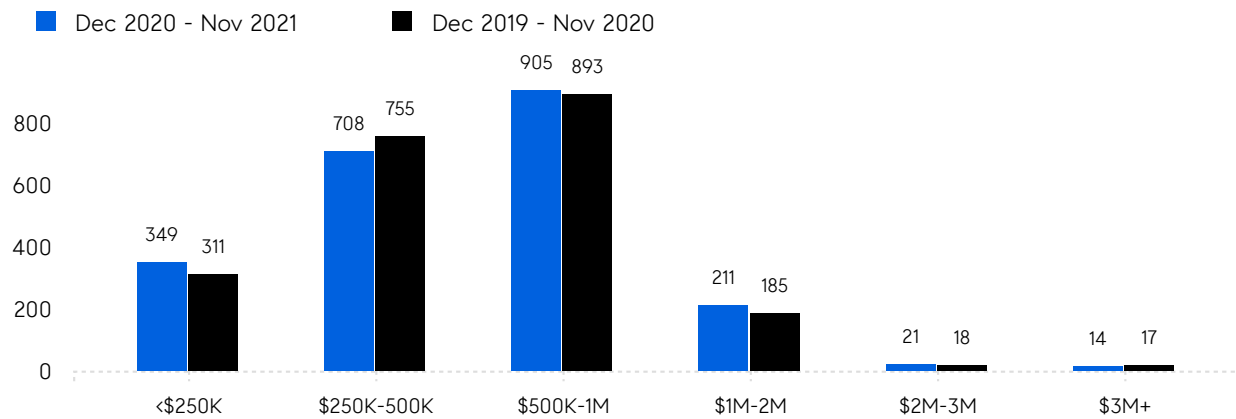
Stamford

NOVEMBER 2021

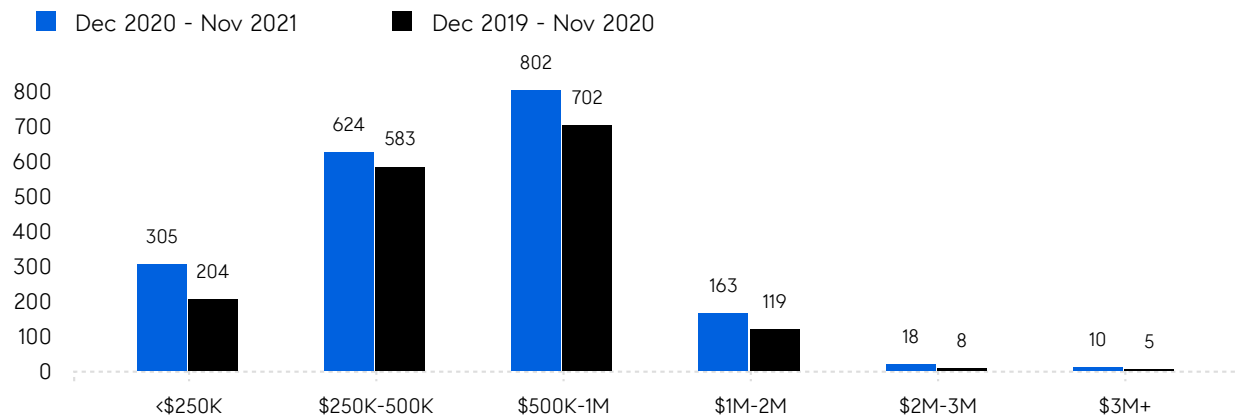
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Stamford

NOVEMBER 2021

		Nov 2021	Nov 2020	% Change
Under \$250K	# OF SALES	28	21	33.3%
	SOLD VOLUME	\$5,126,300	\$4,006,350	28.0%
	AVERAGE PRICE	\$183,082	\$190,779	-4%
\$250K-500K	# OF SALES	41	68	-39.7%
	SOLD VOLUME	\$15,269,698	\$26,802,100	-43.0%
	AVERAGE PRICE	\$372,432	\$394,149	-6%
\$500K-1M	# OF SALES	60	59	1.7%
	SOLD VOLUME	\$42,597,222	\$40,619,704	4.9%
	AVERAGE PRICE	\$709,954	\$688,470	3%
\$1M-2M	# OF SALES	14	12	16.7%
	SOLD VOLUME	\$19,071,600	\$16,296,250	17.0%
	AVERAGE PRICE	\$1,362,257	\$1,358,021	0%
\$2M-3M	# OF SALES	1	2	-50.0%
	SOLD VOLUME	\$2,295,000	\$4,550,000	-49.6%
	AVERAGE PRICE	\$2,295,000	\$2,275,000	1%
\$3M+	# OF SALES	2	0	0.0%
	SOLD VOLUME	\$9,225,000	-	-
	AVERAGE PRICE	\$4,612,500	-	-

Weston

NOVEMBER 2021

NEW LISTINGS

11	-35%	\$1.5M	11%	\$1.1M	36%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

UNDER CONTRACT

12	-48%	\$1.0M	7%	\$1.0M	1%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Change From Nov 2020

UNITS SOLD

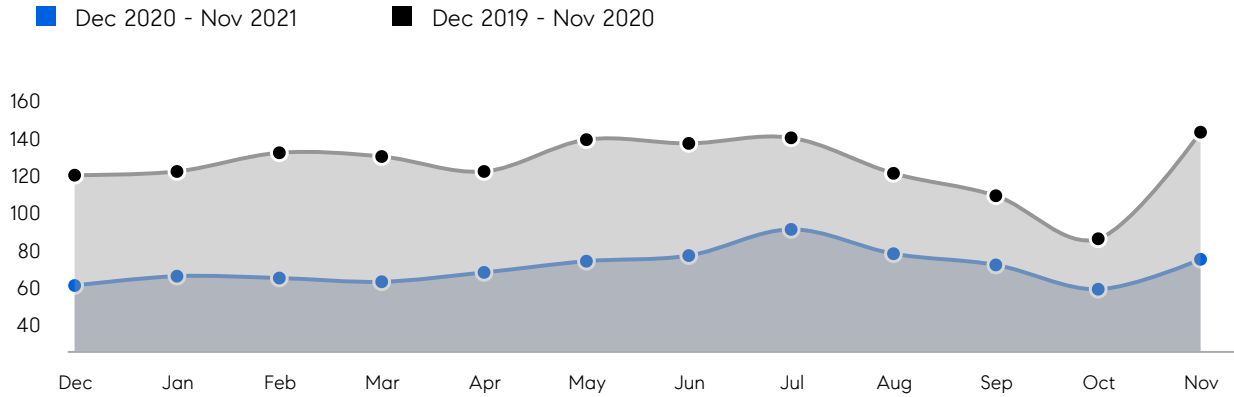
13	-58%	\$1.1M	21%	\$1.2M	38%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	62	100	-38%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$1,196,038	\$990,142	20.8%
	# OF CONTRACTS	12	23	-47.8%
	NEW LISTINGS	11	17	-35%
Houses	AVERAGE DOM	62	100	-38%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$1,196,038	\$990,142	1%
	# OF CONTRACTS	12	23	-48%
	NEW LISTINGS	11	17	-35%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

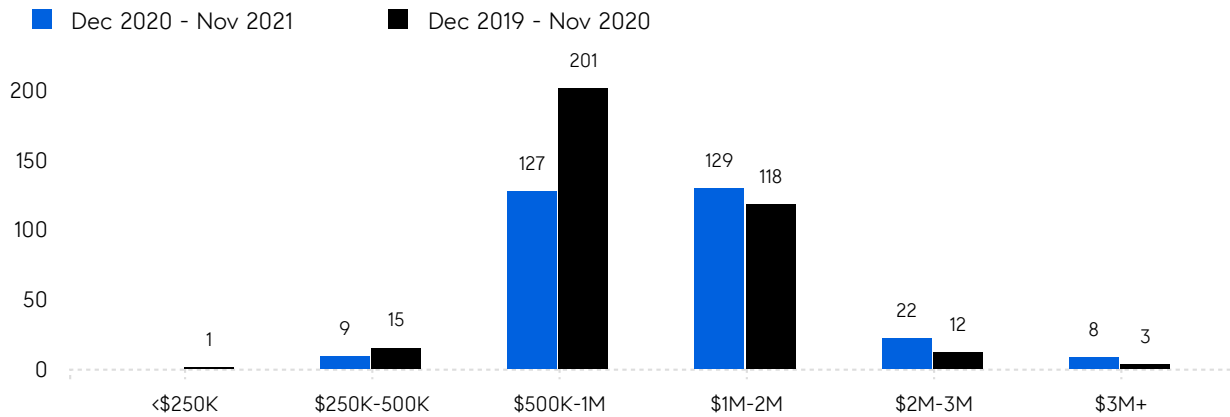
Weston

NOVEMBER 2021

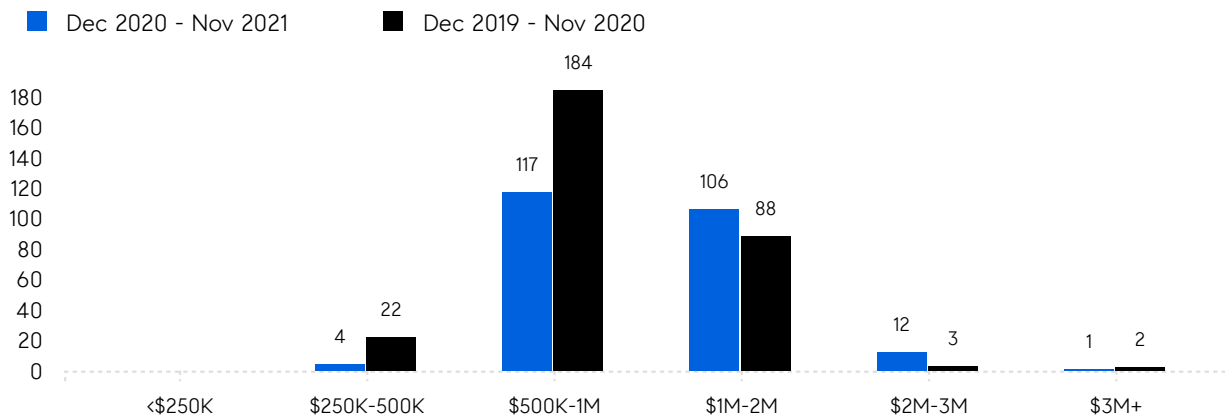
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Weston

NOVEMBER 2021

		Nov 2021	Nov 2020	% Change
Under \$250K	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-
\$250K-500K	# OF SALES	0	2	0.0%
	SOLD VOLUME	-	\$986,888	-
	AVERAGE PRICE	-	\$493,444	-
\$500K-1M	# OF SALES	3	17	-82.4%
	SOLD VOLUME	\$2,013,000	\$13,572,500	-85.2%
	AVERAGE PRICE	\$671,000	\$798,382	-16%
\$1M-2M	# OF SALES	10	12	-16.7%
	SOLD VOLUME	\$13,535,500	\$16,135,000	-16.1%
	AVERAGE PRICE	\$1,353,550	\$1,344,583	1%
\$2M-3M	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-
\$3M+	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-

Westport

NOVEMBER 2021

NEW LISTINGS

40	-23%	\$2.4M	29%	\$2.0M	41%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

UNDER CONTRACT

37	-35%	\$1.9M	17%	\$1.5M	20%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

UNITS SOLD

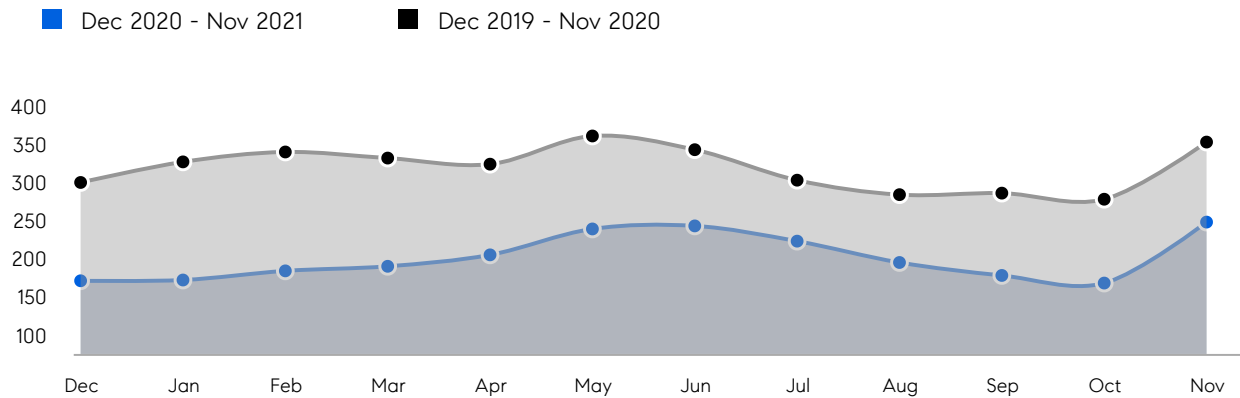
36	-28%	\$1.6M	23%	\$1.5M	31%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	61	80	-24%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,640,472	\$1,333,492	23.0%
	# OF CONTRACTS	37	57	-35.1%
	NEW LISTINGS	40	52	-23%
Houses	AVERAGE DOM	65	88	-26%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,756,344	\$1,427,902	1%
	# OF CONTRACTS	35	52	-33%
	NEW LISTINGS	32	47	-32%
Condo/Co-op/TH	AVERAGE DOM	28	26	8%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$713,500	\$641,150	11%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	8	5	60%

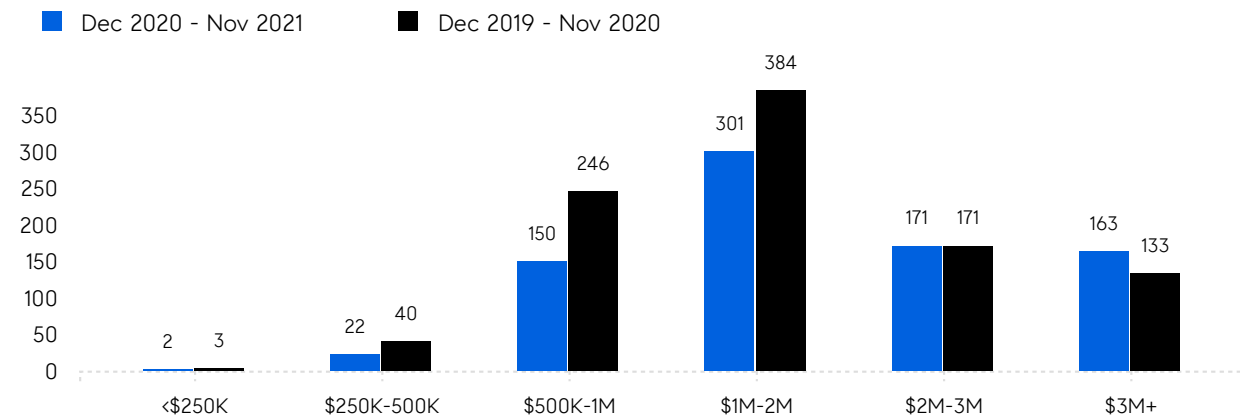
Westport

NOVEMBER 2021

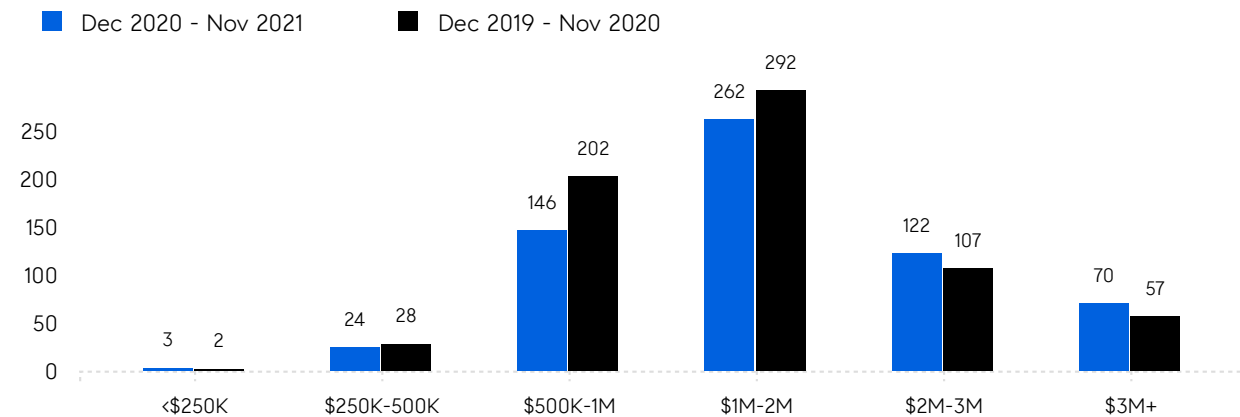
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Westport

NOVEMBER 2021

		Nov 2021	Nov 2020	% Change
Under \$250K	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-
\$250K-500K	# OF SALES	2	5	-60.0%
	SOLD VOLUME	\$804,000	\$2,321,900	-65.4%
	AVERAGE PRICE	\$402,000	\$464,380	-13%
\$500K-1M	# OF SALES	6	15	-60.0%
	SOLD VOLUME	\$5,014,000	\$10,860,500	-53.8%
	AVERAGE PRICE	\$835,667	\$724,033	15%
\$1M-2M	# OF SALES	16	22	-27.3%
	SOLD VOLUME	\$21,599,000	\$31,226,688	-30.8%
	AVERAGE PRICE	\$1,349,938	\$1,419,395	-5%
\$2M-3M	# OF SALES	9	6	50.0%
	SOLD VOLUME	\$22,310,000	\$15,115,500	47.6%
	AVERAGE PRICE	\$2,478,889	\$2,519,250	-2%
\$3M+	# OF SALES	3	2	50.0%
	SOLD VOLUME	\$9,330,000	\$7,150,000	30.5%
	AVERAGE PRICE	\$3,110,000	\$3,575,000	-13%

Wilton

NOVEMBER 2021

NEW LISTINGS

18	-5%	\$1.1M	33%	\$845K	30%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

UNDER CONTRACT

19	-44%	\$916K	-14%	\$850K	-5%
Total Properties	Decrease From Nov 2020	Average Price	Decrease From Nov 2020	Median Price	Decrease From Nov 2020

UNITS SOLD

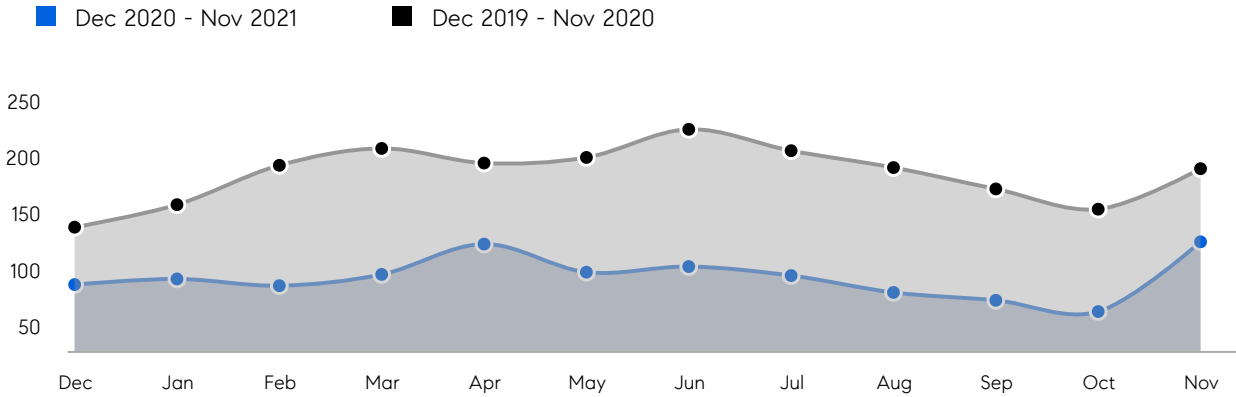
20	-61%	\$1.0M	22%	\$879K	9%
Total Properties	Decrease From Nov 2020	Average Price	Increase From Nov 2020	Median Price	Increase From Nov 2020

		Nov 2021	Nov 2020	% Change
Overall	AVERAGE DOM	54	88	-39%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$1,009,820	\$829,880	21.7%
	# OF CONTRACTS	19	34	-44.1%
	NEW LISTINGS	18	19	-5%
Houses	AVERAGE DOM	54	84	-36%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$1,035,600	\$870,922	1%
	# OF CONTRACTS	18	27	-33%
	NEW LISTINGS	18	16	13%
Condo/Co-op/TH	AVERAGE DOM	40	126	-68%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$520,000	\$452,300	15%
	# OF CONTRACTS	1	7	-86%
	NEW LISTINGS	0	3	0%

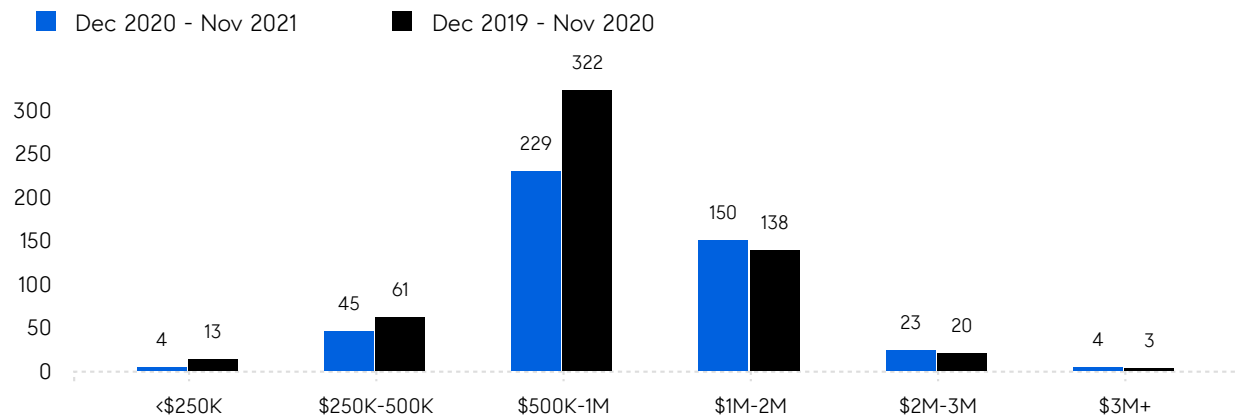
Wilton

NOVEMBER 2021

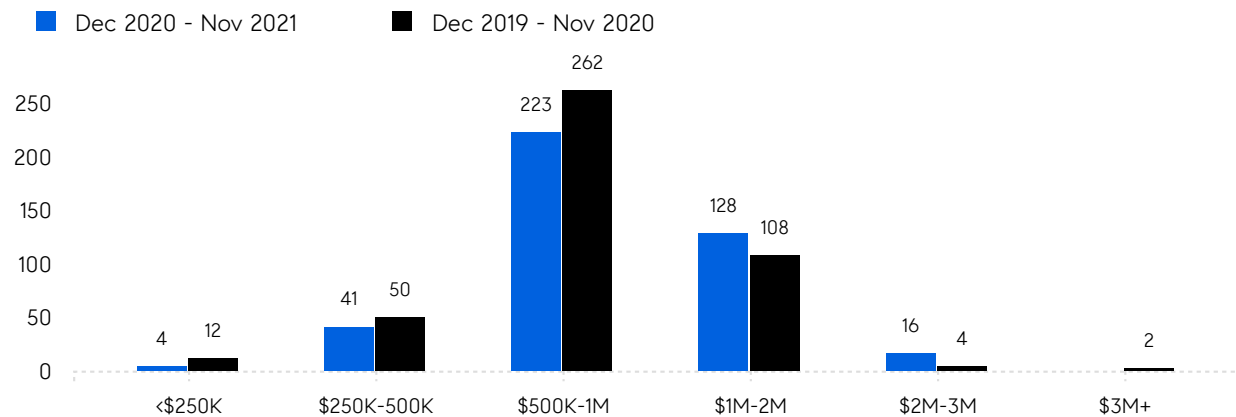
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Wilton

NOVEMBER 2021

		Nov 2021	Nov 2020	% Change
Under \$250K	# OF SALES	0	1	0.0%
	SOLD VOLUME	-	\$211,000	-
	AVERAGE PRICE	-	\$211,000	-
\$250K-500K	# OF SALES	1	7	-85.7%
	SOLD VOLUME	\$475,000	\$3,039,500	-84.4%
	AVERAGE PRICE	\$475,000	\$434,214	9%
\$500K-1M	# OF SALES	11	28	-60.7%
	SOLD VOLUME	\$7,746,395	\$21,081,500	-63.3%
	AVERAGE PRICE	\$704,218	\$752,911	-6%
\$1M-2M	# OF SALES	7	15	-53.3%
	SOLD VOLUME	\$9,575,000	\$17,991,900	-46.8%
	AVERAGE PRICE	\$1,367,857	\$1,199,460	14%
\$2M-3M	# OF SALES	1	0	0.0%
	SOLD VOLUME	\$2,400,000	-	-
	AVERAGE PRICE	\$2,400,000	-	-
\$3M+	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-



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