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Q2 2020

# Connecticut Market Insights Report

COMPASS

# Connecticut Market Report

Home sales by neighborhood

Q2 2020

## Darien SF

	2019	2020	% CHANGE
# OF SALES	92	89	-3.3%
SALES VOLUME	\$140,531,900	\$139,390,800	-0.8%
MEDIAN PRICE	\$1,245,000	\$1,360,000	9.2%
AVERAGE PRICE	\$1,527,521	\$1,566,189	2.5%
DAYS ON MARKET	149	138	-7.1%

## Darien Co-op & Condo

	2019	2020	% CHANGE
# OF SALES	1	9	800.0%
SALES VOLUME	\$405,000	\$8,410,200	1976.6%
MEDIAN PRICE	\$405,000	\$1,275,000	214.8%
AVERAGE PRICE	\$405,000	\$934,467	130.7%
DAYS ON MARKET	166	238	43.5%

## Fairfield SF

	2019	2020	% CHANGE
# OF SALES	202	186	-7.9%
SALES VOLUME	\$138,012,860	\$132,873,934	-3.7%
MEDIAN PRICE	\$568,100	\$648,250	14.1%
AVERAGE PRICE	\$683,232	\$714,376	4.6%
DAYS ON MARKET	80	100	23.9%

## Fairfield Co-op & Condo

	2019	2020	% CHANGE
# OF SALES	23	14	-39.1%
SALES VOLUME	\$9,333,330	\$4,898,000	-47.5%
MEDIAN PRICE	\$365,750	\$276,250	-24.5%
AVERAGE PRICE	\$405,797	\$349,857	-13.8%
DAYS ON MARKET	69	60	-13.8%

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Greater Greenwich SF	2019	2020	% CHANGE
# OF SALES	89	89	0.0%
SALES VOLUME	\$259,827,529	\$265,144,163	2.0%
MEDIAN PRICE	\$2,304,000	\$2,450,000	6.3%
AVERAGE PRICE	\$2,919,410	\$2,979,148	2.0%
DAYS ON MARKET	222	281	26.6%

Greater Greenwich Condo	2019	2020	% CHANGE
# OF SALES	25	20	-20.0%
SALES VOLUME	\$28,639,500	\$19,076,530	-33.4%
MEDIAN PRICE	\$840,000	\$777,500	-7.4%
AVERAGE PRICE	\$1,145,580	\$953,827	-16.7%
DAYS ON MARKET	145	118	-19.0%

Greater Greenwich Co-op	2019	2020	% CHANGE
# OF SALES	4	9	125.0%
SALES VOLUME	\$2,029,500	\$3,850,000	89.7%
MEDIAN PRICE	\$495,000	\$410,000	-17.2%
AVERAGE PRICE	\$507,375	\$427,778	-15.7%
DAYS ON MARKET	46	189	308.4%

New Canaan SF	2019	2020	% CHANGE
# OF SALES	67	75	11.9%
SALES VOLUME	\$100,529,895	\$118,961,400	18.3%
MEDIAN PRICE	\$1,335,000	\$1,265,000	-5.2%
AVERAGE PRICE	\$1,500,446	\$1,586,152	5.7%
DAYS ON MARKET	202	194	-3.8%

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## New Canaan

### Co-op & Condo

	2019	2020	% CHANGE
# OF SALES	8	8	0.0%
SALES VOLUME	\$6,620,000	\$5,198,500	-21.5%
MEDIAN PRICE	\$827,500	\$726,250	-12.2%
AVERAGE PRICE	\$827,500	\$649,813	-21.5%
DAYS ON MARKET	160	221	38.4%

## Newtown SF

	2019	2020	% CHANGE
# OF SALES	109	100	-8.3%
SALES VOLUME	\$45,216,790	\$43,027,350	-4.8%
MEDIAN PRICE	\$388,000	\$432,000	11.3%
AVERAGE PRICE	\$414,833	\$430,274	3.7%
DAYS ON MARKET	91	84	-7.9%

## Norwalk SF

	2019	2020	% CHANGE
# OF SALES	163	125	-23.3%
SALES VOLUME	\$80,324,378	\$66,565,600	-17.1%
MEDIAN PRICE	\$440,000	\$485,000	10.2%
AVERAGE PRICE	\$492,788	\$532,525	8.1%
DAYS ON MARKET	71	73	2.2%

## Norwalk

### Co-op & Condo

	2019	2020	% CHANGE
# OF SALES	77	58	-24.7%
SALES VOLUME	\$21,169,603	\$14,625,365	-30.9%
MEDIAN PRICE	\$260,000	\$240,000	-7.7%
AVERAGE PRICE	\$274,930	\$252,161	-8.3%
DAYS ON MARKET	58	67	14.8%

## Ridgefield SF

	2019	2020	% CHANGE
# OF SALES	99	86	-13.1%
SALES VOLUME	\$68,113,032	\$68,823,900	1.0%
MEDIAN PRICE	\$635,000	\$642,250	1.1%
AVERAGE PRICE	\$688,010	\$800,278	16.3%
DAYS ON MARKET	93	105	12.6%

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## Ridgefield

### Co-op & Condo

	2019	2020	% CHANGE
# OF SALES	18	12	-33.3%
SALES VOLUME	\$5,919,900	\$3,924,944	-33.7%
MEDIAN PRICE	\$234,000	\$355,000	51.7%
AVERAGE PRICE	\$328,883	\$327,079	-0.5%
DAYS ON MARKET	64	110	73.0%

## Rowayton SF

	2019	2020	% CHANGE
# OF SALES	24	19	-20.8%
SALES VOLUME	\$30,042,500	\$22,067,500	-26.5%
MEDIAN PRICE	\$1,256,250	\$1,187,500	-5.5%
AVERAGE PRICE	\$1,251,771	\$1,161,447	-7.2%
DAYS ON MARKET	118	137	16.2%

## Southport SF

	2019	2020	% CHANGE
# OF SALES	15	31	106.7%
SALES VOLUME	\$14,964,000	\$37,260,000	149.0%
MEDIAN PRICE	\$830,000	\$770,000	-7.2%
AVERAGE PRICE	\$997,600	\$1,201,935	20.5%
DAYS ON MARKET	91	113	24.4%

## Stamford SF

	2019	2020	% CHANGE
# OF SALES	193	165	-14.5%
SALES VOLUME	\$130,527,800	\$102,592,116	-21.4%
MEDIAN PRICE	\$625,000	\$560,000	-10.4%
AVERAGE PRICE	\$676,310	\$621,770	-8.1%
DAYS ON MARKET	77	85	10.3%

## Stamford

### Co-op & Condo

	2019	2020	% CHANGE
# OF SALES	160	122	-23.8%
SALES VOLUME	\$52,576,250	\$45,619,346	-13.2%
MEDIAN PRICE	\$284,000	\$322,500	13.6%
AVERAGE PRICE	\$328,602	\$373,929	13.8%
DAYS ON MARKET	72	78	7.9%

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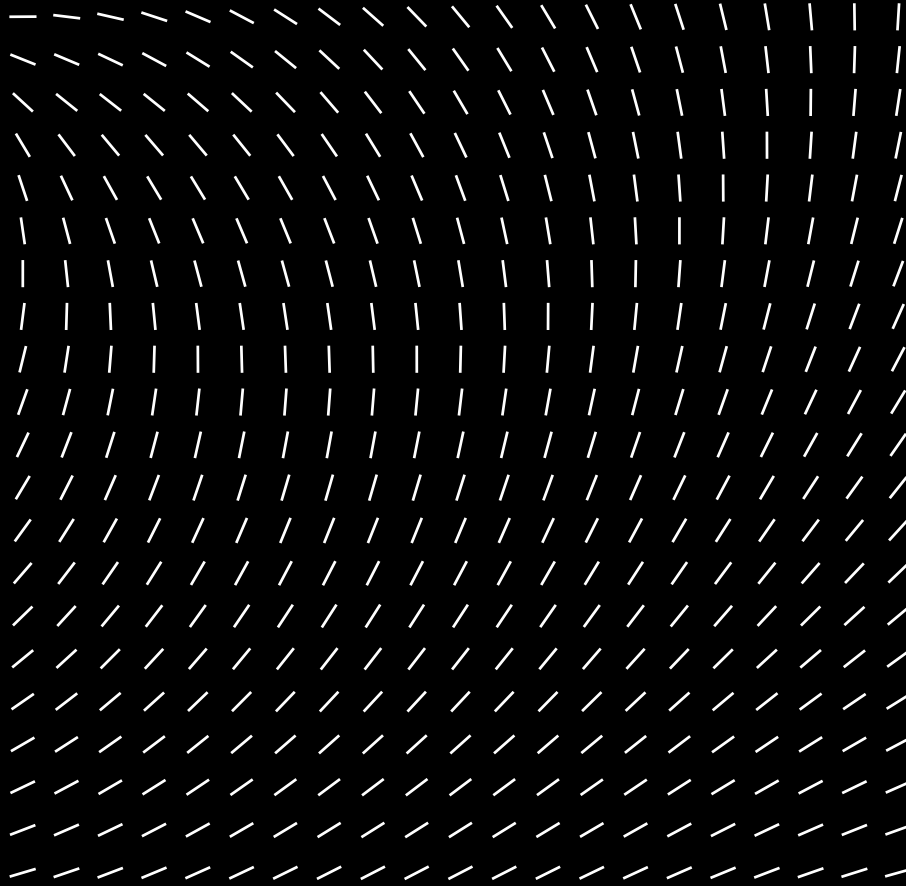
Weston SF	2019	2020	% CHANGE
# OF SALES	33	63	90.9%
SALES VOLUME	\$28,845,700	\$55,849,833	93.6%
MEDIAN PRICE	\$830,000	\$720,000	-13.3%
AVERAGE PRICE	\$874,112	\$886,505	1.4%
DAYS ON MARKET	118	141	19.1%

Westport SF	2018	2019	% CHANGE
# OF SALES	113	119	5.3%
SALES VOLUME	\$160,101,882	\$163,031,909	1.8%
MEDIAN PRICE	\$1,275,000	\$1,190,000	-6.7%
AVERAGE PRICE	\$1,416,831	\$1,370,016	-3.3%
DAYS ON MARKET	115	118	2.5%

Westport Co-op & Condo	2019	2020	% CHANGE
# OF SALES	11	6	-45.5%
SALES VOLUME	\$4,693,776	\$3,072,000	-34.6%
MEDIAN PRICE	\$410,000	\$540,500	31.8%
AVERAGE PRICE	\$426,707	\$512,000	20.0%
DAYS ON MARKET	97	128	32.9%

Wilton SF	2019	2020	% CHANGE
# OF SALES	58	66	13.8%
SALES VOLUME	\$44,972,488	\$57,278,300	27.4%
MEDIAN PRICE	\$747,500	\$770,000	3.0%
AVERAGE PRICE	\$774,388	\$867,853	11.9%
DAYS ON MARKET	100	151	50.4%

Wilton Co-op & Condo	2019	2020	% CHANGE
# OF SALES	5	7	40.0%
SALES VOLUME	\$1,756,000	\$2,478,000	41.4%
MEDIAN PRICE	\$328,000	\$230,000	-29.9%
AVERAGE PRICE	\$351,200	\$354,000	0.8%
DAYS ON MARKET	78	53	-31.9%



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