

COMPASS

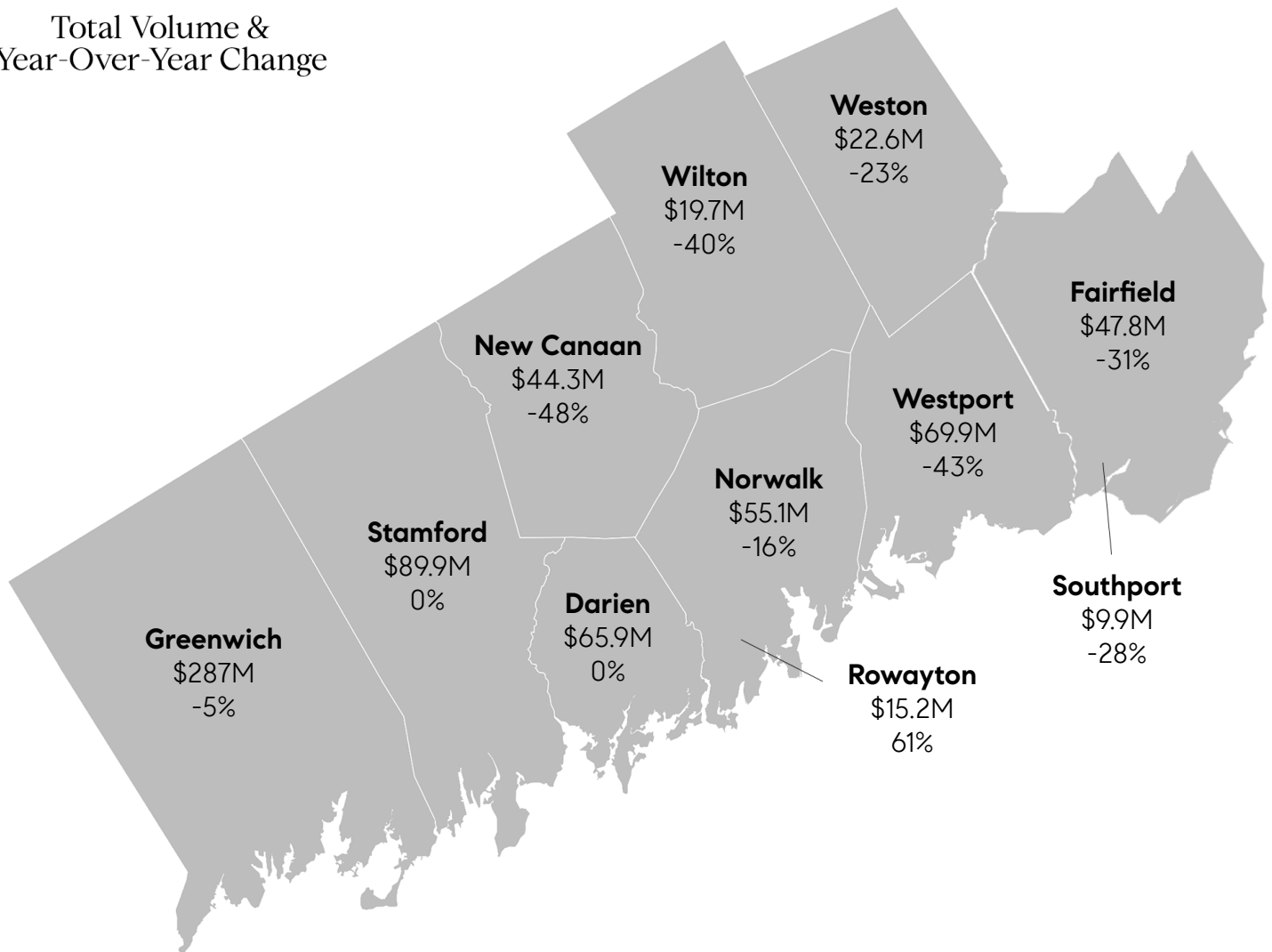
Lower Fairfield County Market Insights

DECEMBER 2021

Lower Fairfield County Market Insights

DECEMBER 2021

Total Volume &
Year-Over-Year Change



Darien

DECEMBER 2021

NEW LISTINGS

5	-74%	\$2.1M	24%	\$1.2M	-14%
Total Properties	Decrease From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Decrease From Dec 2020

UNDER CONTRACT

15	-40%	\$2.0M	26%	\$1.3M	7%
Total Properties	Decrease From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Increase From Dec 2020

UNITS SOLD

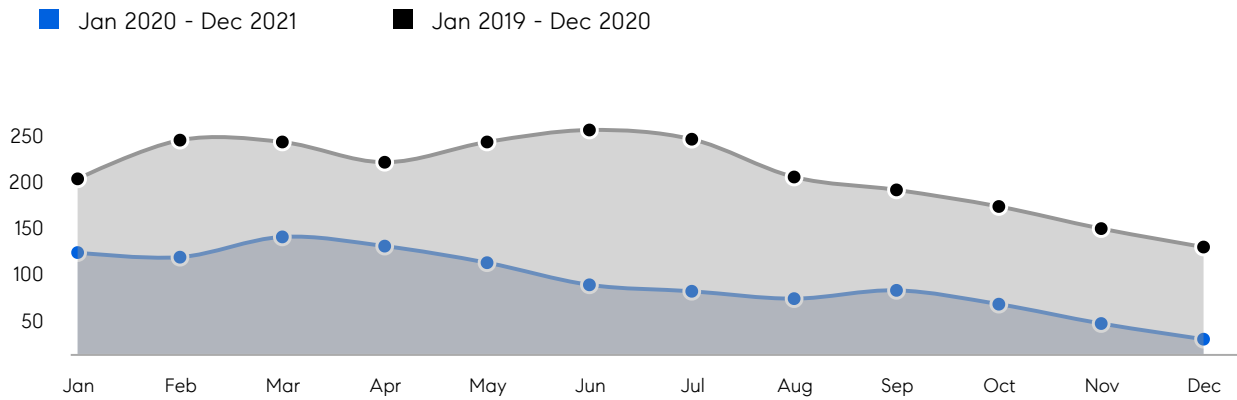
33	-13%	\$1.9M	15%	\$1.7M	23%
Total Properties	Decrease From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Increase From Dec 2020

		Dec 2021	Dec 2020	% Change
Overall	AVERAGE DOM	84	105	-20%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$1,999,697	\$1,743,016	14.7%
	# OF CONTRACTS	15	25	-40.0%
	NEW LISTINGS	5	19	-74%
Houses	AVERAGE DOM	89	108	-18%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$2,102,683	\$1,778,183	5%
	# OF CONTRACTS	15	25	-40%
	NEW LISTINGS	5	19	-74%
Condo/Co-op/TH	AVERAGE DOM	39	53	-26%
	% OF ASKING PRICE	102%	96%	
	AVERAGE SOLD PRICE	\$969,833	\$1,110,000	-13%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

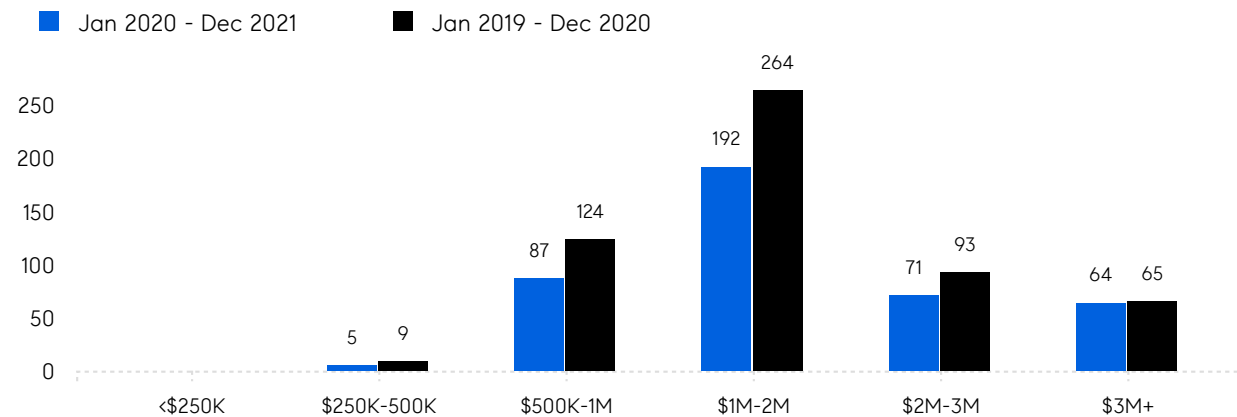
Darien

DECEMBER 2021

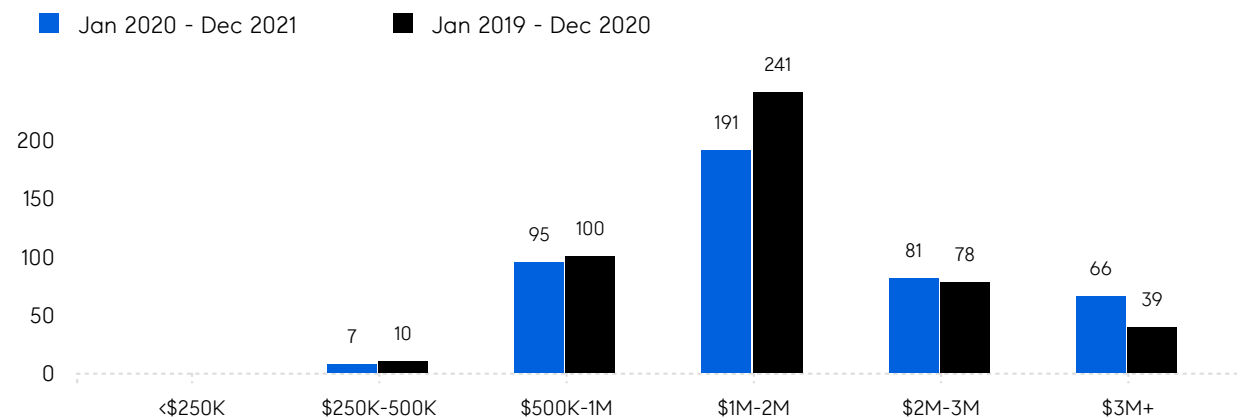
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Darien

DECEMBER 2021

		Dec 2021	Dec 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	8	11	-27.3%
	SOLD VOLUME	\$6,393,500	\$8,368,400	-23.6%
	AVERAGE PRICE	\$799,188	\$760,764	5%
\$1M-2M	# OF SALES	13	14	-7.1%
	SOLD VOLUME	\$20,134,500	\$19,733,000	2.0%
	AVERAGE PRICE	\$1,548,808	\$1,409,500	10%
\$2M-3M	# OF SALES	4	11	-63.6%
	SOLD VOLUME	\$9,780,000	\$25,256,500	-61.3%
	AVERAGE PRICE	\$2,445,000	\$2,296,045	6%
\$3M+	# OF SALES	8	2	300.0%
	SOLD VOLUME	\$29,682,000	\$12,876,700	130.5%
	AVERAGE PRICE	\$3,710,250	\$6,438,350	-42%

Fairfield

DECEMBER 2021

NEW LISTINGS

33	-39%	\$855K	-6%	\$649K	4%
Total Properties	Decrease From Dec 2020	Average Price	Decrease From Dec 2020	Median Price	Increase From Dec 2020

UNDER CONTRACT

43	-41%	\$918K	13%	\$799K	19%
Total Properties	Decrease From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Increase From Dec 2020

UNITS SOLD

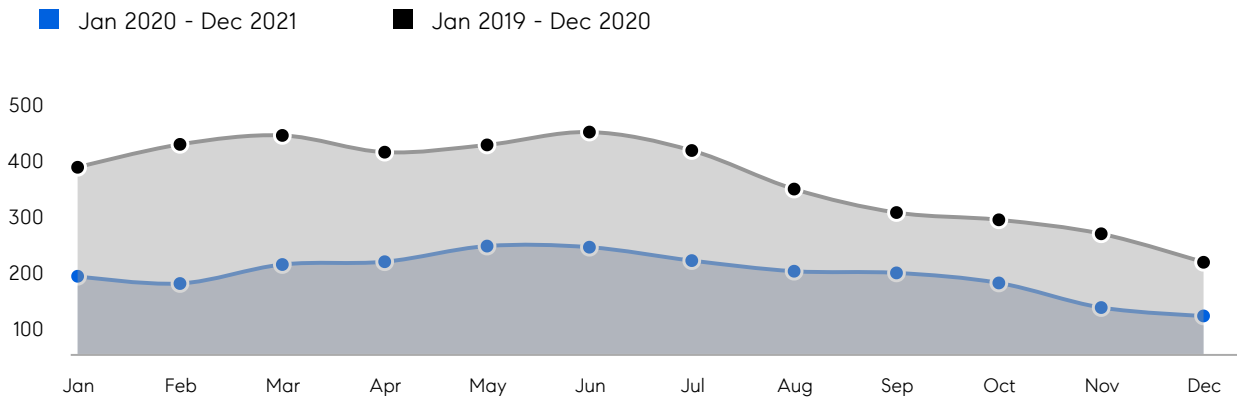
63	-28%	\$758K	-4%	\$649K	-6%
Total Properties	Decrease From Dec 2020	Average Price	Decrease From Dec 2020	Median Price	Decrease From Dec 2020

		Dec 2021	Dec 2020	% Change
Overall	AVERAGE DOM	49	66	-26%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$758,862	\$790,824	-4.0%
	# OF CONTRACTS	43	73	-41.1%
	NEW LISTINGS	33	54	-39%
Houses	AVERAGE DOM	47	67	-30%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$789,629	\$830,603	5%
	# OF CONTRACTS	35	66	-47%
	NEW LISTINGS	31	49	-37%
Condo/Co-op/TH	AVERAGE DOM	73	56	30%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$466,583	\$446,072	5%
	# OF CONTRACTS	8	7	14%
	NEW LISTINGS	2	5	-60%

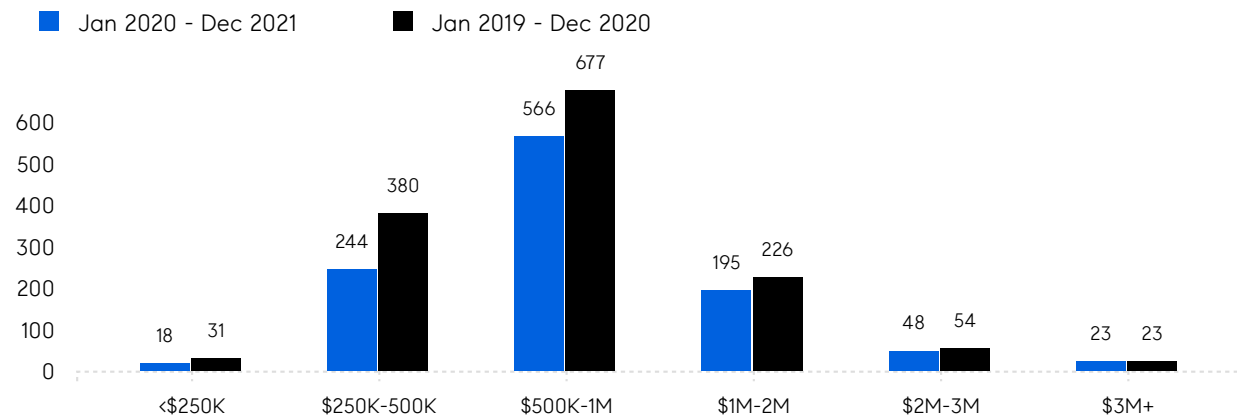
Fairfield

DECEMBER 2021

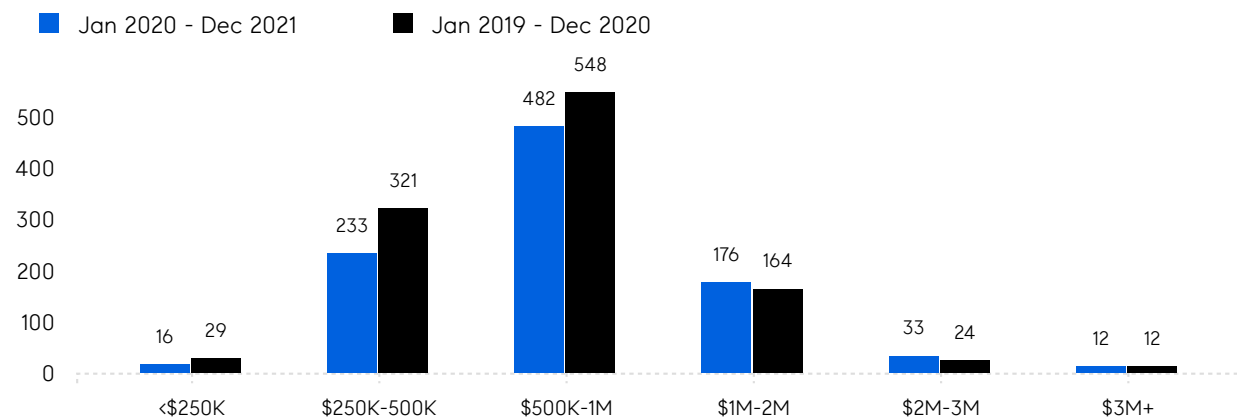
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Fairfield

DECEMBER 2021

		Dec 2021	Dec 2020	% Change
Under \$250K	# OF SALES	1	2	-50.0%
	SOLD VOLUME	\$195,000	\$482,000	-59.5%
	AVERAGE PRICE	\$195,000	\$241,000	-19%
\$250K-500K	# OF SALES	16	18	-11.1%
	SOLD VOLUME	\$6,636,527	\$7,392,150	-10.2%
	AVERAGE PRICE	\$414,783	\$410,675	1%
\$500K-1M	# OF SALES	35	52	-32.7%
	SOLD VOLUME	\$24,671,900	\$36,613,500	-32.6%
	AVERAGE PRICE	\$704,911	\$704,106	0%
\$1M-2M	# OF SALES	10	12	-16.7%
	SOLD VOLUME	\$13,554,900	\$17,114,000	-20.8%
	AVERAGE PRICE	\$1,355,490	\$1,426,167	-5%
\$2M-3M	# OF SALES	1	3	-66.7%
	SOLD VOLUME	\$2,750,000	\$7,200,000	-61.8%
	AVERAGE PRICE	\$2,750,000	\$2,400,000	15%
\$3M+	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-

Greater Greenwich

DECEMBER 2021

NEW LISTINGS

40	-22%	\$2.3M	0%	\$1.7M	4%
Total Properties	Decrease From Dec 2020	Average Price	Change From Dec 2020	Median Price	Increase From Dec 2020

UNDER CONTRACT

52	-50%	\$2.6M	13%	\$2.0M	4%
Total Properties	Decrease From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Increase From Dec 2020

UNITS SOLD

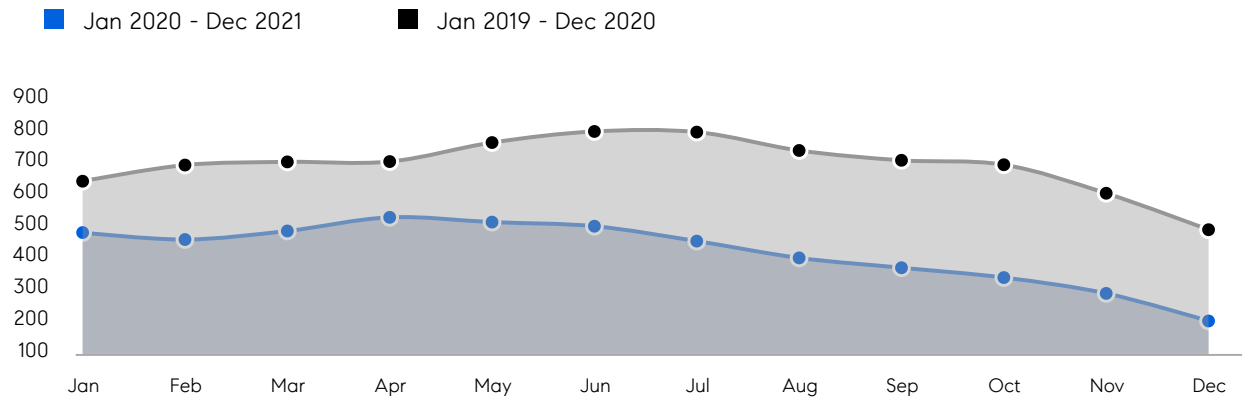
95	-22%	\$3.0M	22%	\$1.9M	7%
Total Properties	Decrease From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Increase From Dec 2020

		Dec 2021	Dec 2020	% Change
Overall	AVERAGE DOM	108	146	-26%
	% OF ASKING PRICE	98%	96%	
	AVERAGE SOLD PRICE	\$3,025,506	\$2,472,012	22.4%
	# OF CONTRACTS	52	104	-50.0%
	NEW LISTINGS	40	51	-22%
Houses	AVERAGE DOM	108	133	-19%
	% OF ASKING PRICE	98%	96%	
	AVERAGE SOLD PRICE	\$3,441,618	\$2,794,272	5%
	# OF CONTRACTS	40	83	-52%
	NEW LISTINGS	27	35	-23%
Condo/Co-op/TH	AVERAGE DOM	109	183	-40%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	\$1,245,472	\$1,526,020	-18%
	# OF CONTRACTS	12	21	-43%
	NEW LISTINGS	13	16	-19%

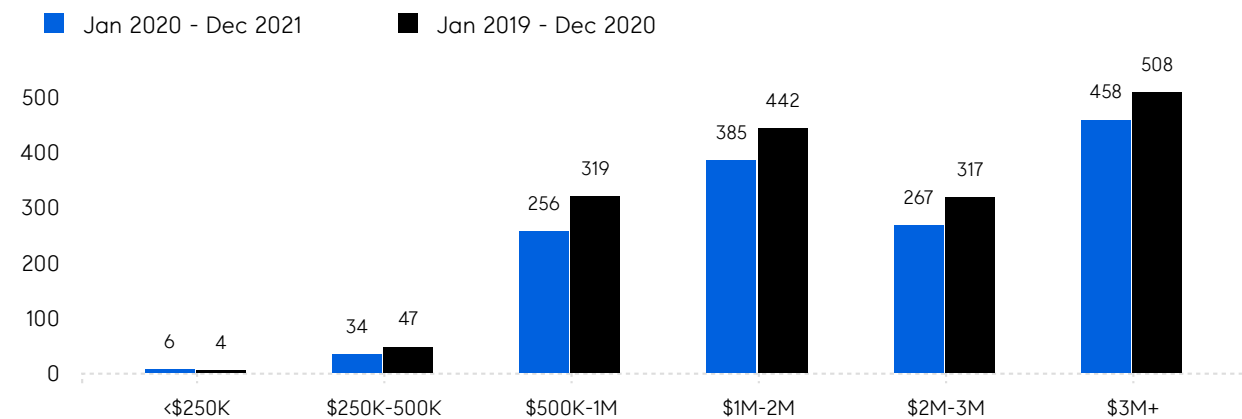
Greater Greenwich

DECEMBER 2021

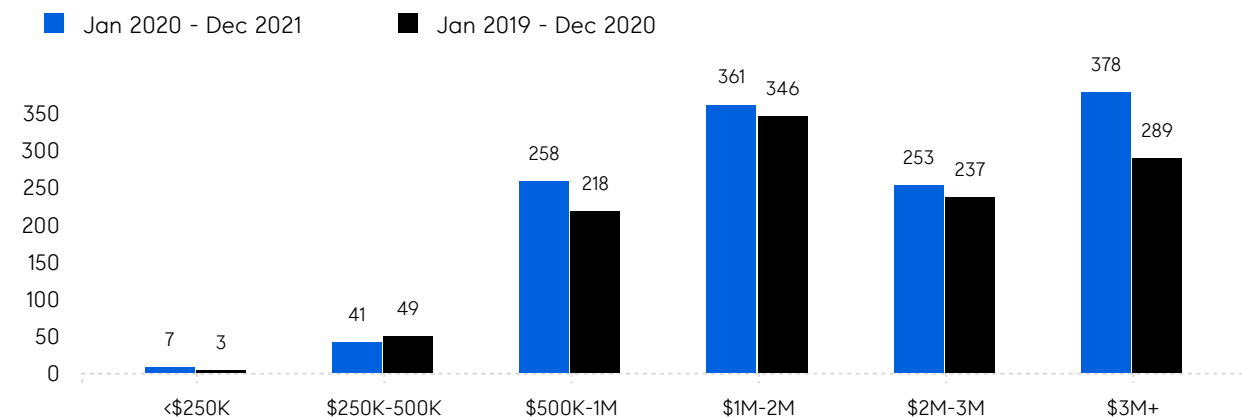
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Greater Greenwich

DECEMBER 2021

		Dec 2021	Dec 2020	% Change
Under \$250K	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-
\$250K-500K	# OF SALES	2	3	-33.3%
	SOLD VOLUME	\$771,000	\$1,177,000	-34.5%
	AVERAGE PRICE	\$385,500	\$392,333	-2%
\$500K-1M	# OF SALES	19	30	-36.7%
	SOLD VOLUME	\$14,621,100	\$22,731,625	-35.7%
	AVERAGE PRICE	\$769,532	\$757,721	2%
\$1M-2M	# OF SALES	28	33	-15.2%
	SOLD VOLUME	\$40,614,000	\$49,405,500	-17.8%
	AVERAGE PRICE	\$1,450,500	\$1,497,136	-3%
\$2M-3M	# OF SALES	23	24	-4.2%
	SOLD VOLUME	\$54,884,000	\$58,043,518	-5.4%
	AVERAGE PRICE	\$2,386,261	\$2,418,480	-1%
\$3M+	# OF SALES	23	32	-28.1%
	SOLD VOLUME	\$176,533,000	\$170,227,777	3.7%
	AVERAGE PRICE	\$7,675,348	\$5,319,618	44%

New Canaan

DECEMBER 2021

NEW LISTINGS

13	-77%	\$3.3M	70%	\$2.7M	65%
Total Properties	Decrease From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Increase From Dec 2020

UNDER CONTRACT

16	-64%	\$2.1M	25%	\$2.1M	50%
Total Properties	Decrease From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Increase From Dec 2020

UNITS SOLD

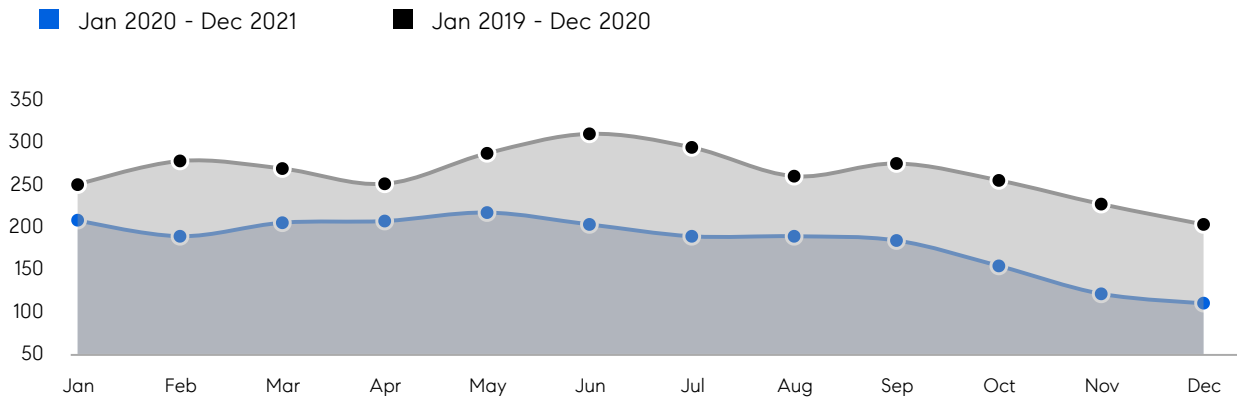
26	-53%	\$1.7M	11%	\$1.3M	-1%
Total Properties	Decrease From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Decrease From Dec 2020

		Dec 2021	Dec 2020	% Change
Overall	AVERAGE DOM	82	107	-23%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$1,705,481	\$1,543,380	10.5%
	# OF CONTRACTS	16	45	-64.4%
	NEW LISTINGS	13	56	-77%
Houses	AVERAGE DOM	60	117	-49%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$1,963,176	\$1,688,191	5%
	# OF CONTRACTS	11	35	-69%
	NEW LISTINGS	11	12	-8%
Condo/Co-op/TH	AVERAGE DOM	122	50	144%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$1,218,722	\$692,609	76%
	# OF CONTRACTS	5	10	-50%
	NEW LISTINGS	2	44	-95%

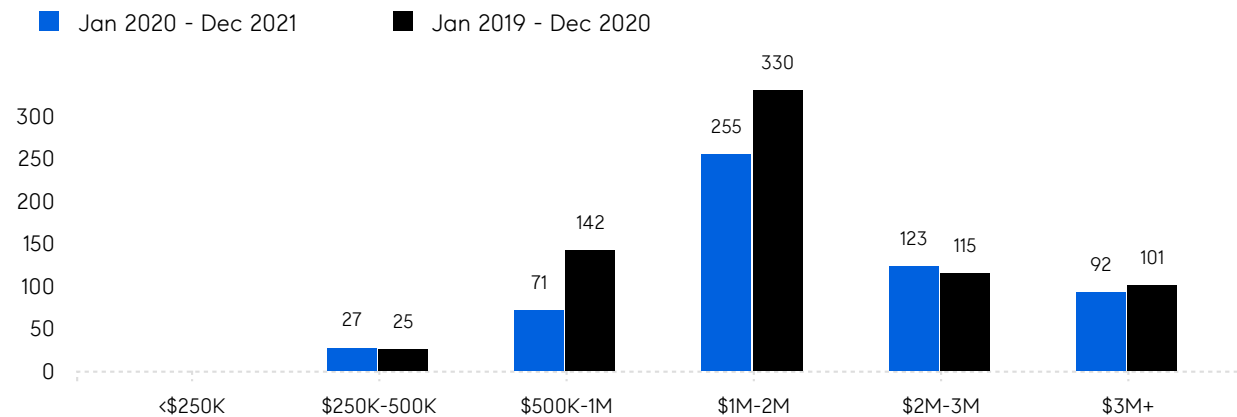
New Canaan

DECEMBER 2021

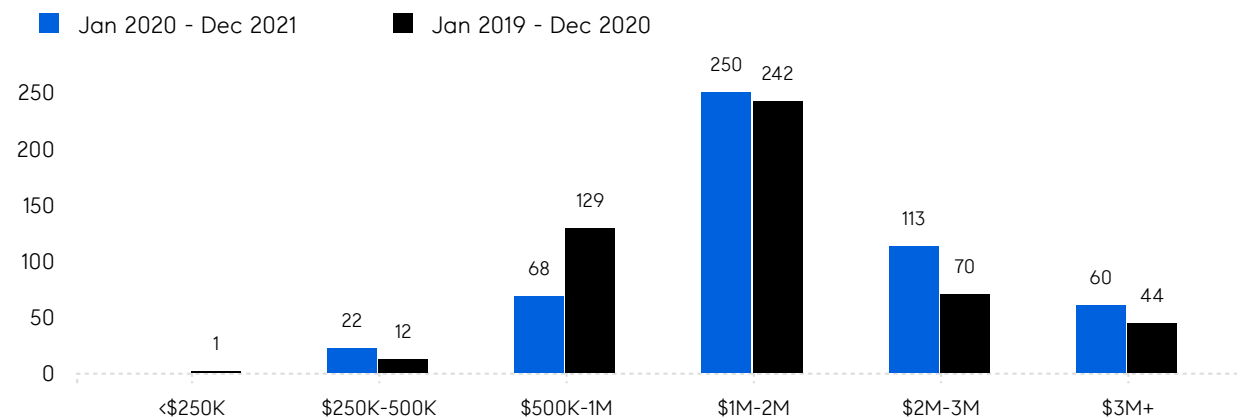
Monthly Inventory



Listings By Price Range



Contracts By Price Range



New Canaan

DECEMBER 2021

		Dec 2021	Dec 2020	% Change
Under \$250K	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-
\$250K-500K	# OF SALES	2	1	100.0%
	SOLD VOLUME	\$754,000	\$325,000	132.0%
	AVERAGE PRICE	\$377,000	\$325,000	16%
\$500K-1M	# OF SALES	4	12	-66.7%
	SOLD VOLUME	\$3,363,500	\$8,700,875	-61.3%
	AVERAGE PRICE	\$840,875	\$725,073	16%
\$1M-2M	# OF SALES	14	31	-54.8%
	SOLD VOLUME	\$20,640,000	\$45,152,500	-54.3%
	AVERAGE PRICE	\$1,474,286	\$1,456,532	1%
\$2M-3M	# OF SALES	2	7	-71.4%
	SOLD VOLUME	\$5,650,000	\$16,112,500	-64.9%
	AVERAGE PRICE	\$2,825,000	\$2,301,786	23%
\$3M+	# OF SALES	4	4	0.0%
	SOLD VOLUME	\$13,935,000	\$14,595,000	-4.5%
	AVERAGE PRICE	\$3,483,750	\$3,648,750	-5%

Norwalk

DECEMBER 2021

NEW LISTINGS

51	11%	\$577K	21%	\$429K	-1%
Total Properties	Increase From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Change From Dec 2020

UNDER CONTRACT

78	-11%	\$519K	9%	\$439K	2%
Total Properties	Decrease From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Increase From Dec 2020

UNITS SOLD

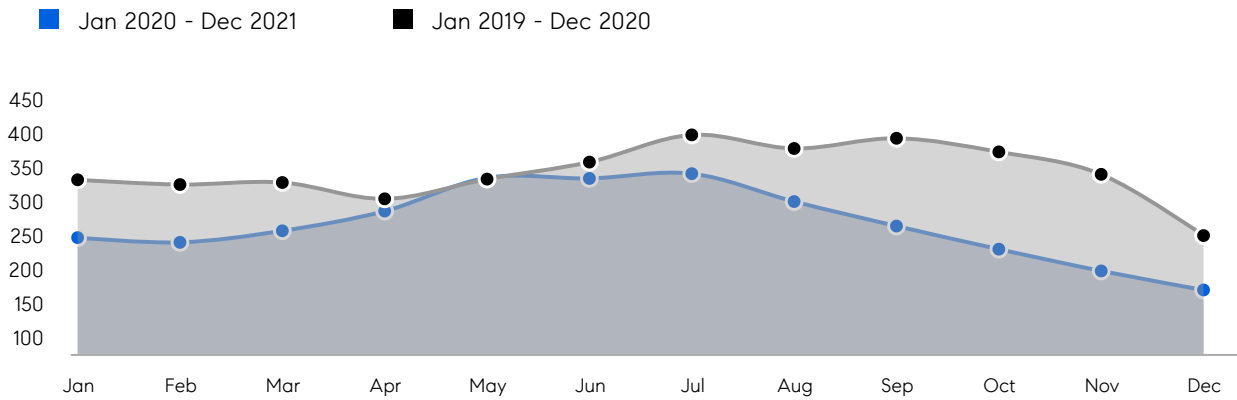
111	-16%	\$496K	0%	\$455K	5%
Total Properties	Decrease From Dec 2020	Average Price	Change From Dec 2020	Median Price	Increase From Dec 2020

		Dec 2021	Dec 2020	% Change
Overall	AVERAGE DOM	51	63	-19%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$496,700	\$497,710	-0.2%
	# OF CONTRACTS	78	88	-11.4%
	NEW LISTINGS	51	46	11%
Houses	AVERAGE DOM	48	62	-23%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$629,967	\$645,110	5%
	# OF CONTRACTS	47	53	-11%
	NEW LISTINGS	23	27	-15%
Condo/Co-op/TH	AVERAGE DOM	55	64	-14%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$315,231	\$291,350	8%
	# OF CONTRACTS	31	35	-11%
	NEW LISTINGS	28	19	47%

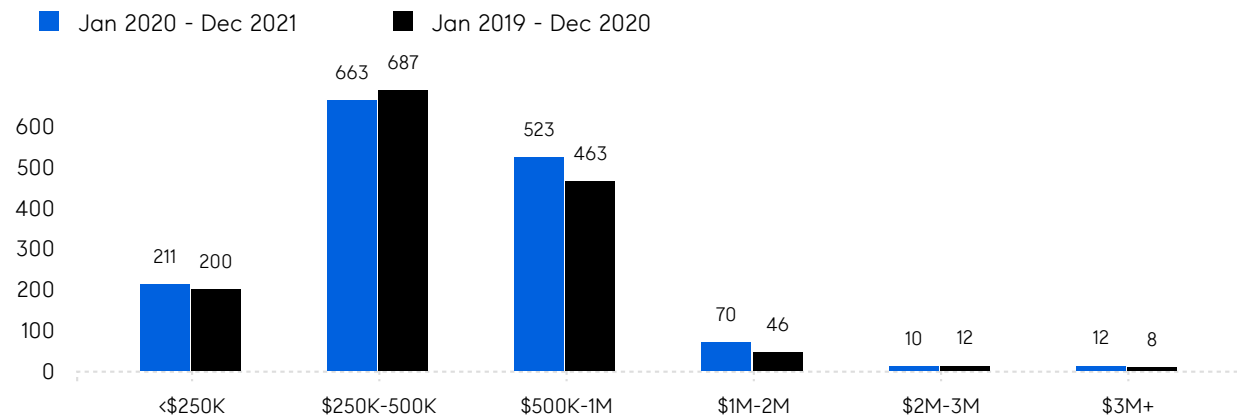
Norwalk

DECEMBER 2021

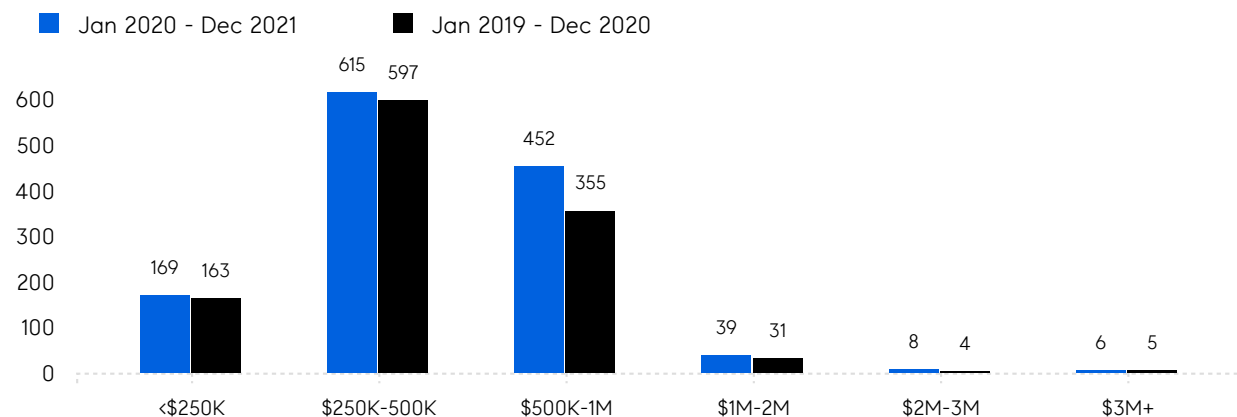
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Norwalk

DECEMBER 2021

		Dec 2021	Dec 2020	% Change
Under \$250K	# OF SALES	15	23	-34.8%
	SOLD VOLUME	\$3,111,500	\$4,742,463	-34.4%
	AVERAGE PRICE	\$207,433	\$206,194	1%
\$250K-500K	# OF SALES	53	59	-10.2%
	SOLD VOLUME	\$20,253,963	\$21,899,300	-7.5%
	AVERAGE PRICE	\$382,150	\$371,175	3%
\$500K-1M	# OF SALES	41	43	-4.7%
	SOLD VOLUME	\$27,267,039	\$27,571,965	-1.1%
	AVERAGE PRICE	\$665,050	\$641,208	4%
\$1M-2M	# OF SALES	1	5	-80.0%
	SOLD VOLUME	\$1,006,231	\$6,619,000	-84.8%
	AVERAGE PRICE	\$1,006,231	\$1,323,800	-24%
\$2M-3M	# OF SALES	0	2	0.0%
	SOLD VOLUME	-	\$4,865,000	-
	AVERAGE PRICE	-	\$2,432,500	-
\$3M+	# OF SALES	1	0	0.0%
	SOLD VOLUME	\$3,495,000	-	-
	AVERAGE PRICE	\$3,495,000	-	-

Rowayton

DECEMBER 2021

NEW LISTINGS

1	-50%	\$1.2M	-22%	\$1.2M	-22%
Total Properties	Decrease From Dec 2020	Average Price	Decrease From Dec 2020	Median Price	Decrease From Dec 2020

UNDER CONTRACT

3	-67%	\$2.9M	90%	\$2.1M	29%
Total Properties	Decrease From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Increase From Dec 2020

UNITS SOLD

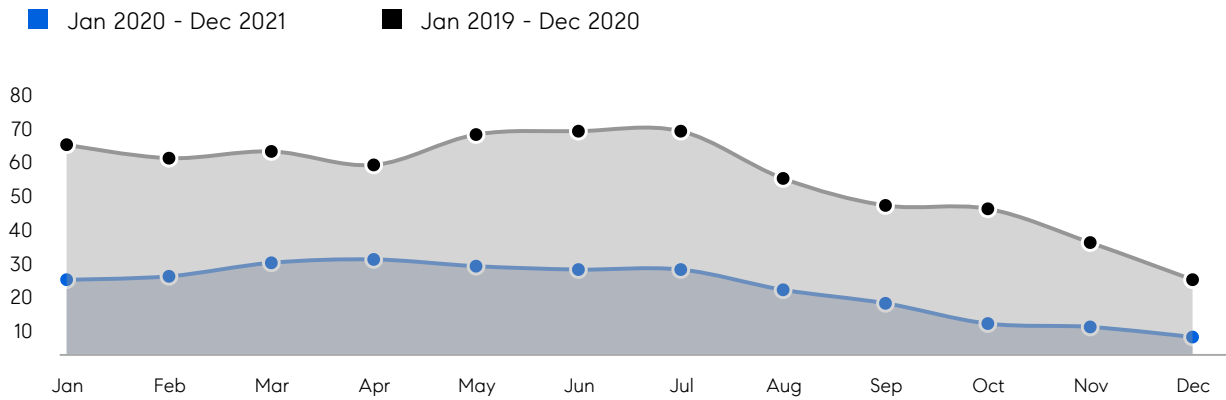
5	-29%	\$3.0M	125%	\$3.1M	121%
Total Properties	Decrease From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Increase From Dec 2020

		Dec 2021	Dec 2020	% Change
Overall	AVERAGE DOM	94	63	49%
	% OF ASKING PRICE	96%	96%	
	AVERAGE SOLD PRICE	\$3,057,375	\$1,360,345	124.7%
	# OF CONTRACTS	3	9	-66.7%
	NEW LISTINGS	1	2	-50%
Houses	AVERAGE DOM	94	63	49%
	% OF ASKING PRICE	96%	96%	
	AVERAGE SOLD PRICE	\$3,057,375	\$1,360,345	5%
	# OF CONTRACTS	3	9	-67%
	NEW LISTINGS	1	2	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

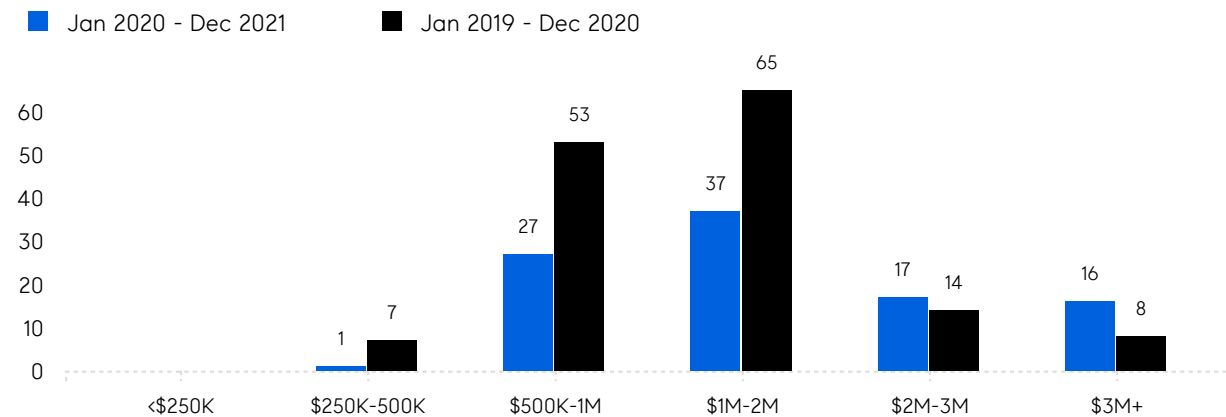
Rowayton

DECEMBER 2021

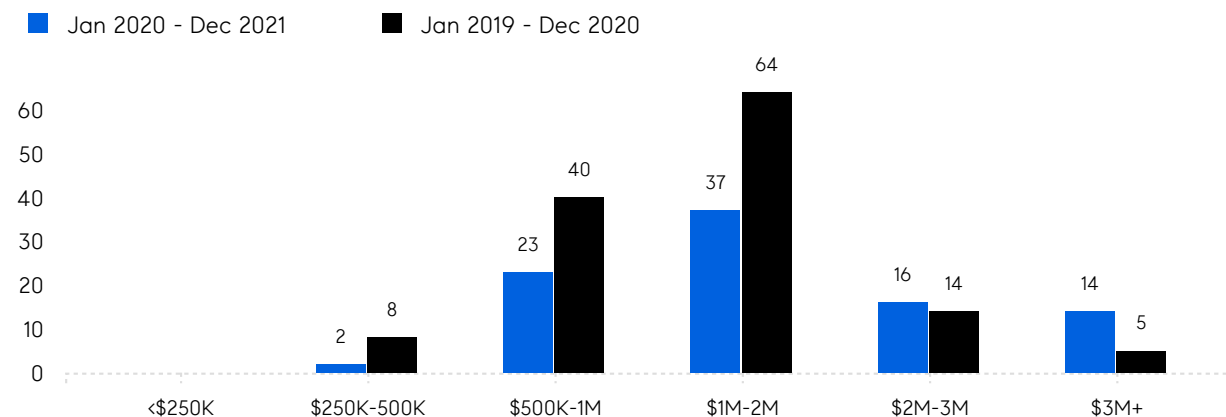
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Rowayton

DECEMBER 2021

		Dec 2021	Dec 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	1	2	-50.0%
	SOLD VOLUME	\$975,000	\$1,460,000	-33.2%
	AVERAGE PRICE	\$975,000	\$730,000	34%
\$1M-2M	# OF SALES	0	4	0.0%
	SOLD VOLUME	-	\$6,015,418	-
	AVERAGE PRICE	-	\$1,503,855	-
\$2M-3M	# OF SALES	1	1	0.0%
	SOLD VOLUME	\$2,030,000	\$2,047,000	-0.8%
	AVERAGE PRICE	\$2,030,000	\$2,047,000	-1%
\$3M+	# OF SALES	3	0	0.0%
	SOLD VOLUME	\$12,281,875	-	-
	AVERAGE PRICE	\$4,093,958	-	-

Southport

DECEMBER 2021

NEW LISTINGS

6	200%	\$902K	-87%	\$947K	-86%
Total Properties	Increase From Dec 2020	Average Price	Decrease From Dec 2020	Median Price	Decrease From Dec 2020

UNDER CONTRACT

4	-60%	\$715K	-48%	\$709K	-40%
Total Properties	Decrease From Dec 2020	Average Price	Decrease From Dec 2020	Median Price	Decrease From Dec 2020

UNITS SOLD

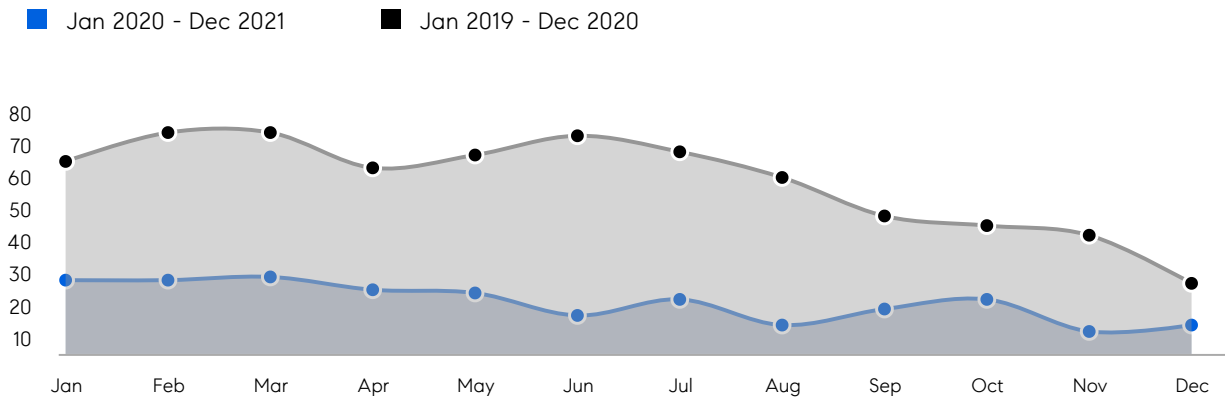
5	-44%	\$1.9M	29%	\$790K	-56%
Total Properties	Decrease From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Decrease From Dec 2020

		Dec 2021	Dec 2020	% Change
Overall	AVERAGE DOM	25	161	-84%
	% OF ASKING PRICE	104%	97%	
	AVERAGE SOLD PRICE	\$1,980,000	\$1,531,333	29.3%
	# OF CONTRACTS	4	10	-60.0%
	NEW LISTINGS	6	2	200%
Houses	AVERAGE DOM	25	161	-84%
	% OF ASKING PRICE	105%	97%	
	AVERAGE SOLD PRICE	\$2,350,250	\$1,531,333	5%
	# OF CONTRACTS	2	9	-78%
	NEW LISTINGS	4	1	300%
Condo/Co-op/TH	AVERAGE DOM	25	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$499,000	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	2	1	100%

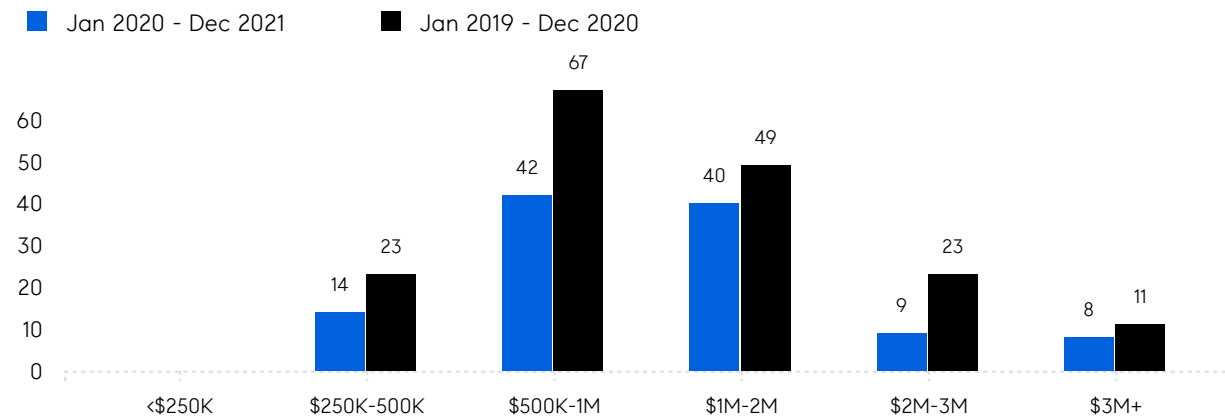
Southport

DECEMBER 2021

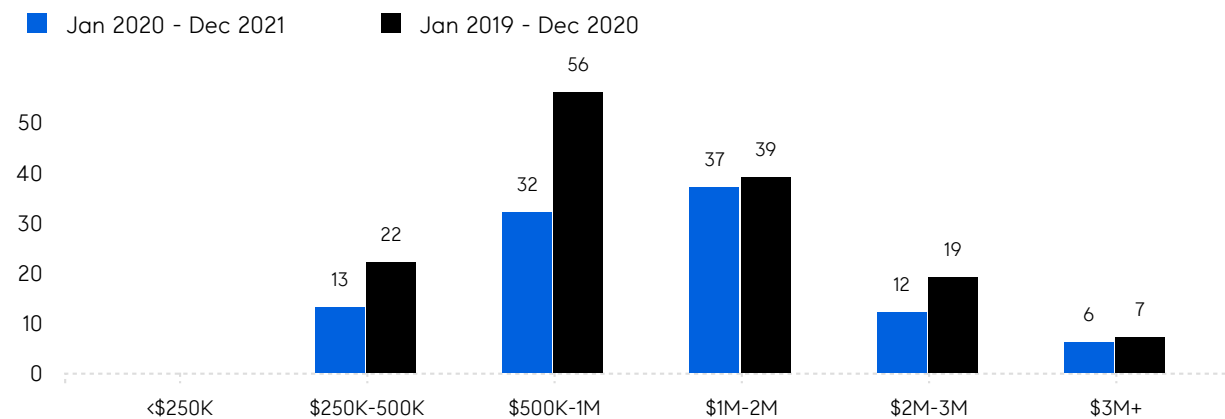
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Southport

DECEMBER 2021

		Dec 2021	Dec 2020	% Change
Under \$250K	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-
\$250K-500K	# OF SALES	2	0	0.0%
	SOLD VOLUME	\$960,000	-	-
	AVERAGE PRICE	\$480,000	-	-
\$500K-1M	# OF SALES	1	4	-75.0%
	SOLD VOLUME	\$790,000	\$3,211,000	-75.4%
	AVERAGE PRICE	\$790,000	\$802,750	-2%
\$1M-2M	# OF SALES	0	3	0.0%
	SOLD VOLUME	-	\$5,666,000	-
	AVERAGE PRICE	-	\$1,888,667	-
\$2M-3M	# OF SALES	0	2	0.0%
	SOLD VOLUME	-	\$4,905,000	-
	AVERAGE PRICE	-	\$2,452,500	-
\$3M+	# OF SALES	2	0	0.0%
	SOLD VOLUME	\$8,150,000	-	-
	AVERAGE PRICE	\$4,075,000	-	-

Stamford

DECEMBER 2021

NEW LISTINGS

69	-38%	\$559K	-7%	\$439K	-15%
Total Properties	Decrease From Dec 2020	Average Price	Decrease From Dec 2020	Median Price	Decrease From Dec 2020

UNDER CONTRACT

132	-15%	\$608K	-2%	\$529K	6%
Total Properties	Decrease From Dec 2020	Average Price	Decrease From Dec 2020	Median Price	Increase From Dec 2020

UNITS SOLD

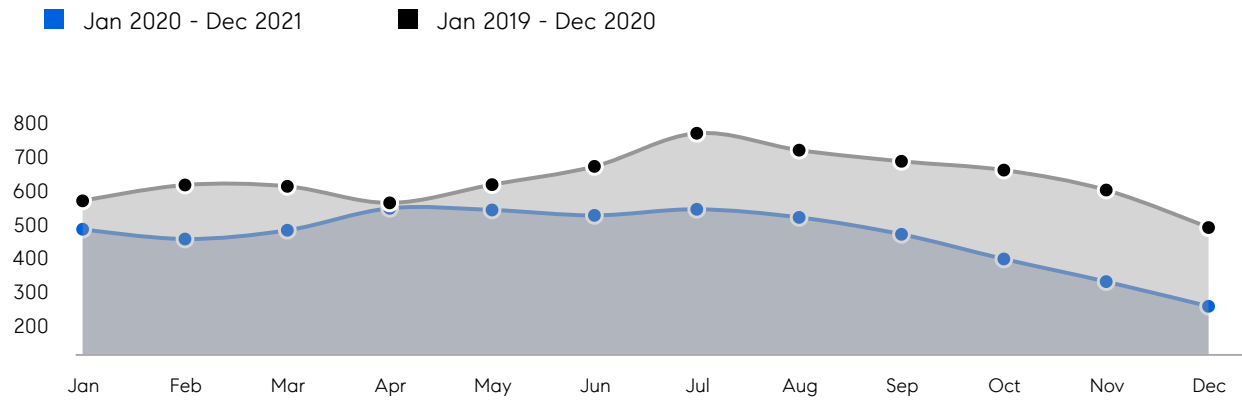
152	-1%	\$591K	0%	\$508K	-2%
Total Properties	Change From Dec 2020	Average Price	Change From Dec 2020	Median Price	Decrease From Dec 2020

		Dec 2021	Dec 2020	% Change
Overall	AVERAGE DOM	69	82	-16%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$591,766	\$589,273	0.4%
	# OF CONTRACTS	132	155	-14.8%
	NEW LISTINGS	69	112	-38%
Houses	AVERAGE DOM	64	72	-11%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$811,126	\$764,705	5%
	# OF CONTRACTS	67	91	-26%
	NEW LISTINGS	31	65	-52%
Condo/Co-op/TH	AVERAGE DOM	74	96	-23%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$378,105	\$351,764	7%
	# OF CONTRACTS	65	64	2%
	NEW LISTINGS	38	47	-19%

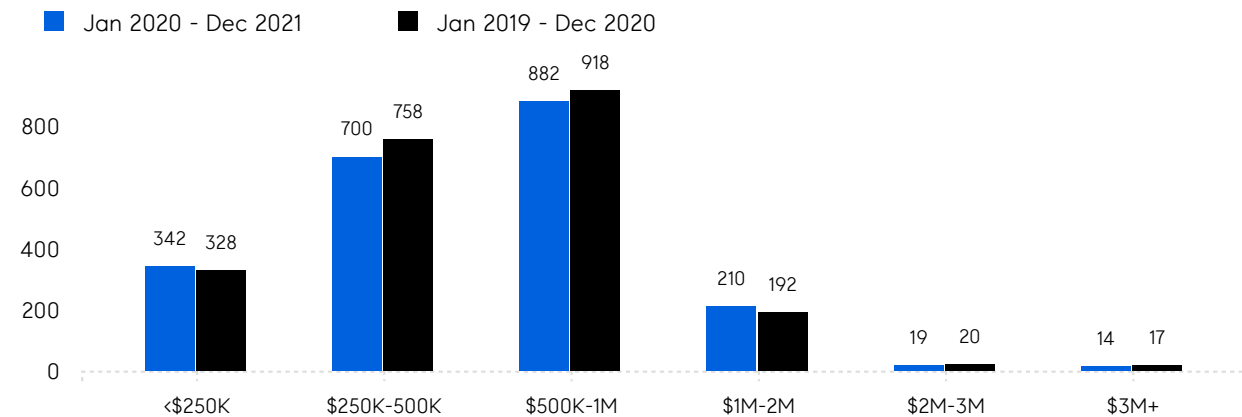
Stamford

DECEMBER 2021

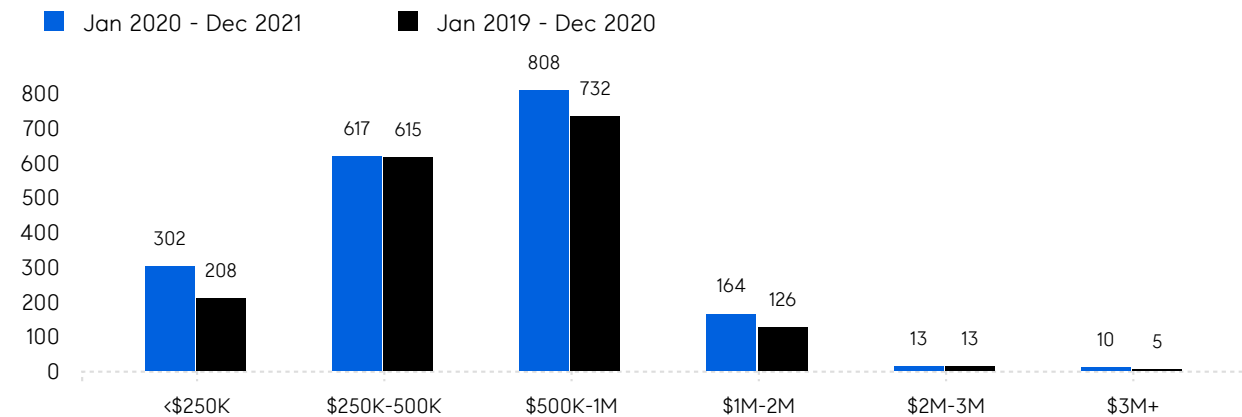
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Stamford

DECEMBER 2021

		Dec 2021	Dec 2020	% Change
Under \$250K	# OF SALES	22	21	4.8%
	SOLD VOLUME	\$4,146,900	\$4,140,500	0.2%
	AVERAGE PRICE	\$188,495	\$197,167	-4%
\$250K-500K	# OF SALES	51	52	-1.9%
	SOLD VOLUME	\$19,442,068	\$20,132,650	-3.4%
	AVERAGE PRICE	\$381,217	\$387,166	-2%
\$500K-1M	# OF SALES	63	62	1.6%
	SOLD VOLUME	\$43,031,349	\$42,453,658	1.4%
	AVERAGE PRICE	\$683,037	\$684,736	0%
\$1M-2M	# OF SALES	15	17	-11.8%
	SOLD VOLUME	\$20,638,168	\$21,386,500	-3.5%
	AVERAGE PRICE	\$1,375,878	\$1,258,029	9%
\$2M-3M	# OF SALES	1	1	0.0%
	SOLD VOLUME	\$2,690,000	\$2,045,400	31.5%
	AVERAGE PRICE	\$2,690,000	\$2,045,400	32%
\$3M+	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-

Weston

DECEMBER 2021

NEW LISTINGS

8	-43%	\$1.0M	-12%	\$882K	-18%
Total Properties	Decrease From Dec 2020	Average Price	Decrease From Dec 2020	Median Price	Decrease From Dec 2020

UNDER CONTRACT

10	-50%	\$1.3M	38%	\$1.1M	44%
Total Properties	Decrease From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Increase From Dec 2020

UNITS SOLD

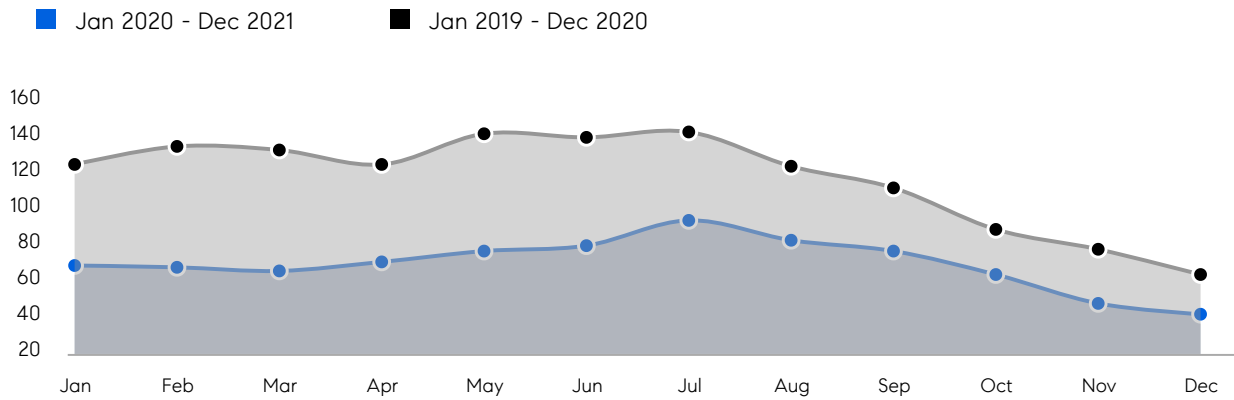
19	-32%	\$1.1M	13%	\$1.0M	16%
Total Properties	Decrease From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Increase From Dec 2020

		Dec 2021	Dec 2020	% Change
Overall	AVERAGE DOM	82	94	-13%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$1,194,719	\$1,056,286	13.1%
	# OF CONTRACTS	10	20	-50.0%
	NEW LISTINGS	8	14	-43%
Houses	AVERAGE DOM	82	94	-13%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$1,194,719	\$1,056,286	5%
	# OF CONTRACTS	10	20	-50%
	NEW LISTINGS	8	14	-43%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

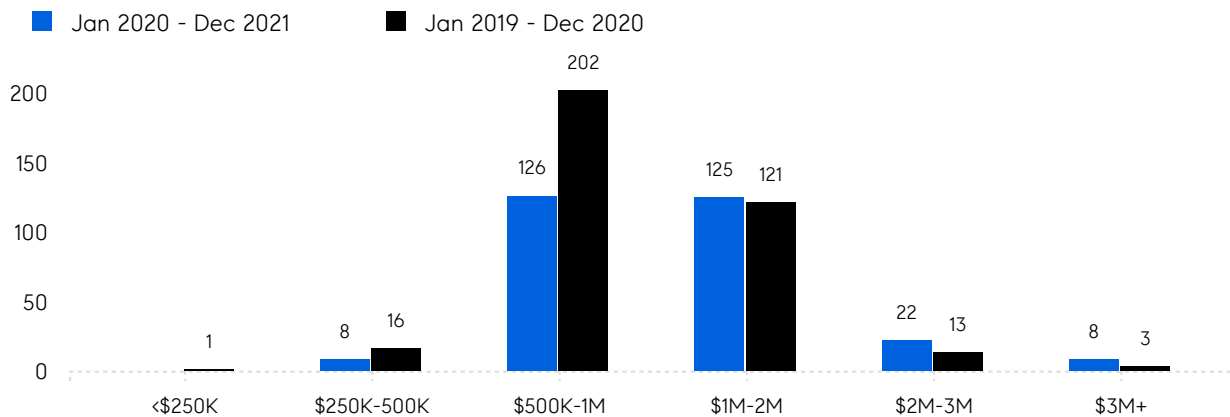
Weston

DECEMBER 2021

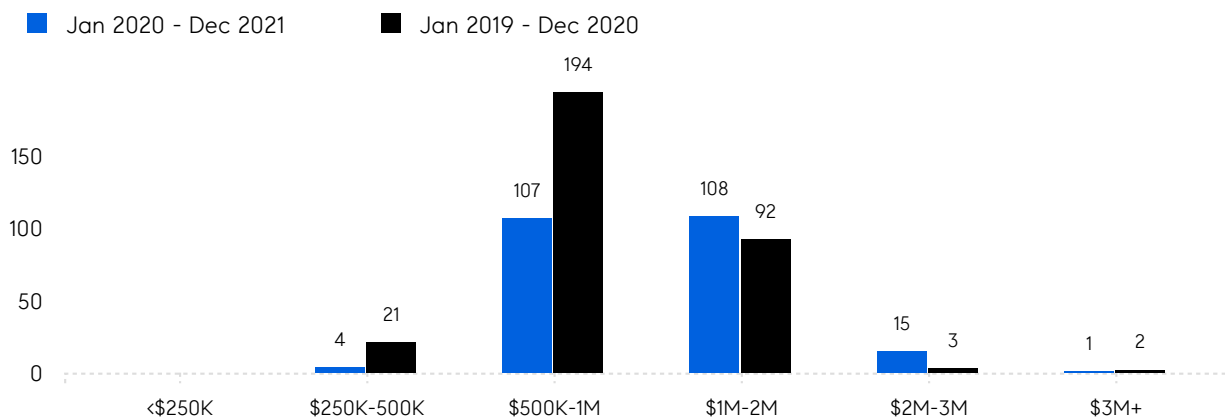
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Weston

DECEMBER 2021

		Dec 2021	Dec 2020	% Change
Under \$250K	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-
\$250K-500K	# OF SALES	1	0	0.0%
	SOLD VOLUME	\$385,000	-	-
	AVERAGE PRICE	\$385,000	-	-
\$500K-1M	# OF SALES	7	15	-53.3%
	SOLD VOLUME	\$5,540,000	\$11,142,200	-50.3%
	AVERAGE PRICE	\$791,429	\$742,813	7%
\$1M-2M	# OF SALES	9	12	-25.0%
	SOLD VOLUME	\$12,139,661	\$15,783,805	-23.1%
	AVERAGE PRICE	\$1,348,851	\$1,315,317	3%
\$2M-3M	# OF SALES	2	1	100.0%
	SOLD VOLUME	\$4,635,000	\$2,650,000	74.9%
	AVERAGE PRICE	\$2,317,500	\$2,650,000	-13%
\$3M+	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-

Westport

DECEMBER 2021

NEW LISTINGS

27	-25%	\$2.5M	-11%	\$1.7M	-39%
Total Properties	Decrease From Dec 2020	Average Price	Decrease From Dec 2020	Median Price	Decrease From Dec 2020

UNDER CONTRACT

37	-49%	\$2.2M	19%	\$2.2M	38%
Total Properties	Decrease From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Increase From Dec 2020

UNITS SOLD

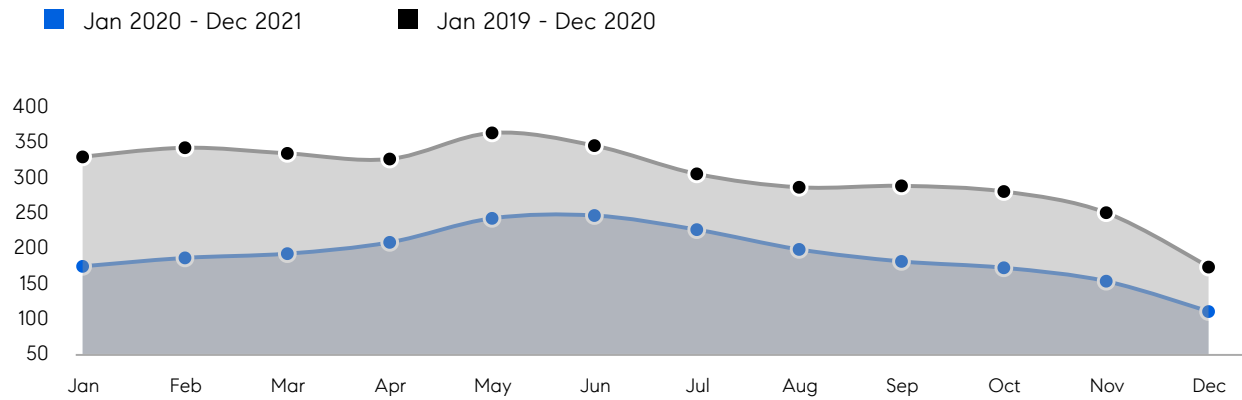
38	-51%	\$1.8M	16%	\$1.5M	14%
Total Properties	Decrease From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Increase From Dec 2020

		Dec 2021	Dec 2020	% Change
Overall	AVERAGE DOM	67	82	-18%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$1,840,839	\$1,583,741	16.2%
	# OF CONTRACTS	37	72	-48.6%
	NEW LISTINGS	27	36	-25%
Houses	AVERAGE DOM	70	74	-5%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$1,896,219	\$1,674,722	5%
	# OF CONTRACTS	37	65	-43%
	NEW LISTINGS	26	23	13%
Condo/Co-op/TH	AVERAGE DOM	20	165	-88%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$844,000	\$660,929	28%
	# OF CONTRACTS	0	7	0%
	NEW LISTINGS	1	13	-92%

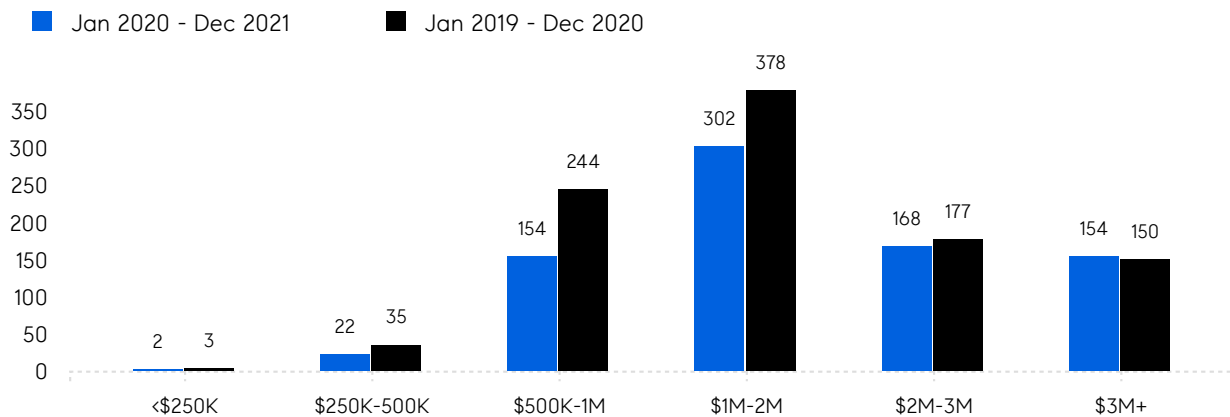
Westport

DECEMBER 2021

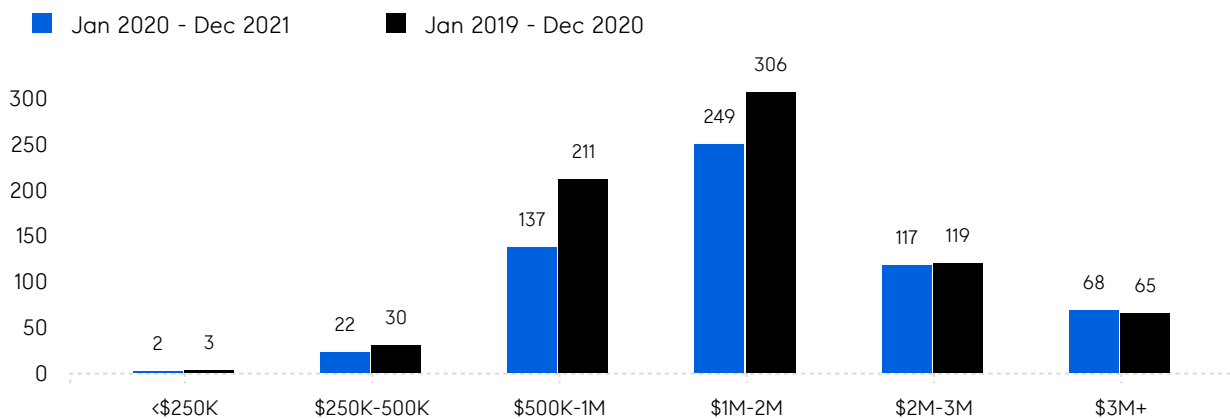
Monthly Inventory



Listings By Price Range



Contracts By Price Range



Westport

DECEMBER 2021

		Dec 2021	Dec 2020	% Change
Under \$250K	# OF SALES	0	1	0.0%
	SOLD VOLUME	-	\$156,500	-
	AVERAGE PRICE	-	\$156,500	-
\$250K-500K	# OF SALES	1	3	-66.7%
	SOLD VOLUME	\$495,000	\$1,214,000	-59.2%
	AVERAGE PRICE	\$495,000	\$404,667	22%
\$500K-1M	# OF SALES	12	23	-47.8%
	SOLD VOLUME	\$9,142,499	\$18,516,600	-50.6%
	AVERAGE PRICE	\$761,875	\$805,070	-5%
\$1M-2M	# OF SALES	8	33	-75.8%
	SOLD VOLUME	\$11,664,888	\$49,767,689	-76.6%
	AVERAGE PRICE	\$1,458,111	\$1,508,112	-3%
\$2M-3M	# OF SALES	12	11	9.1%
	SOLD VOLUME	\$28,761,500	\$26,095,000	10.2%
	AVERAGE PRICE	\$2,396,792	\$2,372,273	1%
\$3M+	# OF SALES	5	7	-28.6%
	SOLD VOLUME	\$19,888,000	\$27,782,000	-28.4%
	AVERAGE PRICE	\$3,977,600	\$3,968,857	0%

Wilton

DECEMBER 2021

NEW LISTINGS

7	-30%	\$773K	-11%	\$625K	-22%
Total Properties	Decrease From Dec 2020	Average Price	Decrease From Dec 2020	Median Price	Decrease From Dec 2020

UNDER CONTRACT

25	9%	\$1.0M	31%	\$995K	33%
Total Properties	Increase From Dec 2020	Average Price	Increase From Dec 2020	Median Price	Increase From Dec 2020

UNITS SOLD

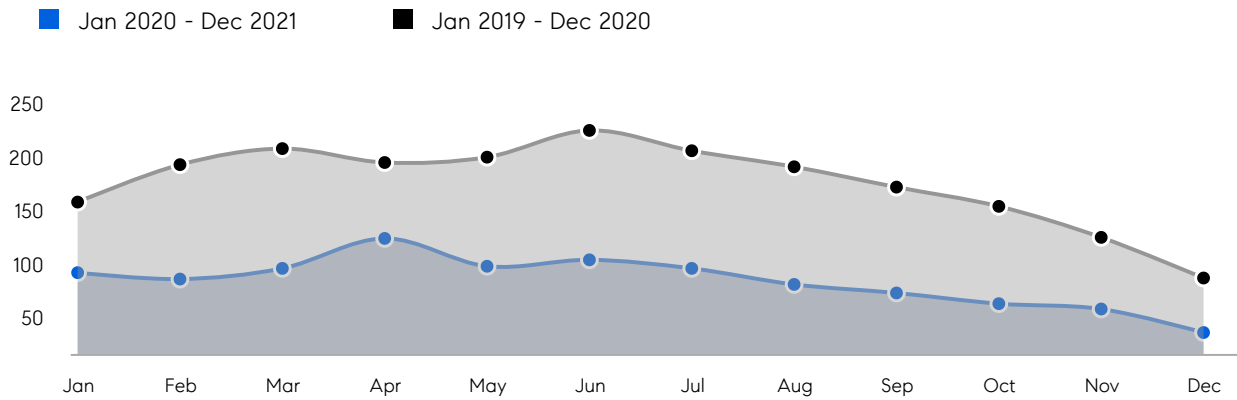
21	-40%	\$940K	0%	\$765K	-11%
Total Properties	Decrease From Dec 2020	Average Price	Change From Dec 2020	Median Price	Decrease From Dec 2020

		Dec 2021	Dec 2020	% Change
Overall	AVERAGE DOM	71	65	9%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$940,071	\$941,900	-0.2%
	# OF CONTRACTS	25	23	8.7%
	NEW LISTINGS	7	10	-30%
Houses	AVERAGE DOM	72	66	9%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$992,763	\$1,013,597	5%
	# OF CONTRACTS	23	22	5%
	NEW LISTINGS	7	9	-22%
Condo/Co-op/TH	AVERAGE DOM	64	58	10%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$439,500	\$386,250	14%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	0	1	0%

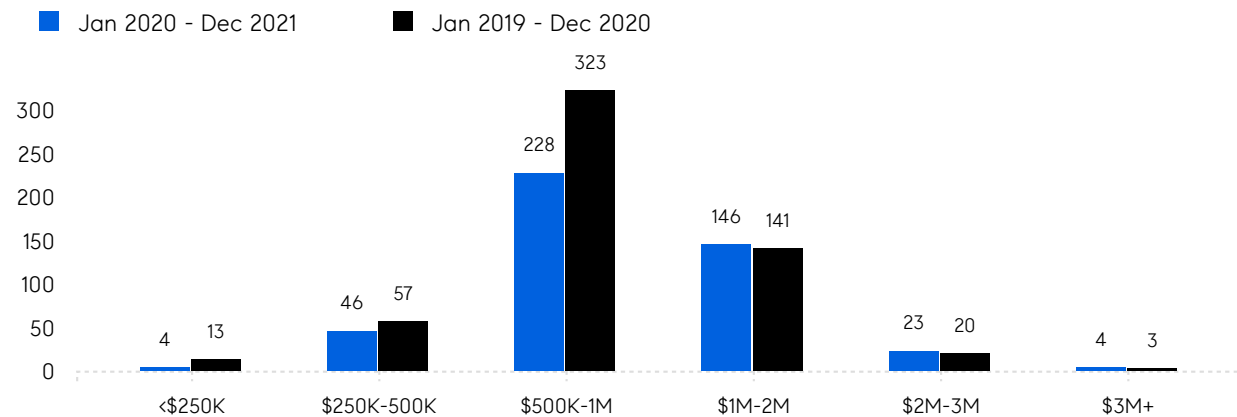
Wilton

DECEMBER 2021

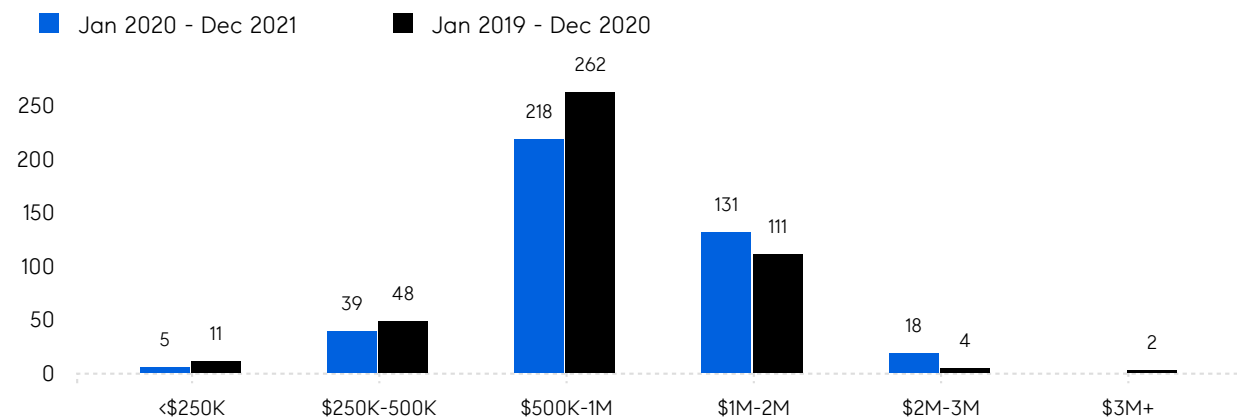
Monthly Inventory



Listings By Price Range



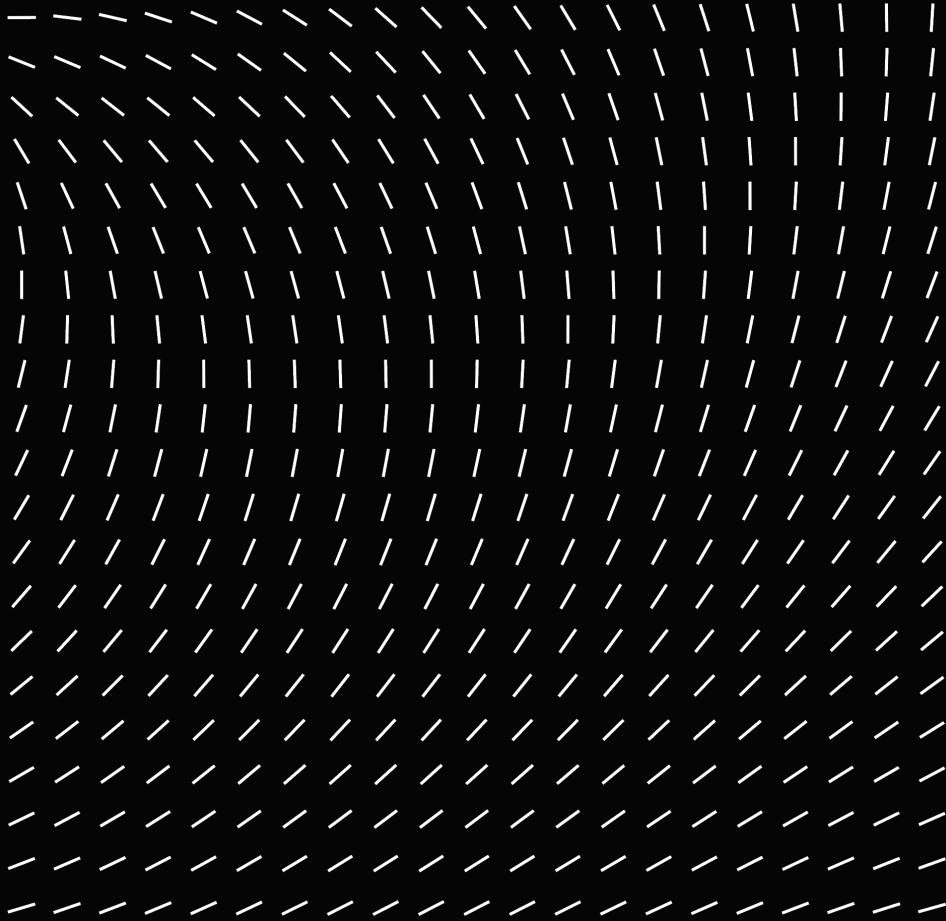
Contracts By Price Range



Wilton

DECEMBER 2021

		Dec 2021	Dec 2020	% Change
Under \$250K	# OF SALES	0	1	0.0%
	SOLD VOLUME	-	\$235,000	-
	AVERAGE PRICE	-	\$235,000	-
\$250K-500K	# OF SALES	4	3	33.3%
	SOLD VOLUME	\$1,759,000	\$1,180,000	49.1%
	AVERAGE PRICE	\$439,750	\$393,333	12%
\$500K-1M	# OF SALES	11	18	-38.9%
	SOLD VOLUME	\$8,397,000	\$13,399,500	-37.3%
	AVERAGE PRICE	\$763,364	\$744,417	3%
\$1M-2M	# OF SALES	4	12	-66.7%
	SOLD VOLUME	\$5,030,500	\$16,044,000	-68.6%
	AVERAGE PRICE	\$1,257,625	\$1,337,000	-6%
\$2M-3M	# OF SALES	2	1	100.0%
	SOLD VOLUME	\$4,555,000	\$2,108,000	116.1%
	AVERAGE PRICE	\$2,277,500	\$2,108,000	8%
\$3M+	# OF SALES	0	0	0.0%
	SOLD VOLUME	-	-	-
	AVERAGE PRICE	-	-	-



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