

Q3 2021

# Lower Fairfield County Market Report

COMPASS

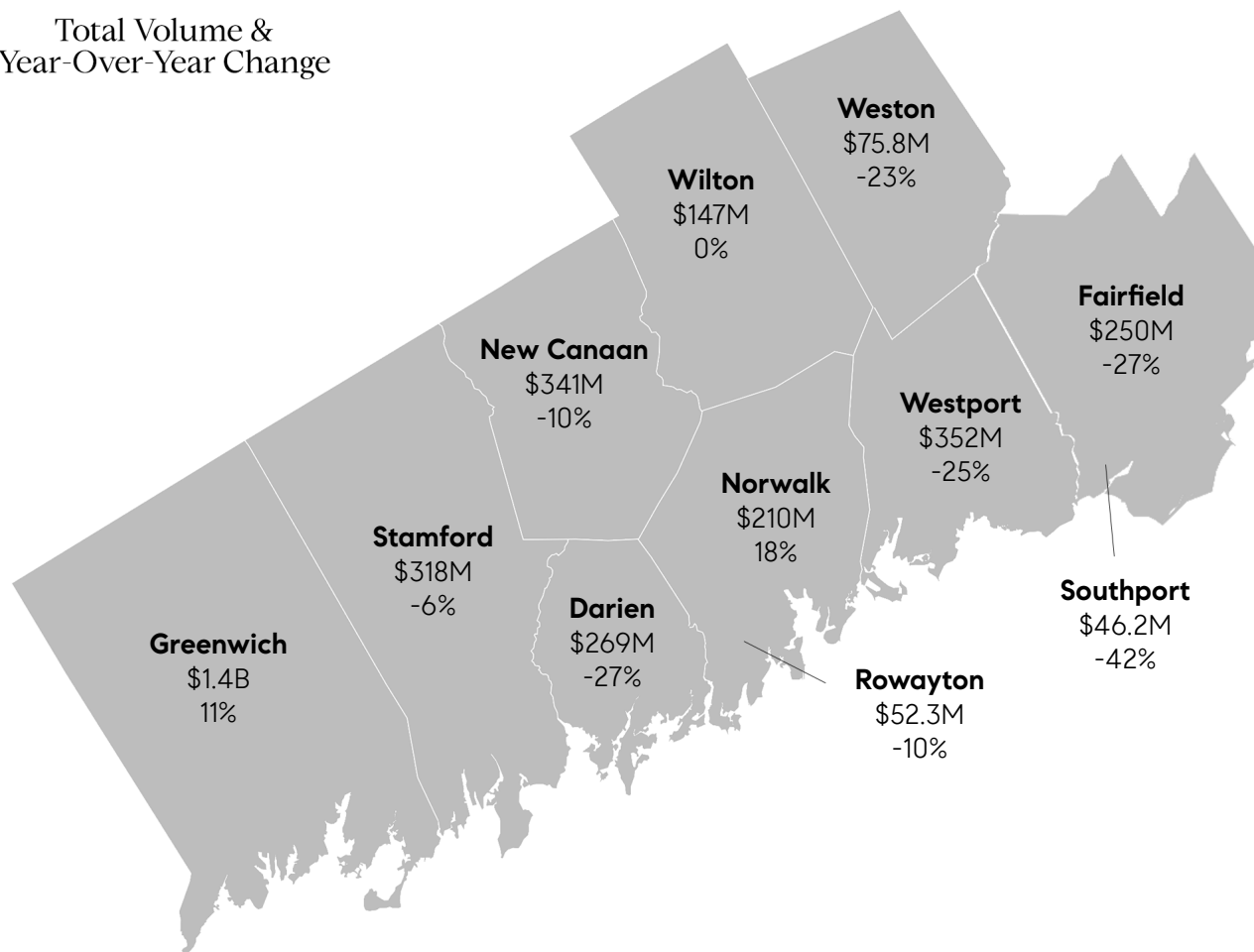


64 Old Redding Road  
Deirdre Andreoli

# Lower Fairfield County

## Neighborhood Map

Total Volume &  
Year-Over-Year Change



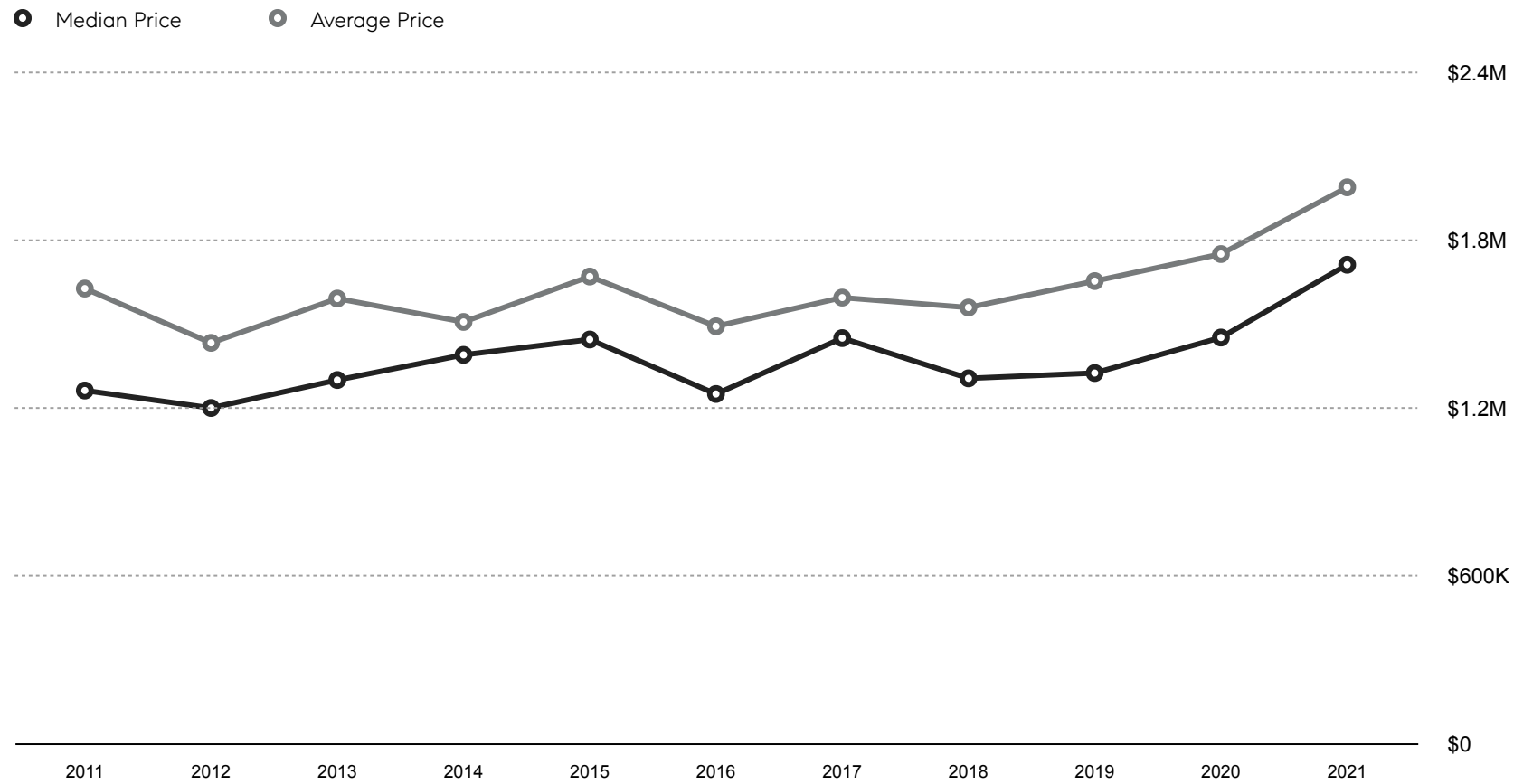
# Darien

		Q3 2020	Q3 2021	% Change
Overall	# OF SALES	209	135	-35.4%
	SALES VOLUME	\$365,895,400	\$268,584,927	-26.6%
	MEDIAN PRICE	\$1,452,000	\$1,712,500	17.9%
	AVERAGE PRICE	\$1,750,696	\$1,989,518	13.6%
	AVERAGE DOM	100	36	-64.0%
Single-Family	# OF SALES	199	123	-38.2%
	SALES VOLUME	\$358,106,400	\$257,966,427	-28.0%
	MEDIAN PRICE	\$1,501,098	\$1,765,000	17.6%
	AVERAGE PRICE	\$1,799,530	\$2,097,288	16.5%
	AVERAGE DOM	96	36	-62.5%
Condos & Co-ops	# OF SALES	10	12	20.0%
	SALES VOLUME	\$7,789,000	\$10,618,500	36.3%
	MEDIAN PRICE	\$680,000	\$687,000	1.0%
	AVERAGE PRICE	\$778,900	\$884,875	13.6%
	AVERAGE DOM	165	30	-81.8%



# Darien

## Q3 Historic Sales



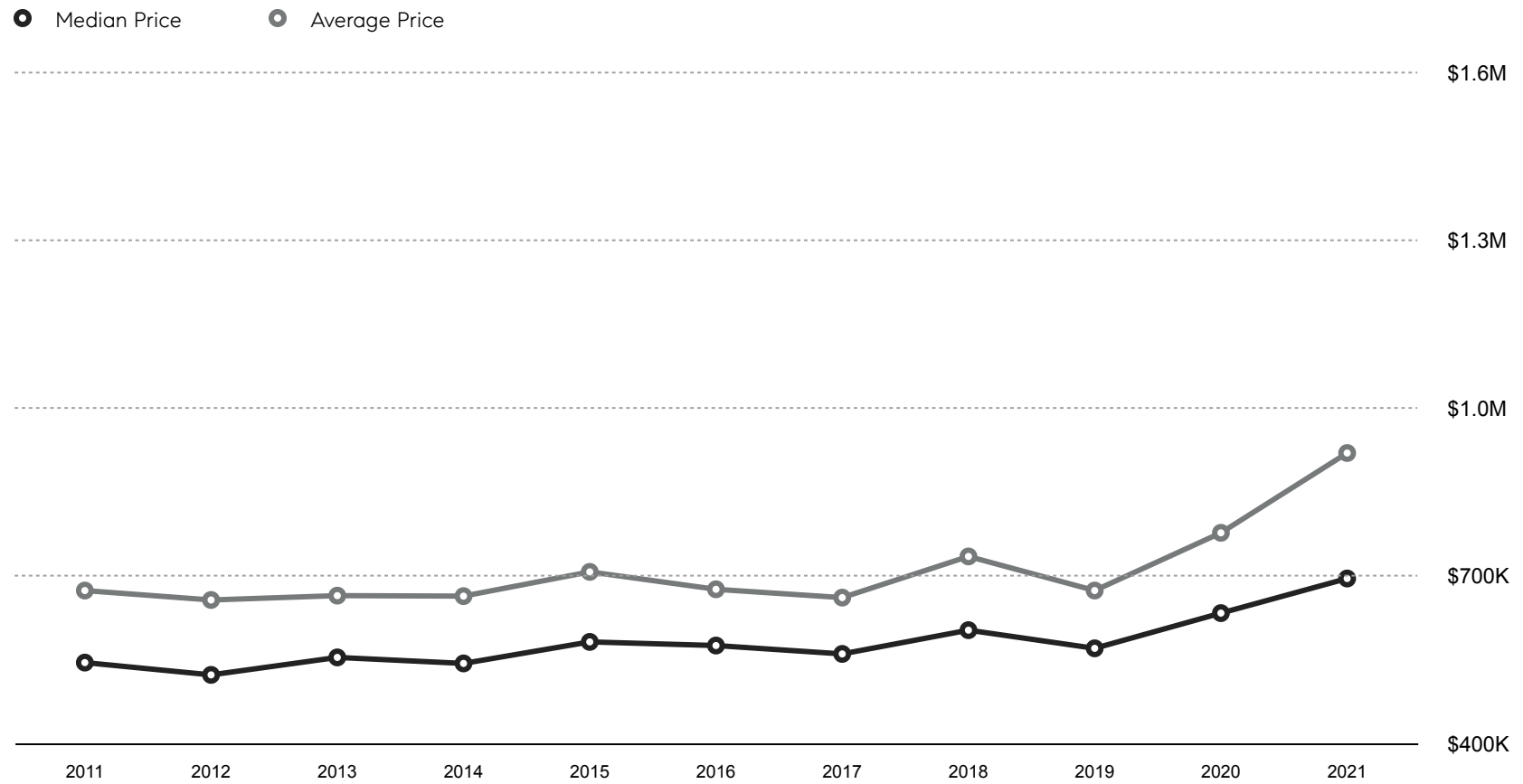


# Fairfield

		Q3 2020	Q3 2021	% Change
Overall	# OF SALES	442	272	-38.5%
	SALES VOLUME	\$343,277,723	\$250,077,745	-27.2%
	MEDIAN PRICE	\$633,000	\$694,900	9.8%
	AVERAGE PRICE	\$776,646	\$919,403	18.4%
	AVERAGE DOM	81	43	-46.9%
Single-Family	# OF SALES	406	246	-39.4%
	SALES VOLUME	\$326,617,323	\$236,782,620	-27.5%
	MEDIAN PRICE	\$650,000	\$722,500	11.2%
	AVERAGE PRICE	\$804,476	\$962,531	19.6%
	AVERAGE DOM	81	43	-46.9%
Condos & Co-ops	# OF SALES	36	26	-27.8%
	SALES VOLUME	\$16,660,400	\$13,295,125	-20.2%
	MEDIAN PRICE	\$414,500	\$470,000	13.4%
	AVERAGE PRICE	\$462,789	\$511,351	10.5%
	AVERAGE DOM	80	45	-43.7%

# Fairfield

## Q3 Historic Sales



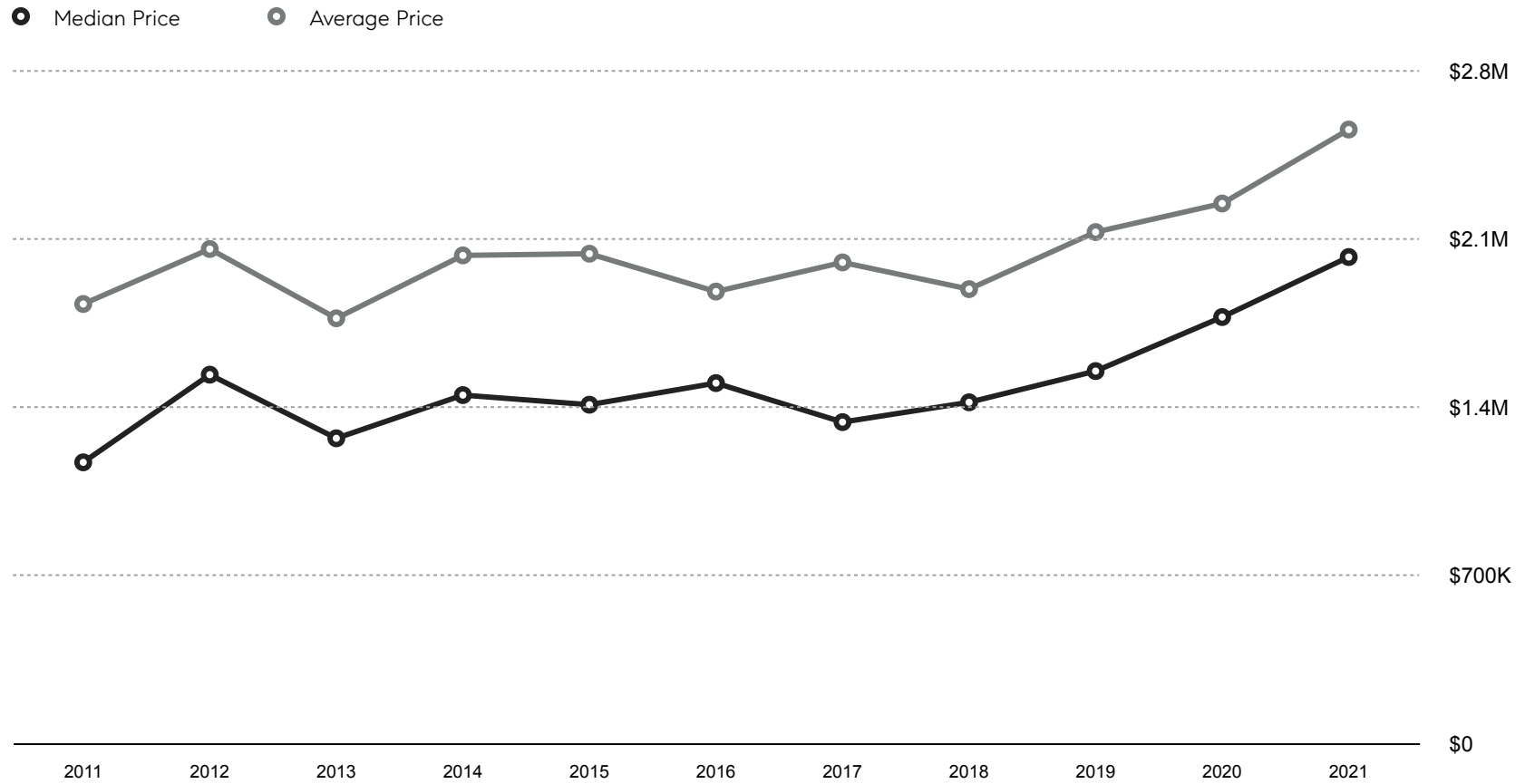
# Greater Greenwich

		Q3 2020	Q3 2021	% Change
Overall	# OF SALES	582	567	-2.6%
	SALES VOLUME	\$1,308,308,330	\$1,449,161,561	10.8%
	MEDIAN PRICE	\$1,775,000	\$2,025,000	14.1%
	AVERAGE PRICE	\$2,247,952	\$2,555,840	13.7%
	AVERAGE DOM	147	80	-45.6%
Single-Family	# OF SALES	477	469	-1.7%
	SALES VOLUME	\$1,197,101,556	\$1,343,518,111	12.2%
	MEDIAN PRICE	\$1,975,000	\$2,205,000	11.6%
	AVERAGE PRICE	\$2,509,647	\$2,864,644	14.1%
	AVERAGE DOM	143	76	-46.9%
Condos & Co-ops	# OF SALES	105	98	-6.7%
	SALES VOLUME	\$111,206,774	\$105,643,450	-5.0%
	MEDIAN PRICE	\$735,000	\$773,000	5.2%
	AVERAGE PRICE	\$1,059,112	\$1,077,994	1.8%
	AVERAGE DOM	163	95	-41.7%



# Greater Greenwich

## Q3 Historic Sales



# New Canaan

		Q3 2020	Q3 2021	% Change
Overall	# OF SALES	248	189	-23.8%
	SALES VOLUME	\$377,140,345	\$340,893,887	-9.6%
	MEDIAN PRICE	\$1,256,750	\$1,605,000	27.7%
	AVERAGE PRICE	\$1,520,727	\$1,803,671	18.6%
	AVERAGE DOM	151	100	-33.8%
Single-Family	# OF SALES	182	153	-15.9%
	SALES VOLUME	\$321,082,170	\$300,498,387	-6.4%
	MEDIAN PRICE	\$1,495,000	\$1,720,000	15.1%
	AVERAGE PRICE	\$1,764,188	\$1,964,042	11.3%
	AVERAGE DOM	163	102	-37.4%
Condos & Co-ops	# OF SALES	66	36	-45.5%
	SALES VOLUME	\$56,058,175	\$40,395,500	-27.9%
	MEDIAN PRICE	\$798,500	\$892,000	11.7%
	AVERAGE PRICE	\$849,366	\$1,122,097	32.1%
	AVERAGE DOM	118	90	-23.7%

# New Canaan

## Q3 Historic Sales



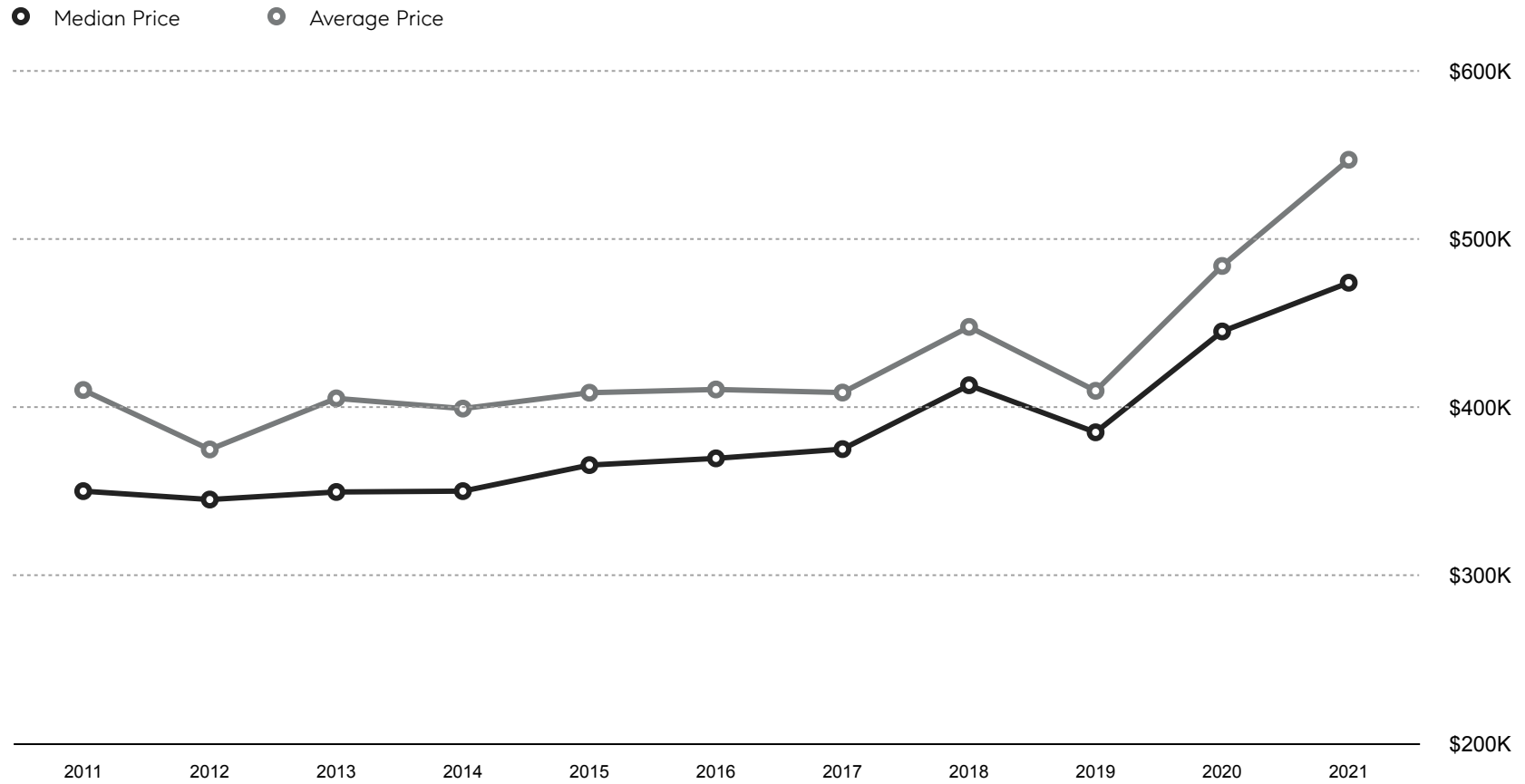


# Norwalk

		Q3 2020	Q3 2021	% Change
Overall	# OF SALES	367	383	4.4%
	SALES VOLUME	\$177,621,061	\$209,555,920	18.0%
	MEDIAN PRICE	\$445,000	\$474,000	6.5%
	AVERAGE PRICE	\$483,981	\$547,143	13.1%
	AVERAGE DOM	73	49	-32.9%
Single-Family	# OF SALES	221	237	7.2%
	SALES VOLUME	\$131,649,911	\$164,520,971	25.0%
	MEDIAN PRICE	\$530,000	\$580,000	9.4%
	AVERAGE PRICE	\$595,701	\$694,181	16.5%
	AVERAGE DOM	75	50	-33.3%
Condos & Co-ops	# OF SALES	146	146	0.0%
	SALES VOLUME	\$45,971,150	\$45,034,949	-2.0%
	MEDIAN PRICE	\$279,500	\$280,000	0.2%
	AVERAGE PRICE	\$314,871	\$308,459	-2.0%
	AVERAGE DOM	69	47	-31.9%

# Norwalk

## Q3 Historic Sales



# Rowayton

		Q3 2020	Q3 2021	% Change
Overall	# OF SALES	44	27	-38.6%
	SALES VOLUME	\$58,038,500	\$52,327,500	-9.8%
	MEDIAN PRICE	\$1,252,500	\$1,850,000	47.7%
	AVERAGE PRICE	\$1,319,057	\$1,938,056	46.9%
	AVERAGE DOM	104	62	-40.4%
Single-Family	# OF SALES	39	24	-38.5%
	SALES VOLUME	\$52,893,500	\$45,607,500	-13.8%
	MEDIAN PRICE	\$1,265,000	\$1,812,500	43.3%
	AVERAGE PRICE	\$1,356,244	\$1,900,313	40.1%
	AVERAGE DOM	86	54	-37.2%
Condos & Co-ops	# OF SALES	5	3	-40.0%
	SALES VOLUME	\$5,145,000	\$6,720,000	30.6%
	MEDIAN PRICE	\$1,025,000	\$2,375,000	131.7%
	AVERAGE PRICE	\$1,029,000	\$2,240,000	117.7%
	AVERAGE DOM	240	132	-45.0%



# Rowayton

## Q3 Historic Sales



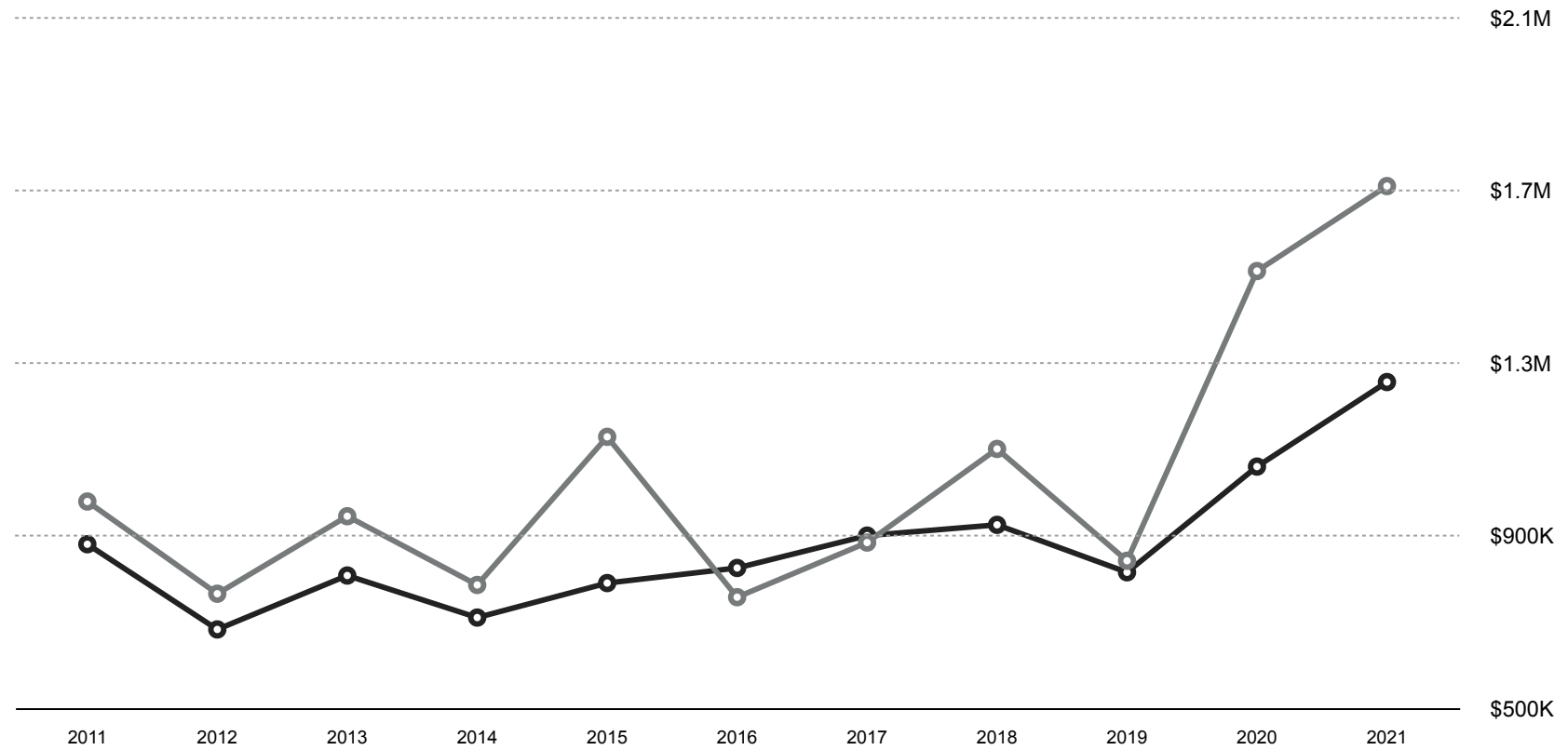
# Southport

		Q3 2020	Q3 2021	% Change
Overall	# OF SALES	53	27	-49.1%
	SALES VOLUME	\$80,204,350	\$46,177,000	-42.4%
	MEDIAN PRICE	\$1,060,000	\$1,256,000	18.5%
	AVERAGE PRICE	\$1,513,290	\$1,710,259	13.0%
	AVERAGE DOM	112	63	-43.7%
Single-Family	# OF SALES	49	24	-51.0%
	SALES VOLUME	\$78,182,350	\$44,590,000	-43.0%
	MEDIAN PRICE	\$1,125,000	\$1,335,000	18.7%
	AVERAGE PRICE	\$1,595,558	\$1,857,917	16.4%
	AVERAGE DOM	116	63	-45.7%
Condos & Co-ops	# OF SALES	4	3	-25.0%
	SALES VOLUME	\$2,022,000	\$1,587,000	-21.5%
	MEDIAN PRICE	\$418,500	\$500,000	19.5%
	AVERAGE PRICE	\$505,500	\$529,000	4.6%
	AVERAGE DOM	59	62	5.1%

# Southport

## Q3 Historic Sales

● Median Price    ● Average Price



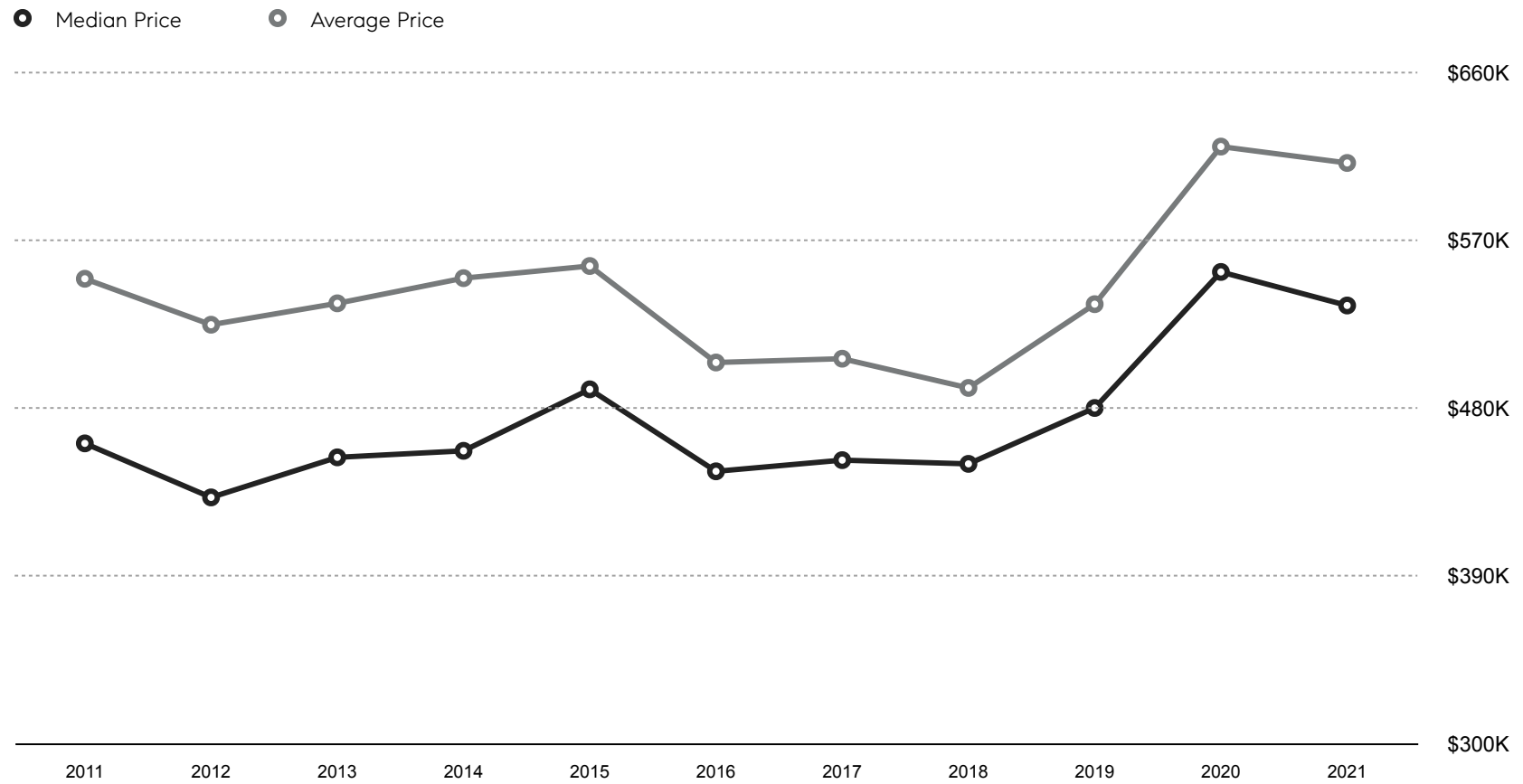


# Stamford

		Q3 2020	Q3 2021	% Change
Overall	# OF SALES	543	520	-4.2%
	SALES VOLUME	\$336,813,532	\$317,978,858	-5.6%
	MEDIAN PRICE	\$553,000	\$535,000	-3.3%
	AVERAGE PRICE	\$620,283	\$611,498	-1.4%
	AVERAGE DOM	82	51	-37.8%
Single-Family	# OF SALES	343	288	-16.0%
	SALES VOLUME	\$263,170,642	\$237,657,223	-9.7%
	MEDIAN PRICE	\$658,000	\$715,750	8.8%
	AVERAGE PRICE	\$767,261	\$825,199	7.6%
	AVERAGE DOM	83	44	-47.0%
Condos & Co-ops	# OF SALES	200	232	16.0%
	SALES VOLUME	\$73,642,890	\$80,321,635	9.1%
	MEDIAN PRICE	\$322,500	\$320,750	-0.5%
	AVERAGE PRICE	\$368,214	\$346,214	-6.0%
	AVERAGE DOM	81	60	-25.9%

# Stamford

## Q3 Historic Sales

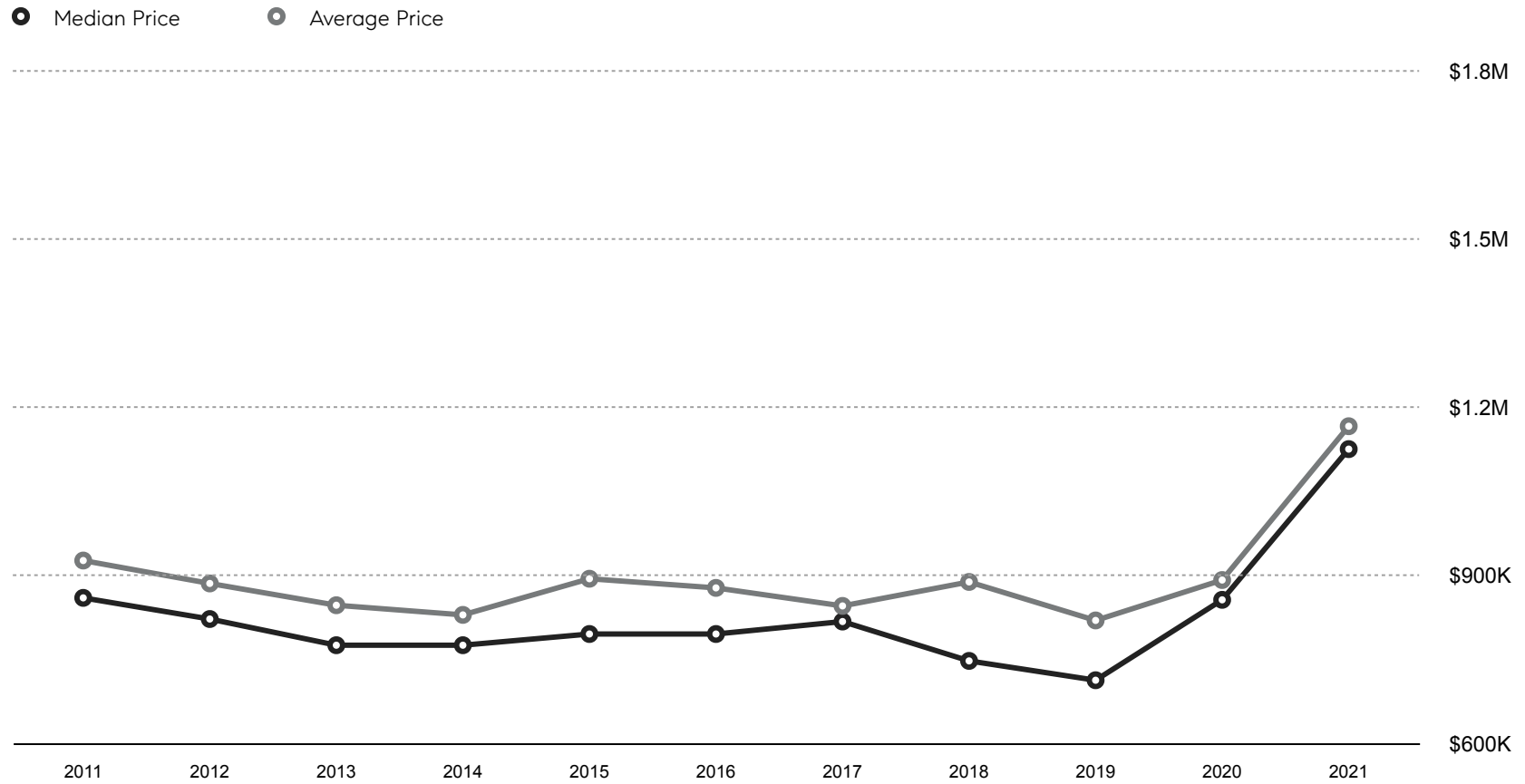


# Weston

		Q3 2020	Q3 2021	% Change
Overall	# OF SALES	110	65	-40.9%
	SALES VOLUME	\$98,047,350	\$75,780,851	-22.7%
	MEDIAN PRICE	\$856,000	\$1,125,000	31.4%
	AVERAGE PRICE	\$891,340	\$1,165,859	30.8%
	AVERAGE DOM	104	47	-54.8%
Single-Family	# OF SALES	110	65	-40.9%
	SALES VOLUME	\$98,047,350	\$75,780,851	-22.7%
	MEDIAN PRICE	\$856,000	\$1,125,000	31.4%
	AVERAGE PRICE	\$891,340	\$1,165,859	30.8%
	AVERAGE DOM	104	47	-54.8%
Condos & Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

# Weston

## Q3 Historic Sales

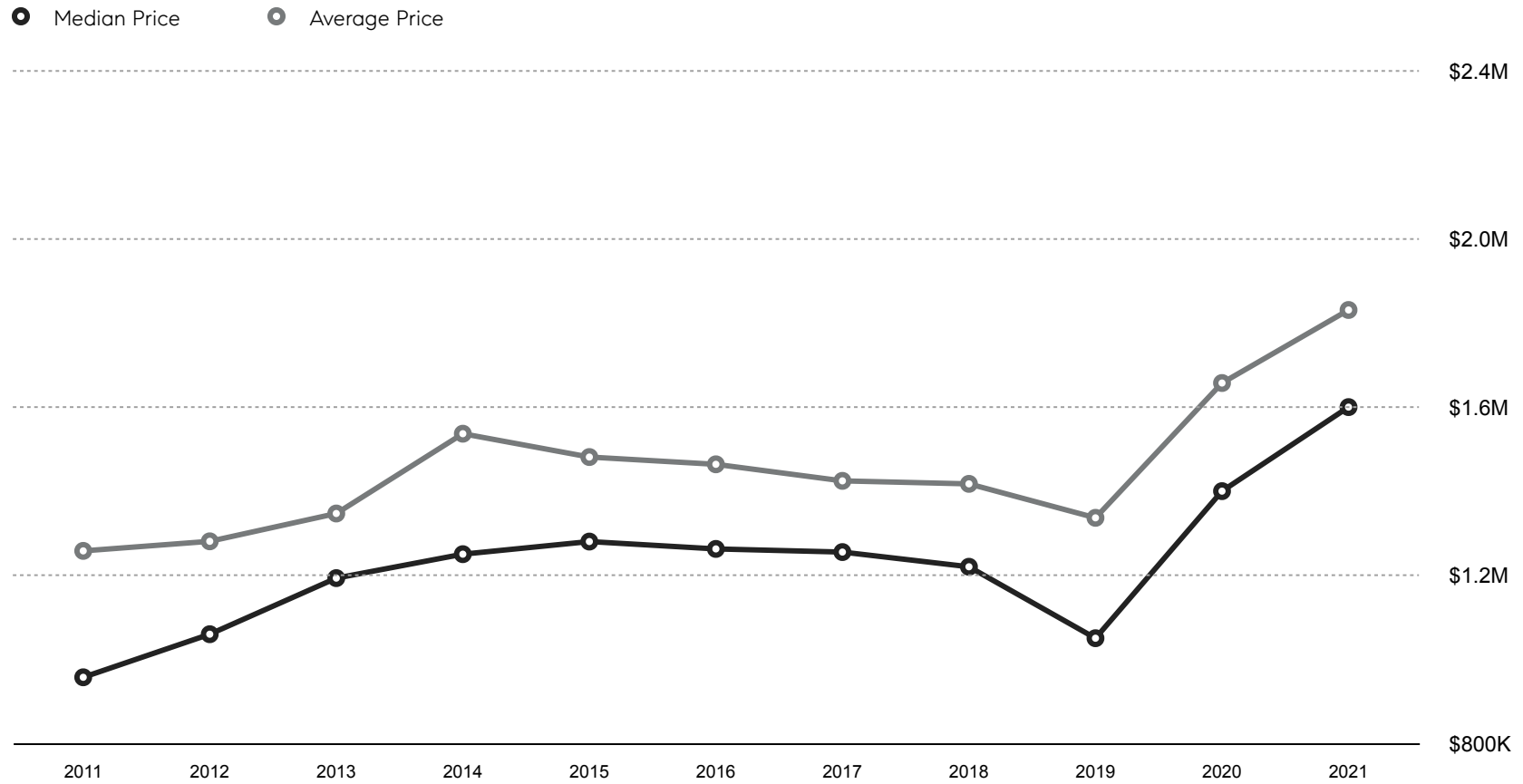


# Westport

		Q3 2020	Q3 2021	% Change
Overall	# OF SALES	282	192	-31.9%
	SALES VOLUME	\$467,360,864	\$351,575,105	-24.8%
	MEDIAN PRICE	\$1,400,000	\$1,600,000	14.3%
	AVERAGE PRICE	\$1,657,308	\$1,831,120	10.5%
	AVERAGE DOM	93	42	-54.8%
Single-Family	# OF SALES	267	185	-30.7%
	SALES VOLUME	\$456,887,864	\$346,080,105	-24.3%
	MEDIAN PRICE	\$1,437,500	\$1,611,000	12.1%
	AVERAGE PRICE	\$1,711,191	\$1,870,703	9.3%
	AVERAGE DOM	91	42	-53.8%
Condos & Co-ops	# OF SALES	15	7	-53.3%
	SALES VOLUME	\$10,473,000	\$5,495,000	-47.5%
	MEDIAN PRICE	\$615,000	\$720,000	17.1%
	AVERAGE PRICE	\$698,200	\$785,000	12.4%
	AVERAGE DOM	131	32	-75.6%

# Westport

## Q3 Historic Sales

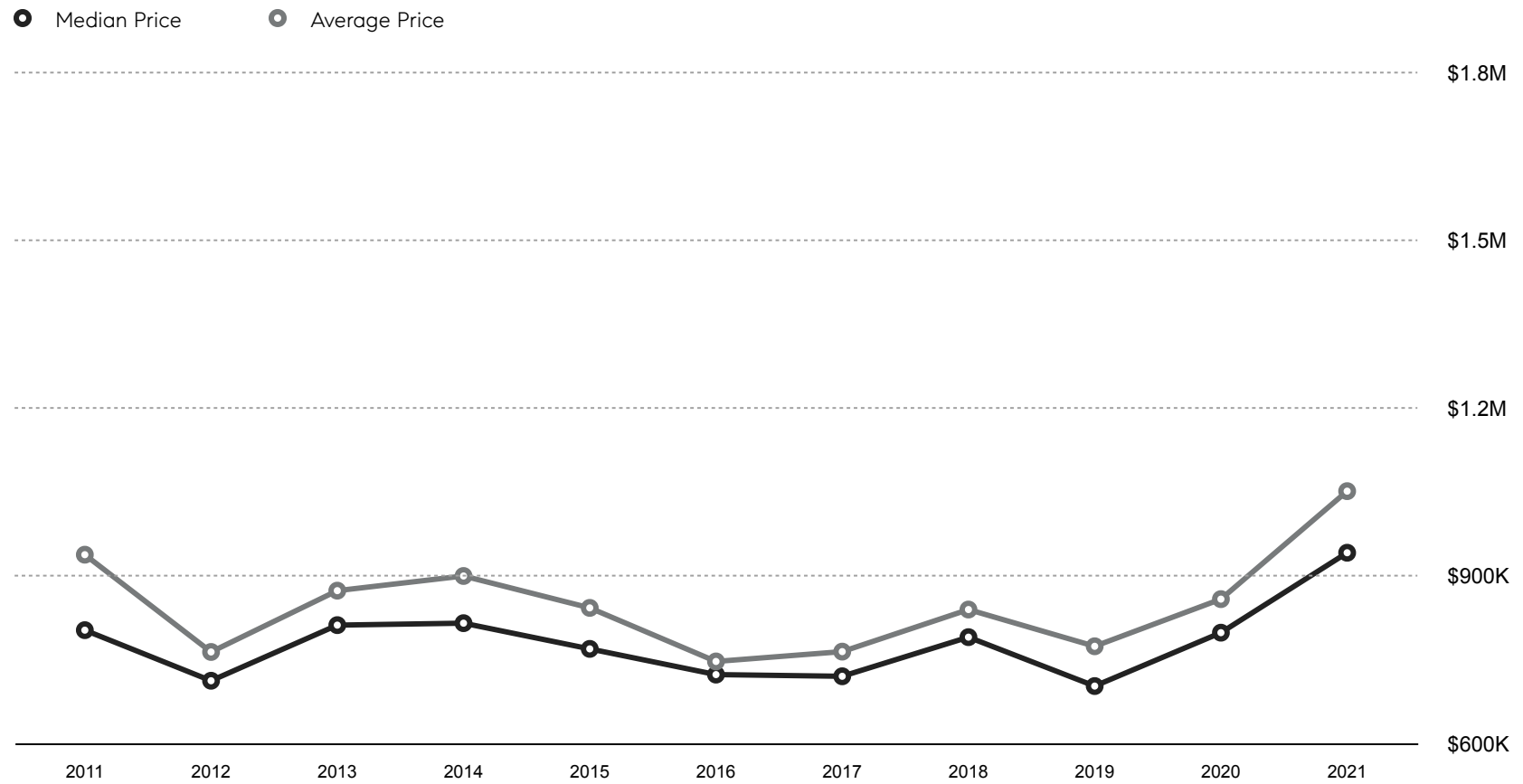


# Wilton

		Q3 2020	Q3 2021	% Change
Overall	# OF SALES	171	140	-18.1%
	SALES VOLUME	\$146,721,218	\$147,165,005	0.3%
	MEDIAN PRICE	\$798,000	\$941,000	17.9%
	AVERAGE PRICE	\$858,019	\$1,051,179	22.5%
	AVERAGE DOM	94	50	-46.8%
Single-Family	# OF SALES	157	125	-20.4%
	SALES VOLUME	\$140,372,215	\$140,271,205	-0.1%
	MEDIAN PRICE	\$812,500	\$980,000	20.6%
	AVERAGE PRICE	\$894,091	\$1,122,170	25.5%
	AVERAGE DOM	94	50	-46.8%
Condos & Co-ops	# OF SALES	14	15	7.1%
	SALES VOLUME	\$6,349,003	\$6,893,800	8.6%
	MEDIAN PRICE	\$427,500	\$472,800	10.6%
	AVERAGE PRICE	\$453,500	\$459,587	1.3%
	AVERAGE DOM	93	47	-49.5%

# Wilton

## Q3 Historic Sales





# CØMPASS

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