

Local Market Update – May 2021

A Research Tool Provided by SmartMLS



Stamford

Fairfield County

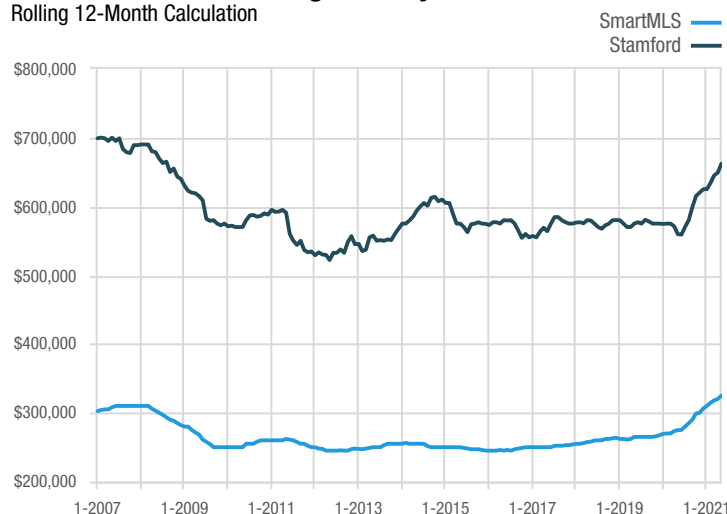
Single Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	125	146	+ 16.8%	438	548	+ 25.1%
Pending Sales	51	120	+ 135.3%	262	401	+ 53.1%
Closed Sales	52	63	+ 21.2%	245	323	+ 31.8%
Days on Market Until Sale	90	55	- 38.9%	107	72	- 32.7%
Median Sales Price*	\$545,000	\$777,000	+ 42.6%	\$545,000	\$675,000	+ 23.9%
Average Sales Price*	\$587,491	\$851,173	+ 44.9%	\$604,924	\$800,741	+ 32.4%
Percent of List Price Received*	97.3%	102.6%	+ 5.4%	96.6%	100.0%	+ 3.5%
Inventory of Homes for Sale	351	267	- 23.9%	—	—	—
Months Supply of Inventory	5.6	2.8	- 50.0%	—	—	—

Townhouse/Condo	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	70	92	+ 31.4%	346	489	+ 41.3%
Pending Sales	42	98	+ 133.3%	214	398	+ 86.0%
Closed Sales	37	85	+ 129.7%	208	365	+ 75.5%
Days on Market Until Sale	82	70	- 14.6%	92	86	- 6.5%
Median Sales Price*	\$345,000	\$300,000	- 13.0%	\$302,000	\$325,000	+ 7.6%
Average Sales Price*	\$394,238	\$347,804	- 11.8%	\$342,968	\$350,410	+ 2.2%
Percent of List Price Received*	96.7%	99.1%	+ 2.5%	97.0%	98.3%	+ 1.3%
Inventory of Homes for Sale	238	247	+ 3.8%	—	—	—
Months Supply of Inventory	5.1	3.4	- 33.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

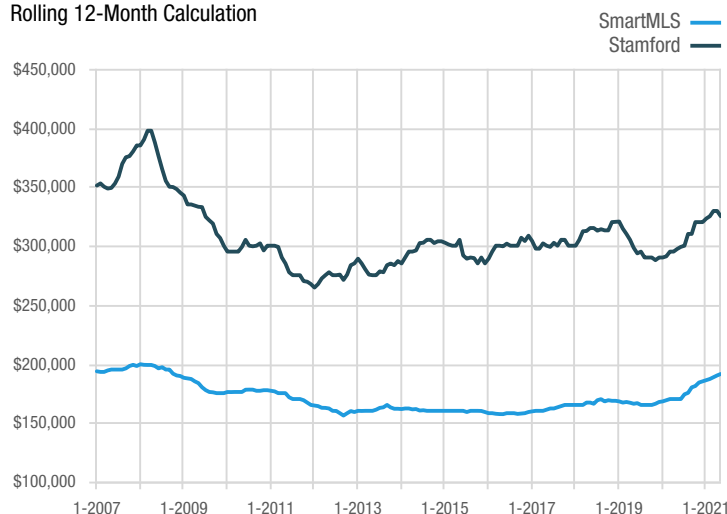
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.