

Local Market Update – August 2021

A Research Tool Provided by SmartMLS



Stamford

Fairfield County

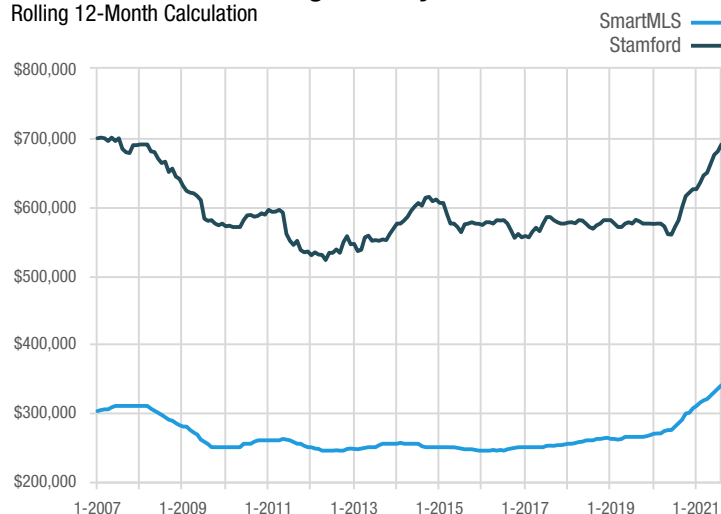
Single Family	August			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	114	97	- 14.9%	880	885	+ 0.6%
Pending Sales	141	85	- 39.7%	601	682	+ 13.5%
Closed Sales	124	86	- 30.6%	526	670	+ 27.4%
Days on Market Until Sale	83	49	- 41.0%	93	59	- 36.6%
Median Sales Price*	\$650,000	\$682,500	+ 5.0%	\$598,750	\$703,500	+ 17.5%
Average Sales Price*	\$741,143	\$780,079	+ 5.3%	\$670,109	\$818,414	+ 22.1%
Percent of List Price Received*	98.4%	101.5%	+ 3.2%	97.5%	100.9%	+ 3.5%
Inventory of Homes for Sale	376	247	- 34.3%	—	—	—
Months Supply of Inventory	5.4	2.8	- 48.1%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	105	95	- 9.5%	698	800	+ 14.6%
Pending Sales	76	73	- 3.9%	405	635	+ 56.8%
Closed Sales	65	82	+ 26.2%	372	628	+ 68.8%
Days on Market Until Sale	85	60	- 29.4%	90	75	- 16.7%
Median Sales Price*	\$322,500	\$322,500	0.0%	\$312,500	\$325,000	+ 4.0%
Average Sales Price*	\$358,811	\$351,402	- 2.1%	\$357,908	\$355,856	- 0.6%
Percent of List Price Received*	96.9%	99.0%	+ 2.2%	97.2%	98.7%	+ 1.5%
Inventory of Homes for Sale	331	255	- 23.0%	—	—	—
Months Supply of Inventory	6.6	3.3	- 50.0%	—	—	—

* 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.

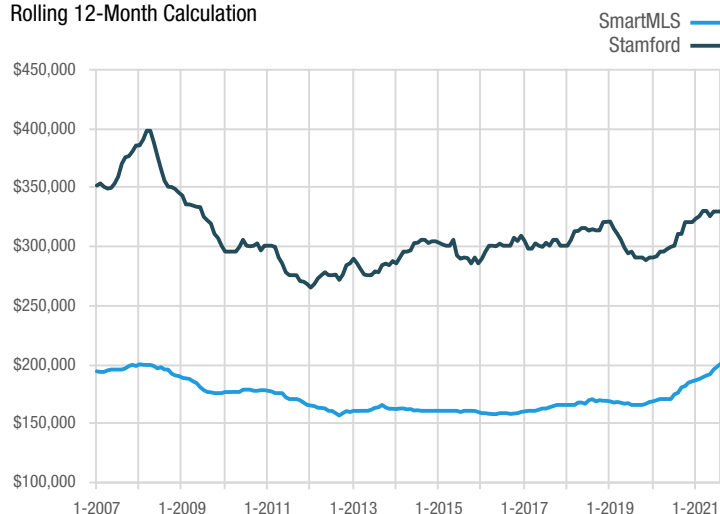
Median Sales Price - Single Family

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.