



HALSTEAD
REAL ESTATE

Connecticut
Market Report
First Half 2018 **2018**

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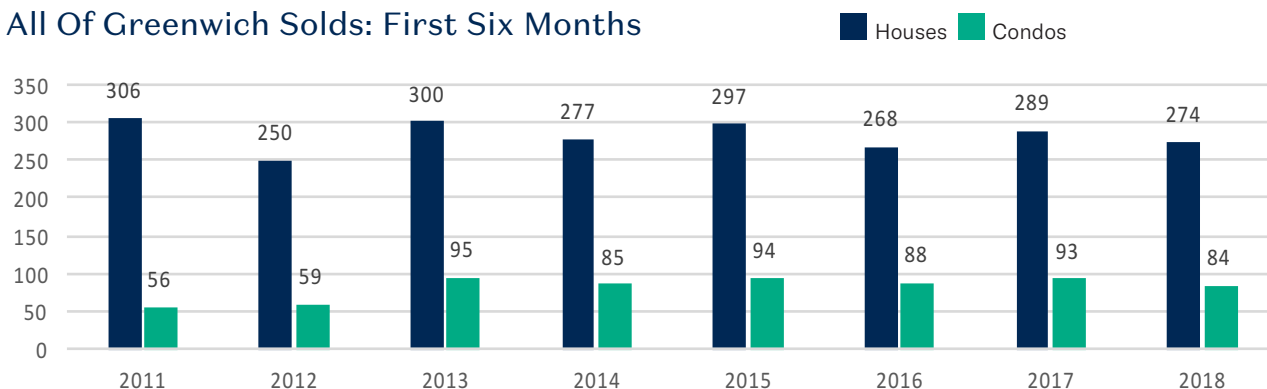
HALSTEAD CONNECTICUT, LLC

All of Greenwich Overview

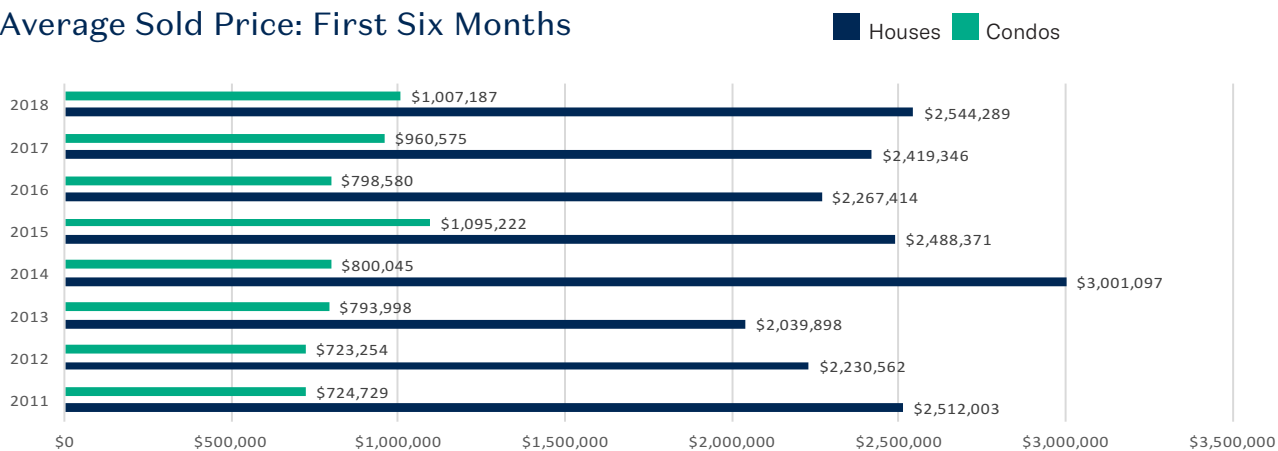


	1H 2018	1H 2017	% CHANGE
Houses: Sold	274	289	-5.2%
Houses: Median Sale Price	\$1,870,000	\$1,835,000	+1.9%
Houses: Average Sale Price	\$2,544,289	\$2,419,346	+5.2%
House Inventory on June 30th	709	677	+4.7%
Condos/Co-Ops: Sold	84	93	-9.7%
Condos/Co-Ops: Average Sale Price	\$1,007,187	\$960,575	+4.9%
Condos/Co-Ops: Inventory on June 30th	171	161	+6.2%

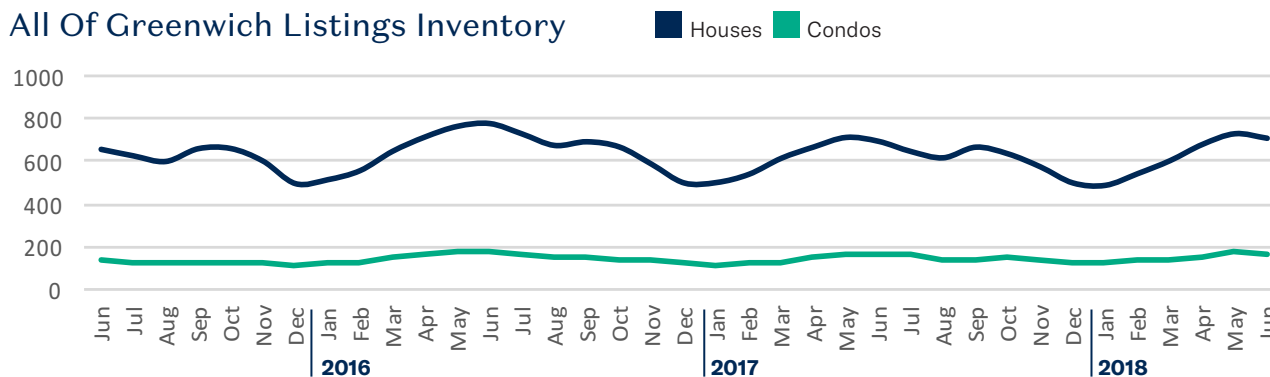
All Of Greenwich Sold: First Six Months



Average Sold Price: First Six Months



All Of Greenwich Listings Inventory

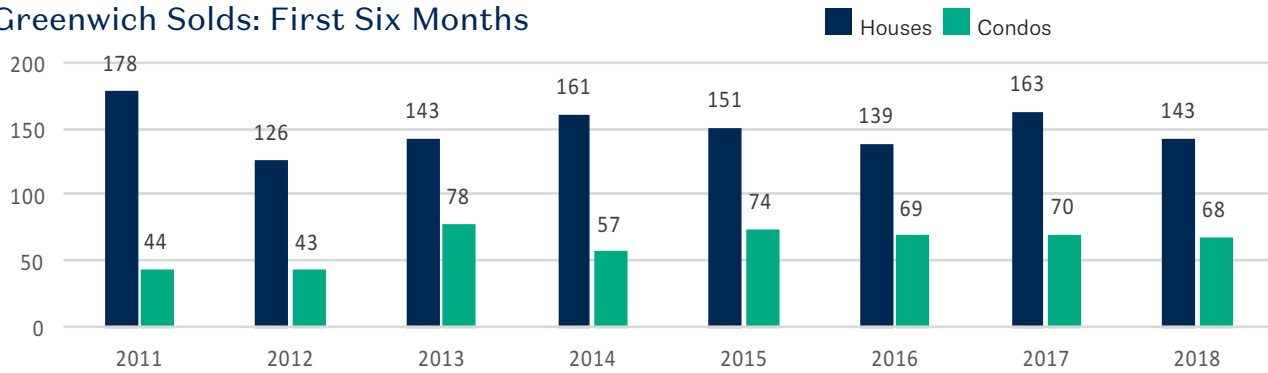


Greenwich Overview

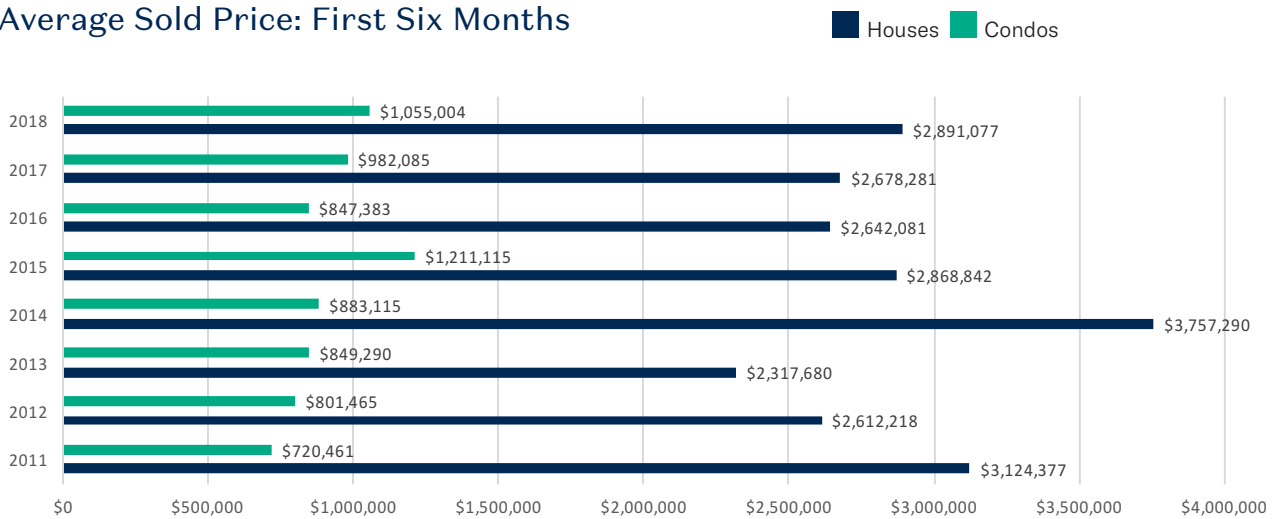


	1H 2018	1H 2017	% CHANGE
Houses: Sold	143	163	-12.3%
Houses: Median Sale Price	\$2,255,000	\$1,900,000	+18.7%
Houses: Average Sale Price	\$2,891,077	\$2,678,281	+7.9%
House Inventory on June 30th	454	456	-0.4%
Condos/Co-Ops: Sold	68	70	-2.9%
Condos/Co-Ops: Average Sale Price	\$1,055,004	\$982,085	+7.4%
Condos/Co-Ops: Inventory on June 30th	139	122	+13.9%

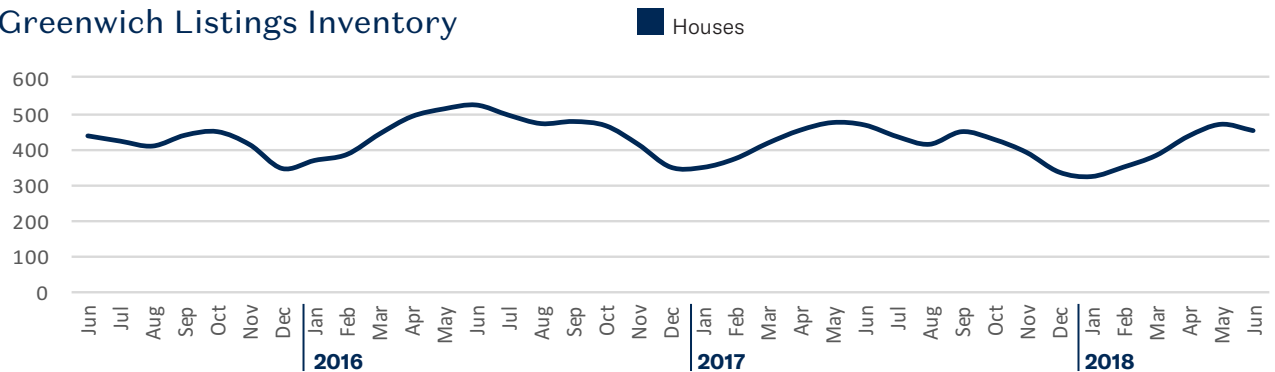
Greenwich Sold: First Six Months



Average Sold Price: First Six Months



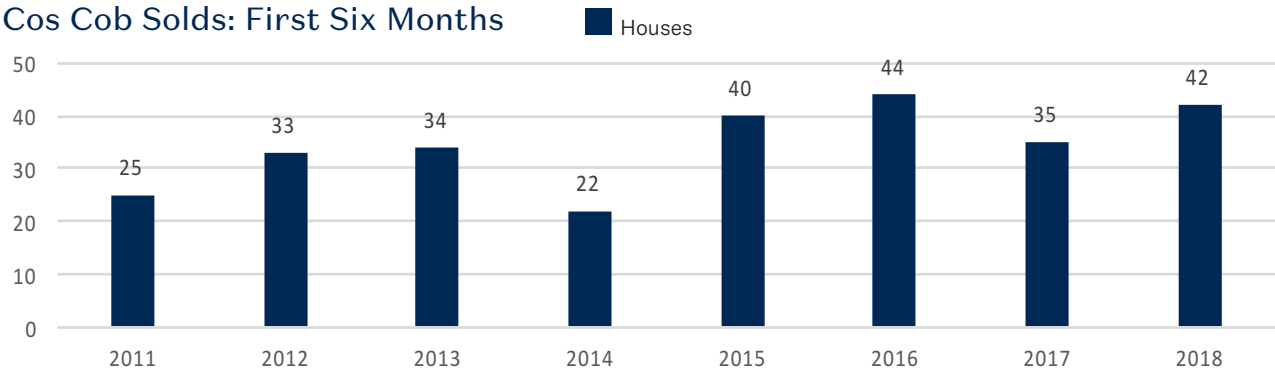
Greenwich Listings Inventory



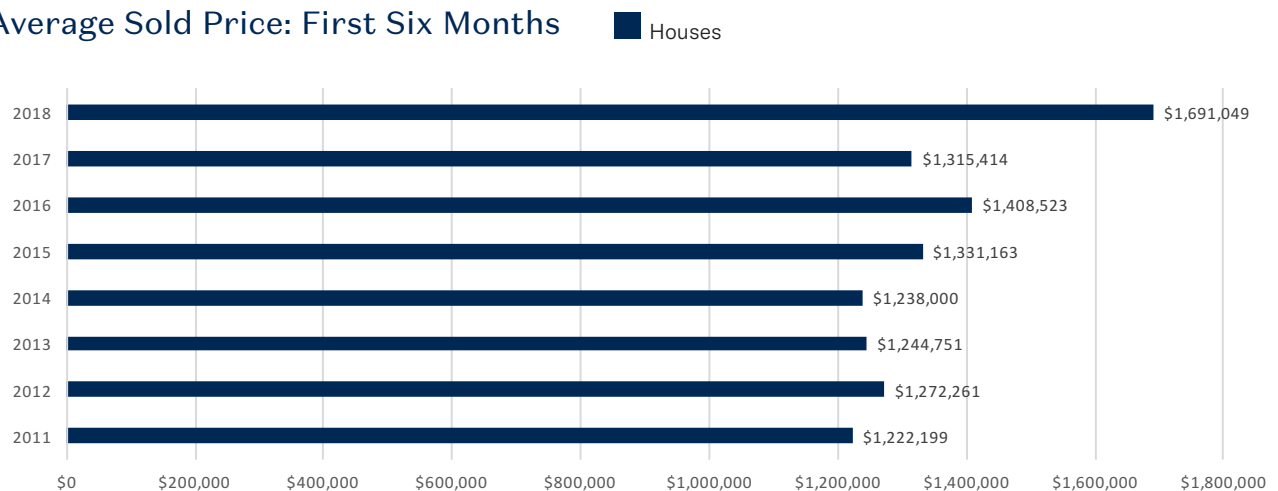
Cos Cob Overview

	1H 2018	1H 2017	% CHANGE
Houses: Sold	42	35	+20%
Houses: Median Sale Price	\$1,467,500	\$1,280,000	+14.6%
Houses: Average Sale Price	\$1,691,049	\$1,315,414	+28.6%
House Inventory on June 30th	59	49	+20.4%
Condos/Co-Ops: Sold	7	11	-36.4%
Condos/Co-Ops: Average Sale Price	\$1,139,986	\$1,201,727	-5.1%
Condos/Co-Ops: Inventory on June 30th	17	24	-29.2%

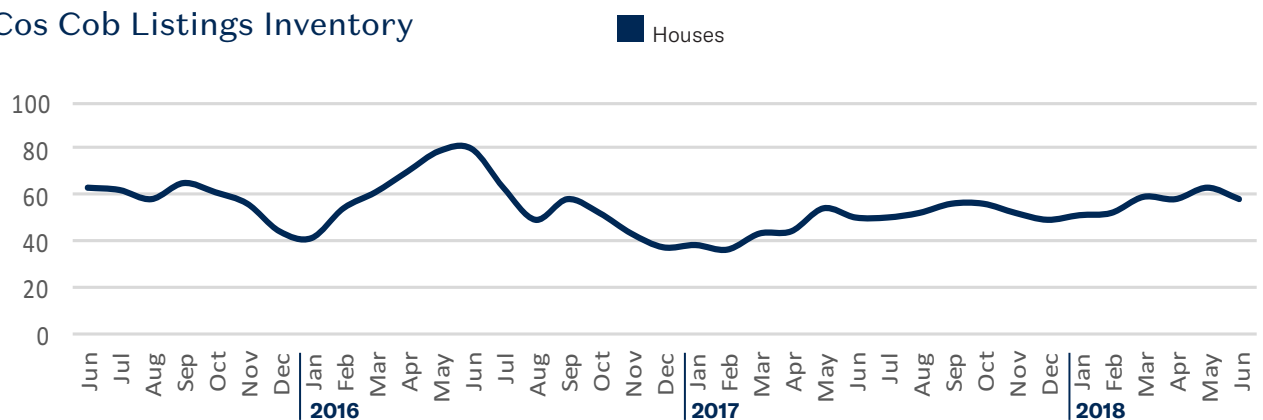
Cos Cob Solds: First Six Months



Average Sold Price: First Six Months



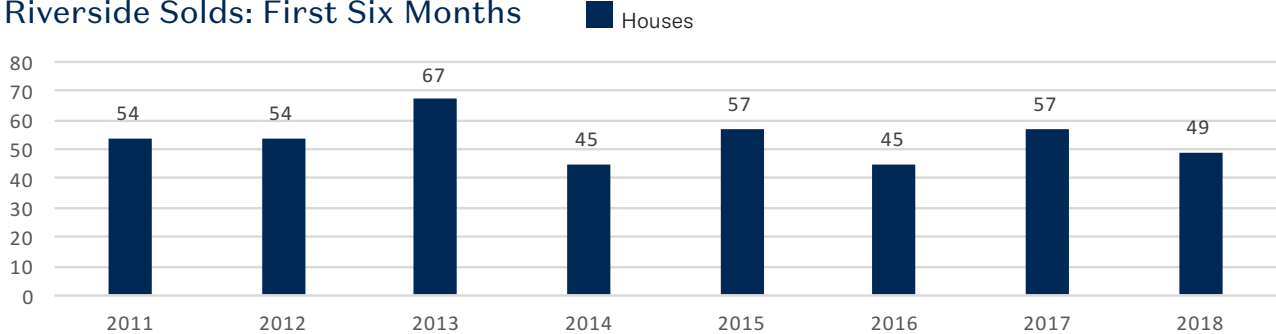
Cos Cob Listings Inventory



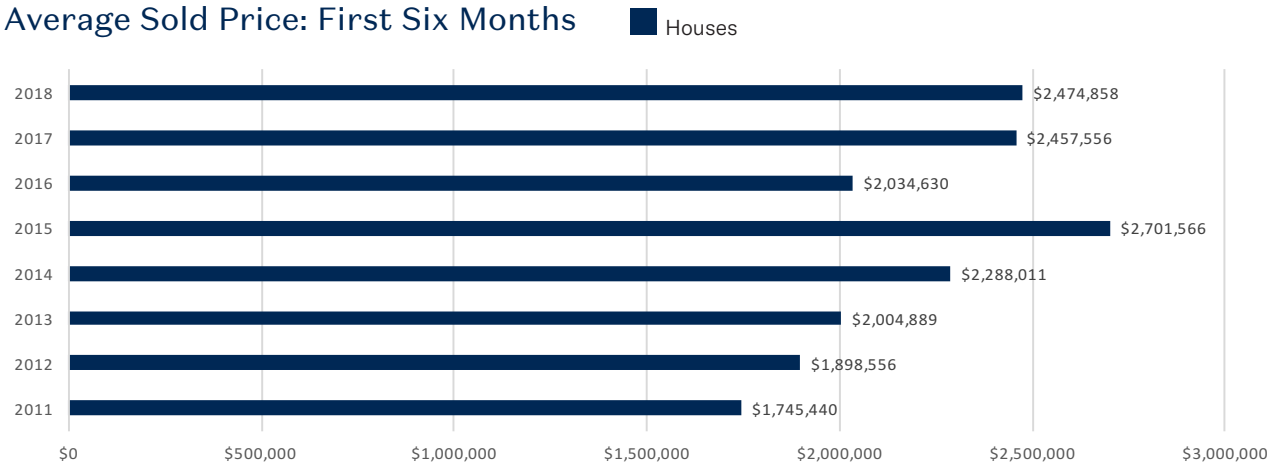
Riverside Overview

	1H 2018	1H 2017	% CHANGE
Houses: Sold	49	57	-14%
Houses: Median Sale Price	\$1,825,000	\$2,000,000	-8.8%
Houses: Average Sale Price	\$2,474,858	\$2,457,556	+0.7%
House Inventory on June 30th	108	91	+18.7%

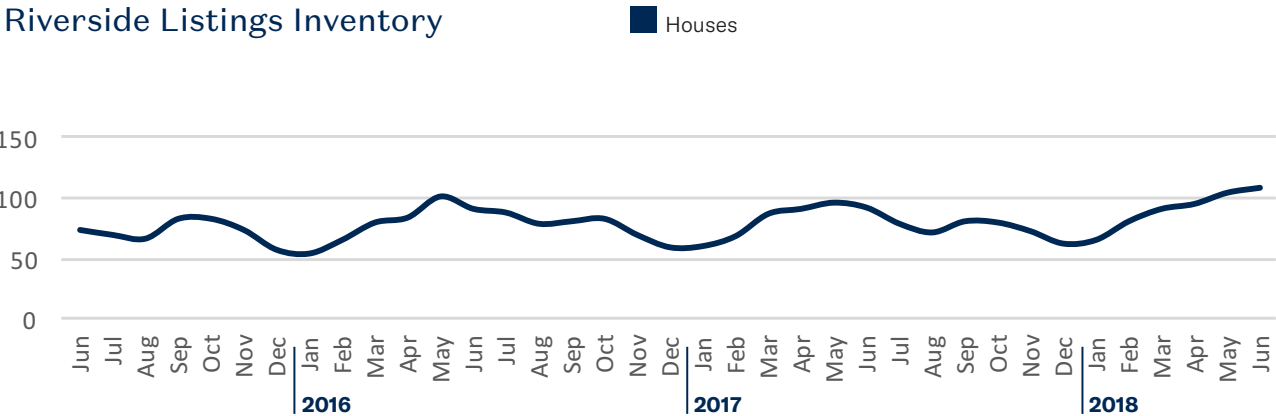
Riverside Solds: First Six Months



Average Sold Price: First Six Months



Riverside Listings Inventory



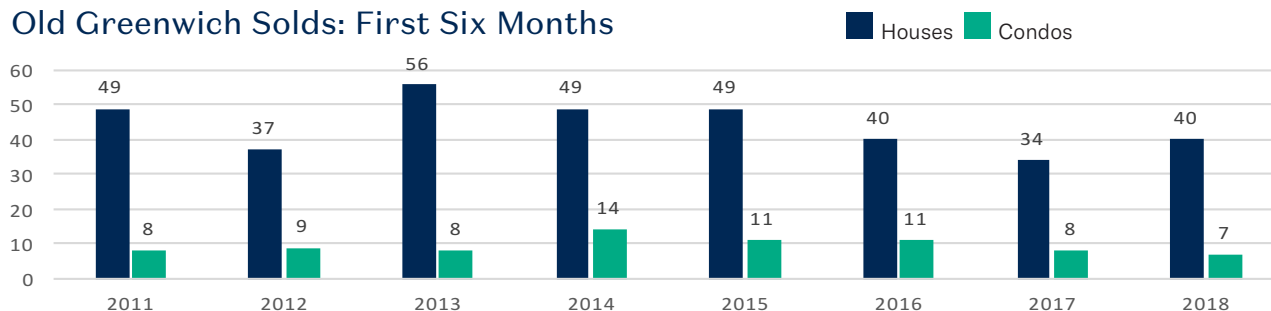
First Half 2018

Old Greenwich Overview

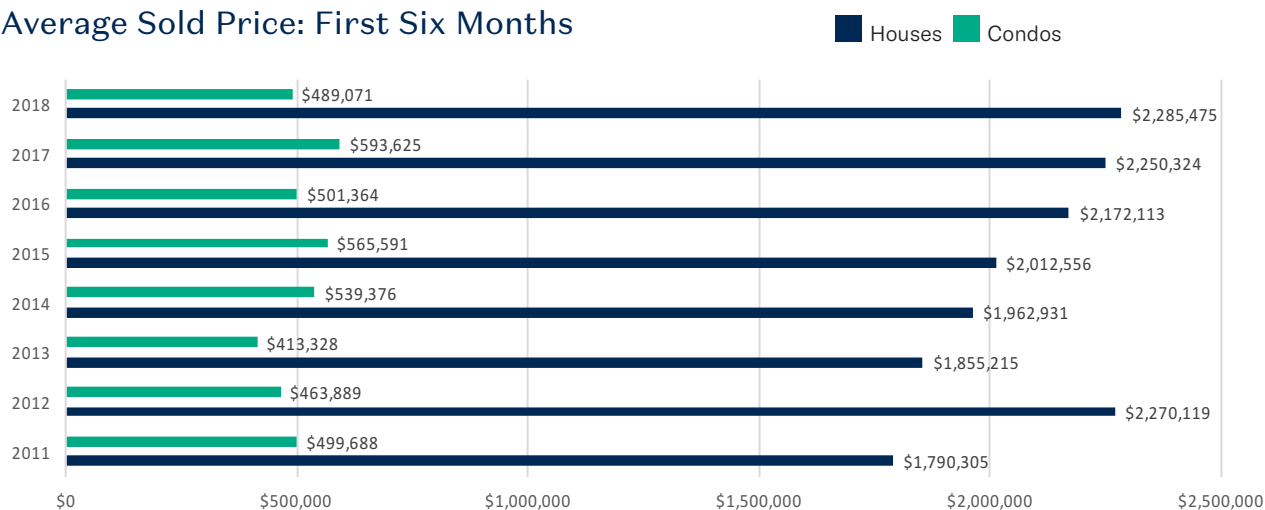


	1H 2018	1H 2017	% CHANGE
Houses: Sold	40	34	+17.6%
Houses: Median Sale Price	\$1,997,500	\$2,137,500	-6.5%
Houses: Average Sale Price	\$2,285,475	\$2,250,324	+1.6%
House Inventory on June 30th	88	81	+8.6%
Condos/Co-Ops: Sold	7	8	-12.5%
Condos/Co-Ops: Average Sale Price	\$489,071	\$593,625	-17.6%
Condos/Co-Ops: Inventory on June 30th	12	12	0%

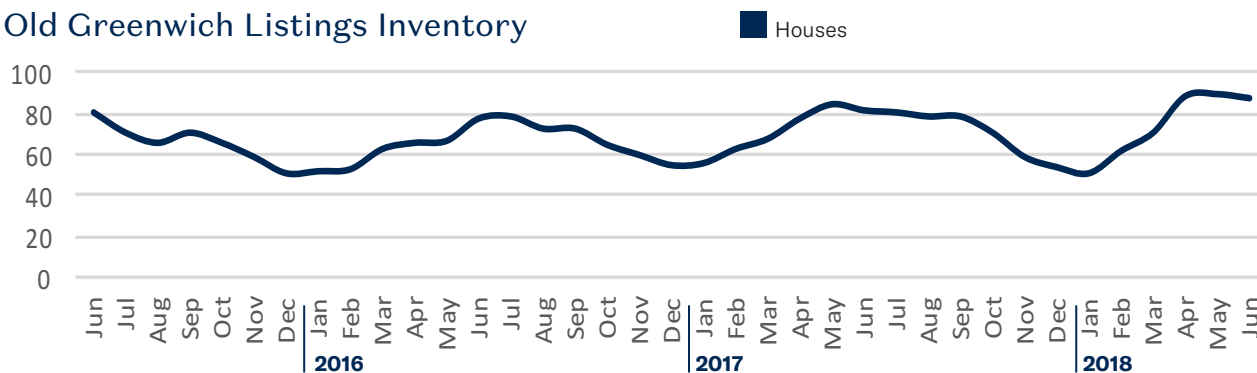
Old Greenwich Solds: First Six Months



Average Sold Price: First Six Months



Old Greenwich Listings Inventory

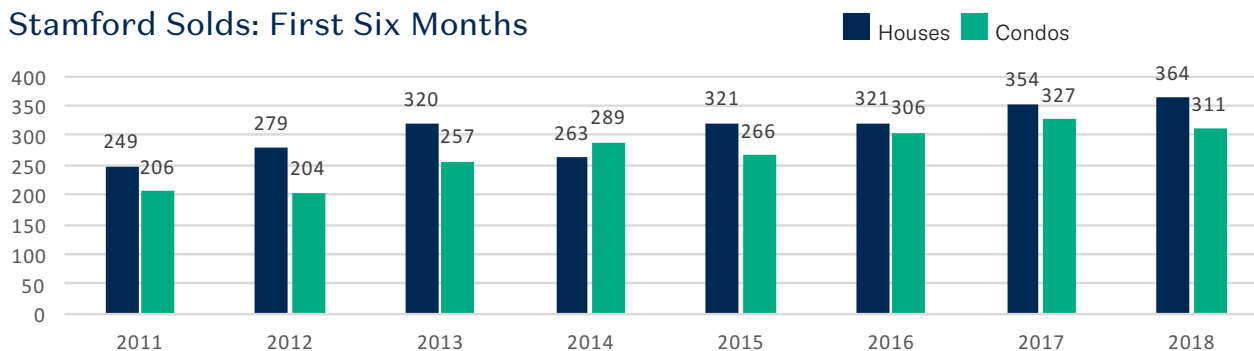


Stamford Overview

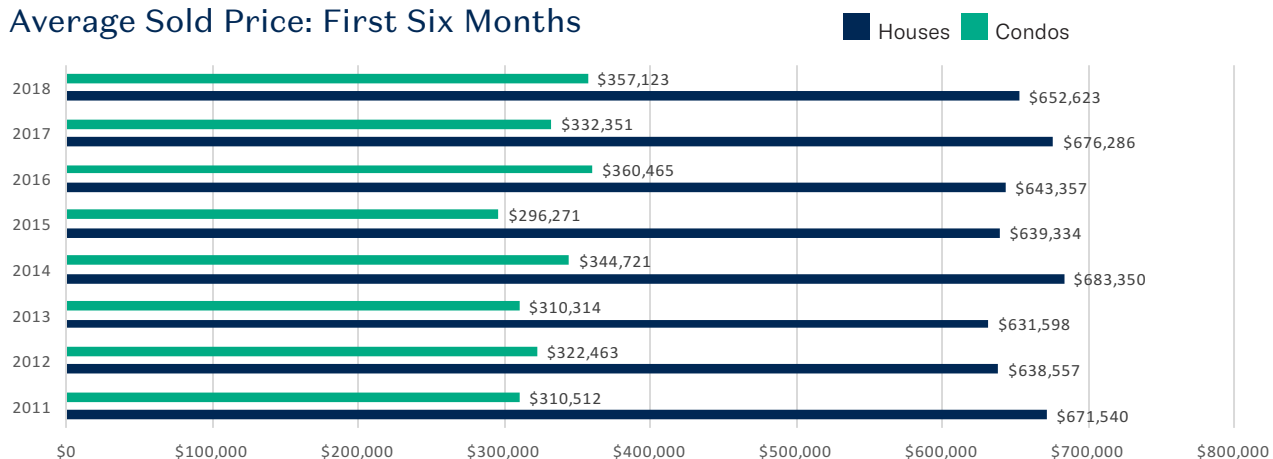


	1H 2018	1H 2017	% CHANGE
Houses: Sold	364	354	+2.8%
Houses: Median Sale Price	\$590,000	\$608,500	-3%
Houses: Average Sale Price	\$652,623	\$676,286	-3.5%
House Inventory on June 30th	486	498	-2.4%
Condos/Co-Ops: Sold	311	327	-4.9%
Condos/Co-Ops: Average Sale Price	\$357,123	\$332,351	+7.5%
Condos/Co-Ops: Inventory on June 30th	287	308	-6.8%

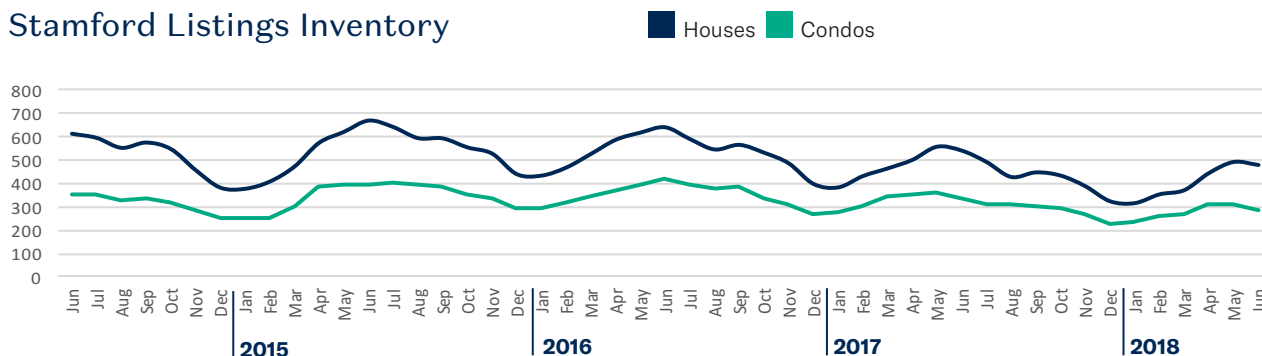
Stamford Solds: First Six Months



Average Sold Price: First Six Months



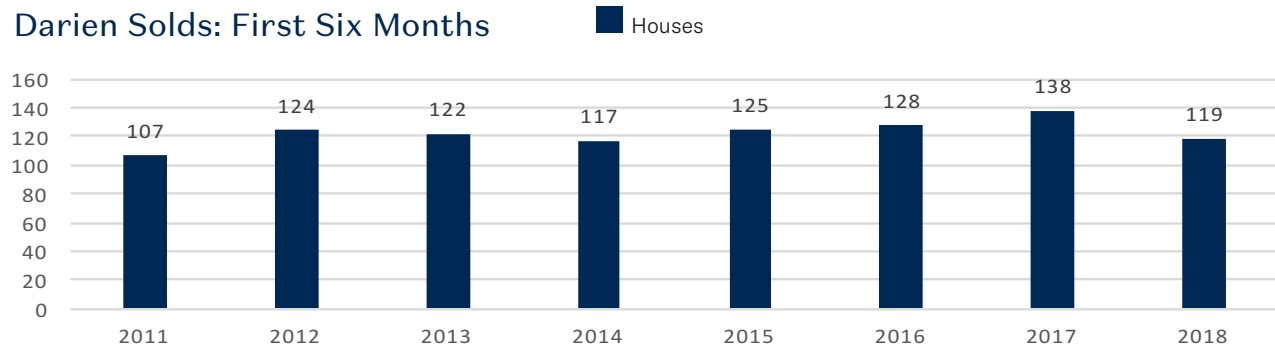
Stamford Listings Inventory



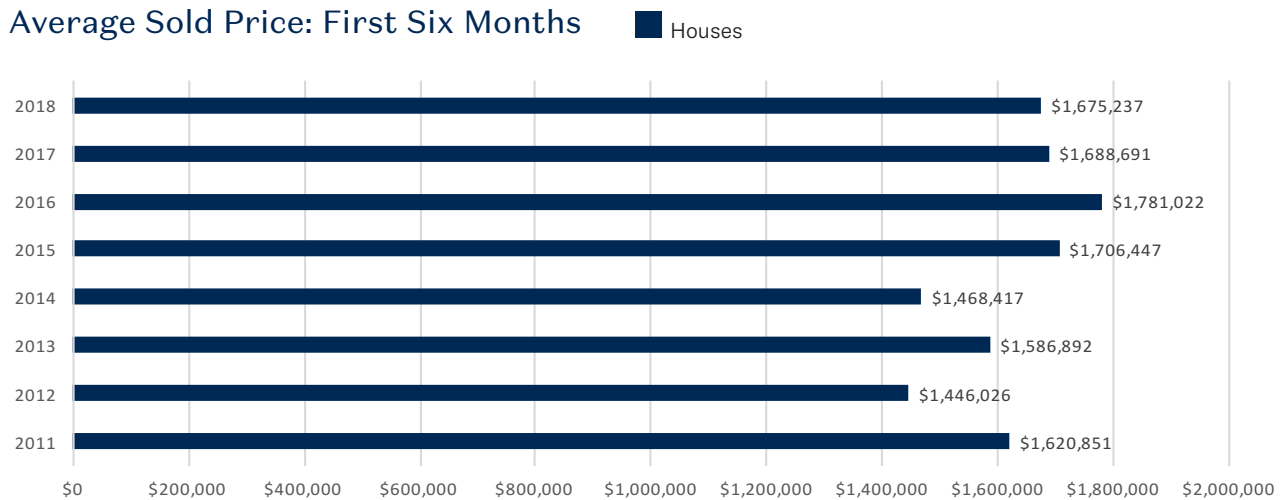
Darien Overview

	1H 2018	1H 2017	% CHANGE
Houses: Sold	119	138	-13.8%
Houses: Median Sale Price	\$1,515,000	\$1,395,000	+8.6%
Houses: Average Sale Price	\$1,675,237	\$1,688,691	-0.8%
House Inventory on June 30th	308	278	+10.8%
Condos/Co-Ops: Sold	2	9	-77.8%
Condos/Co-Ops: Average Sale Price	\$1,525,000	\$949,056	+60.7%
Condos/Co-Ops: Inventory on June 30th	20	21	-4.8%

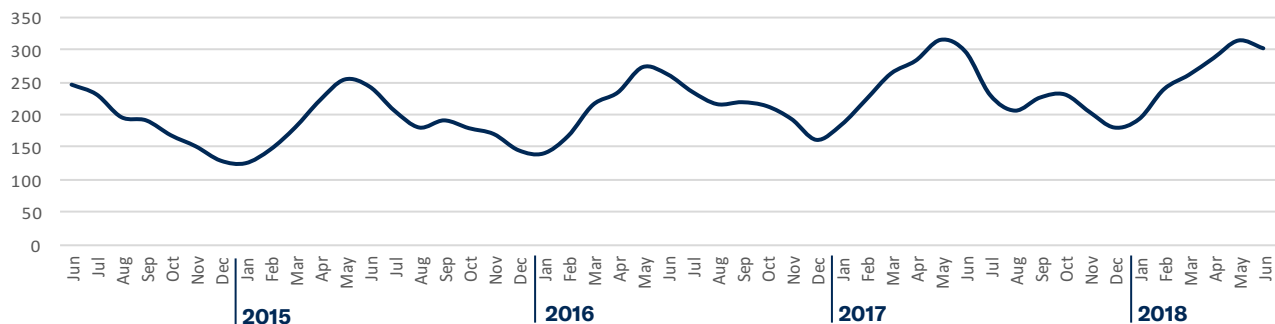
Darien Sold: First Six Months



Average Sold Price: First Six Months



Darien House Listings Inventory

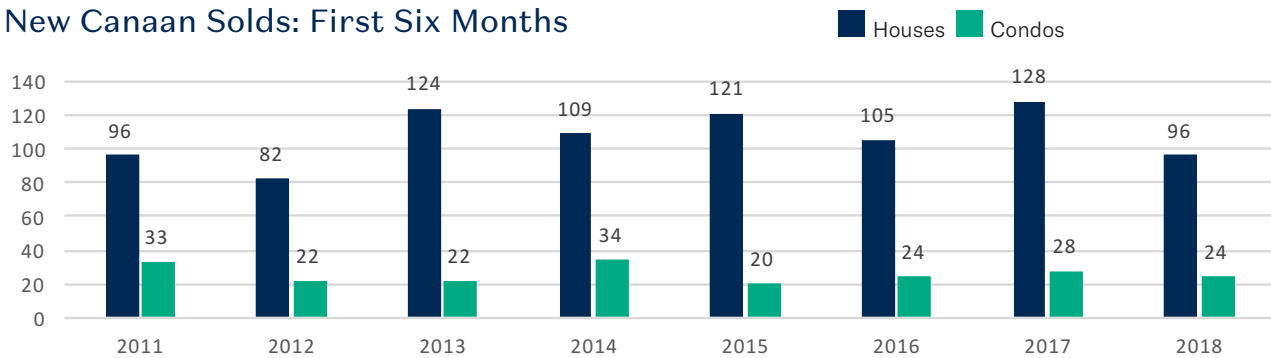


New Canaan Overview

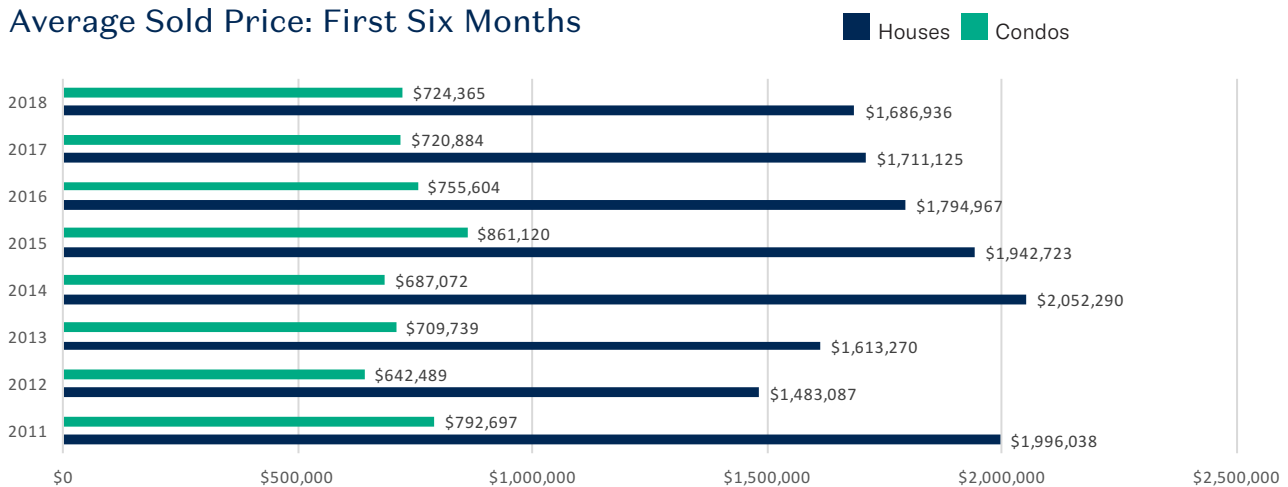


	1H 2018	1H 2017	% CHANGE
Houses: Sold	96	128	-25%
Houses: Median Sale Price	\$1,380,000	\$1,443,000	-4.4%
Houses: Average Sale Price	\$1,686,936	\$1,711,125	-1.4%
House Inventory on June 30th	358	344	+4.1%
Condos/Co-Ops: Sold	24	28	-14.3%
Condos/Co-Ops: Average Sale Price	\$724,365	\$720,884	+0.5%
Condos/Co-Ops: Inventory on June 30th	49	55	-10.9%

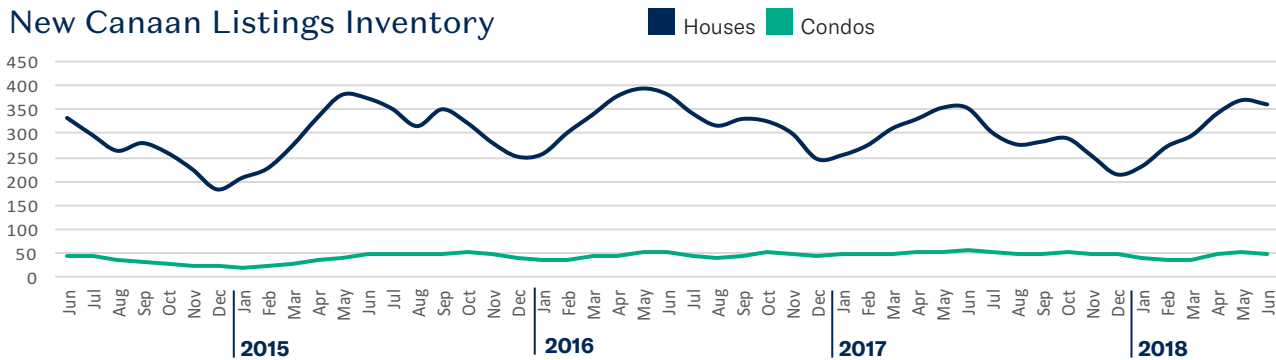
New Canaan Sold: First Six Months



Average Sold Price: First Six Months



New Canaan Listings Inventory

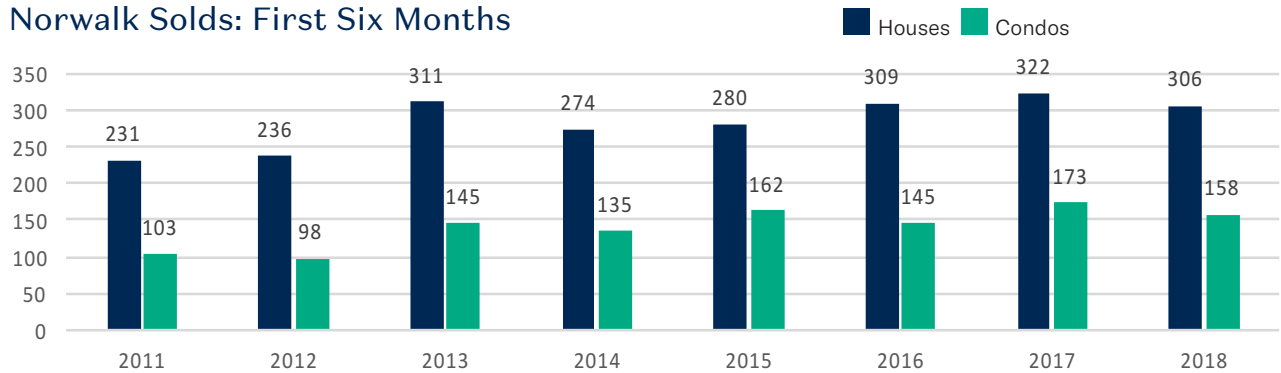


Norwalk Overview

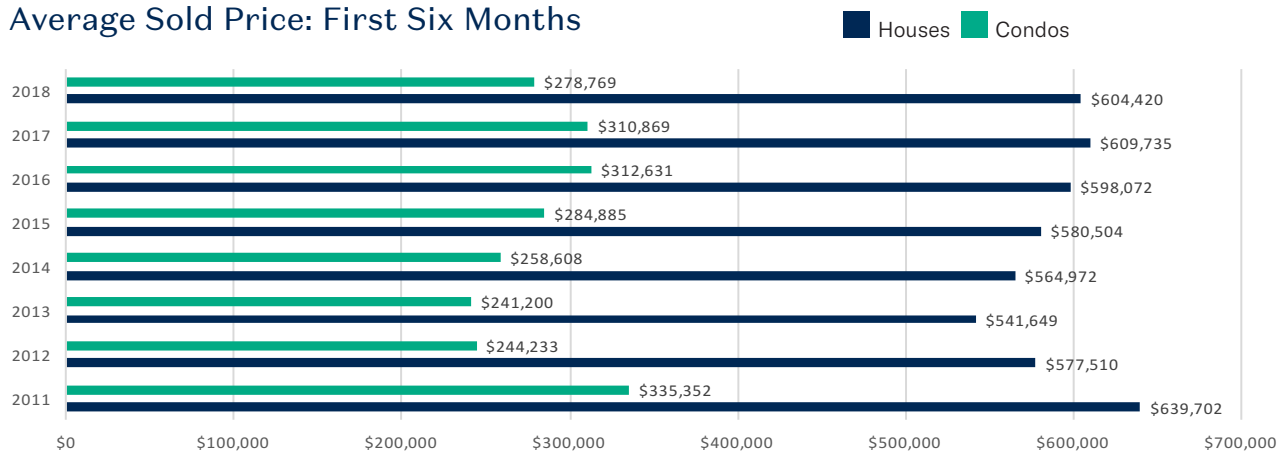


	1H 2018	1H 2017	% CHANGE
Houses: Sold	306	322	-5%
Houses: Median Sale Price	\$503,500	\$470,000	+7.1%
Houses: Average Sale Price	\$604,420	\$609,735	-0.9%
House Inventory on June 30th	393	410	-4.1%
Condos/Co-Ops: Sold	158	173	-8.7%
Condos/Co-Ops: Average Sale Price	\$278,769	\$310,869	-10.3%
Condos/Co-Ops: Inventory on June 30th	128	176	-27.3%

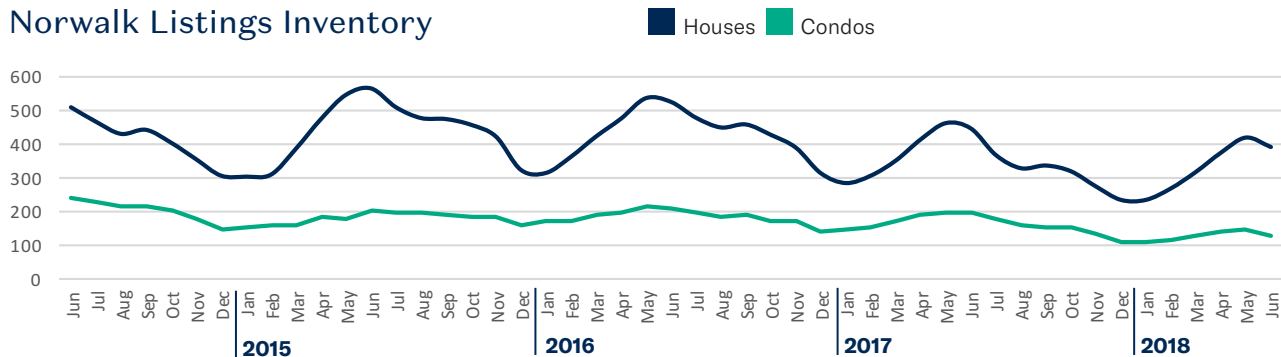
Norwalk Sold: First Six Months



Average Sold Price: First Six Months



Norwalk Listings Inventory

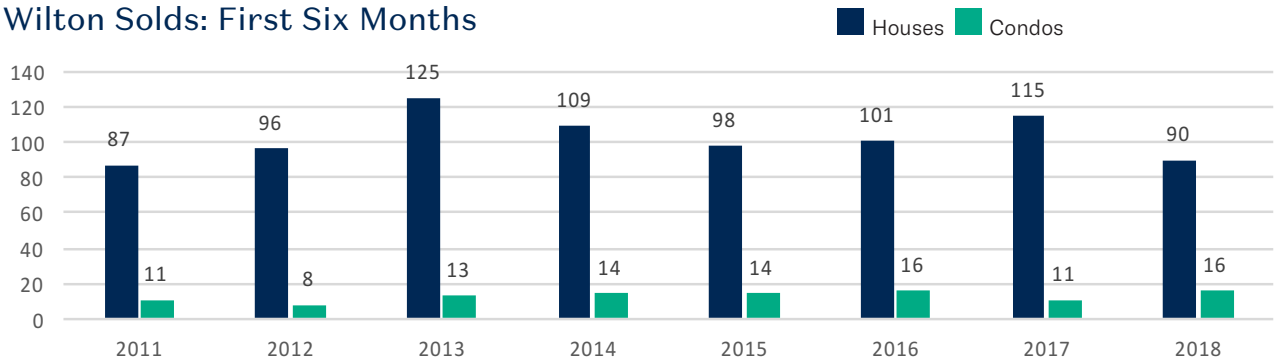


Wilton Overview

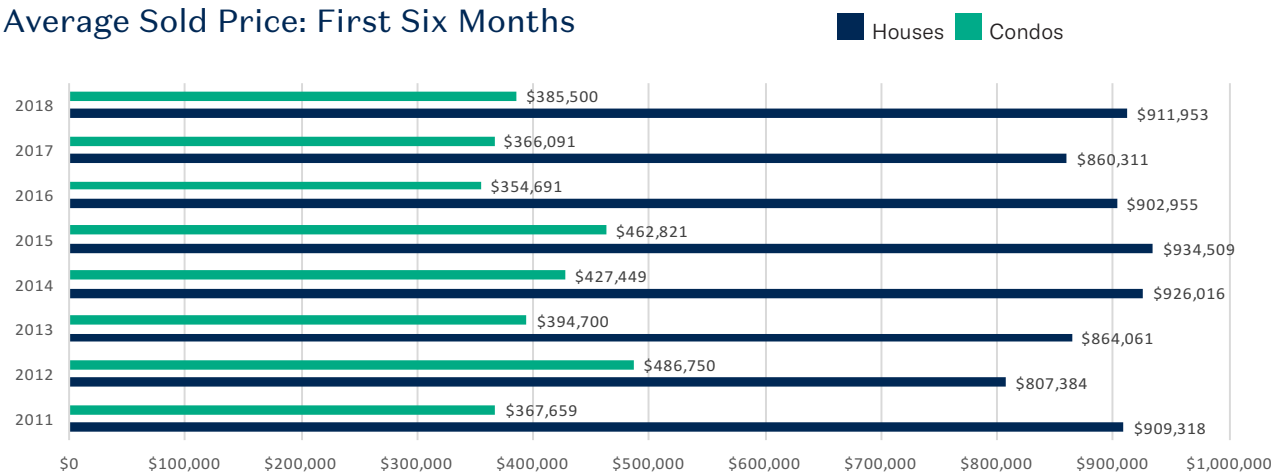


	1H2018	1H2017	% CHANGE
Houses: Sold	90	115	-21.7%
Houses: Median Sale Price	\$800,000	\$770,000	+3.9%
Houses: Average Sale Price	\$911,953	\$860,311	+6%
House Inventory on June 30th	248	258	-3.9%
Condos/Co-Ops: Sold	16	11	+45.5%
Condos/Co-Ops: Average Sale Price	\$385,500	\$366,091	+5.3%
Condos/Co-Ops: Inventory on June 30th	17	14	+21.4%

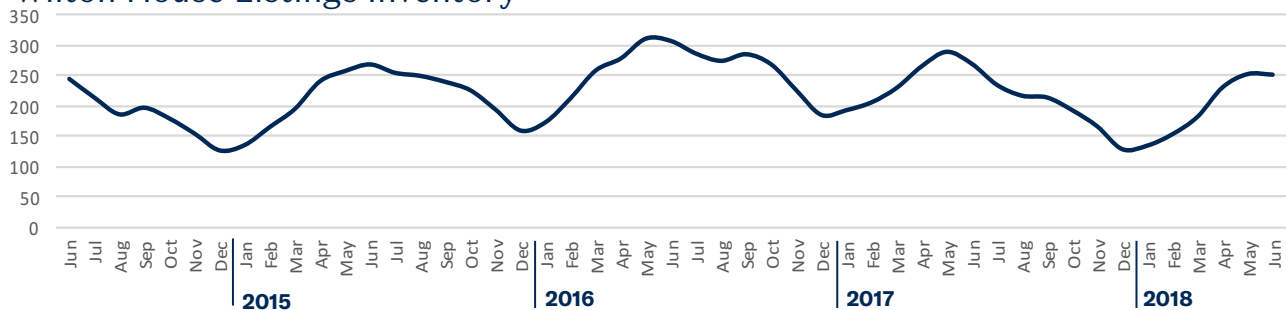
Wilton Solds: First Six Months



Average Sold Price: First Six Months



Wilton House Listings Inventory

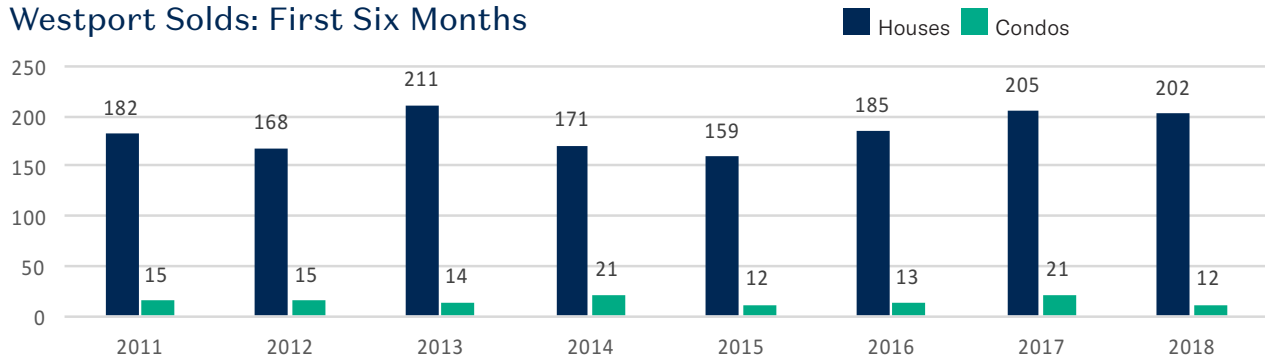


Westport Overview

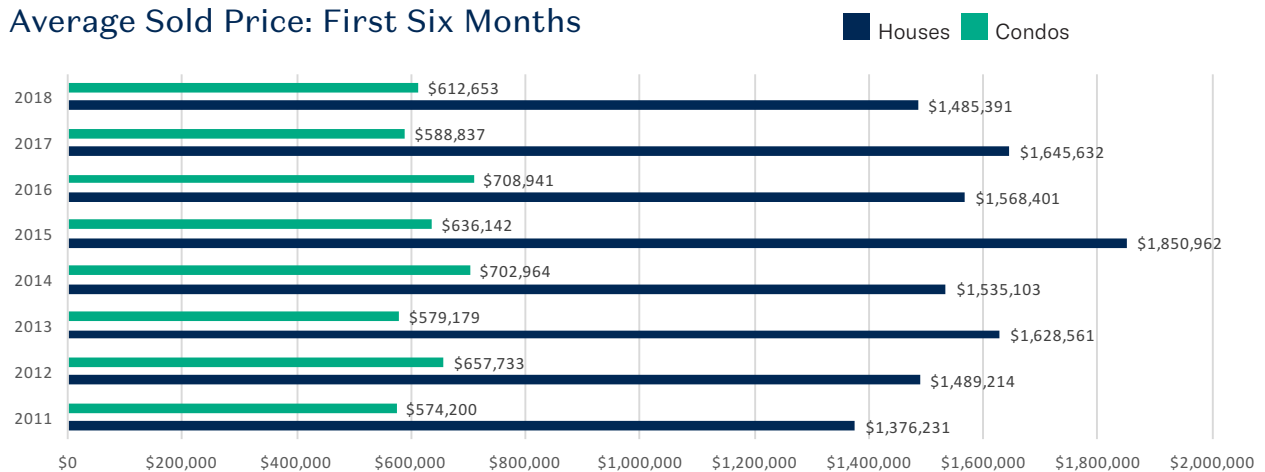


	1H 2018	1H 2017	% CHANGE
Houses: Sold	202	205	-1.5%
Houses: Median Sale Price	\$1,220,000	\$1,450,000	-15.9%
Houses: Average Sale Price	\$1,485,391	\$1,645,632	-9.7%
House Inventory on June 30th	400	436	-8.3%
Condos/Co-Ops: Sold	12	21	-42.9%
Condos/Co-Ops: Average Sale Price	\$612,653	\$588,837	+4%
Condos/Co-Ops: Inventory on June 30th	18	13	+38.5%

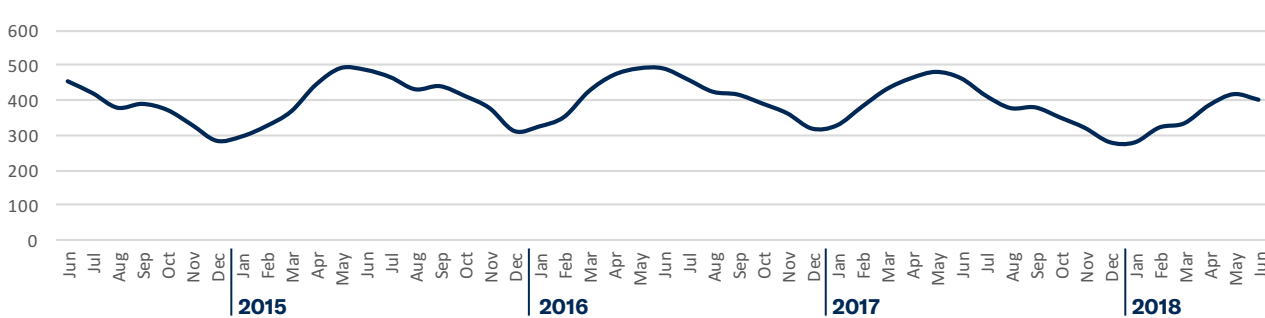
Westport Solds: First Six Months



Average Sold Price: First Six Months



Westport House Listings Inventory

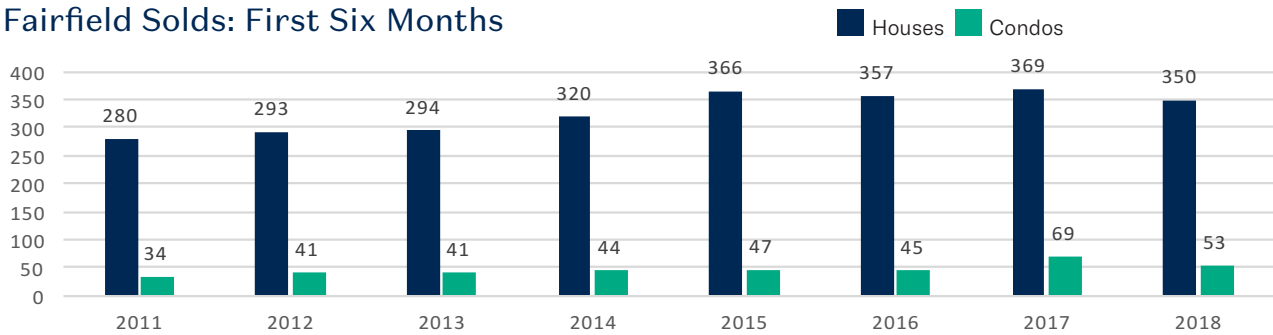


Fairfield Overview

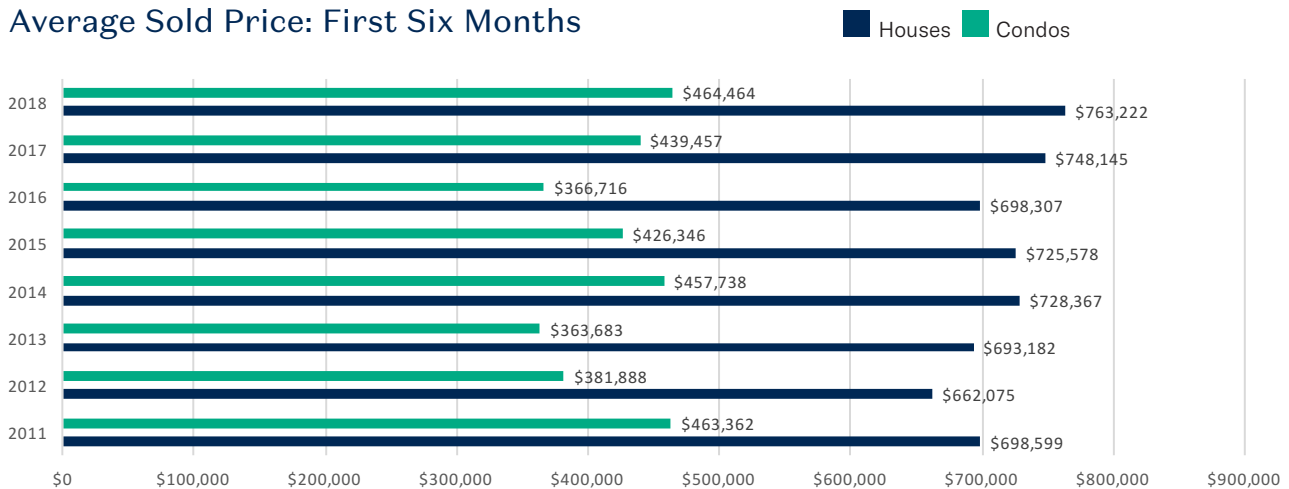


	1H 2018	1H 2017	% CHANGE
Houses: Sold	350	369	-5.1%
Houses: Median Sale Price	\$606,250	\$620,000	-2.2%
Houses: Average Sale Price	\$763,222	\$748,145	+2%
House Inventory on June 30th	561	602	-6.8%
Condos/Co-Ops: Sold	53	69	-23.2%
Condos/Co-Ops: Average Sale Price	\$464,464	\$439,457	+5.7%
Condos/Co-Ops: Inventory on June 30th	61	73	-16.4%

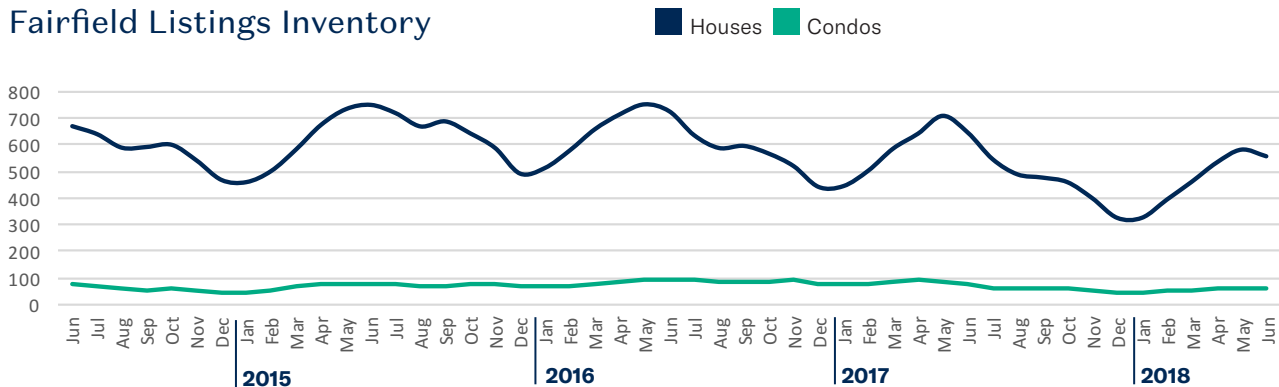
Fairfield Sold: First Six Months



Average Sold Price: First Six Months



Fairfield Listings Inventory



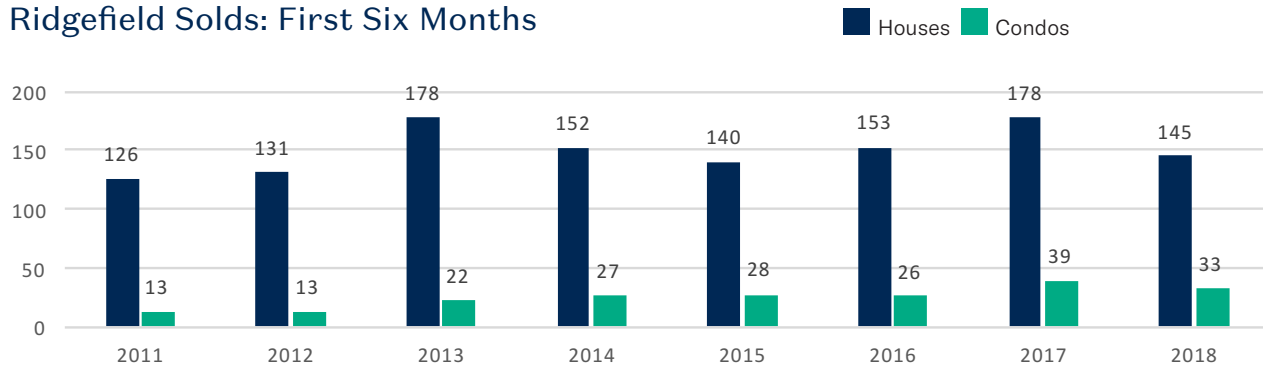
First Half 2018

Ridgefield Overview

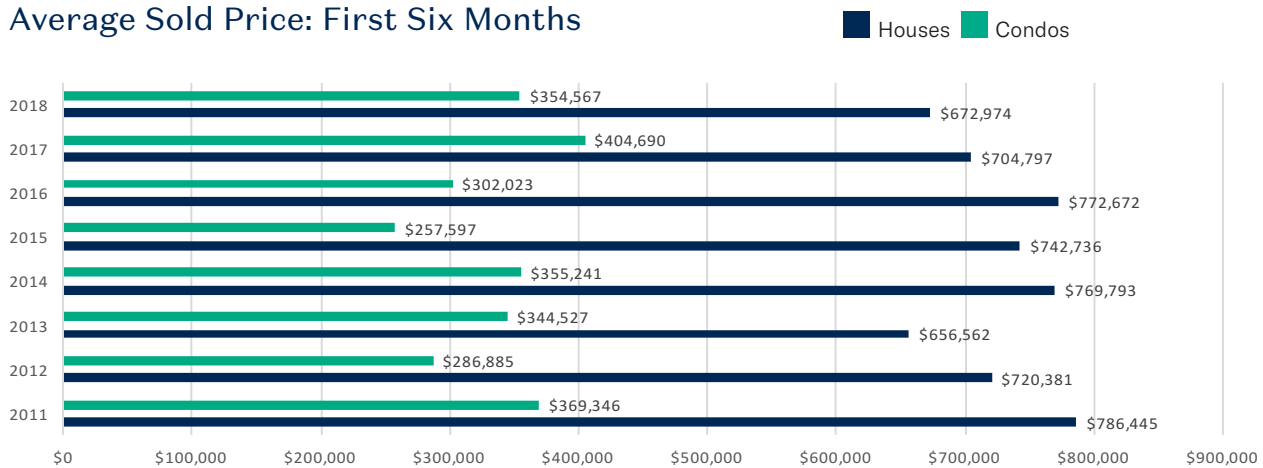


	1H 2018	1H 2017	% CHANGE
Houses: Sold	145	178	-18.5%
Houses: Median Sale Price	\$625,000	\$627,000	-0.3%
Houses: Average Sale Price	\$672,974	\$704,797	-4.5%
Houses: Inventory on June 30th	294	320	-8.1%
Condos/Co-Ops: Sold	33	39	-15.4%
Condos/Co-Ops: Average Sale Price	\$354,567	\$404,690	-12.4%
Condos/Co-Ops: Inventory on June 30th	25	34	-26.5%

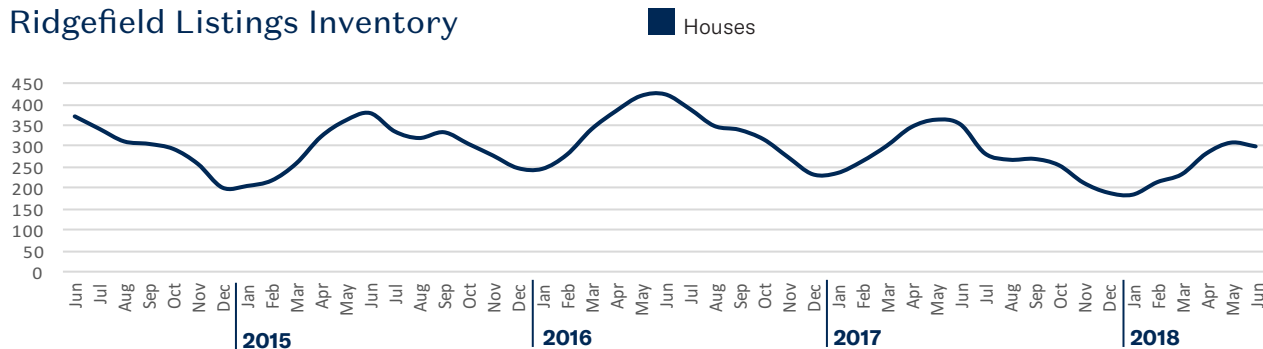
Ridgefield Solds: First Six Months



Average Sold Price: First Six Months



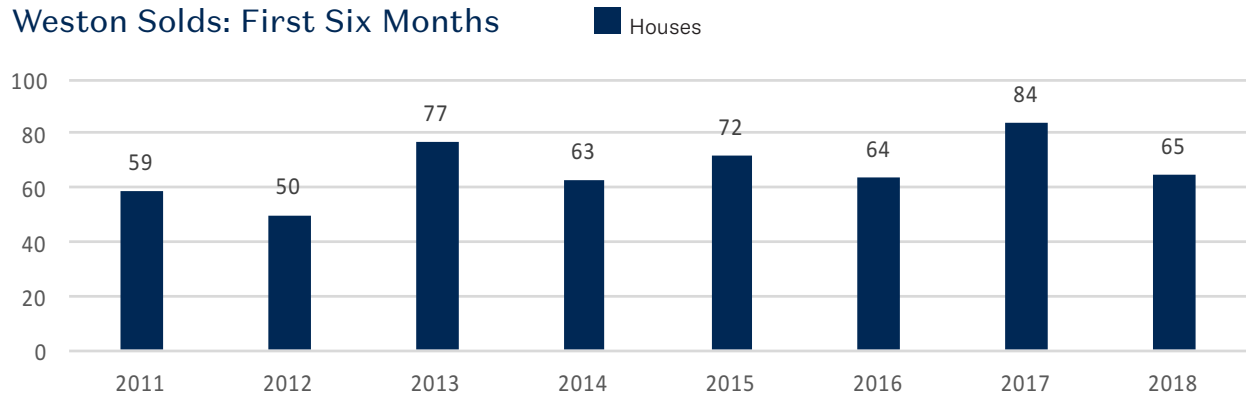
Ridgefield Listings Inventory



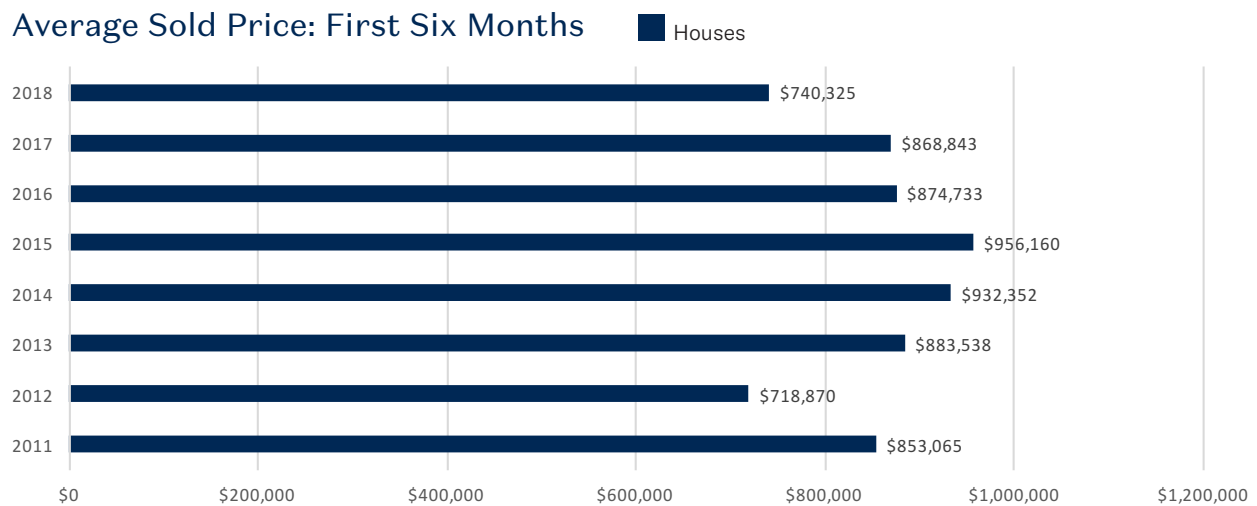
Weston Overview

	1H 2018	1H 2017	% CHANGE
Houses: Sold	65	84	-22.6%
Houses: Median Sale Price	\$652,000	\$792,750	-17.8%
Houses: Average Sale Price	\$740,325	\$868,843	-14.8%
House Inventory on June 30th	183	185	-1.1%

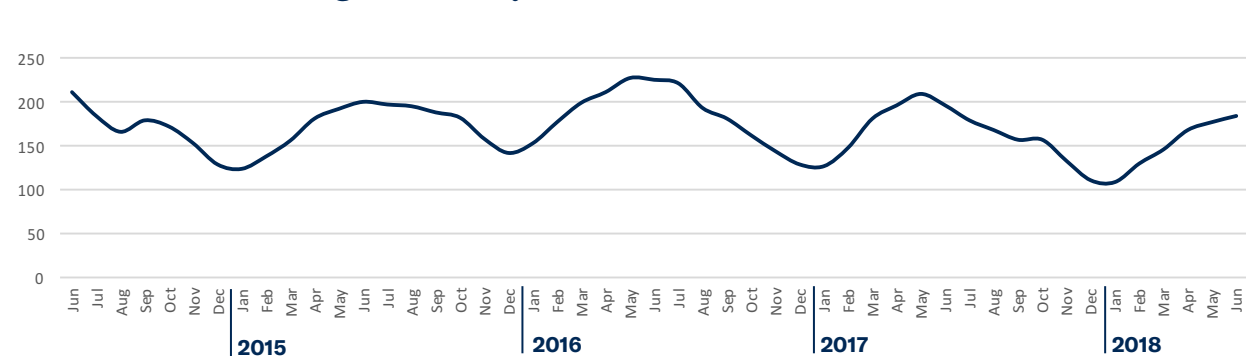
Weston Sold: First Six Months



Average Sold Price: First Six Months



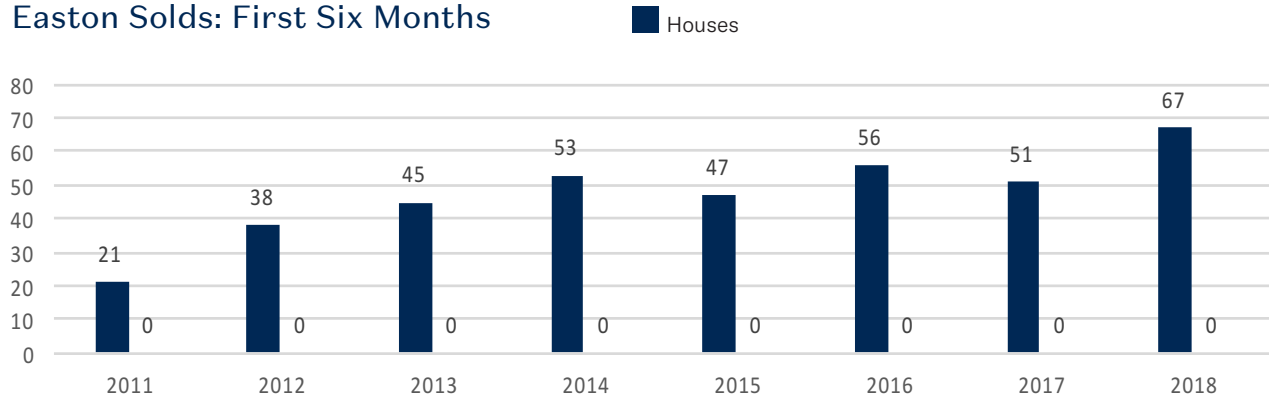
Weston House Listings Inventory



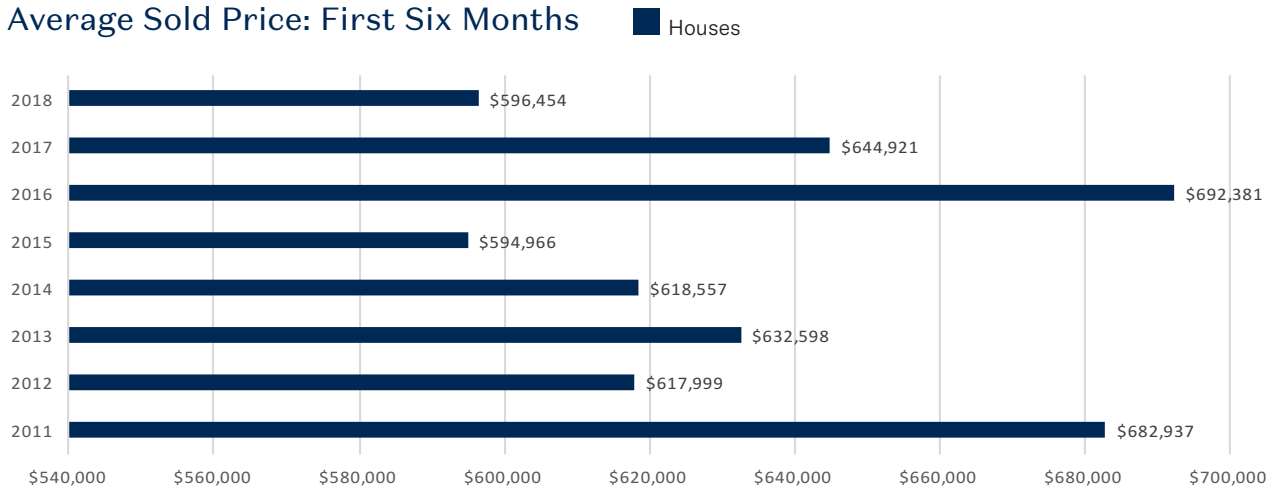
Easton Overview

	1H 2018	1H 2017	% CHANGE
Houses: Sold	67	51	+31.4%
Houses: Median Sale Price	\$555,000	\$645,000	-14%
Houses: Average Sale Price	\$596,454	\$644,921	-7.5%
House Inventory on June 30th	121	137	-11.7%

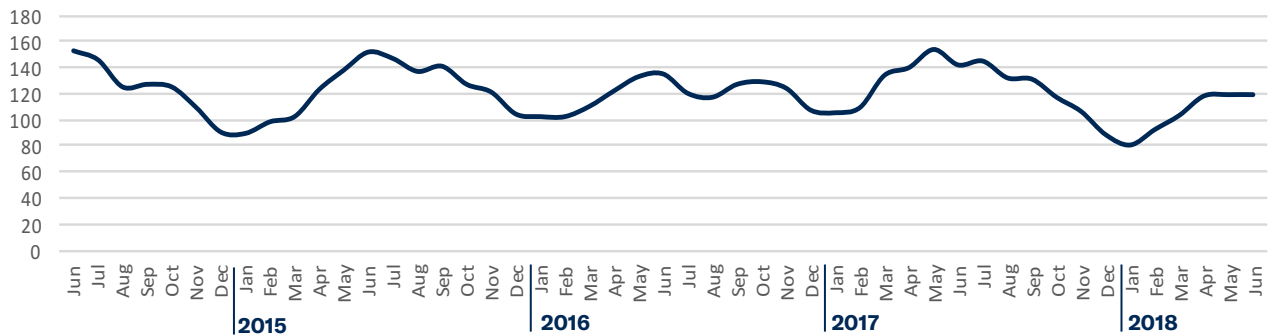
Easton Sold: First Six Months



Average Sold Price: First Six Months



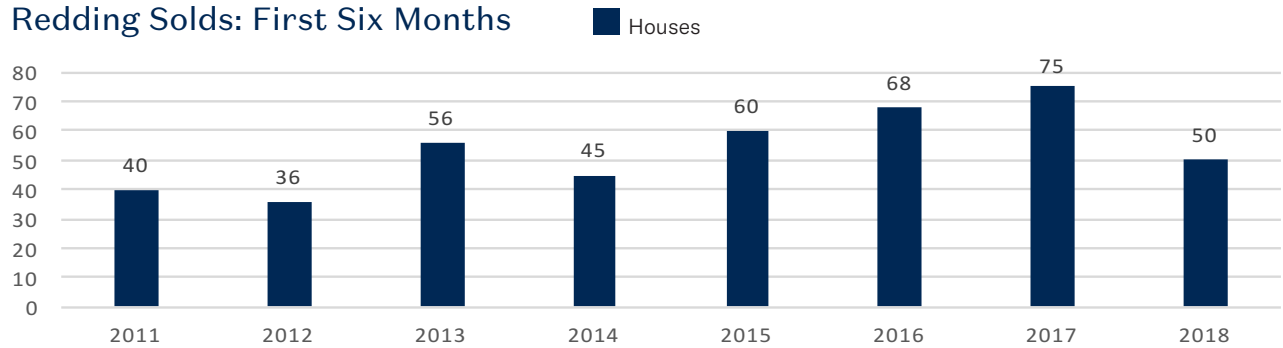
Easton House Listings Inventory



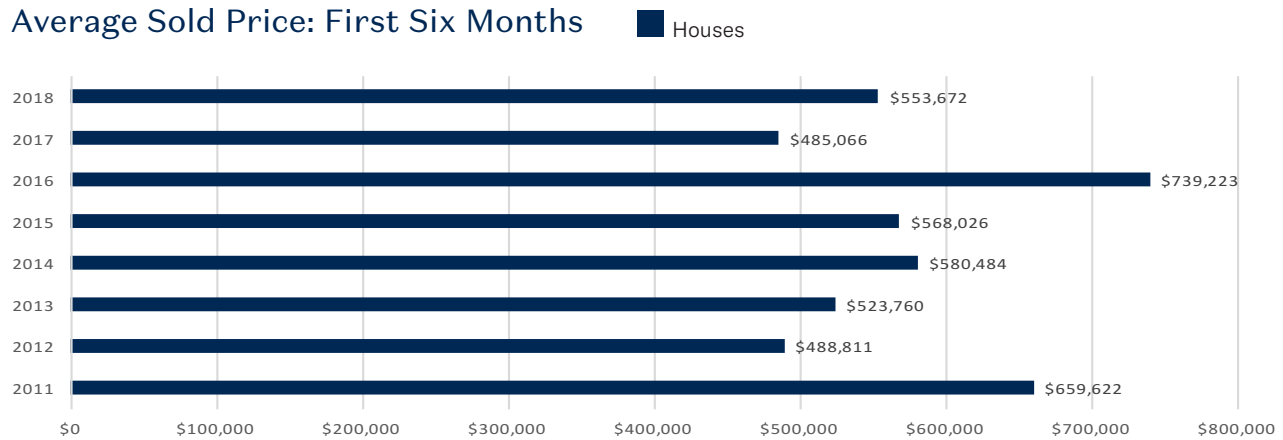
Redding Overview

	1H 2018	1H 2017	% CHANGE
Houses: Sold	50	75	-33.3%
Houses: Median Sale Price	\$540,625	\$495,000	+9.2%
Houses: Average Sale Price	\$553,672	\$485,066	+14.1%
House Inventory on June 30th	128	141	-9.2%

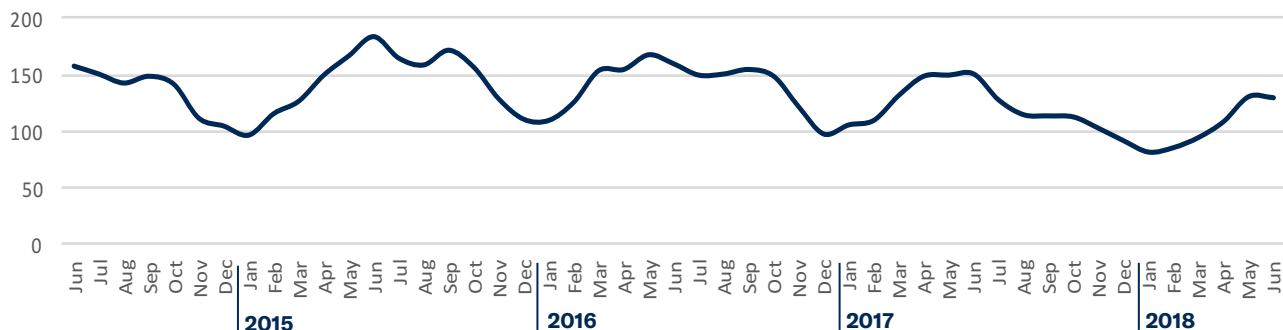
Redding Solds: First Six Months



Average Sold Price: First Six Months



Redding House Listings Inventory



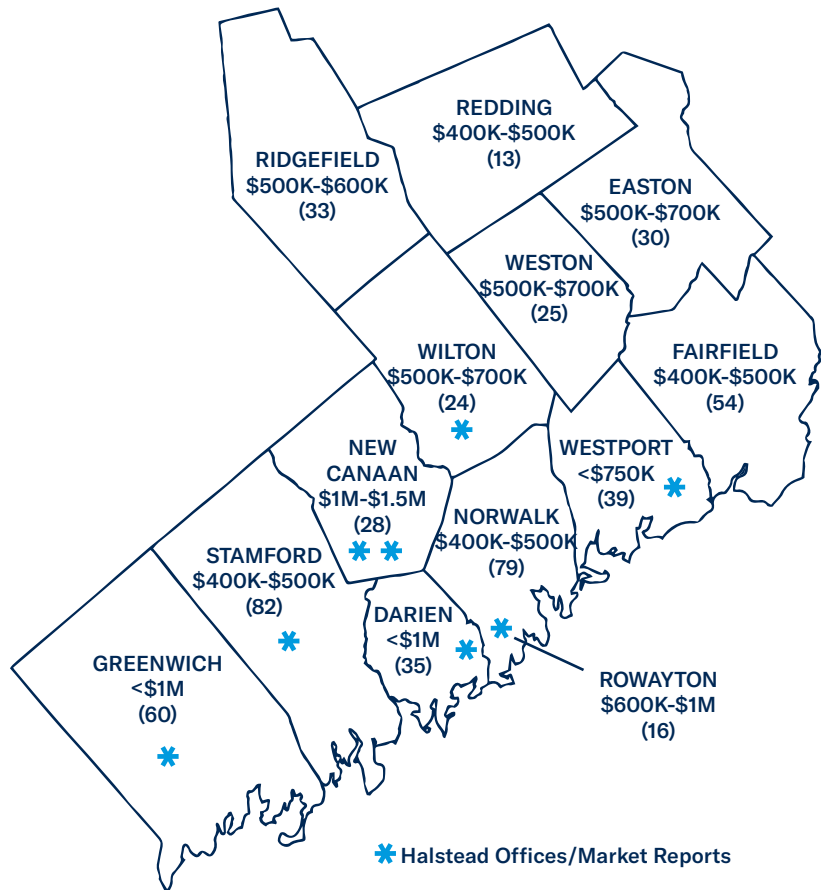
Lower Fairfield County

Town Comparison: First Six Months (Single Family Homes)

Town	# of Sold Houses		% change	Median Selling Price		% change
	2018	2017		2018	2017	
Greenwich	274	289	-5.2%	\$ 1,870,000	\$ 1,835,000	+1.9%
Stamford	364	354	+2.8%	\$590,000	\$608,500	-3%
Darien	119	138	-13.8%	\$1,515,000	\$1,395,000	+8.6%
New Canaan	96	128	-25%	\$1,380,000	\$1,443,000	-4.4%
Norwalk	306	322	-5%	\$503,500	\$470,000	+7.1%
Wilton	90	115	-21.7%	\$800,000	\$770,000	+3.9%
Westport	202	205	-1.5%	\$1,220,000	\$1,450,000	-15.9%
Weston	65	84	-22.6%	\$652,000	\$792,750	-17.8%
Ridgefield	145	178	-18.5%	\$625,000	\$627,000	-0.3%
Fairfield	350	369	-5.1%	\$606,250	\$620,000	-2.2%
Easton	67	51	+31.4%	\$555,000	\$645,000	-14%
Redding	50	75	-33.3%	\$540,625	\$495,000	+9.2%

Most Popular Price Points in First Half of 2018

The map of Lower Fairfield County to the right shows the price range with the most house closings in each town for the first half of the year (and the number of solds in that price point in parenthesis). Collectively, for all 12 towns, these price points accounted for 27% of total house sales during this time. The median selling price for all 12 towns is \$716,000.



All data sourced from Connecticut Smart MLS and Greenwich MLS.

Actives from the Connecticut Smart MLS include Active, Show and TOM status. Actives from the Greenwich MLS include Active and Contingent Contract status.

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