



HALSTEAD
REAL ESTATE

Connecticut Market Report First Half 2020

2020

Connecticut | New York City | Hamptons | New Jersey | Hudson Valley

 **MAYFAIR**
International Realty

 **LUXURY
PORTFOLIO
INTERNATIONAL**

Leading
REAL ESTATE COMPANIES
OF THE WORLD

[halstead.com](https://www.halstead.com)

HALSTEAD CONNECTICUT, LLC



Single Family Houses

Number of Solds Q2
2020 Vs. 2019

0%

Average Sold Price Q2
2020 Vs. 2019

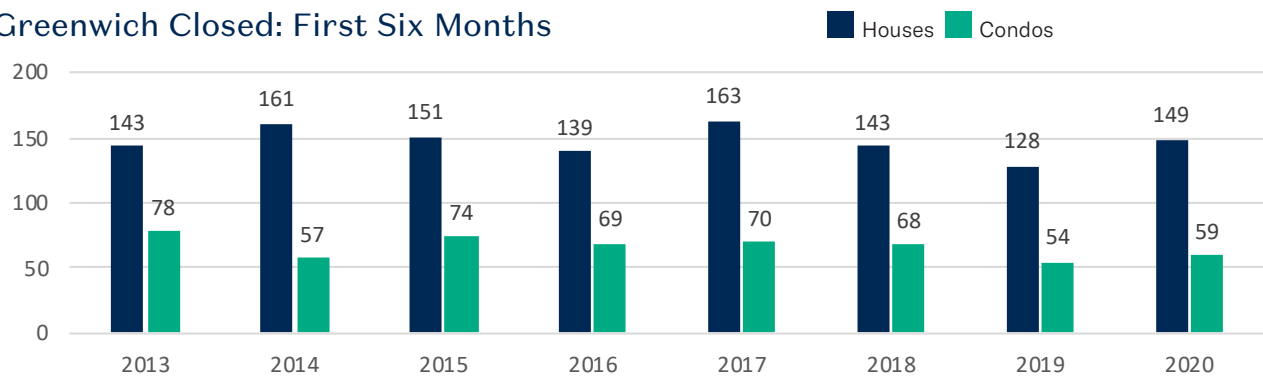
↑ 2%

June 30 Inventory
Vs. March 31, 2019

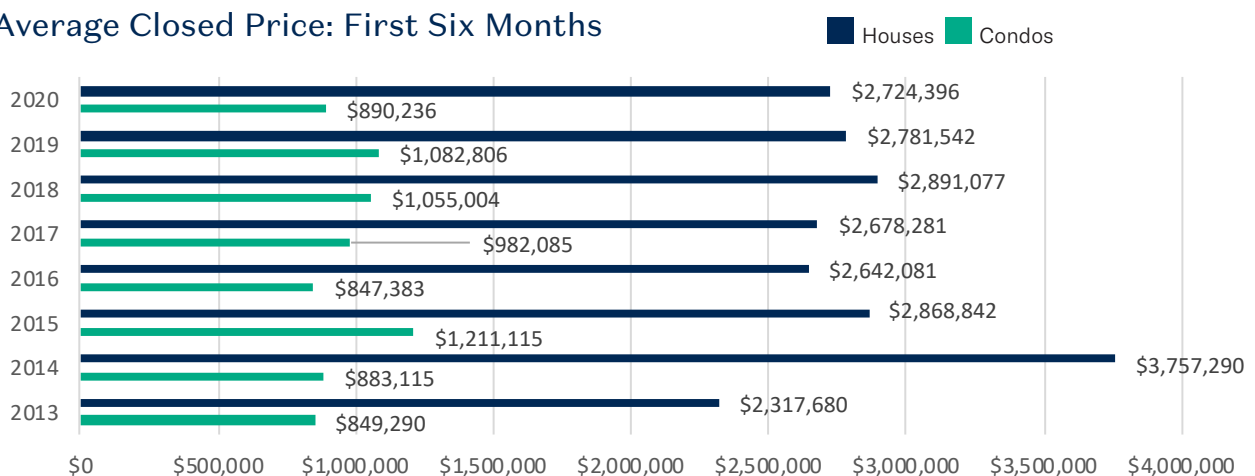
↓ 11.5%

	2020	2019	% CHANGE
Houses: Closings in Second Quarter	89	89	0%
Houses: Average Closing Price in Second Quarter	\$2,979,148	\$2,919,410	+2%
Houses: Closings First Six Months	149	128	+16.4%
Houses: Average Closing Price First Six Months	\$2,724,396	\$2,781,542	-2.1%
Houses: Pending on June 30th	52	39	+33.3%
Houses: Inventory on June 30th	452	511	-11.5%
Condos: Closings First Six Months	59	54	+9.3%
Condos: Average Closing Price First Six Months	\$890,236	\$1,082,806	-17.8%
Condos: Inventory on June 30th	116	125	-7.2%

Greenwich Closed: First Six Months



Average Closed Price: First Six Months





Single Family Houses

Number of Solds Q2
2020 Vs. 2019

↑45.5%

Average Sold Price Q2
2020 Vs. 2019

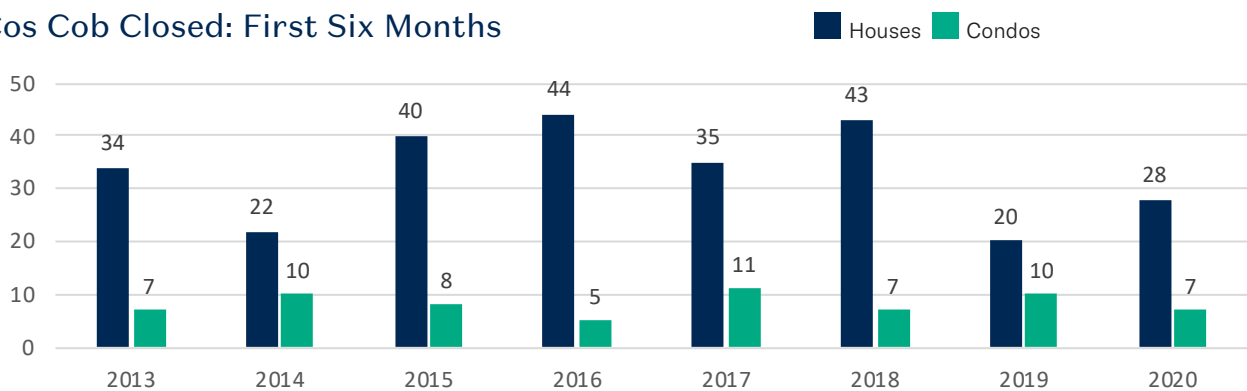
↑9.3%

June 30 Inventory
Vs. March 31, 2019

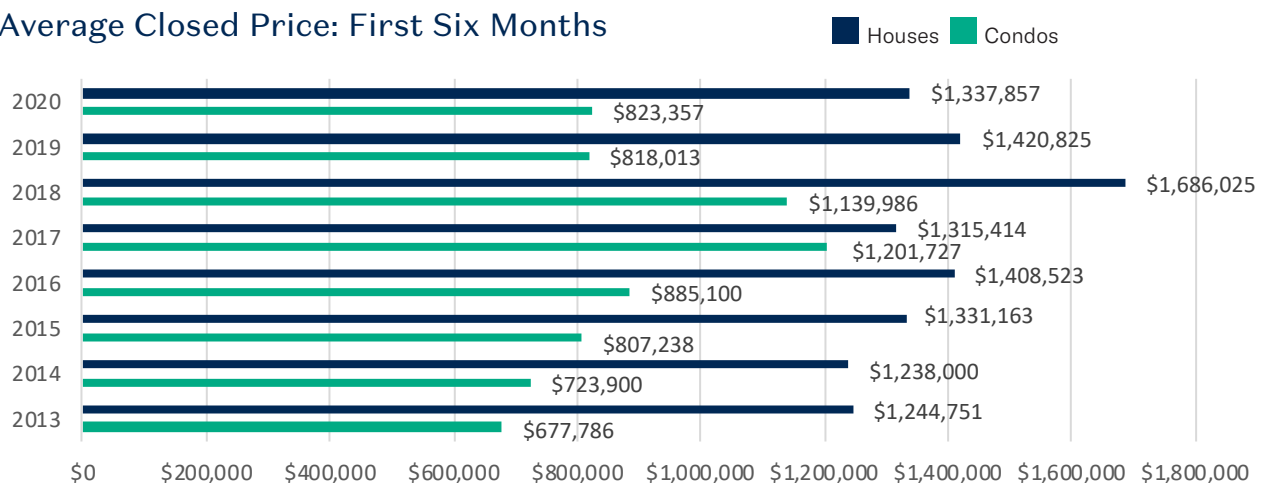
↓8.5%

	2020	2019	% CHANGE
Houses: Closings in Second Quarter	16	11	+45.5%
Houses: Average Closing Price in Second Quarter	\$1,463,906	\$1,339,682	+9.3%
Houses: Closings First Six Months	28	20	+40%
Houses: Average Closing Price First Six Months	\$1,337,857	\$1,420,825	-5.8%
Houses: Pending on June 30th	4	3	+33.3%
Houses: Inventory on June 30th	65	71	-8.5%
Condos: Closings First Six Months	7	10	-30%
Condos: Average Closing Price First Six Months	\$823,357	\$818,013	+0.7%
Condos: Inventory on June 30th	16	16	0%

Cos Cob Closed: First Six Months



Average Closed Price: First Six Months





Single Family Houses

Number of Solds Q2
2020 Vs. 2019

↓ 3.3%

Average Sold Price Q2
2020 Vs. 2019

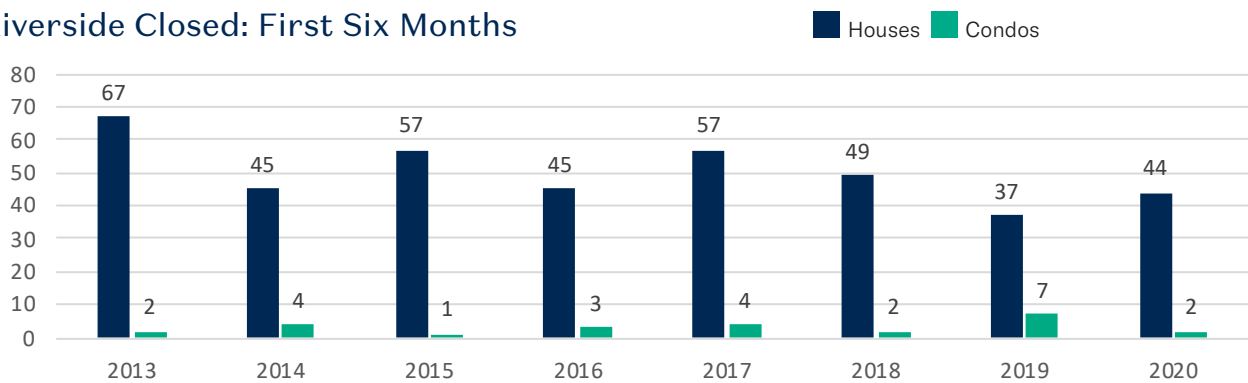
↑ 69.5%

June 30 Inventory
Vs. June 30, 2019

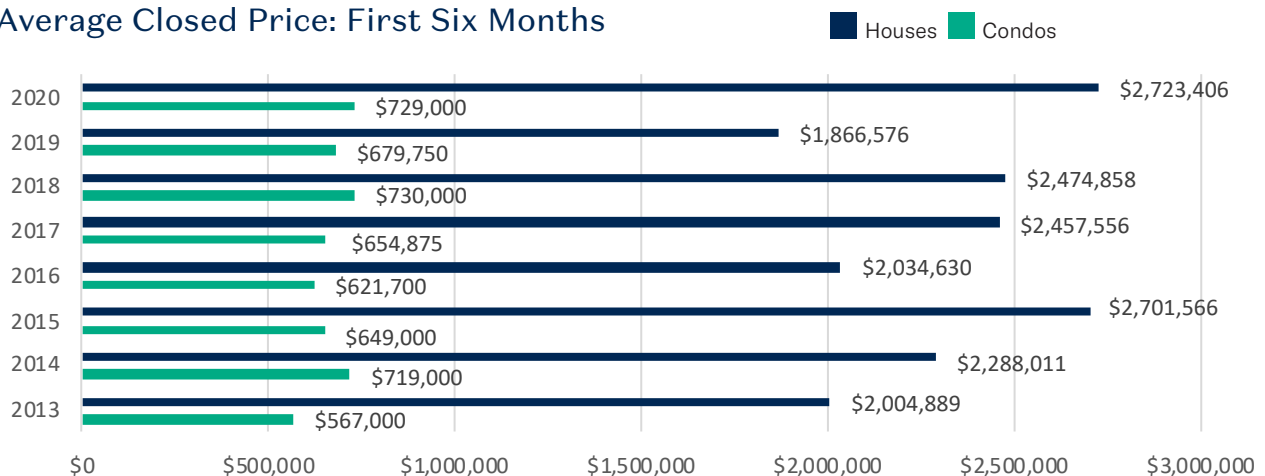
↓ 12%

	2020	2019	% CHANGE
Houses: Closings in Second Quarter	29	30	-3.3%
Houses: Average Closing Price in Second Quarter	\$3,078,703	\$1,816,211	+69.5%
Houses: Closings First Six Months	44	37	+18.9%
Houses: Average Closing Price First Six Months	\$2,723,406	\$1,866,576	+45.9%
Houses: Pending on June 30th	14	13	+7.7%
Houses: Inventory on June 30th	81	92	-12%
Condos: Closings First Six Months	2	7	-71.4%
Condos: Average Closing Price First Six Months	\$729,000	\$679,750	+7.2%
Condos: Inventory on June 30th	8	2	+300%

Riverside Closed: First Six Months



Average Closed Price: First Six Months





Single Family Houses

Number of Solds Q2
2020 Vs. 2019

↑ 27.3%

Average Sold Price Q2
2020 Vs. 2019

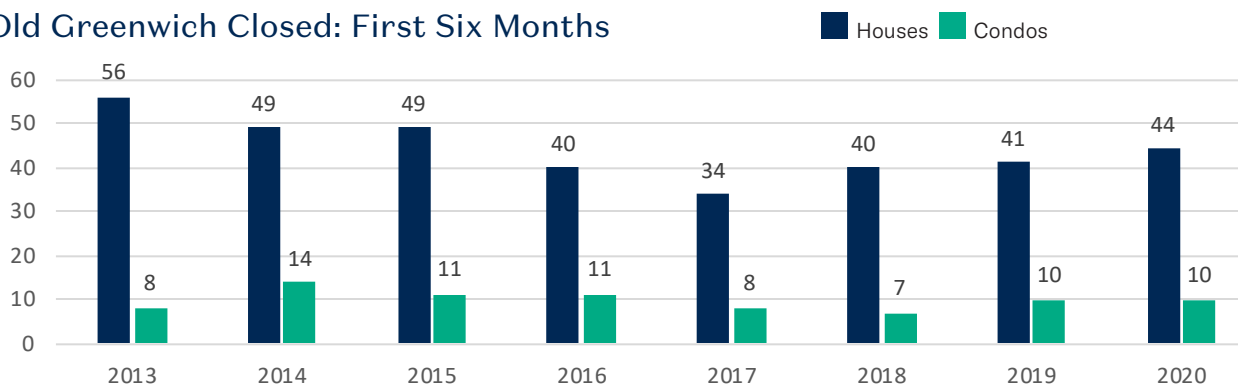
↓ 7.2%

June 30 Inventory
Vs. June 30, 2019

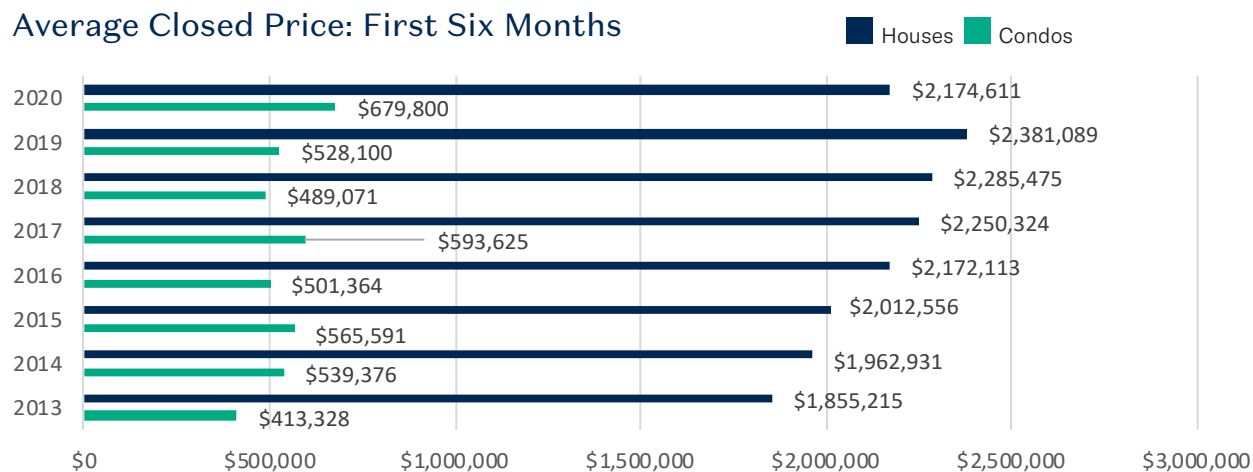
↓ 22.8%

	2020	2019	% CHANGE
Houses: Closings in Second Quarter	28	22	+27.3%
Houses: Average Closing Price in Second Quarter	\$2,181,197	\$2,350,614	-7.2%
Houses: Closings First Six Months	44	41	+7.3%
Houses: Average Closing Price First Six Months	\$2,174,611	\$2,381,089	-8.7%
Houses: Pending on June 30th	10	10	0%
Houses: Inventory on June 30th	71	92	-22.8%
Condos: Closings First Six Months	10	10	0%
Condos: Average Closing Price First Six Months	\$679,800	\$528,100	+28.7%
Condos: Inventory on June 30th	15	12	+25%

Old Greenwich Closed: First Six Months



Average Closed Price: First Six Months





Single Family Houses

Number of Solds Q2
2020 Vs. 2019

↓ 17.9%

Average Sold Price Q2
2020 Vs. 2019

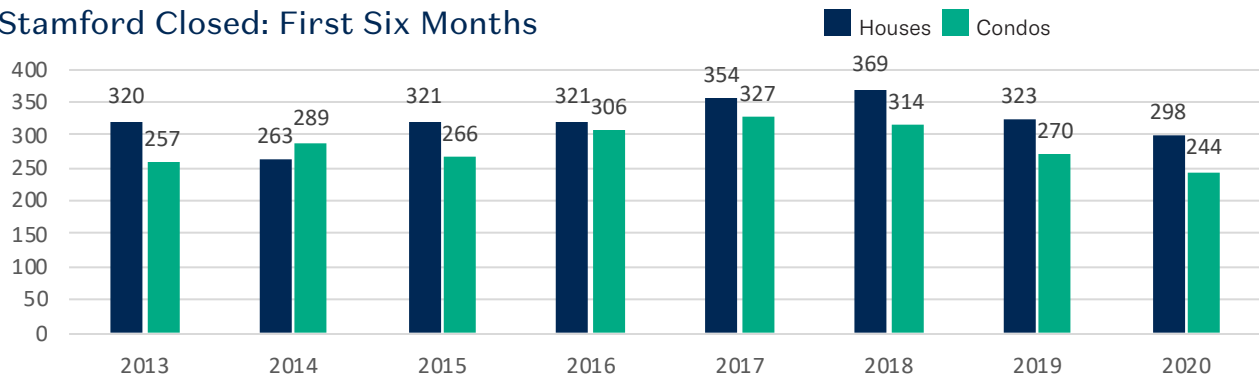
↓ 7.7%

June 30 Inventory
Vs. June 30, 2019

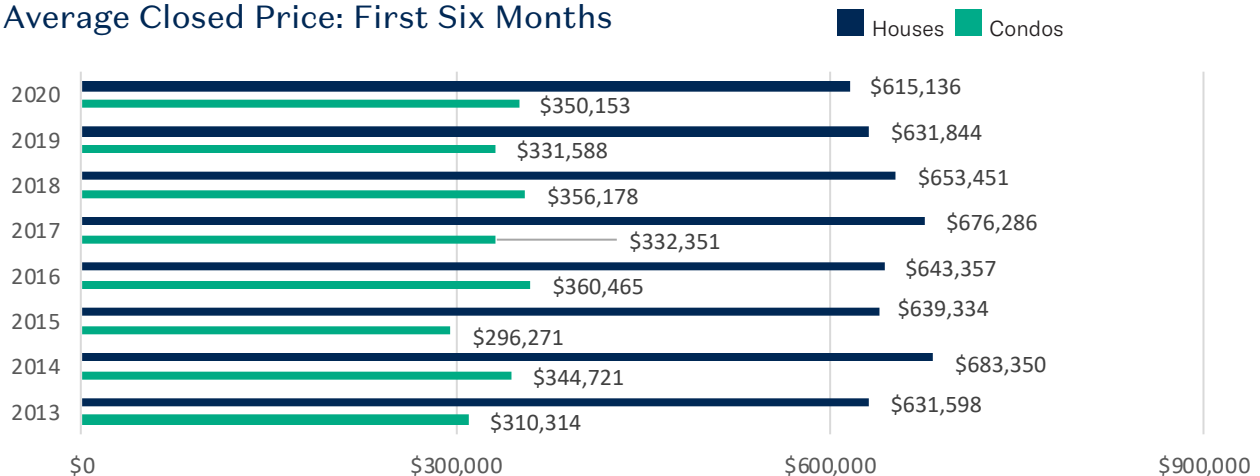
↓ 28.8%

	2020	2019	% CHANGE
Houses: Closings in Second Quarter	165	201	-17.9%
Houses: Average Closing Price in Second Quarter	\$621,770	\$673,313	-7.7%
Houses: Closings First Six Months	298	323	-7.7%
Houses: Average Closing Price First Six Months	\$615,136	\$631,844	-2.6%
Houses: Pending on June 30th	104	90	+15.6%
Houses: Inventory on June 30th	371	521	-28.8%
Condos: Closings First Six Months	244	270	-9.6%
Condos: Average Closing Price First Six Months	\$350,153	\$331,588	+5.6%
Condos: Inventory on June 30th	246	298	-17.4%

Stamford Closed: First Six Months



Average Closed Price: First Six Months





Single Family Houses

Number of Solds Q2
2020 Vs. 2019

↓ 2.2%

Average Sold Price Q2
2020 Vs. 2019

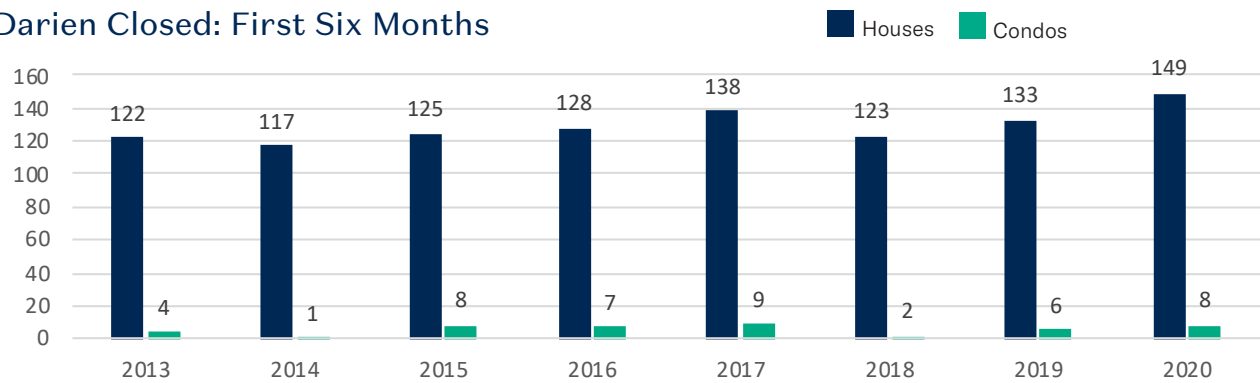
↓ 0.1%

June 30 Inventory
Vs. March 31, 2019

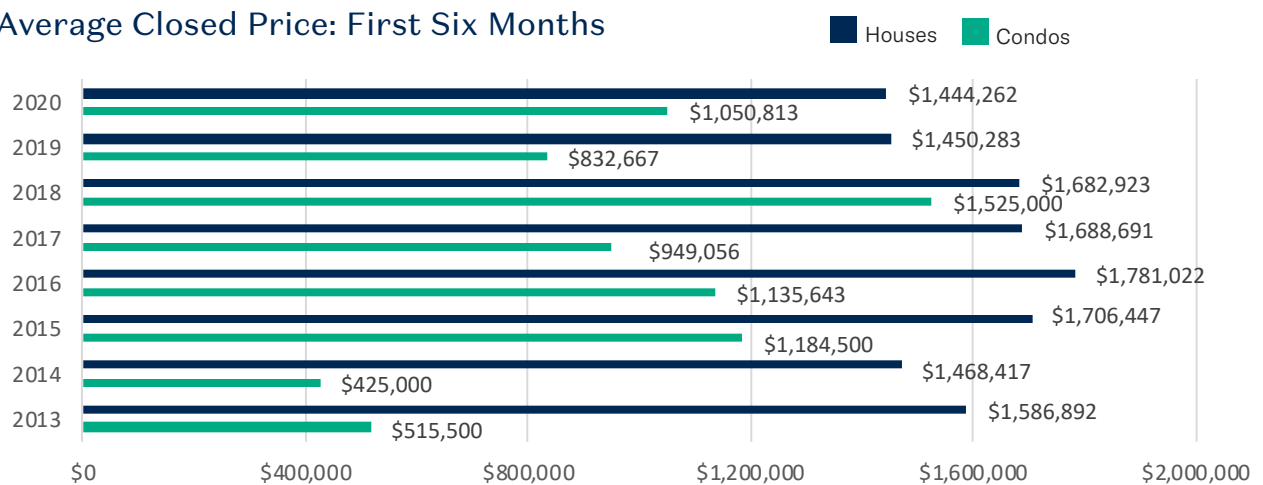
↓ 13.7%

	2020	2019	% CHANGE
Houses: Closings in Second Quarter	89	91	-2.2%
Houses: Average Closing Price in Second Quarter	\$1,501,413	\$1,503,482	-0.1%
Houses: Closings First Six Months	149	133	+12%
Houses: Average Closing Price First Six Months	\$1,444,262	\$1,450,283	-0.4%
Houses: Pending on June 30th	48	32	+50%
Houses: Inventory on June 30th	233	270	-13.7%
Condos: Closings First Six Months	8	6	+33.3%
Condos: Average Closing Price First Six Months	\$1,050,813	\$832,667	+26.2%
Condos: Inventory on June 30th	12	25	-52%

Darien Closed: First Six Months



Average Closed Price: First Six Months





Single Family Houses

Number of Solds Q2
2020 Vs. 2019

↑ 13%

Average Sold Price Q2
2020 Vs. 2019

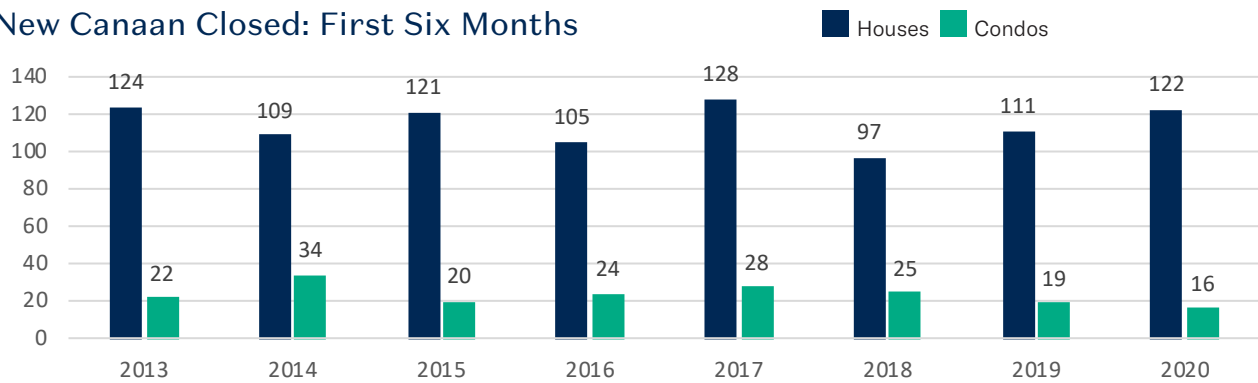
↑ 8%

June 30 Inventory
Vs. June 30, 2019

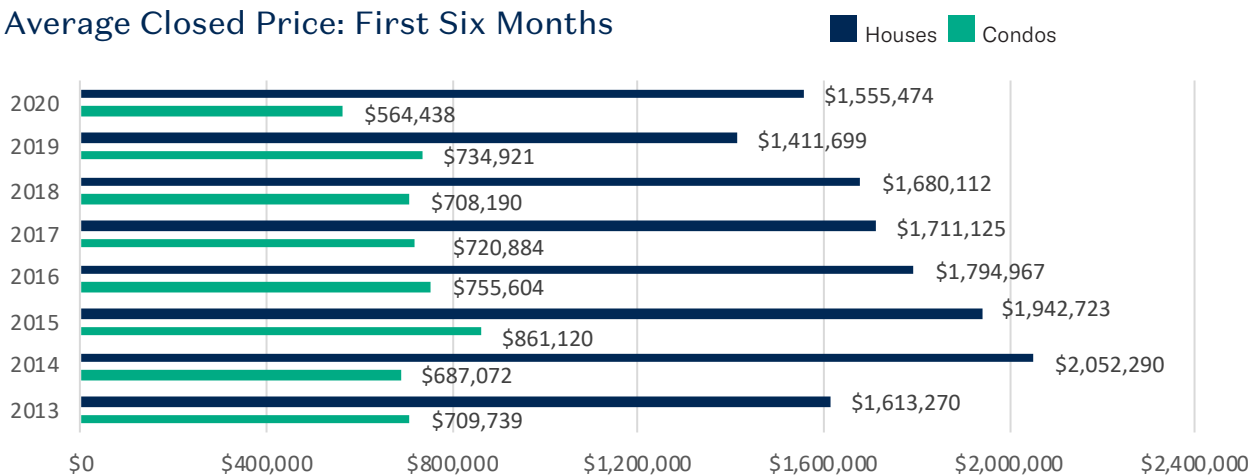
↓ 24.5%

	2020	2019	% CHANGE
Houses: Closings in Second Quarter	78	69	+13%
Houses: Average Closing Price in Second Quarter	\$1,573,008	\$1,456,164	+8%
Houses: Closings First Six Months	122	111	+9.9%
Houses: Average Closing Price First Six Months	\$1,555,474	\$1,411,699	+10.2%
Houses: Pending on June 30th	57	34	+67.6%
Houses: Inventory on June 30th	249	330	-24.5%
Condos: Closings First Six Months	16	19	-15.8%
Condos: Average Closing Price First Six Months	\$564,438	\$734,921	-23.2%
Condos: Inventory on June 30th	47	50	-6%

New Canaan Closed: First Six Months



Average Closed Price: First Six Months





Single Family Houses

Number of Solds Q2
2020 Vs. 2019

↓ 24.2%

Average Sold Price Q2
2020 Vs. 2019

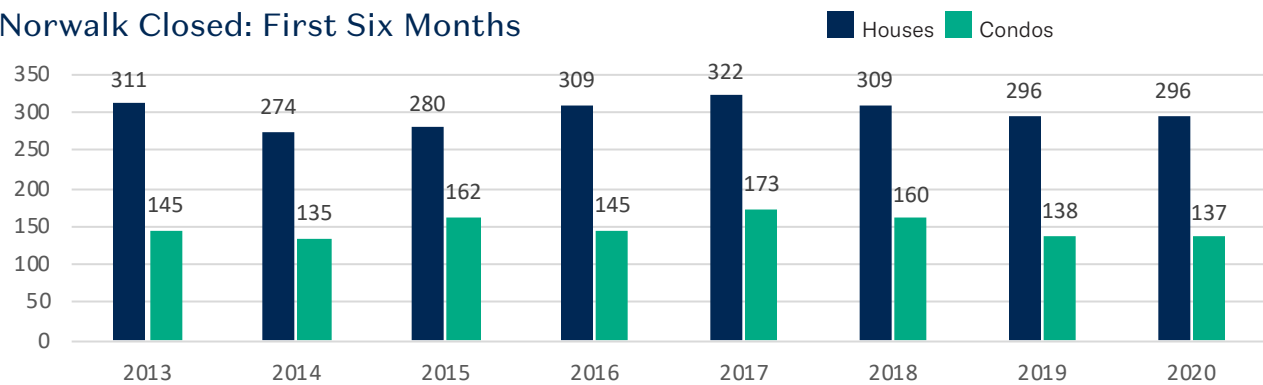
↑ 5.7%

June 30 Inventory
Vs. March 31, 2019

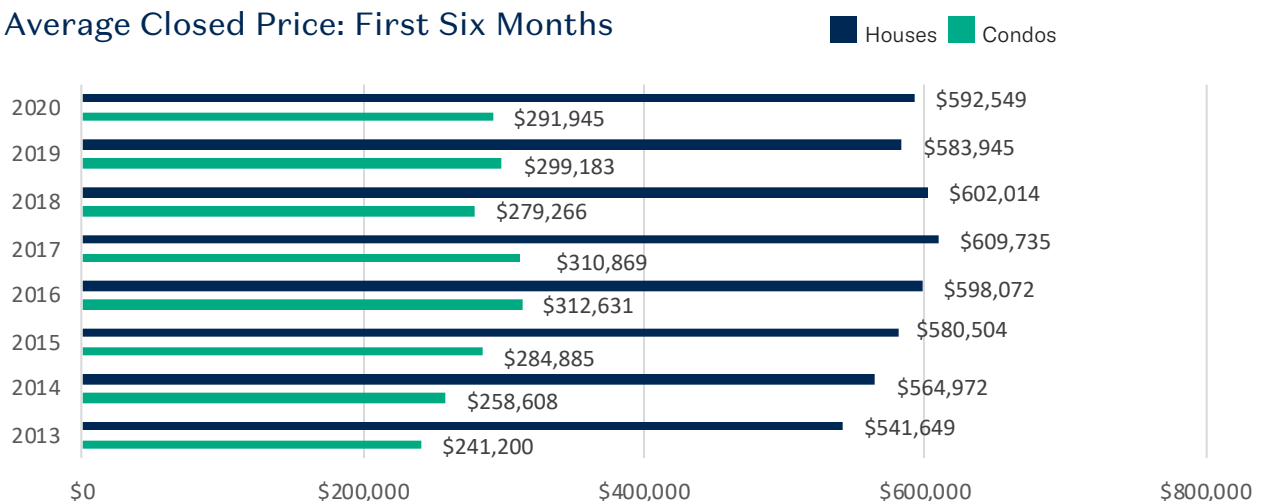
↓ 31%

	2020	2019	% CHANGE
Houses: Closings in Second Quarter	147	194	-24.2%
Houses: Average Closing Price in Second Quarter	\$621,120	\$587,706	+5.7%
Houses: Closings First Six Months	296	296	0%
Houses: Average Closing Price First Six Months	\$592,549	\$583,945	+1.5%
Houses: Pending on June 30th	93	70	+32.9%
Houses: Inventory on June 30th	285	413	-31%
Condos: Closings First Six Months	137	138	-0.7%
Condos: Average Closing Price First Six Months	\$291,945	\$299,183	-2.4%
Condos: Inventory on June 30th	132	152	-13.2%

Norwalk Closed: First Six Months



Average Closed Price: First Six Months





Single Family Houses

Number of Solds Q2
2020 Vs. 2019

↓ 20.8%

Average Sold Price Q2
2020 Vs. 2019

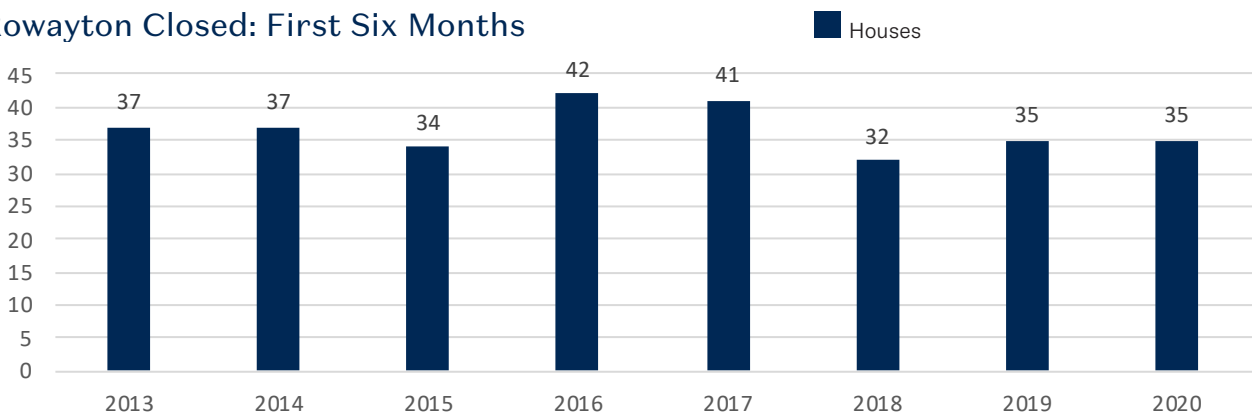
↓ 7.2%

June 30 Inventory
Vs. June 30, 2019

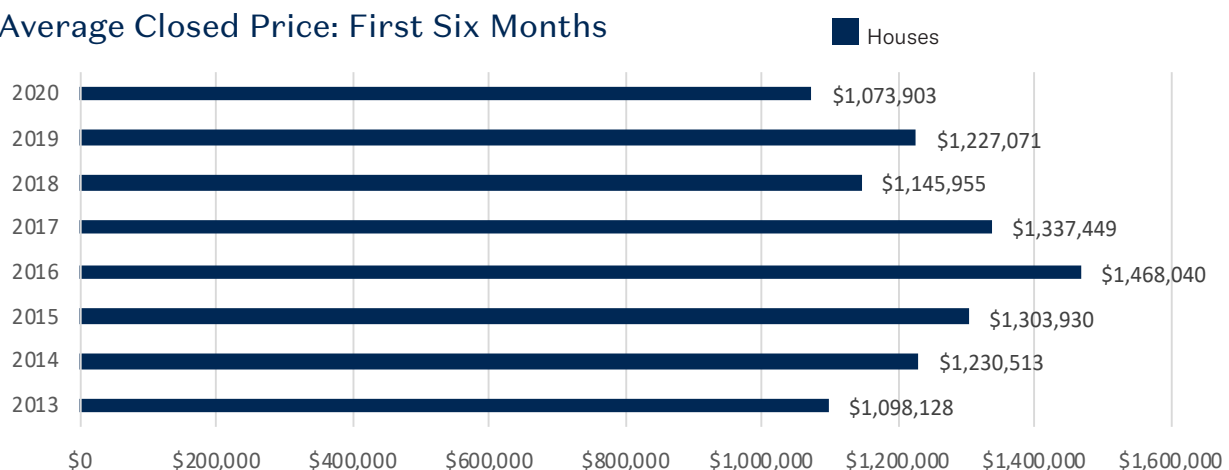
↓ 39.1%

	2020	2019	% CHANGE
Houses: Closings in Second Quarter	19	24	-20.8%
Houses: Average Closing Price in Second Quarter	\$1,161,447	\$1,251,771	-7.2%
Houses: Closings First Six Months	35	35	0%
Houses: Average Closing Price First Six Months	\$1,073,903	\$1,227,071	-12.5%
Houses: Pending on June 30th	13	6	+116.7%
Houses: Inventory on June 30th	56	92	-39.1%
Condos: Closings First Six Months	2	4	-50%
Condos: Average Closing Price First Six Months	\$752,500	\$843,750	-10.8%
Condos: Inventory on June 30th	4	5	-20%

Rowayton Closed: First Six Months



Average Closed Price: First Six Months





Single Family Houses

Number of Solds Q2
2020 Vs. 2019

↑ 11.5%

Average Sold Price Q2
2020 Vs. 2019

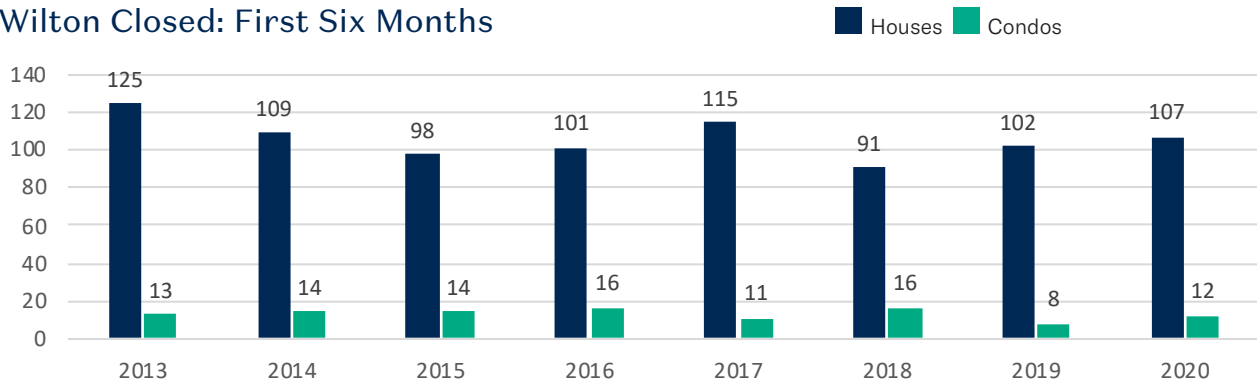
↑ 12.8%

June 30 Inventory
Vs. June 30, 2019

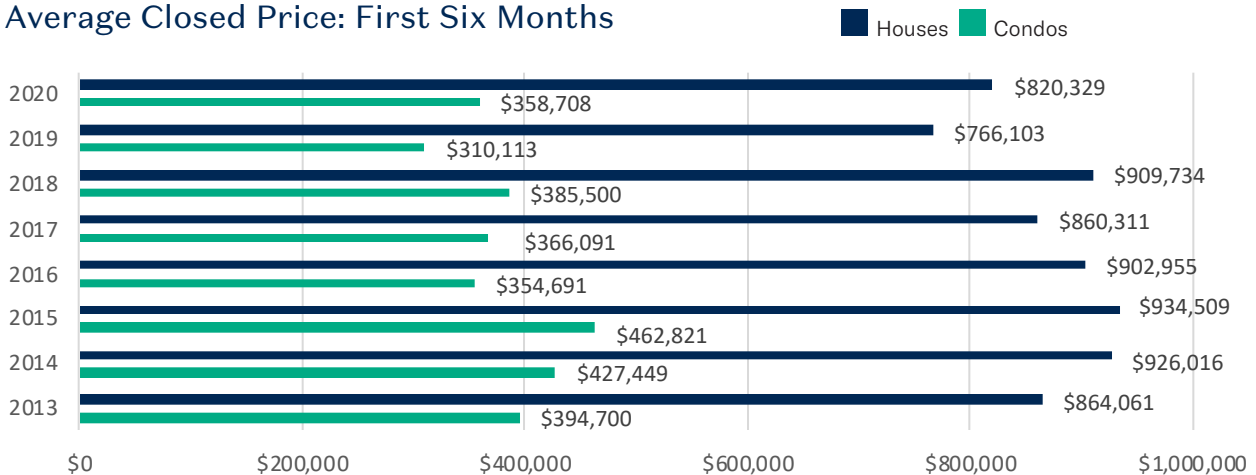
↓ 25.9%

	2020	2019	% CHANGE
Houses: Closings in Second Quarter	68	61	+11.5%
Houses: Average Closing Price in Second Quarter	\$866,799	\$768,516	+12.8%
Houses: Closings First Six Months	107	102	+4.9%
Houses: Average Closing Price First Six Months	\$820,329	\$766,103	+7.1%
Houses: Pending on June 30th	43	22	+95.5%
Houses: Inventory on June 30th	192	259	-25.9%
Condos: Closings First Six Months	12	8	+50%
Condos: Average Closing Price First Six Months	\$358,708	\$310,113	+15.7%
Condos: Inventory on June 30th	23	18	+27.8%

Wilton Closed: First Six Months



Average Closed Price: First Six Months





Single Family Houses

Number of Solds Q2
2020 Vs. 2019

↑ 7.1%

Average Sold Price Q2
2020 Vs. 2019

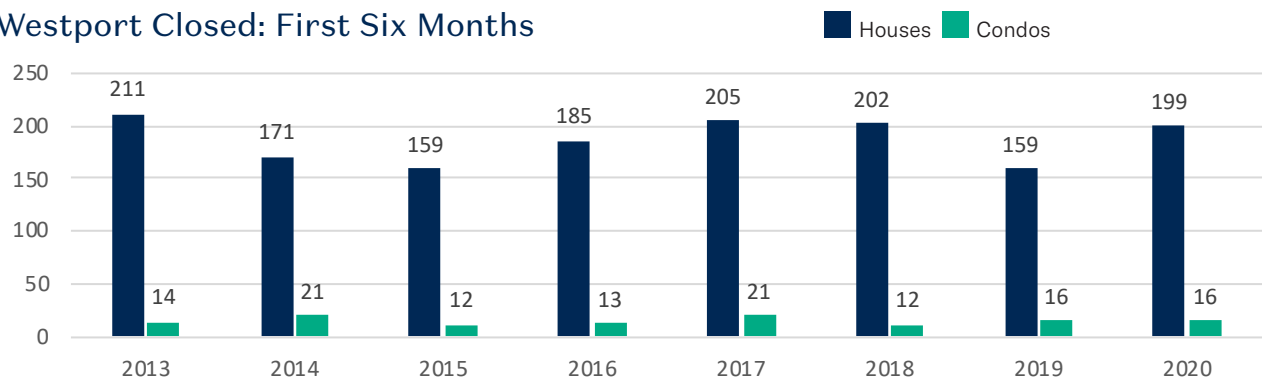
↓ 1.1%

June 30 Inventory
Vs. June 30, 2019

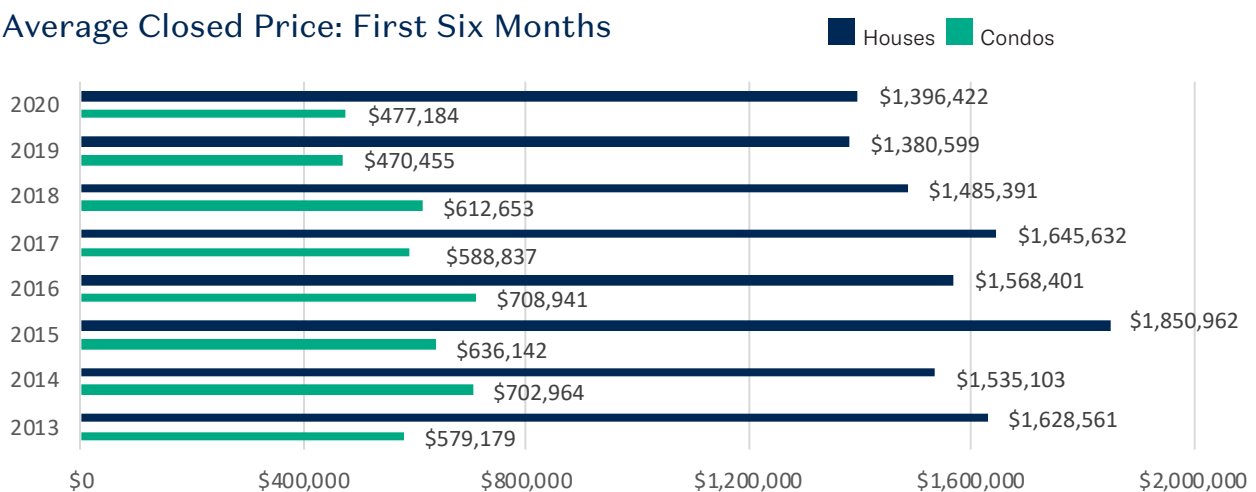
↓ 31.9%

	2020	2019	% CHANGE
Houses: Closings in Second Quarter	121	113	+7.1%
Houses: Average Closing Price in Second Quarter	\$1,401,082	\$1,416,831	-1.1%
Houses: Closings First Six Months	199	159	+25.2%
Houses: Average Closing Price First Six Months	\$1,396,422	\$1,380,599	+1.1%
Houses: Pending on June 30th	94	29	+224.1%
Houses: Inventory on June 30th	282	414	-31.9%
Condos: Closings First Six Months	16	16	0%
Condos: Average Closing Price First Six Months	\$477,184	\$470,455	+1.4%
Condos: Inventory on June 30th	20	22	-9.1%

Westport Closed: First Six Months



Average Closed Price: First Six Months





Single Family Houses

Number of Solds Q2
2020 Vs. 2019

↑ 73%

Average Sold Price Q2
2020 Vs. 2019

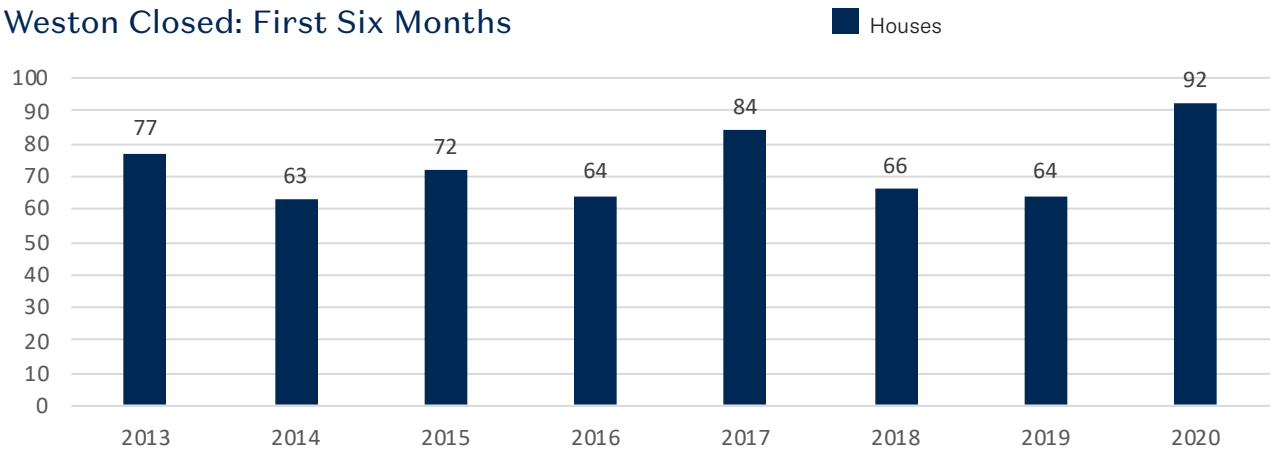
↑ 1.6%

June 30 Inventory
Vs. June 30, 2019

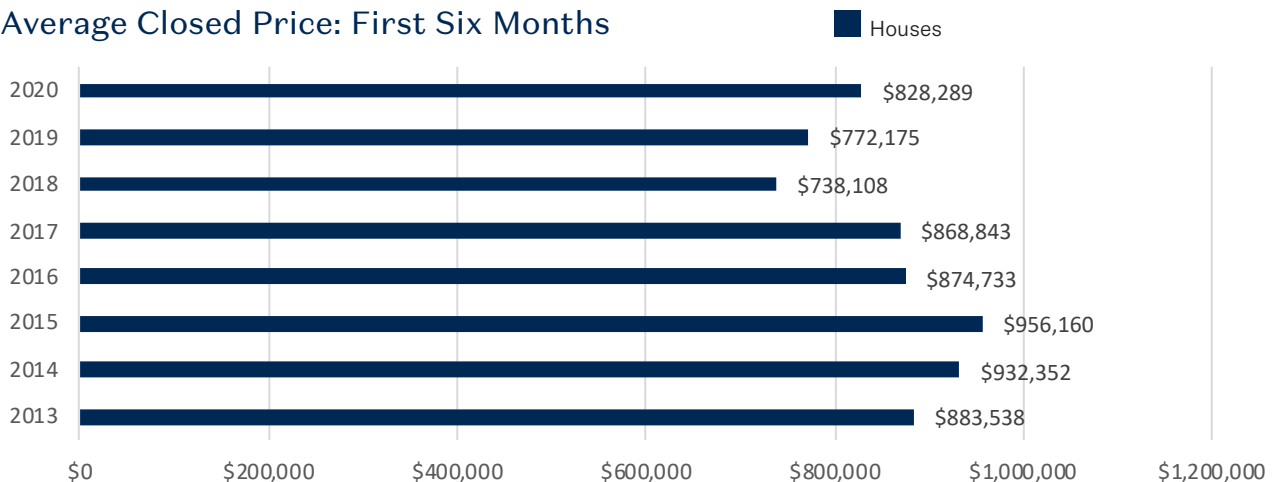
↓ 33%

	2020	2019	% CHANGE
Houses: Closings in Second Quarter	64	37	+73%
Houses: Average Closing Price in Second Quarter	\$881,794	\$868,127	+1.6%
Houses: Closings First Six Months	92	64	+43.8%
Houses: Average Closing Price First Six Months	\$828,289	\$772,175	+7.3%
Houses: Pending on June 30th	34	29	+17.2%
Houses: Inventory on June 30th	122	182	-33%

Weston Closed: First Six Months



Average Closed Price: First Six Months





Single Family Houses

Number of Solds Q2
2020 Vs. 2019

↓ 2.7%

Average Sold Price Q2
2020 Vs. 2019

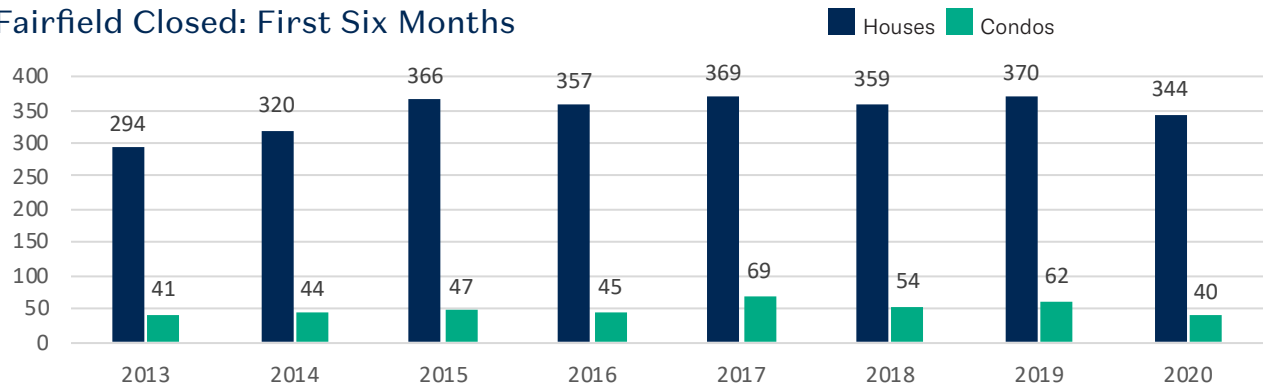
↑ 11%

June 30 Inventory
Vs. March 31, 2019

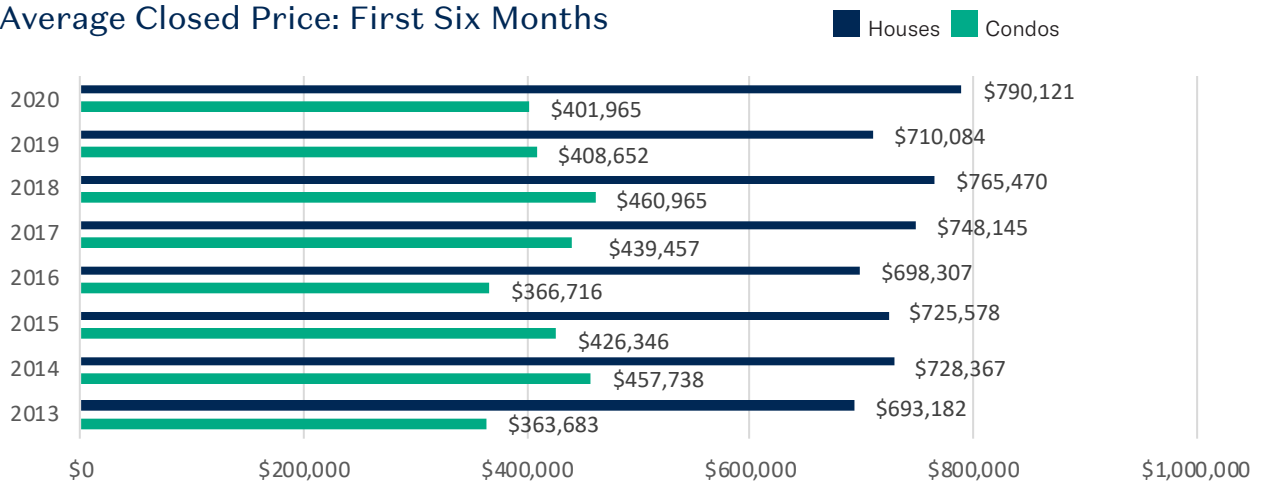
↓ 22.3%

	2020	2019	% CHANGE
Houses: Closings in Second Quarter	219	225	-2.7%
Houses: Average Closing Price in Second Quarter	\$782,073	\$704,437	+11%
Houses: Closings First Six Months	344	370	-7%
Houses: Average Closing Price First Six Months	\$790,121	\$710,084	+11.3%
Houses: Pending on June 30th	124	95	+30.5%
Houses: Inventory on June 30th	438	564	-22.3%
Condos: Closings First Six Months	40	62	-35.5%
Condos: Average Closing Price First Six Months	\$401,965	\$408,652	-1.6%
Condos: Inventory on June 30th	47	64	-26.6%

Fairfield Closed: First Six Months



Average Closed Price: First Six Months





Single Family Houses

Number of Solds Q2
2020 Vs. 2019

↓ 13.9%

Average Sold Price Q2
2020 Vs. 2019

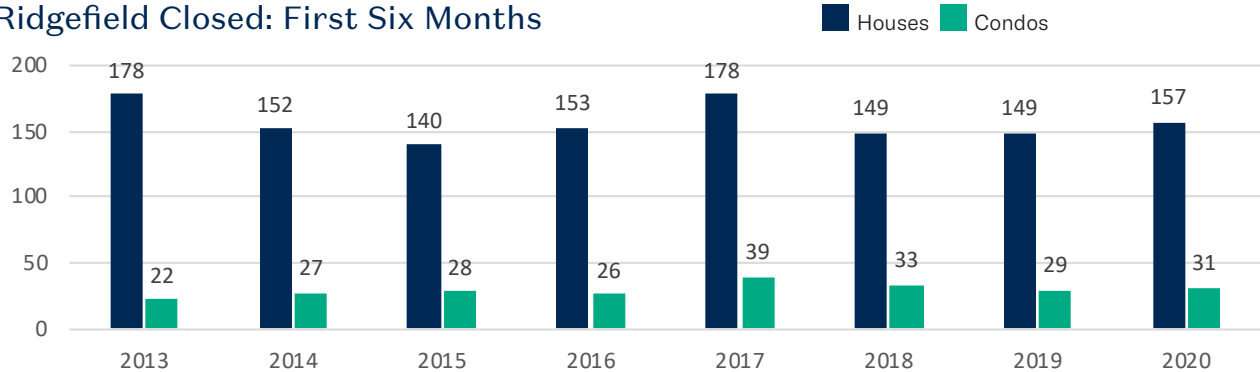
↑ 15.3%

June 30 Inventory
Vs. June 30, 2019

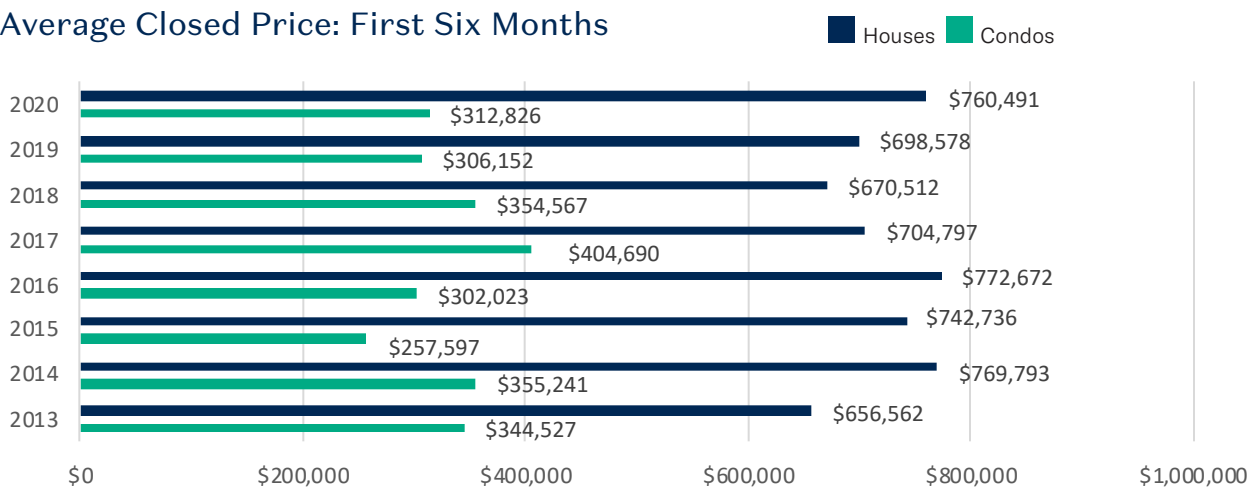
↓ 24.8%

	2020	2019	% CHANGE
Houses: Closings in Second Quarter	87	101	-13.9%
Houses: Average Closing Price in Second Quarter	\$801,079	\$694,782	+15.3%
Houses: Closings First Six Months	157	149	+5.4%
Houses: Average Closing Price First Six Months	\$760,491	\$698,578	+8.9%
Houses: Pending on June 30th	63	37	+70.3%
Houses: Inventory on June 30th	246	327	-24.8%
Condos: Closings First Six Months	31	29	+6.9%
Condos: Average Closing Price First Six Months	\$312,826	\$306,152	+2.2%
Condos: Inventory on June 30th	33	27	+22.2%

Ridgefield Closed: First Six Months



Average Closed Price: First Six Months





Single Family Houses

Number of Solds Q2
2020 Vs. 2019

↓ 28.9%

Average Sold Price Q2
2020 Vs. 2019

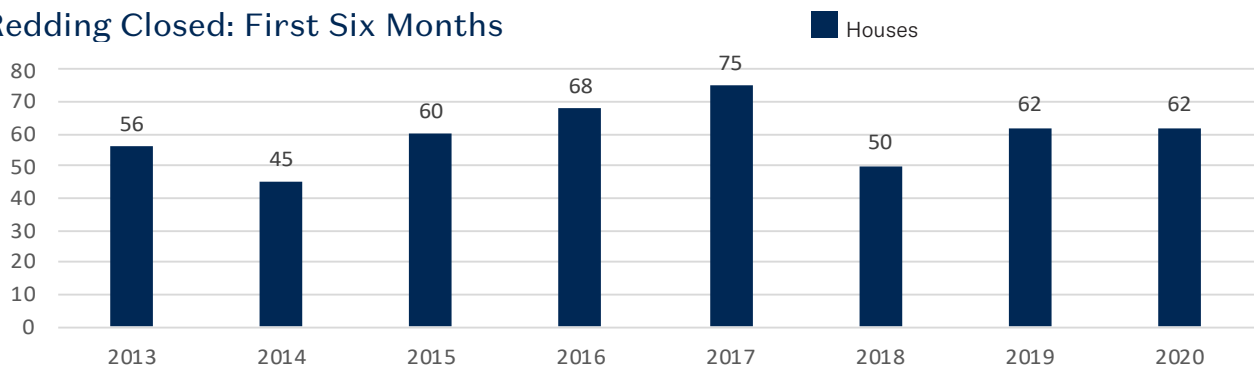
↓ 11.3%

June 30 Inventory
Vs. March 31, 2019

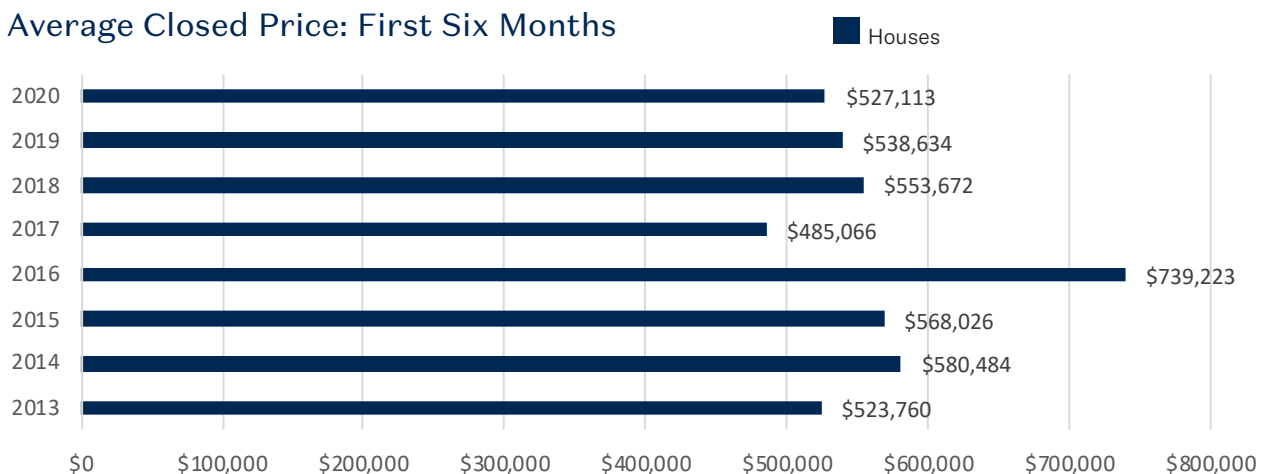
↓ 32.8%

	2020	2019	% CHANGE
Houses: Closings in Second Quarter	32	45	-28.9%
Houses: Average Closing Price in Second Quarter	\$506,031	\$570,351	-11.3%
Houses: Closings First Six Months	62	62	0%
Houses: Average Closing Price First Six Months	\$527,113	\$538,634	-2.1%
Houses: Pending on June 30th	25	11	+127.3%
Houses: Inventory on June 30th	84	125	-32.8%
Condos: Closings First Six Months	2	2	0%
Condos: Average Closing Price First Six Months	\$251,250	\$377,500	-33.4%
Condos: Inventory on June 30th	2	3	-33.3%

Redding Closed: First Six Months



Average Closed Price: First Six Months





Single Family Houses

Number of Solds Q2
2020 Vs. 2019

↓ 25.6%

Average Sold Price Q2
2020 Vs. 2019

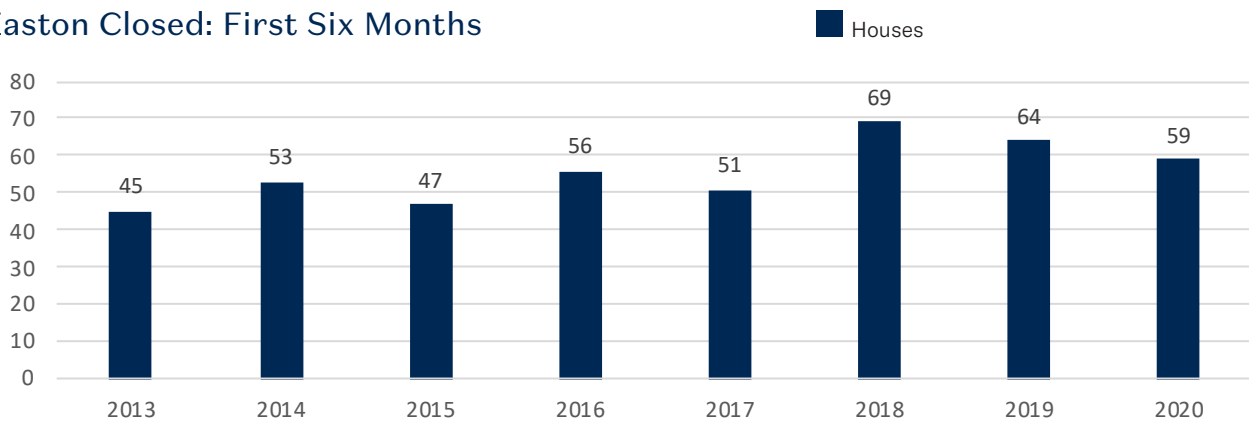
↓ 11.1%

June 30 Inventory
Vs. March 31, 2019

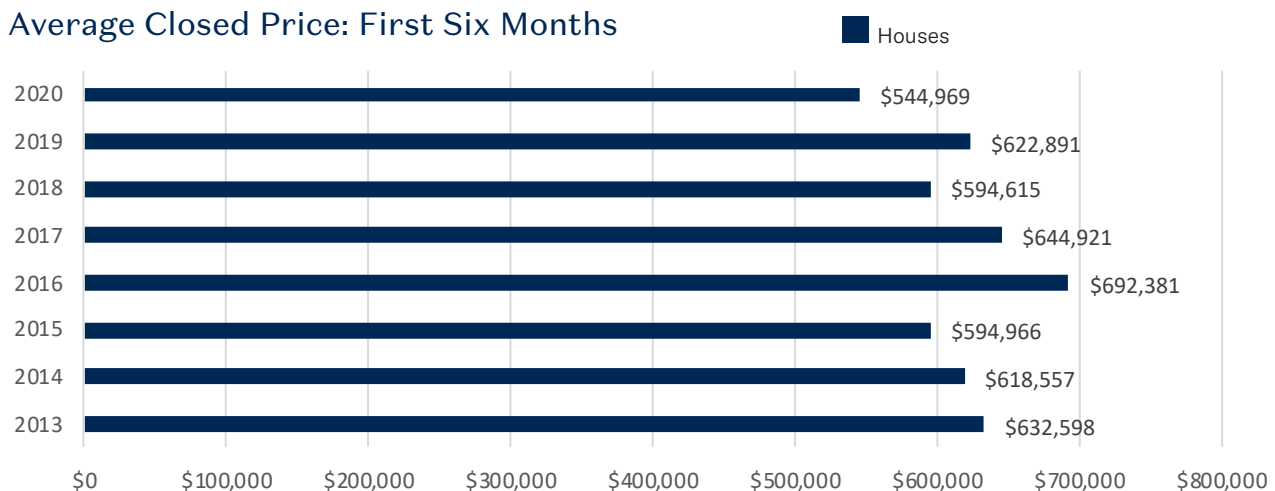
↓ 20.2%

	2020	2019	% CHANGE
Houses: Closings in Second Quarter	32	43	-25.6%
Houses: Average Closing Price in Second Quarter	\$561,765	\$631,644	-11.1%
Houses: Closings First Six Months	59	64	-7.8%
Houses: Average Closing Price First Six Months	\$544,969	\$622,891	-12.5%
Houses: Pending on June 30th	18	12	+50%
Houses: Inventory on June 30th	79	99	-20.2%

Easton Closed: First Six Months



Average Closed Price: First Six Months



Lower Fairfield County

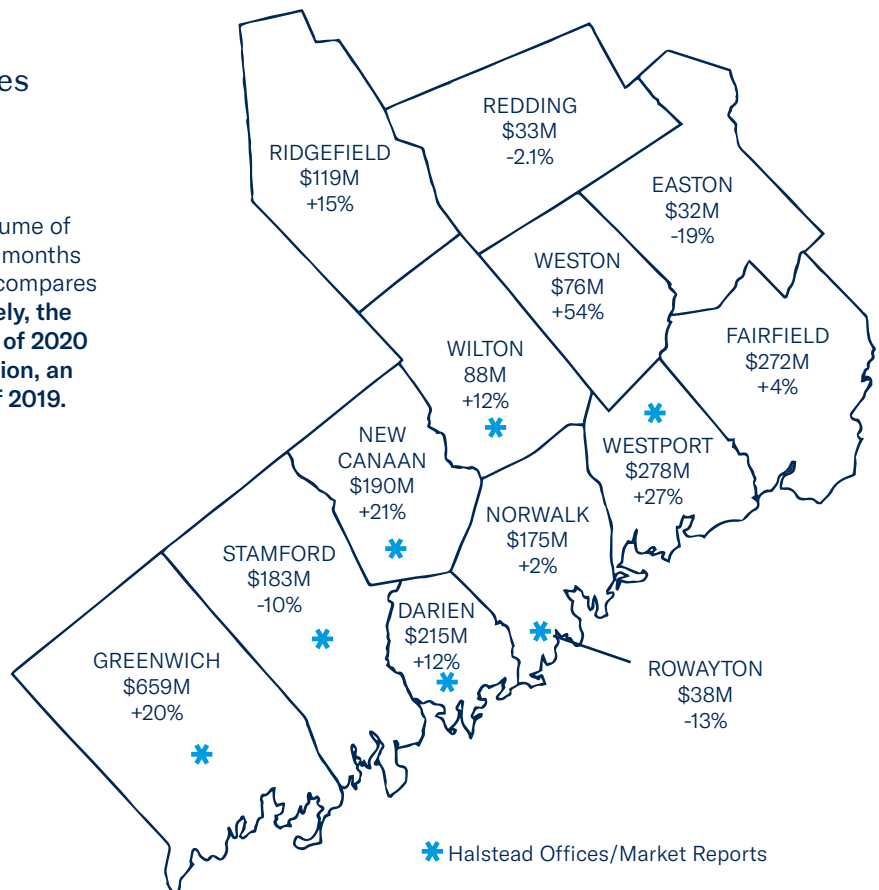
Town Comparison: Sold Houses - First Six Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2020	2019		2020	2019	
Darien	149	133	+12%	\$1,444,262	\$1,450,283	-0.4%
Easton	59	64	-7.8%	\$544,969	\$622,891	-12.5%
Fairfield	344	370	-7%	\$790,121	\$710,084	+11.3%
All of Greenwich	265	226	+17.3%	\$2,486,444	\$2,438,681	+2%
New Canaan	122	111	+9.9%	\$1,555,474	\$1,411,699	+10.2%
Norwalk	296	296	0%	\$592,549	\$583,945	+1.5%
Redding	62	62	0%	\$527,113	\$538,634	-2.1%
Ridgefield	157	149	+5.4%	\$760,491	\$698,578	+8.9%
Rowayton*	35	35	0%	\$1,073,903	\$1,227,071	-12.5%
Stamford	298	323	-7.7%	\$615,136	\$631,844	-2.6%
Weston	92	64	+43.8%	\$828,289	\$772,175	+7.3%
Westport	199	159	+25.2%	\$1,396,422	\$1,380,599	+1.1%
Wilton	107	102	+4.9%	\$820,329	\$766,103	+7.1%

*Rowayton closing data also included in Norwalk.

Dollar Volume of House Sales Year's First Six Months 2020 vs. 2019

To the right is a look at the total dollar volume of house sales for each town for the first six months of 2020 and the percentage change as it compares to the same time frame in 2019. **Collectively, the dollar volume of closings in the first half of 2020 for Lower Fairfield County was \$2.36 billion, an increase of 12 percent vs. the first half of 2019.**



All data sourced from Connecticut Smart MLS and Greenwich MLS.

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

Condos in report include Condos and Co-Ops.

©2020 Halstead Connecticut, LLC.

All Rights Reserved. This information may not be copied, commercially used or distributed without Halstead's prior consent. While information is believed true, no guaranty is made of accuracy.

* Halstead Offices/Market Reports