



HALSTEAD
REAL ESTATE

Connecticut
Market Report 2019
First Quarter 2019

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

 **MAYFAIR**
International Realty

LUXURY
PORTFOLIO
INTERNATIONAL

Leading
REAL ESTATE COMPANIES
OF THE WORLD

halstead.com

125 MASON STREET, GREENWICH, CT 06830 | (203) 869-8100

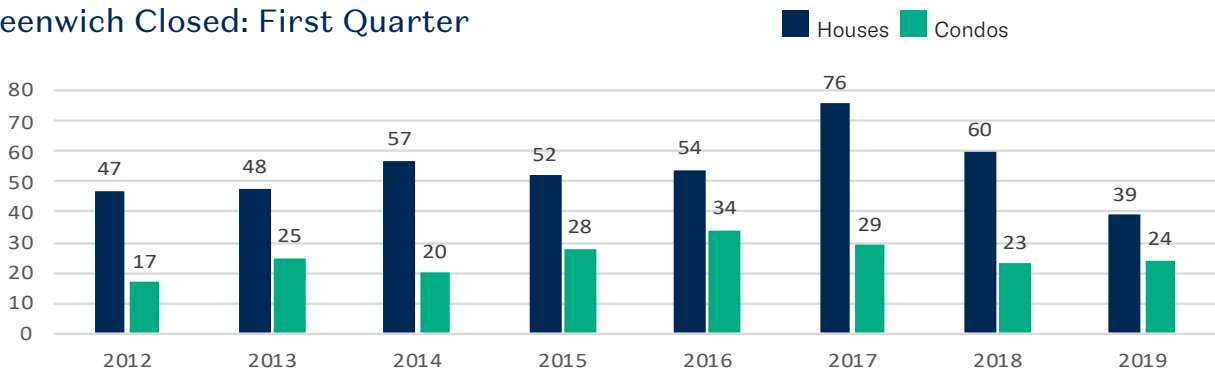
HALSTEAD CONNECTICUT, LLC

Greenwich Overview

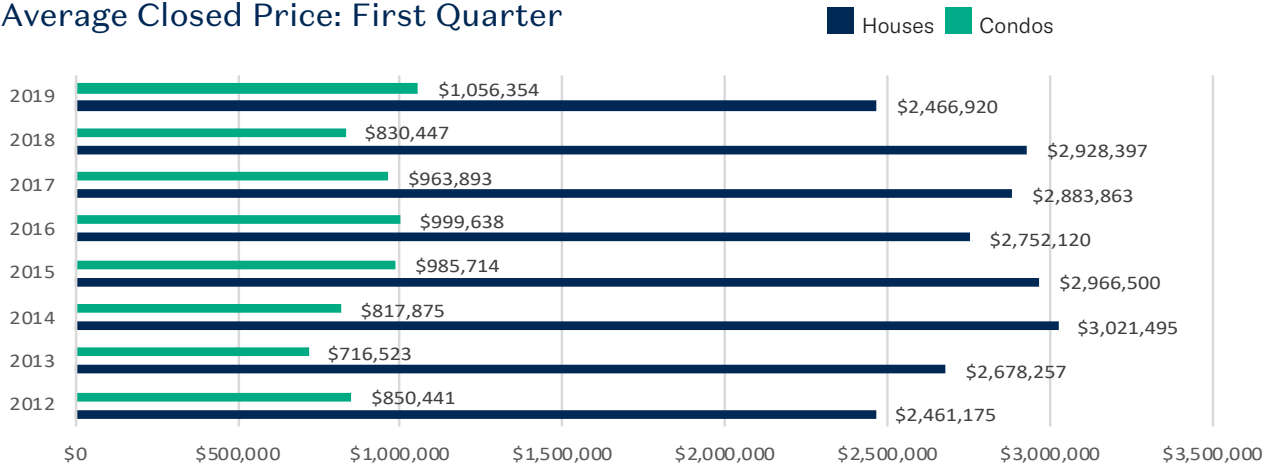


	2019	2018	% CHANGE
Houses: Closings in First Quarter	39	60	-35%
Houses: Average Closing Price First Quarter	\$2,466,920	\$2,928,397	-15.8%
Houses: Pending on March 31st	21	32	-34.4%
Houses: Inventory on March 31st	421	384	+9.6%
Condos: Closings First Quarter	24	23	+4.3%
Condos: Average Closing Price First Quarter	\$1,056,354	\$830,447	+27.2%
Condos: Pending on March 31st	12	12	0%
Condos: Inventory on March 31st	104	114	-8.8%

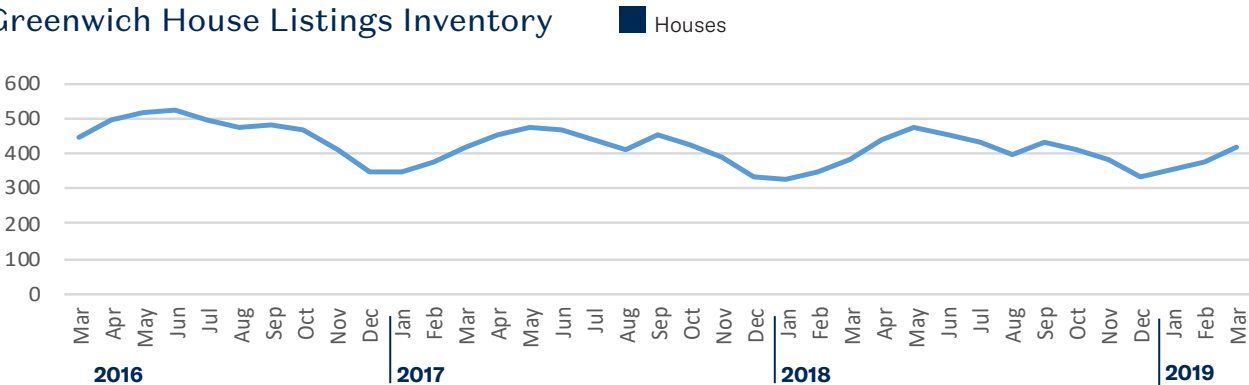
Greenwich Closed: First Quarter



Average Closed Price: First Quarter



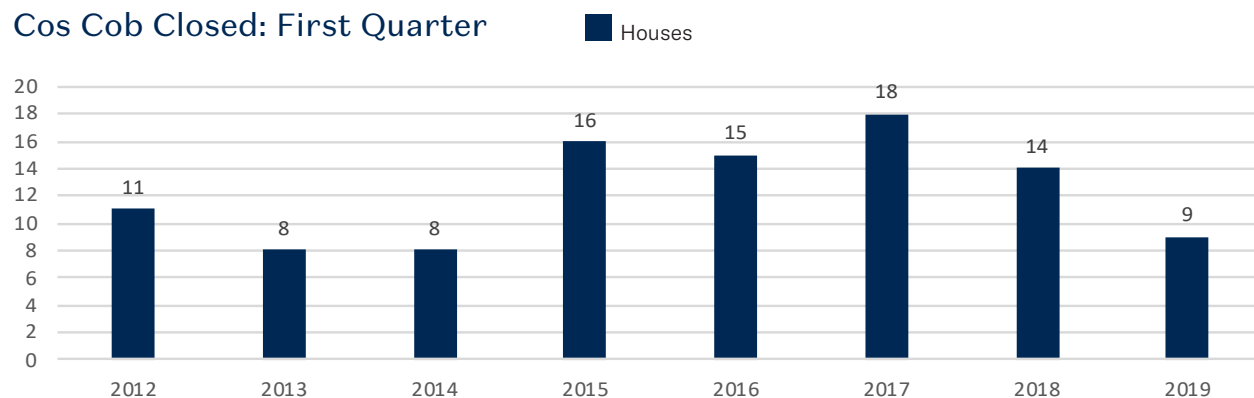
Greenwich House Listings Inventory



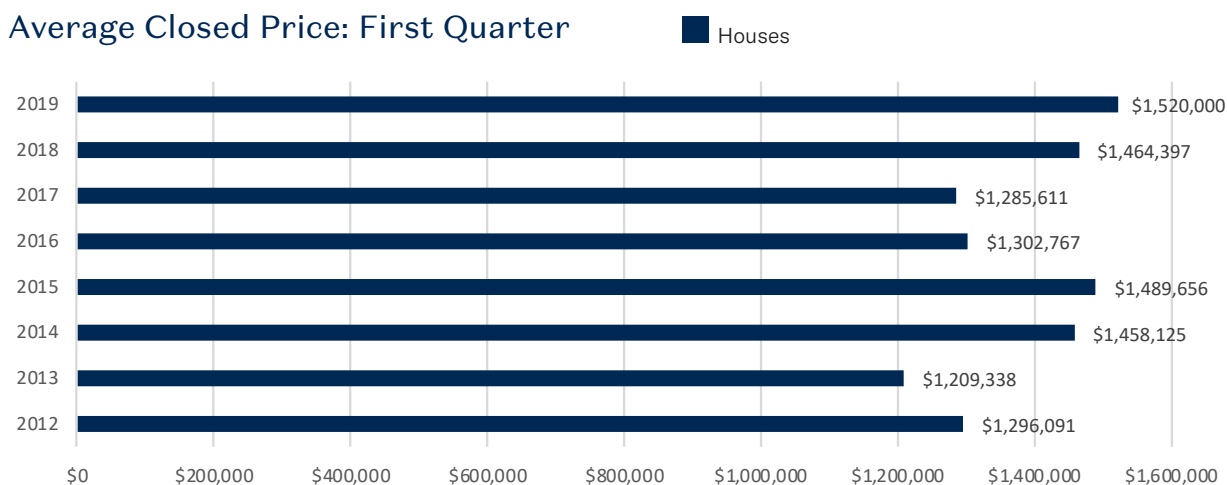
Cos Cob Overview

	2019	2018	% CHANGE
Houses: Closings in First Quarter	9	14	-35.7%
Houses: Average Closing Price First Quarter	\$1,520,000	\$1,464,397	+3.8%
Houses: Pending on March 31st	2	8	-75%
Houses: Inventory on March 31st	49	57	-14%
Condos: Closings First Quarter	4	4	0%
Condos: Average Closing Price First Quarter	\$606,500	\$766,225	-20.8%
Condos: Inventory on March 31st	12	12	0%

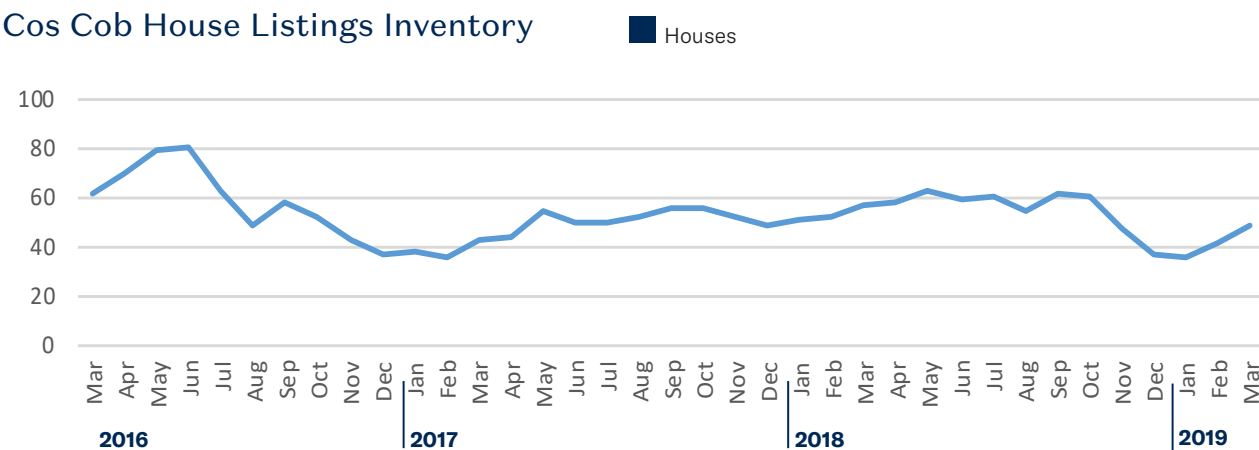
Cos Cob Closed: First Quarter



Average Closed Price: First Quarter



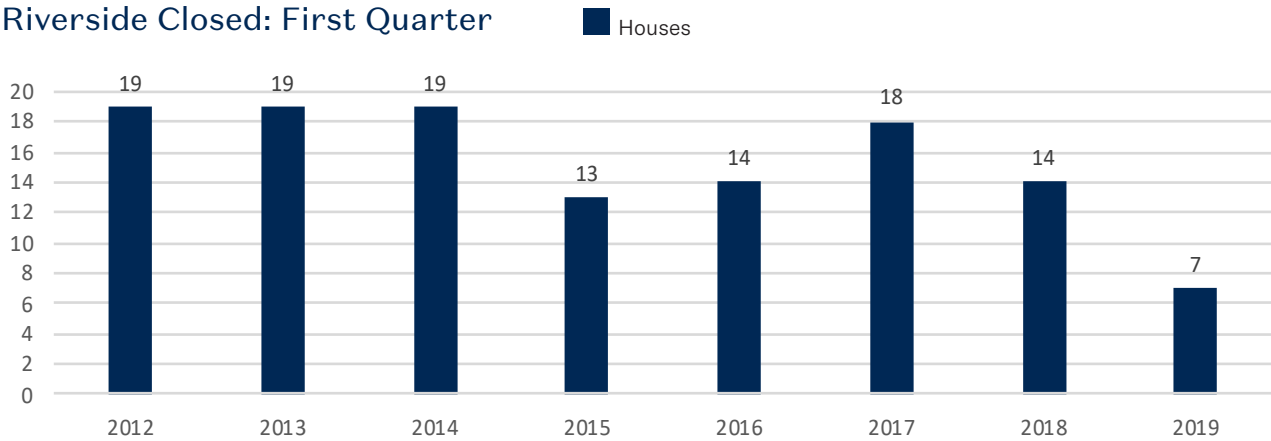
Cos Cob House Listings Inventory



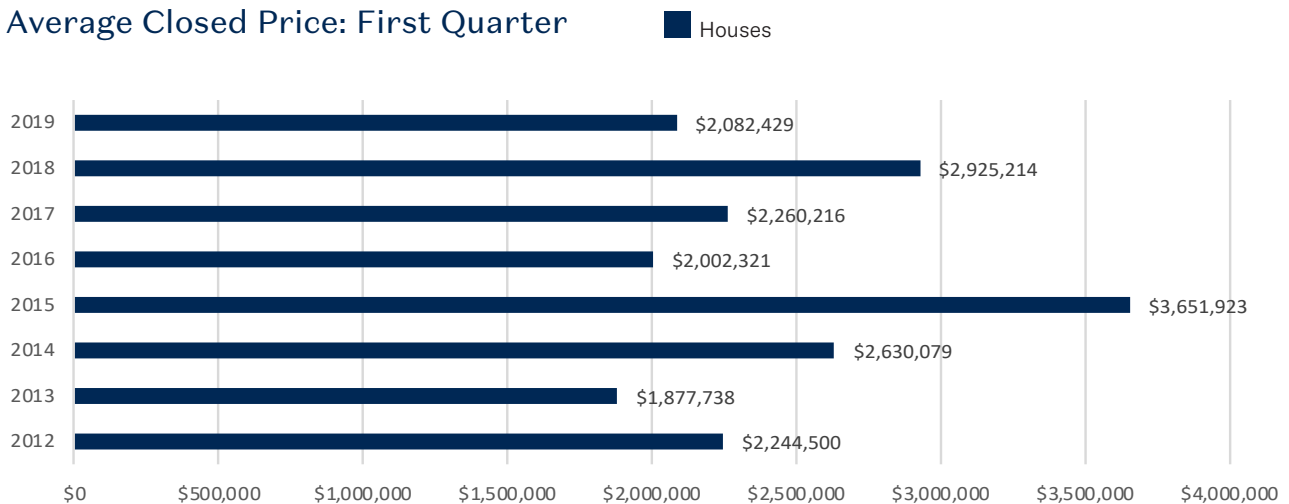
Riverside Overview

	2019	2018	% CHANGE
Houses: Closings in First Quarter	7	14	-50%
Houses: Average Closing Price First Quarter	\$2,082,429	\$2,925,214	-28.8%
Houses: Pending on March 31st	8	11	-27.3%
Houses: Inventory on March 31st	89	90	-1.1%

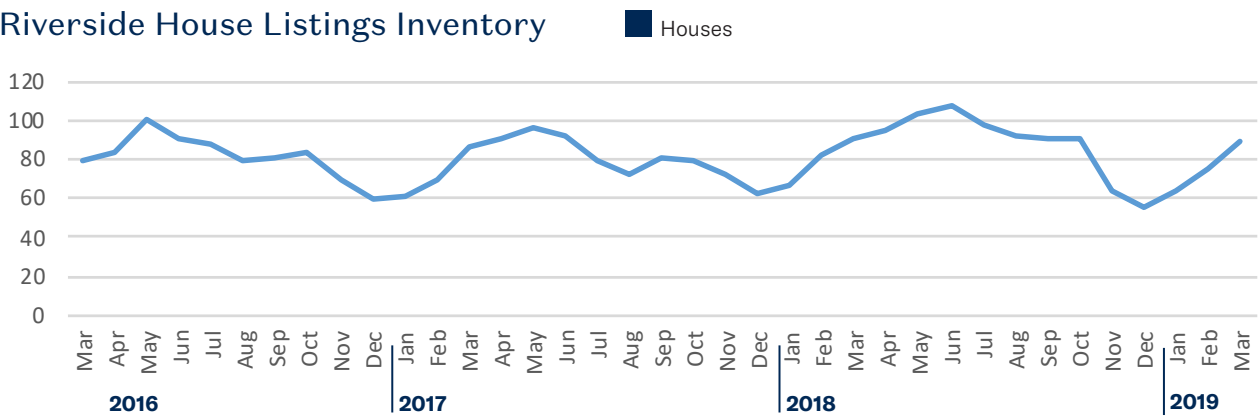
Riverside Closed: First Quarter



Average Closed Price: First Quarter



Riverside House Listings Inventory

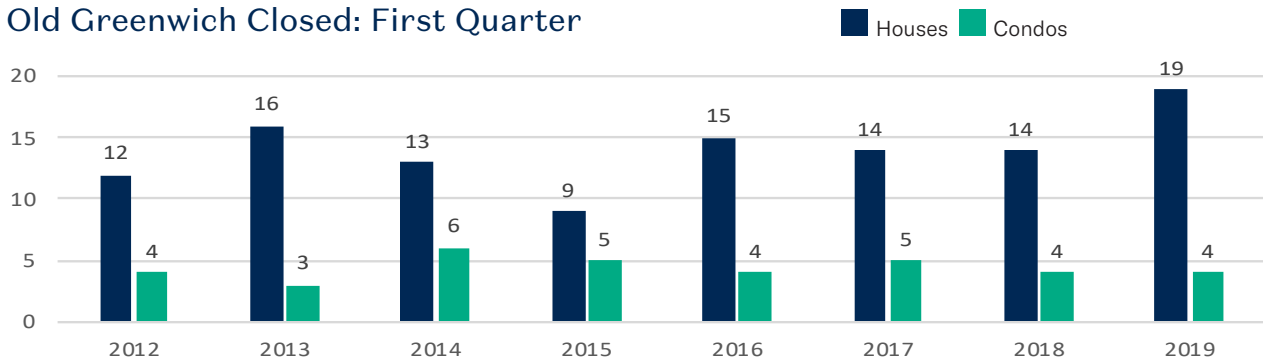


Old Greenwich Overview

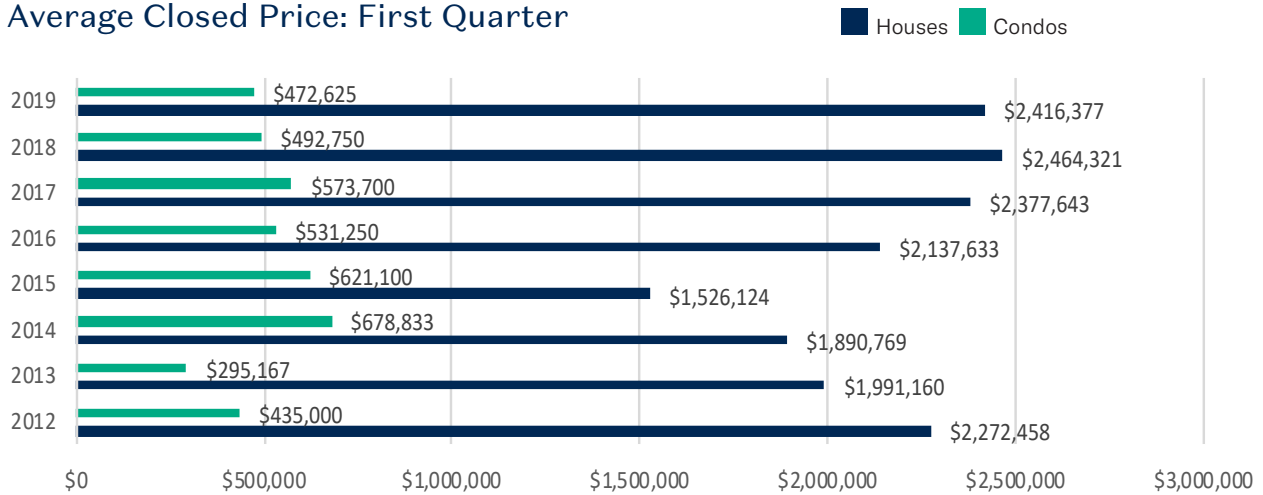


	2019	2018	% CHANGE
Houses: Closings in First Quarter	19	14	+35.7%
Houses: Average Closing Price First Quarter	\$2,416,377	\$2,464,321	-1.9%
Houses: Pending on March 31st	8	10	-20%
Houses: Inventory on March 31st	73	71	+2.8%
Condos: Closings First Quarter	4	4	0%
Condos: Average Closing Price First Quarter	\$472,625	\$492,750	-4.1%
Condos: Inventory on March 31st	10	9	+11.1%

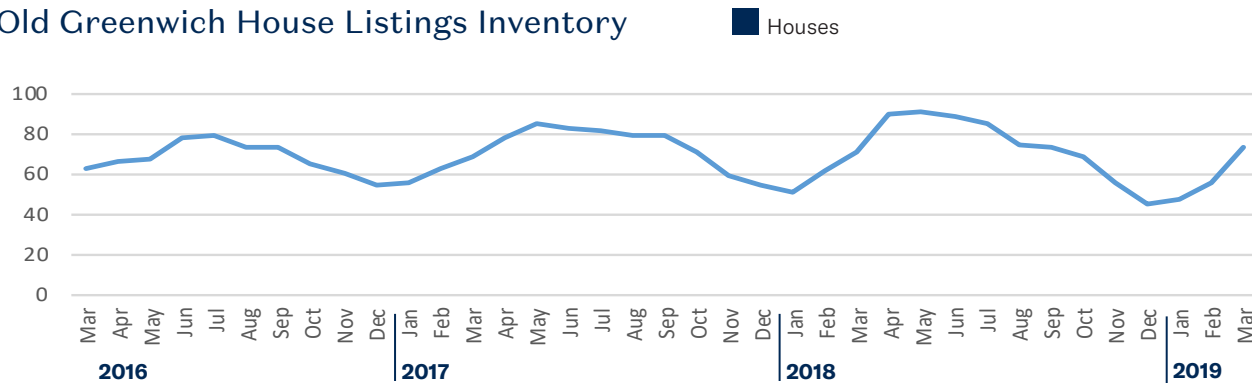
Old Greenwich Closed: First Quarter



Average Closed Price: First Quarter



Old Greenwich House Listings Inventory

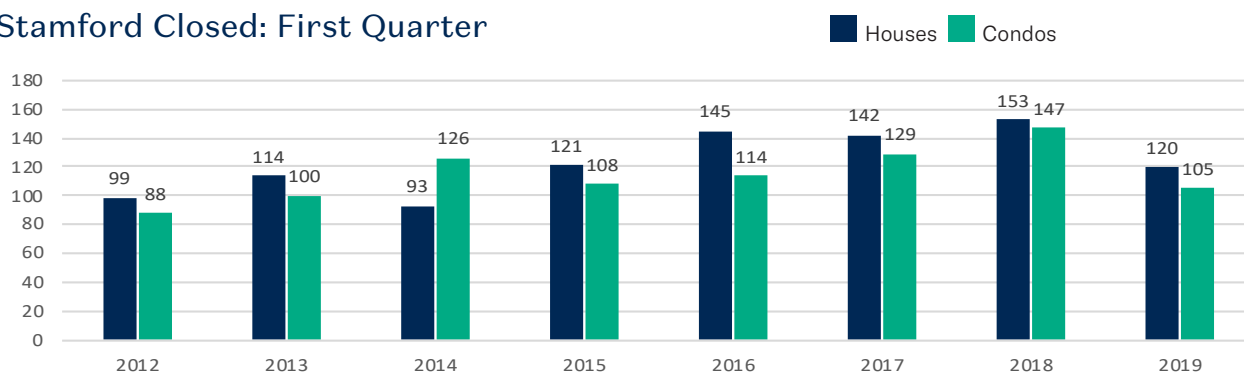


Stamford Overview

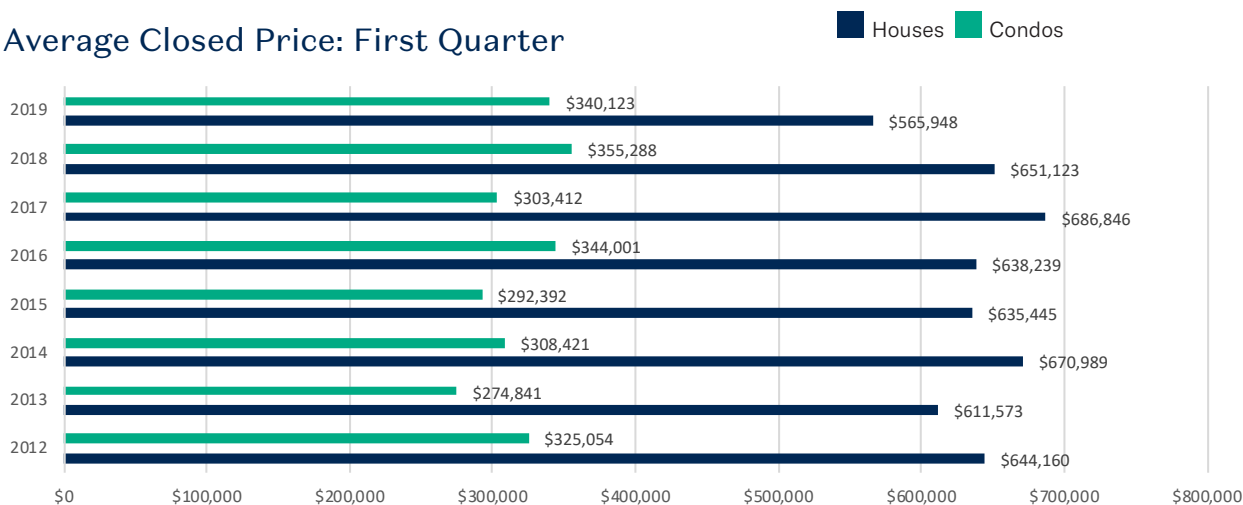


	2019	2018	% CHANGE
Houses: Closings in First Quarter	120	153	-21.6%
Houses: Average Closing Price First Quarter	\$565,948	\$651,123	-13.1%
Houses: Pending on March 31st	59	60	-1.7%
Houses: Inventory on March 31st	380	374	+1.6%
Condos: Closings First Quarter	105	147	-28.6%
Condos: Average Closing Price First Quarter	\$340,123	\$355,288	-4.3%
Condos: Pending on March 31st	50	46	+8.7%
Condos: Inventory on March 31st	265	269	-1.5%

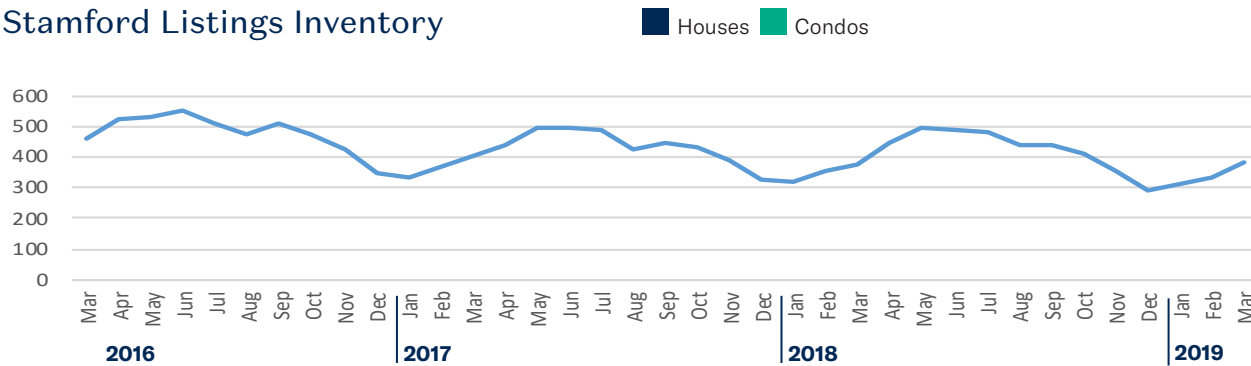
Stamford Closed: First Quarter



Average Closed Price: First Quarter



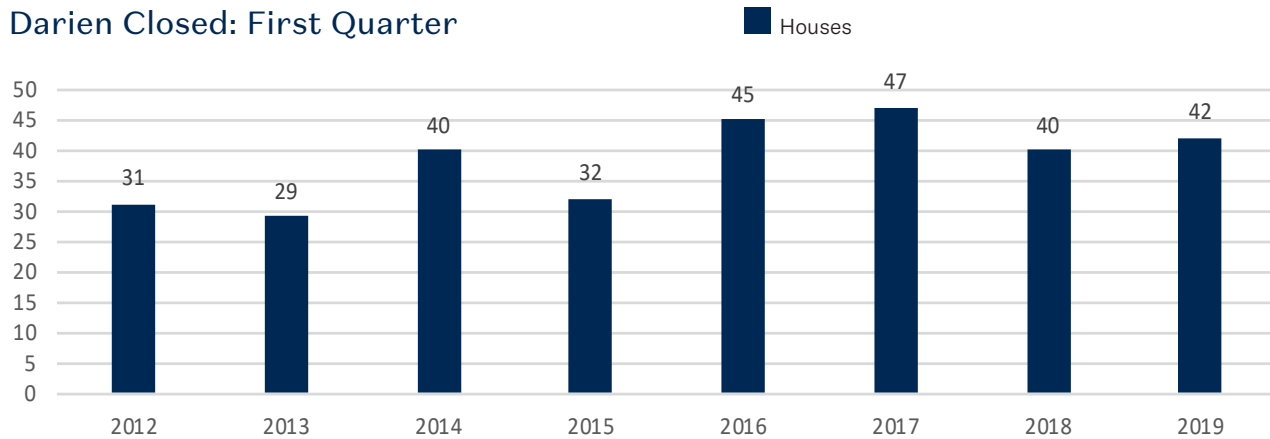
Stamford Listings Inventory



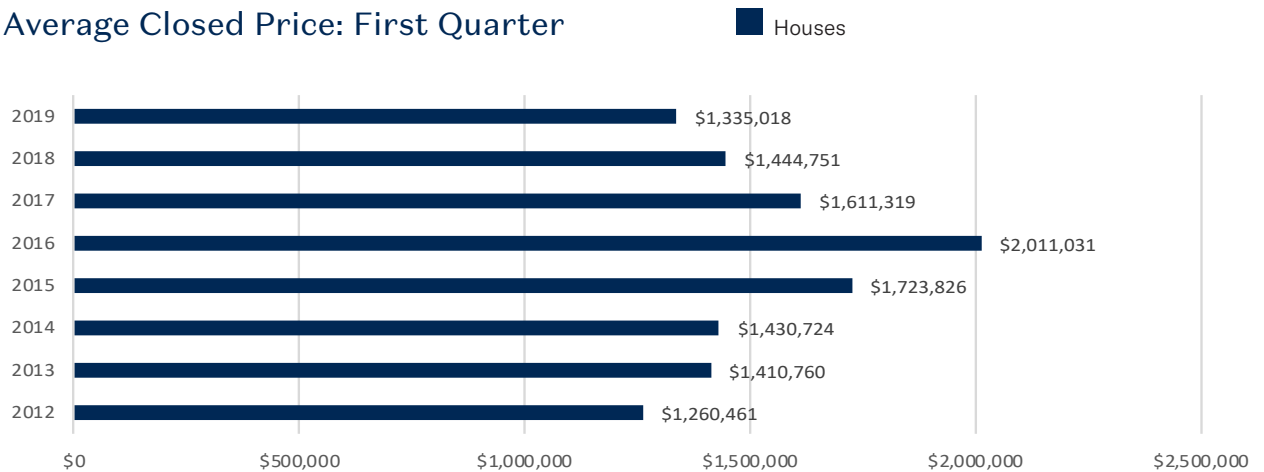
Darien Overview

	2019	2018	% CHANGE
Houses: Closings in First Quarter	42	40	+5%
Houses: Average Closing Price First Quarter	\$1,335,018	\$1,444,751	-7.6%
Houses: Pending on March 31st	20	32	-37.5%
Houses: Inventory on March 31st	240	262	-8.4%

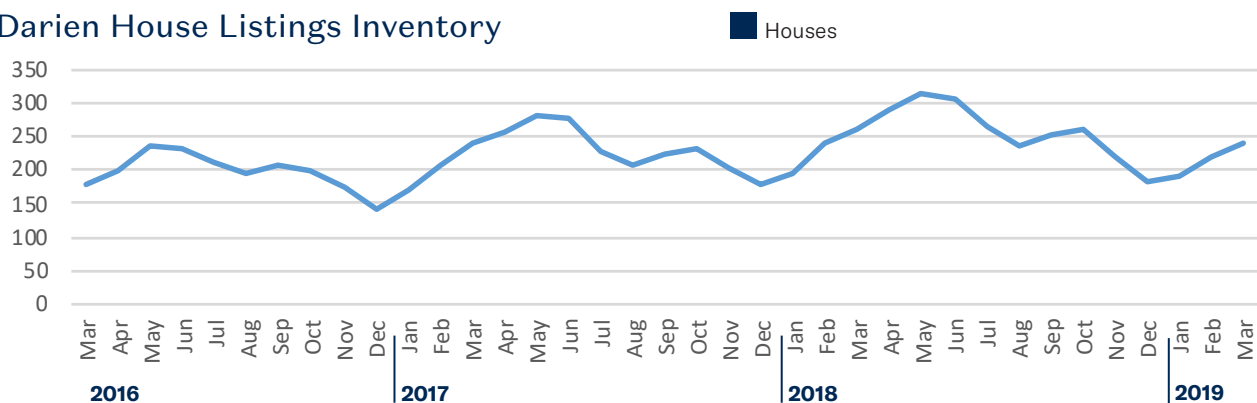
Darien Closed: First Quarter



Average Closed Price: First Quarter



Darien House Listings Inventory

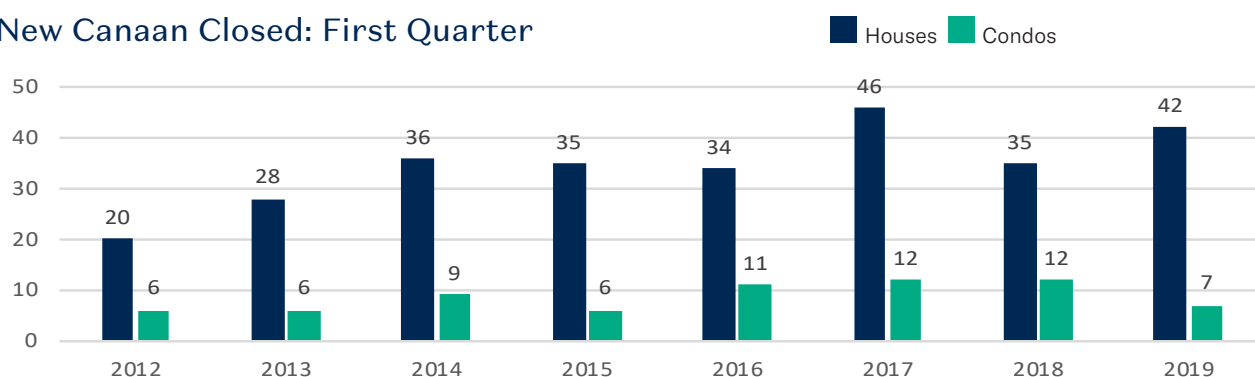


New Canaan Overview

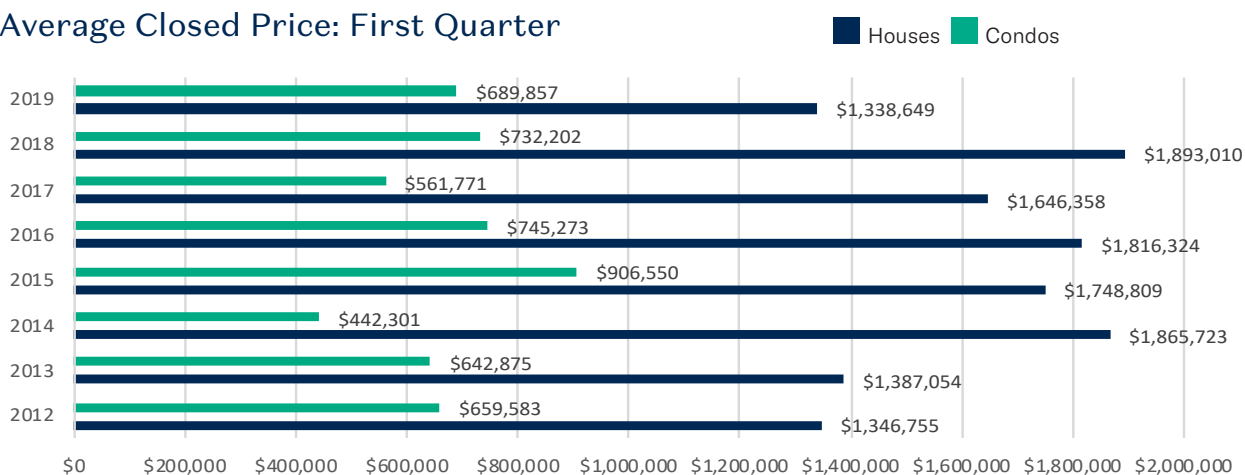


	2019	2018	% CHANGE
Houses: Closings in First Quarter	42	35	+20%
Houses: Average Closing Price First Quarter	\$1,338,649	\$1,893,010	-29.3%
Houses: Pending on March 31st	22	28	-21.4%
Houses: Inventory on March 31st	301	301	0%
Condos: Closings First Quarter	7	12	-41.7%
Condos: Average Closing Price First Quarter	\$689,857	\$732,202	-5.8%
Condos: Pending on March 31st	2	3	-33.3%
Condos: Inventory on March 31st	41	41	0%

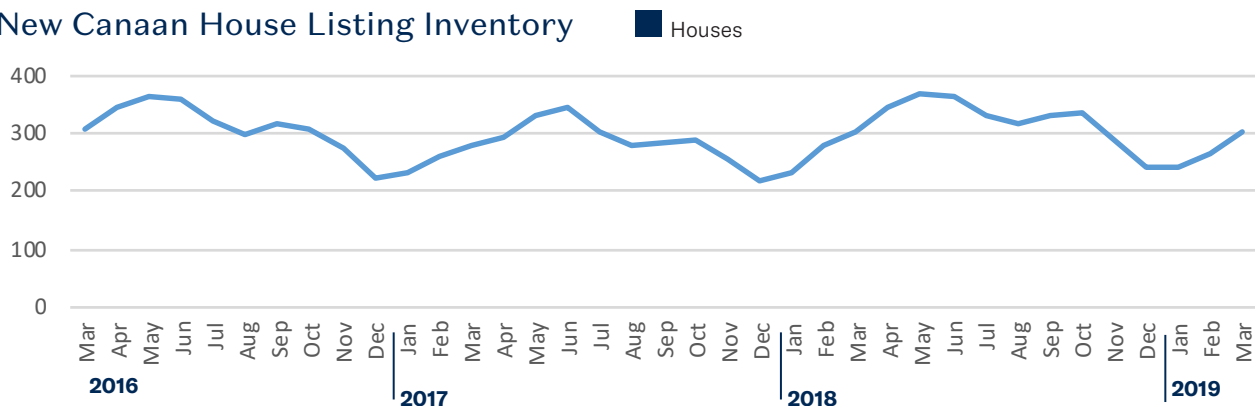
New Canaan Closed: First Quarter



Average Closed Price: First Quarter



New Canaan House Listing Inventory



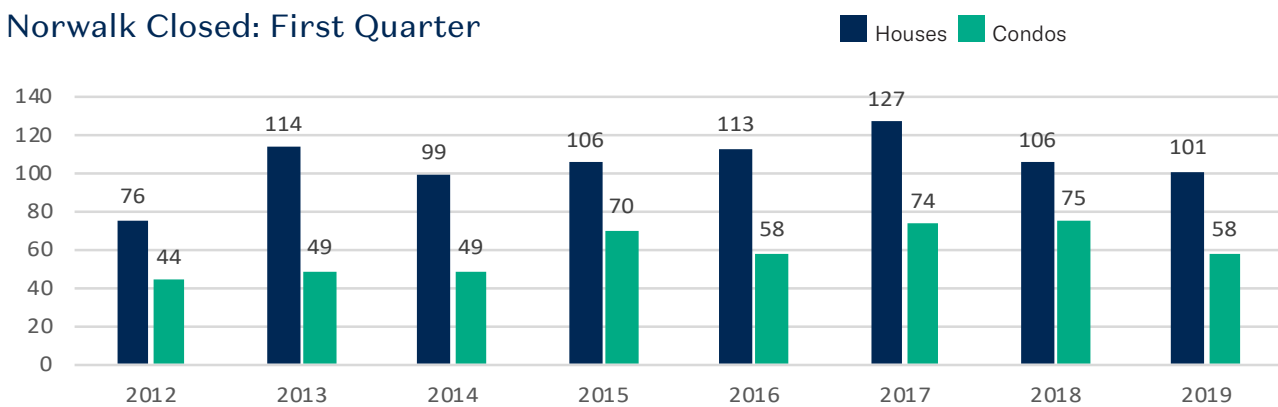
First Quarter 2019

Norwalk Overview

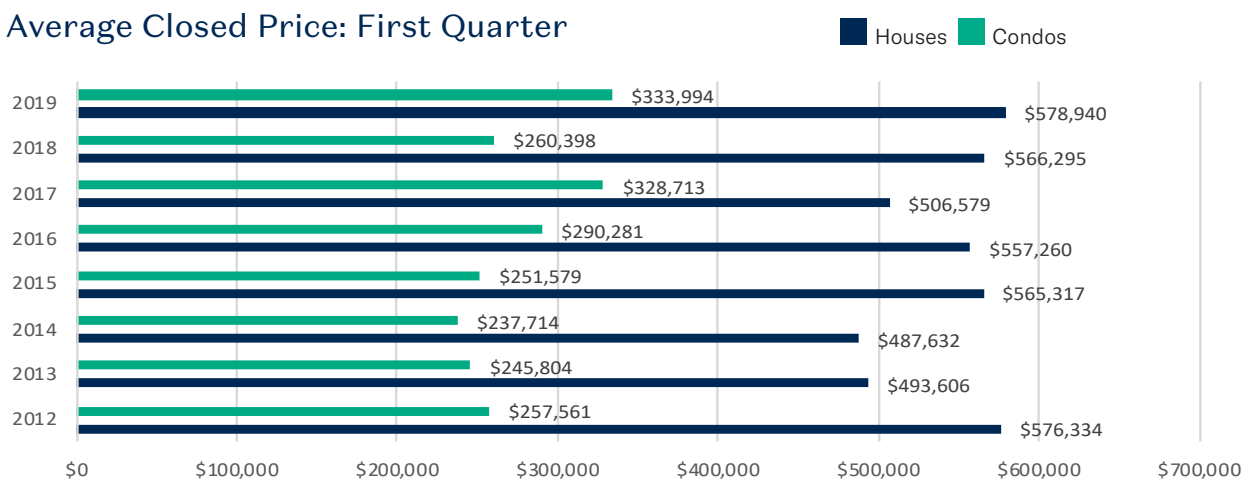


	2019	2018	% CHANGE
Houses: Closings in First Quarter	101	106	-4.7%
Houses: Average Closing Price First Quarter	\$578,940	\$566,295	+2.2%
Houses: Pending on March 31st	43	66	-34.8%
Houses: Inventory on March 31st	335	321	+4.4%
Condos: Closings First Quarter	58	75	-22.7%
Condos: Average Closing Price First Quarter	\$333,994	\$260,398	+28.3%
Condos: Pending on March 31st	16	24	-33.3%
Condos: Inventory on March 31st	98	132	-25.8%

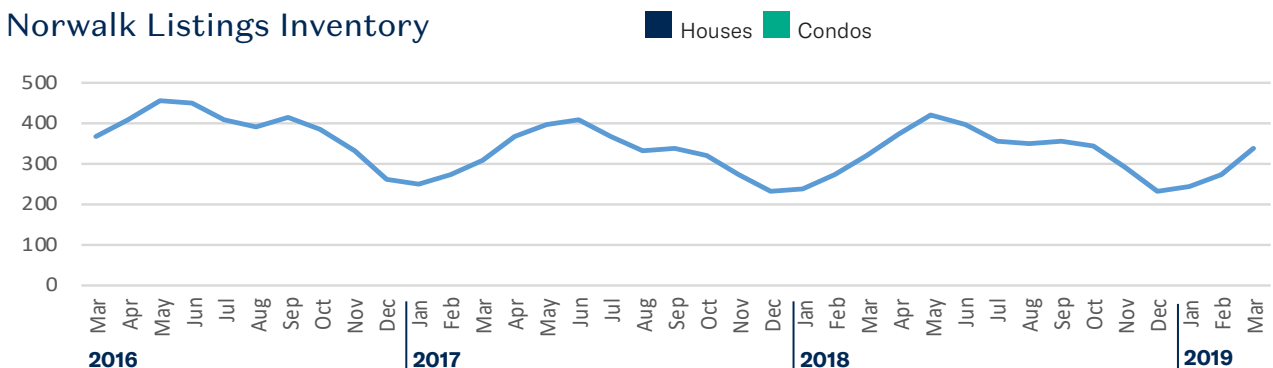
Norwalk Closed: First Quarter



Average Closed Price: First Quarter



Norwalk Listings Inventory

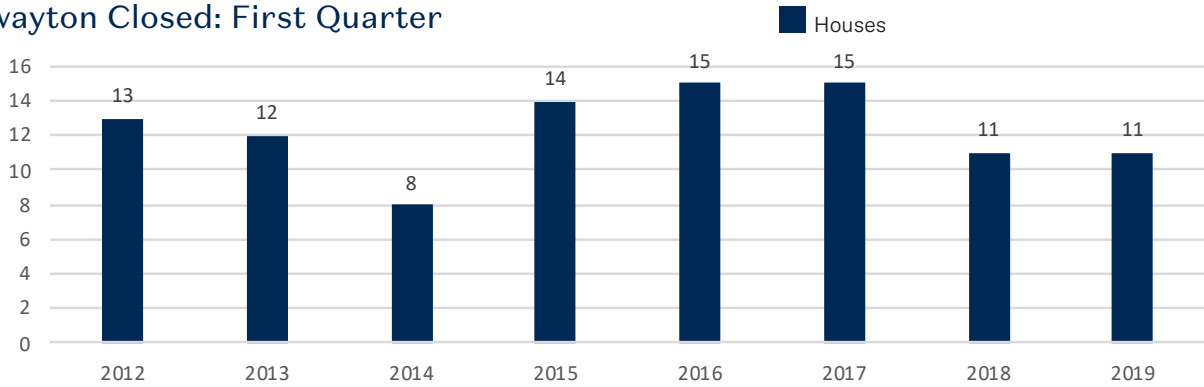


Rowayton Overview

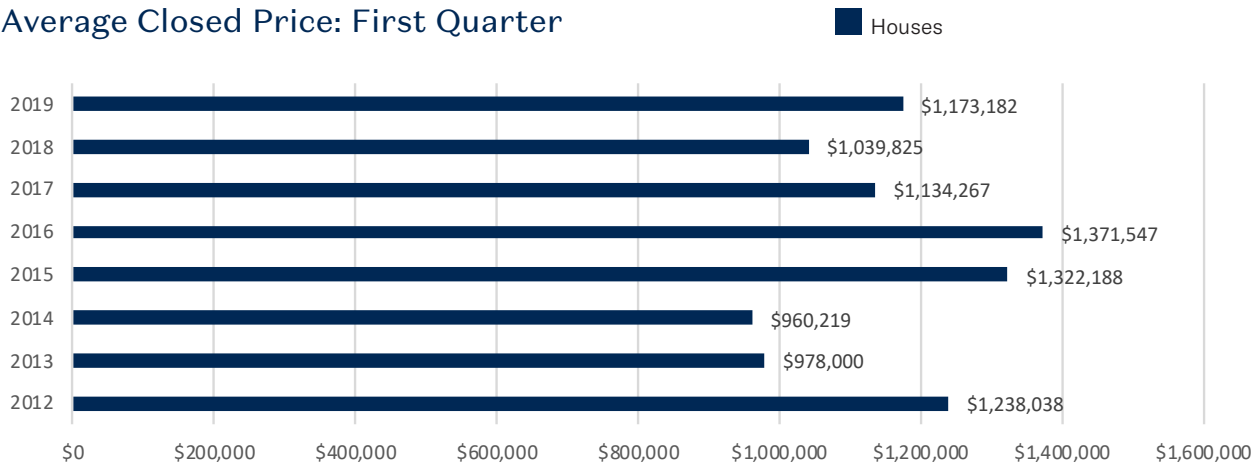


	2019	2018	% CHANGE
Houses: Closings in First Quarter	11	11	0%
Houses: Average Closing Price First Quarter	\$1,173,182	\$1,039,825	+12.8%
Houses: Pending on March 31st	5	7	-28.6%
Houses: Inventory on March 31st	65	66	-1.5%

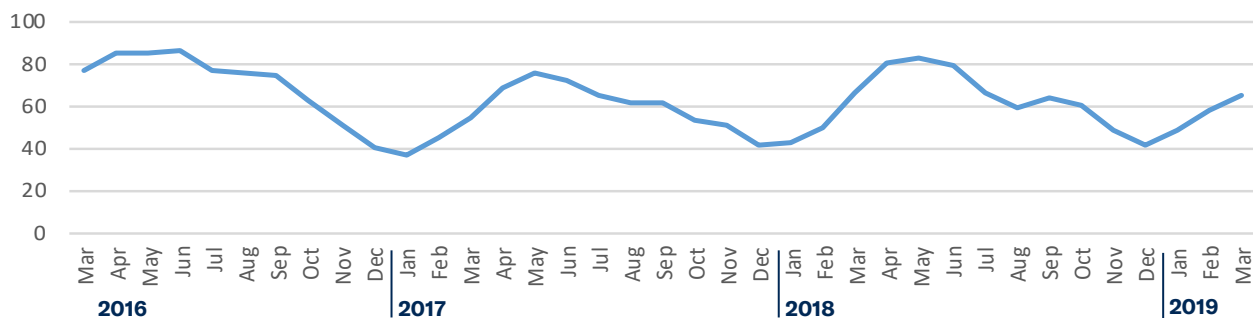
Rowayton Closed: First Quarter



Average Closed Price: First Quarter



Rowayton House Listings Inventory

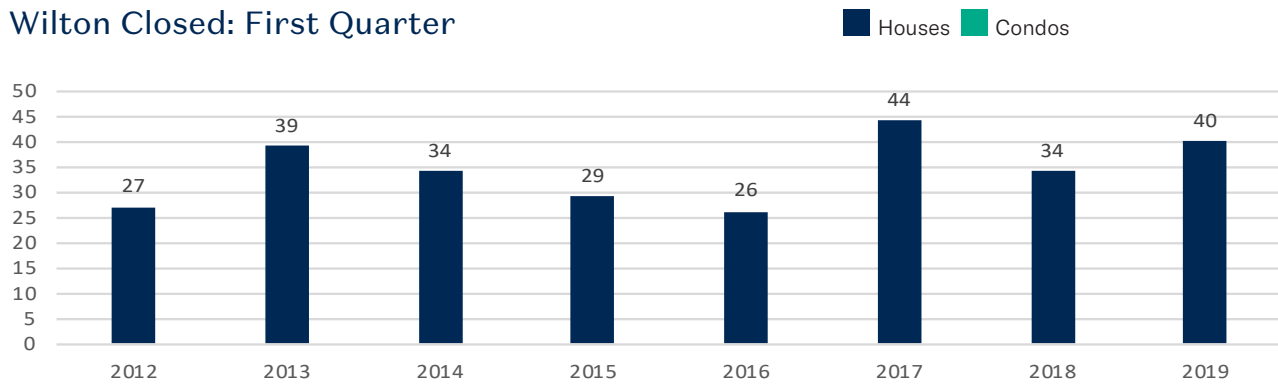


Wilton Overview

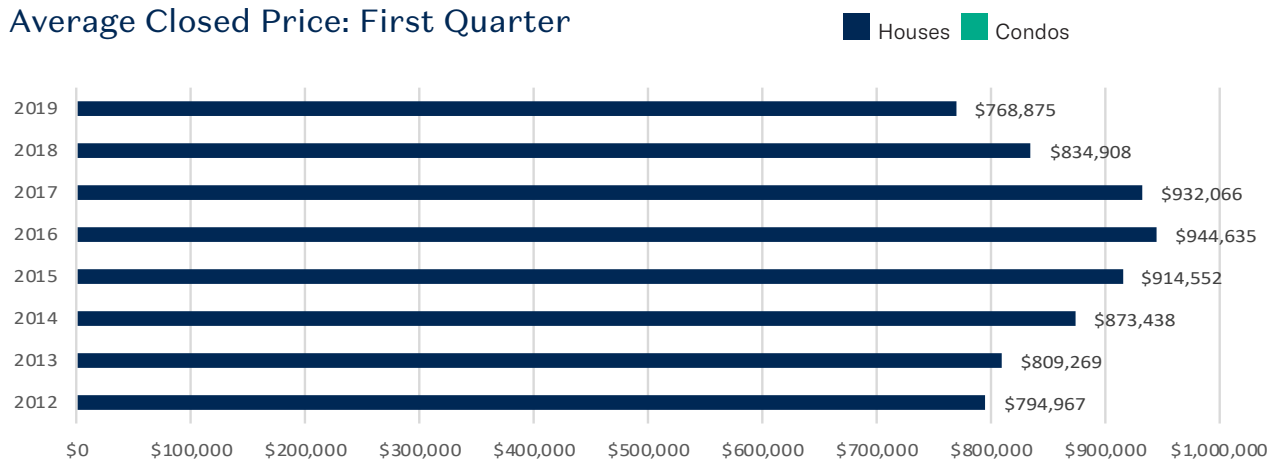


	2019	2018	% CHANGE
Houses: Closings in First Quarter	40	34	+17.6%
Houses: Average Closing Price First Quarter	\$768,875	\$834,908	-7.9%
Houses: Pending on March 31st	15	15	0%
Houses: Inventory on March 31st	208	189	+10.1%
Condos: Closings First Quarter	3	4	-25%
Condos: Average Closing Price First Quarter	\$241,633	\$204,875	+17.9%
Condos: Inventory on March 31st	14	9	+55.6%

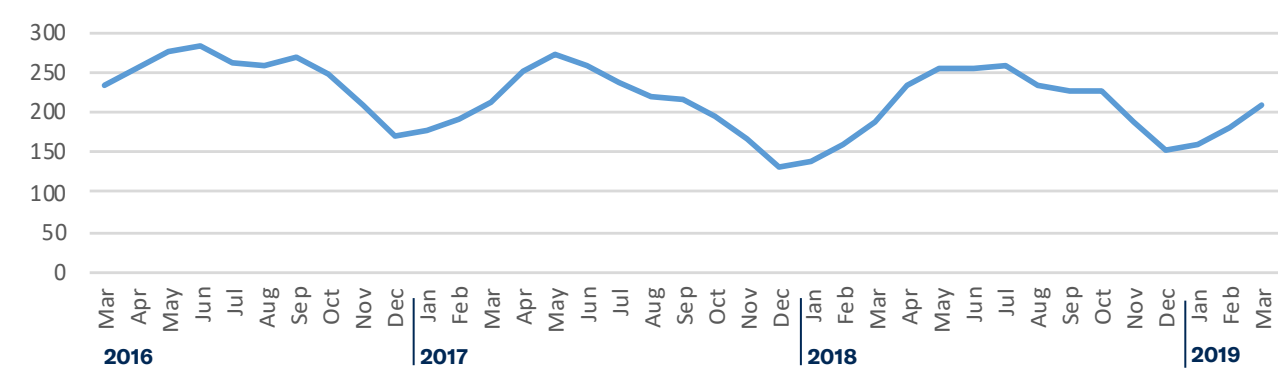
Wilton Closed: First Quarter



Average Closed Price: First Quarter



Wilton House Listings Inventory

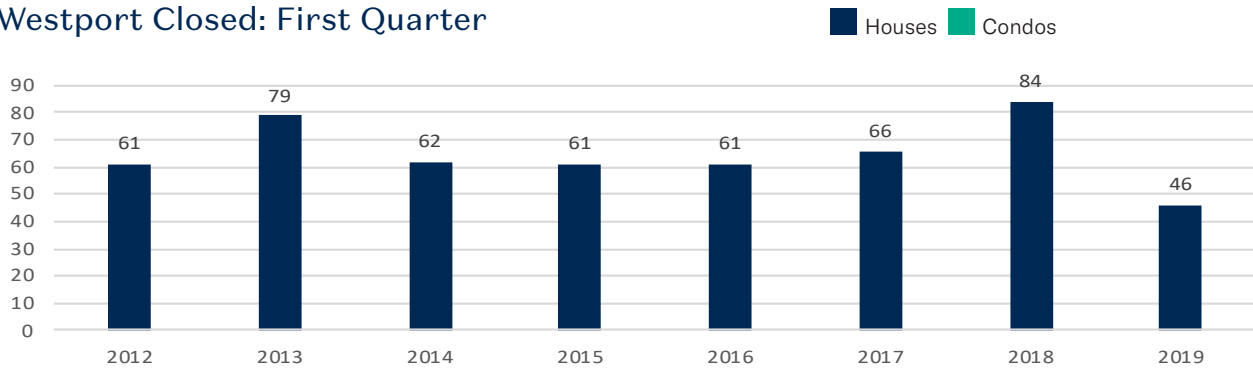


Westport Overview

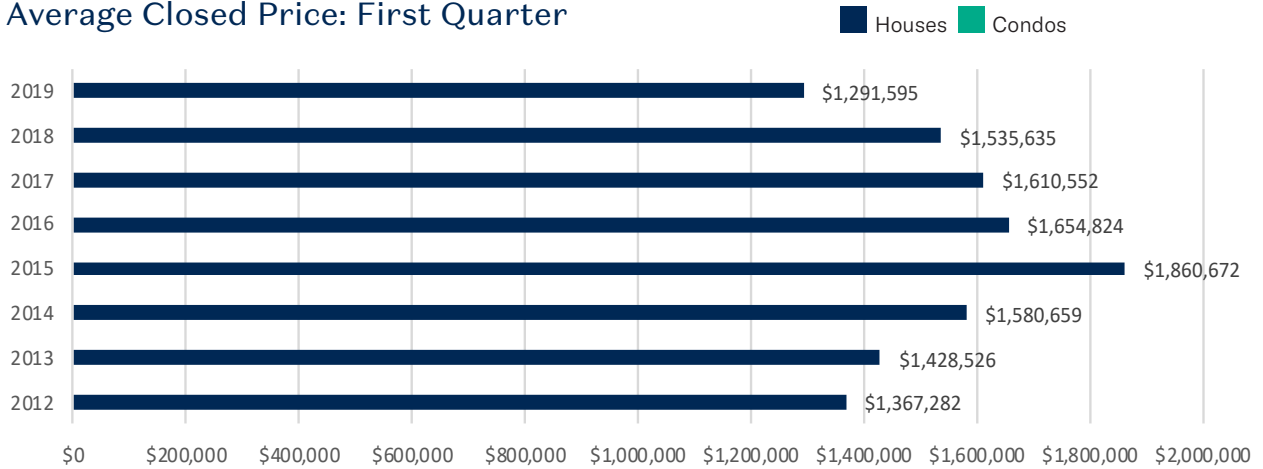


	2019	2018	% CHANGE
Houses: Closings in First Quarter	46	84	-45.2%
Houses: Average Closing Price First Quarter	\$1,291,595	\$1,535,635	-15.9%
Houses: Pending on March 31st	39	53	-26.4%
Houses: Inventory on March 31st	366	384	-4.7%
Condos: Closings First Quarter	5	5	0%
Condos: Average Closing Price First Quarter	\$566,700	\$728,800	-22.2%
Condos: Inventory on March 31st	17	12	+41.7%

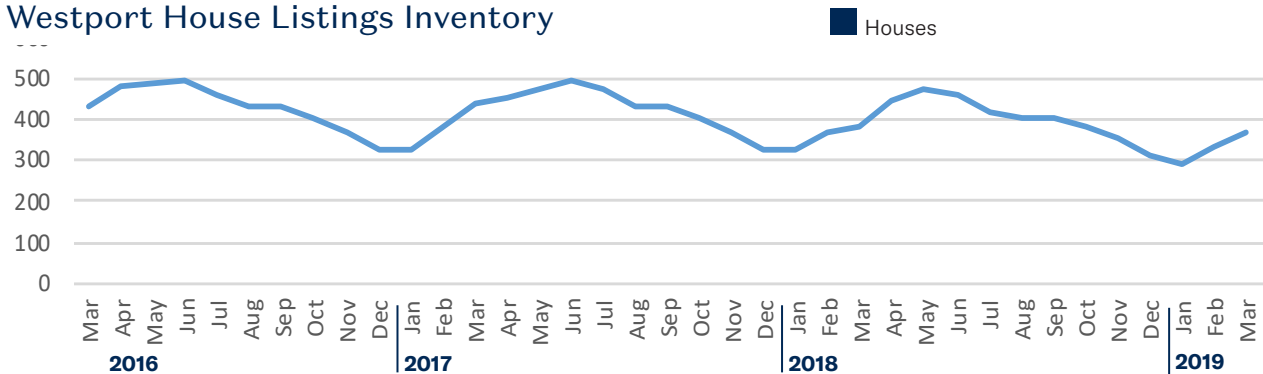
Westport Closed: First Quarter



Average Closed Price: First Quarter



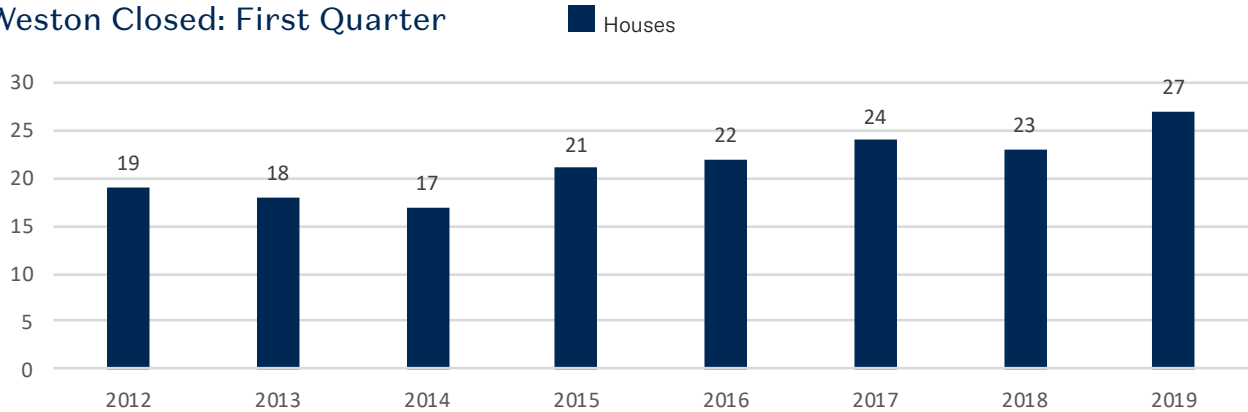
Westport House Listings Inventory



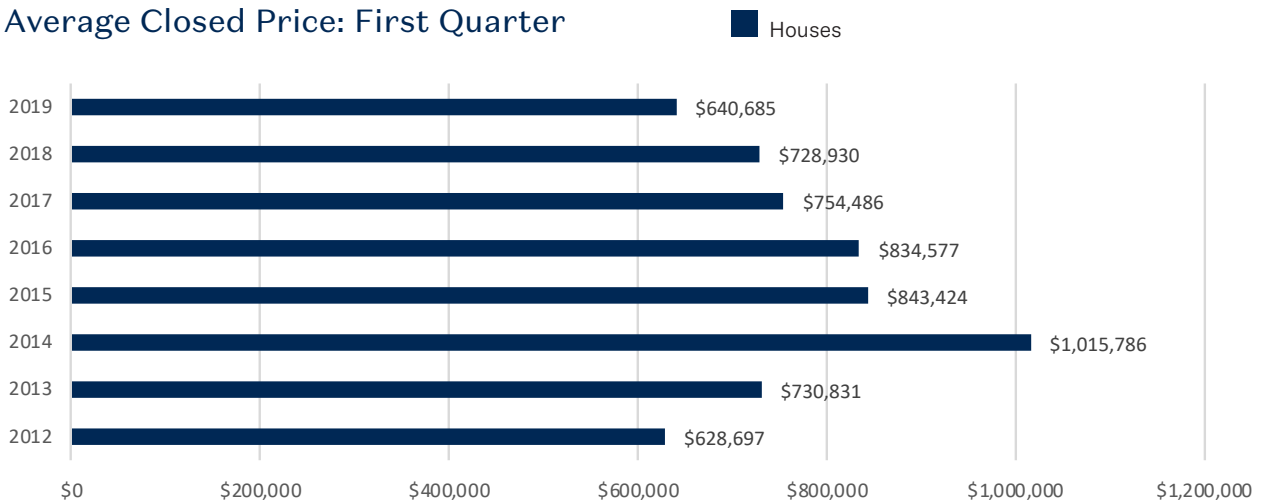
Weston Overview

	2019	2018	% CHANGE
Houses: Closings in First Quarter	27	23	+17.4%
Houses: Average Closing Price First Quarter	\$640,685	\$728,930	-12.1%
Houses: Pending on March 31st	16	15	+6.7%
Houses: Inventory on March 31st	140	151	-7.3%

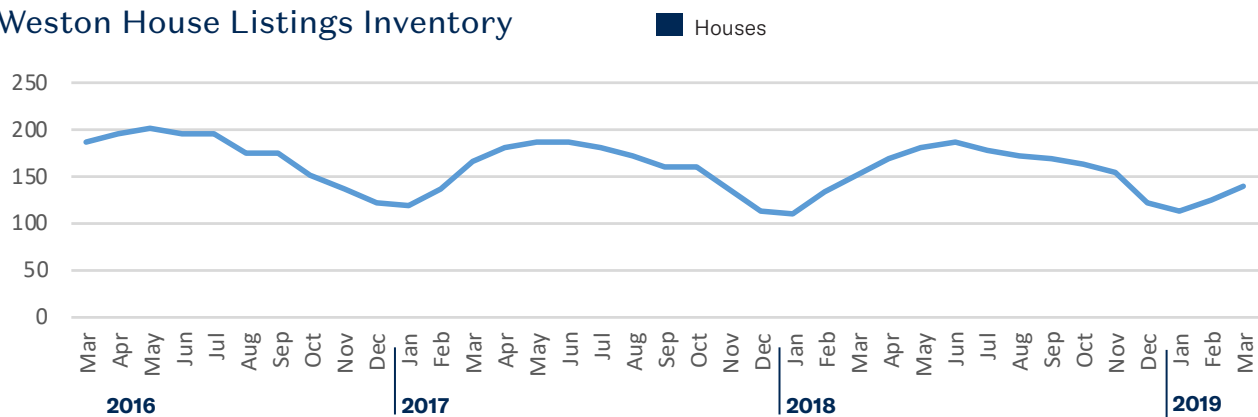
Weston Closed: First Quarter



Average Closed Price: First Quarter



Weston House Listings Inventory

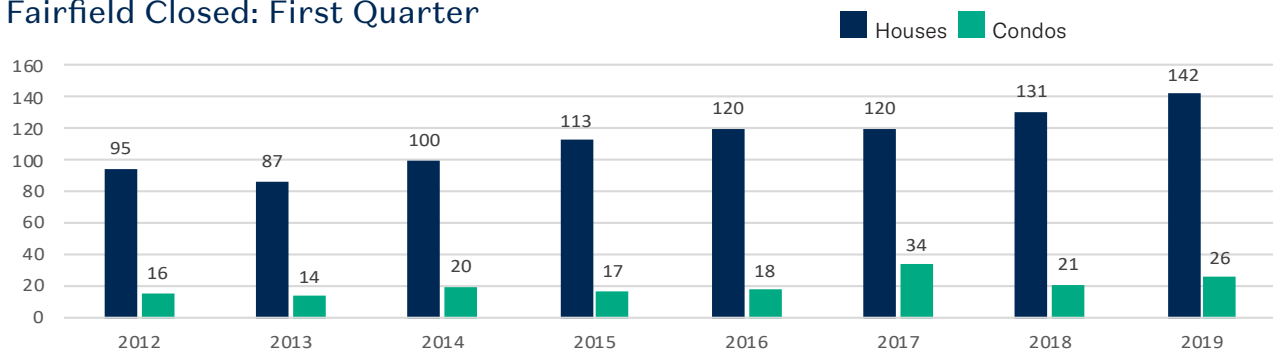


Fairfield Overview

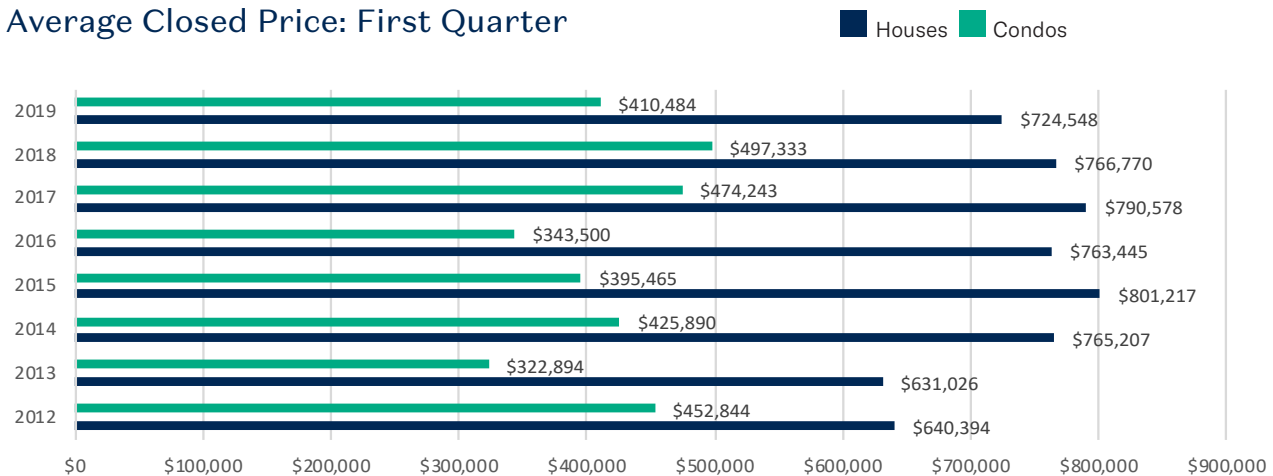


	2019	2018	% CHANGE
Houses: Closings in First Quarter	142	131	+8.4%
Houses: Average Closing Price First Quarter	\$724,548	\$766,770	-5.5%
Houses: Pending on March 31st	68	70	-2.9%
Houses: Inventory on March 31st	500	461	+8.5%
Condos: Closings First Quarter	26	21	+23.8%
Condos: Average Closing Price First Quarter	\$410,484	\$497,333	-17.5%
Condos: Inventory on March 31st	64	56	+14.3%

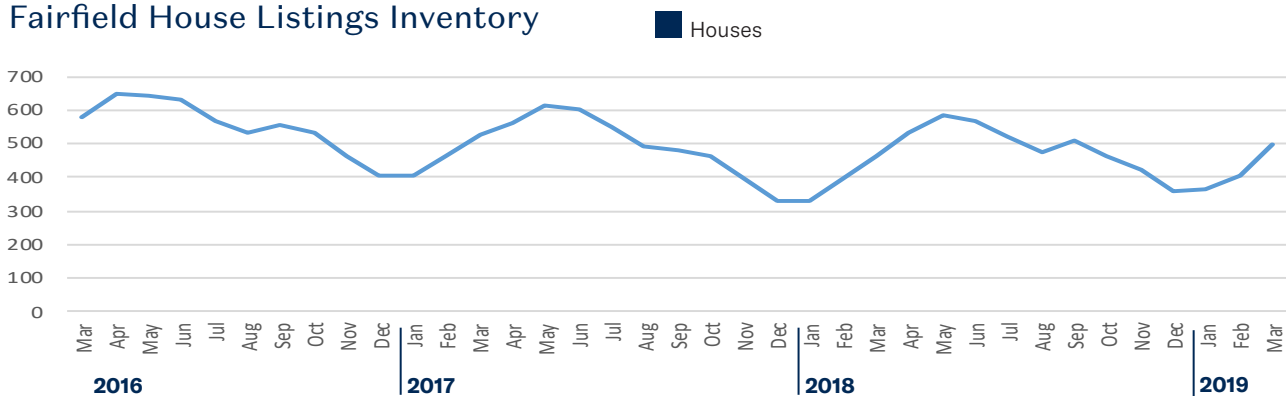
Fairfield Closed: First Quarter



Average Closed Price: First Quarter



Fairfield House Listings Inventory



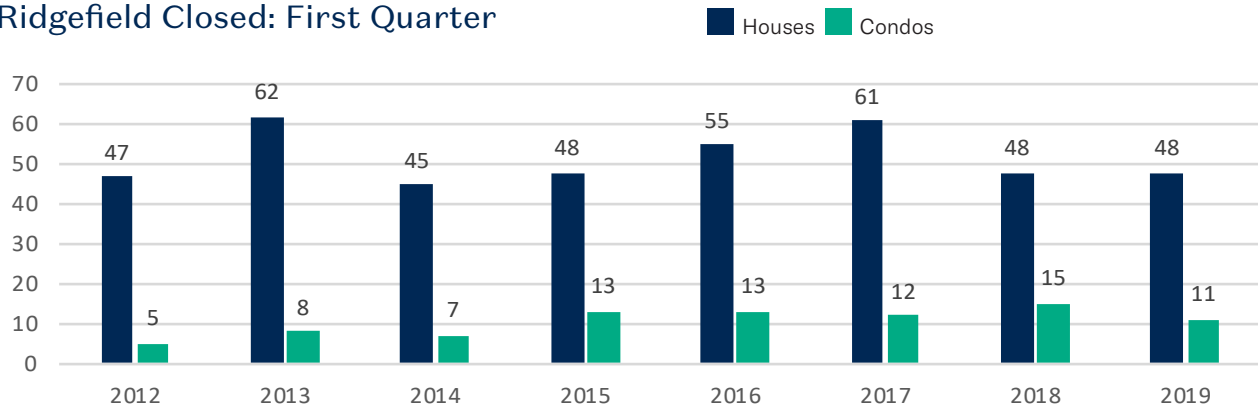
Active inventory from Connecticut Smart MLS and includes Active and Show status.

Ridgefield Overview

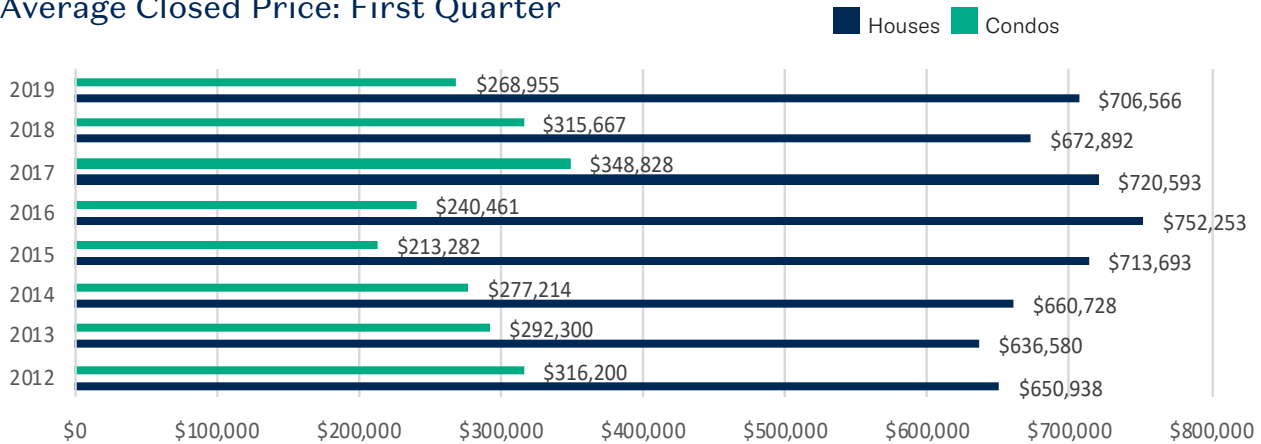


	2019	2018	% CHANGE
Houses: Closings in First Quarter	48	48	0%
Houses: Average Closing Price First Quarter	\$706,566	\$672,892	+5%
Houses: Pending on March 31st	28	31	-9.7%
Houses: Inventory on March 31st	226	236	-4.2%
Condos: Closings First Quarter	11	15	-26.7%
Condos: Average Closing Price First Quarter	\$268,955	\$315,667	-14.8%
Condos: Inventory on March 31st	32	23	+39.1%

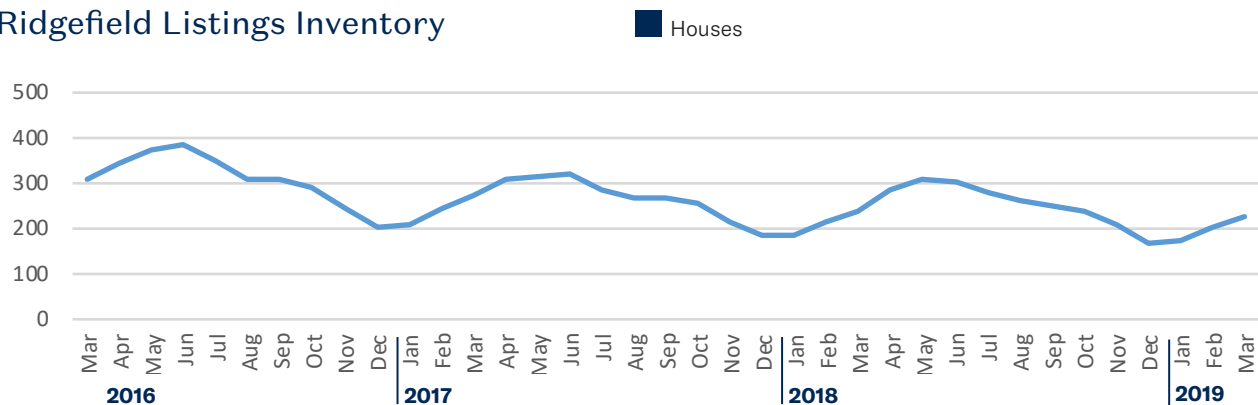
Ridgefield Closed: First Quarter



Average Closed Price: First Quarter



Ridgefield Listings Inventory

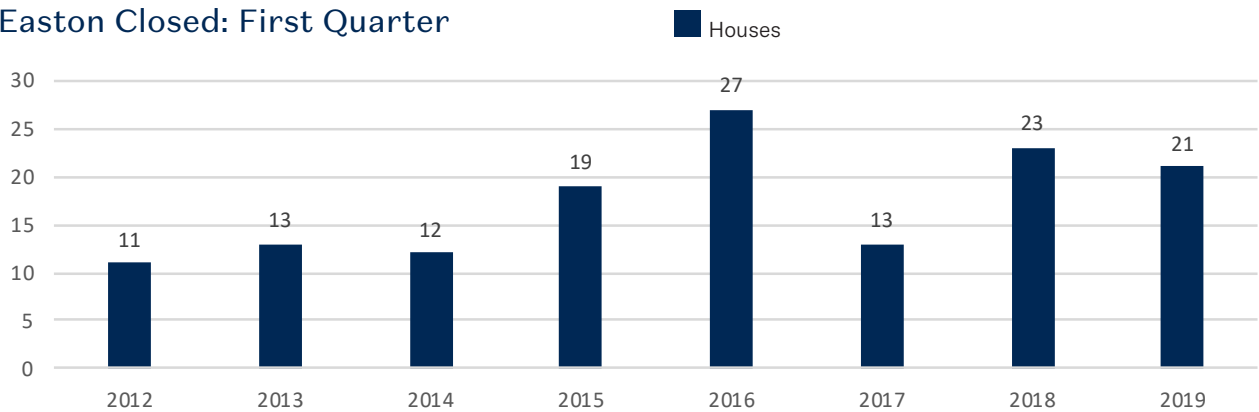


First Quarter 2019

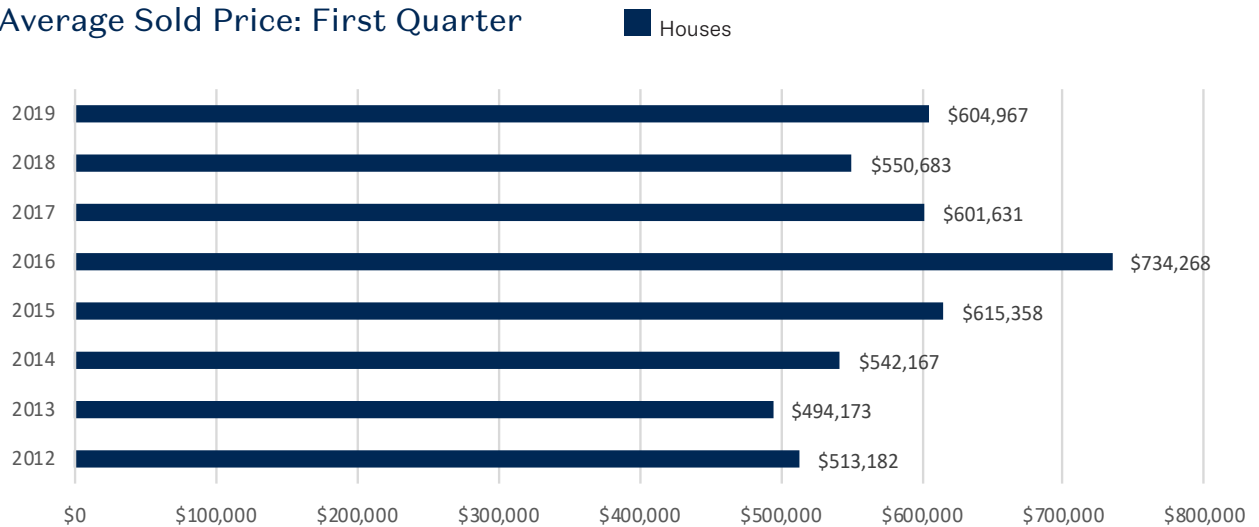
Easton Overview

	2019	2018	% CHANGE
Houses: Closings in First Quarter	21	23	-8.7%
Houses: Average Closing Price First Quarter	\$604,967	\$550,683	+9.9%
Houses: Pending on March 31st	14	9	+55.6%
Houses: Inventory on March 31st	78	106	-26.4%

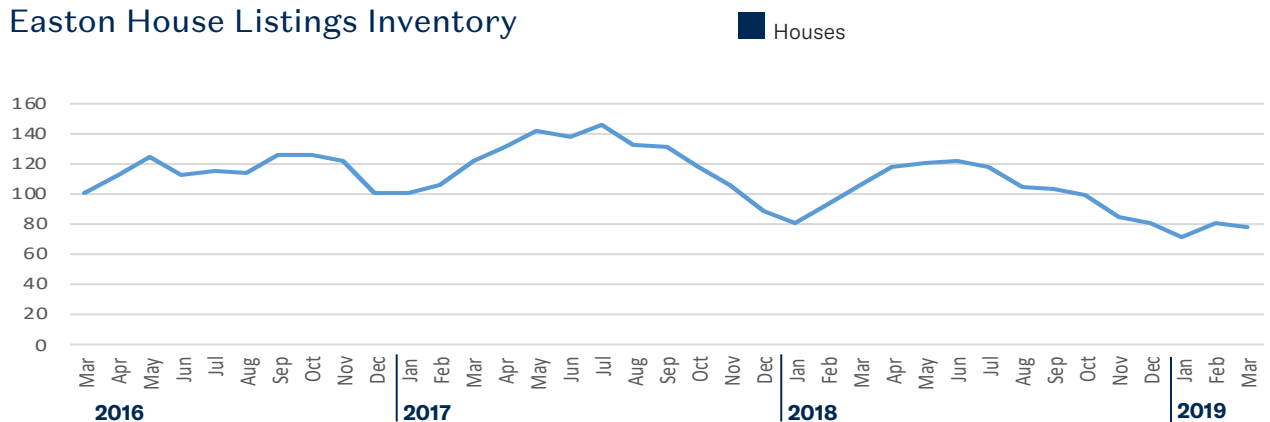
Easton Closed: First Quarter



Average Sold Price: First Quarter



Easton House Listings Inventory

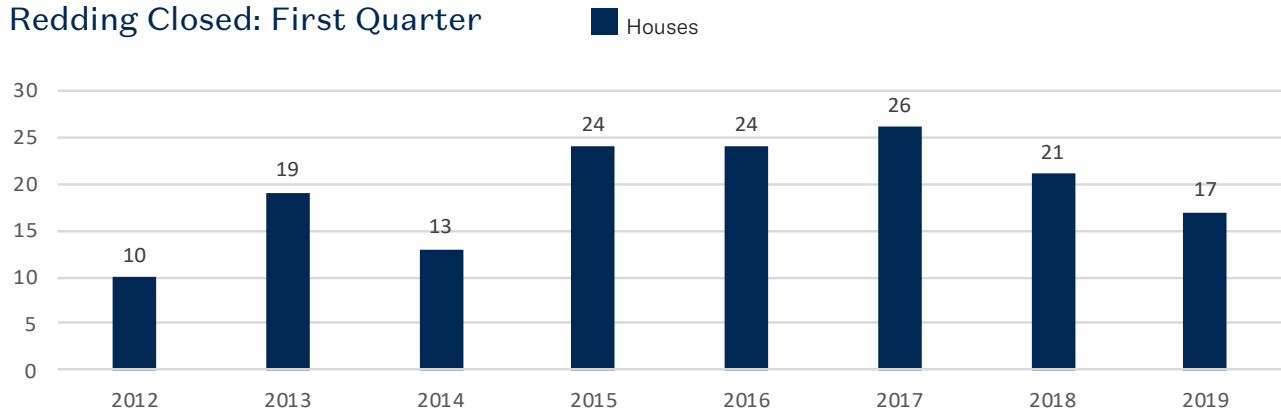


Active inventory from Connecticut Smart MLS and includes Active and Show status.

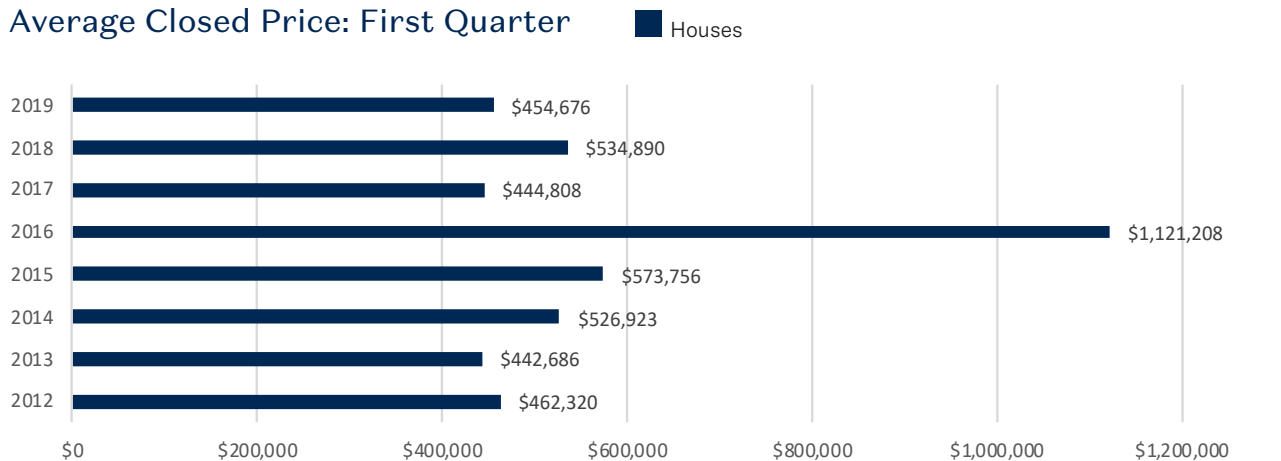
Redding Overview

	2019	2018	% CHANGE
Houses: Closings in First Quarter	17	21	-19%
Houses: Average Closing Price First Quarter	\$454,676	\$534,890	-15%
Houses: Pending on March 31st	17	10	+70%
Houses: Inventory on March 31st	84	95	-11.6%

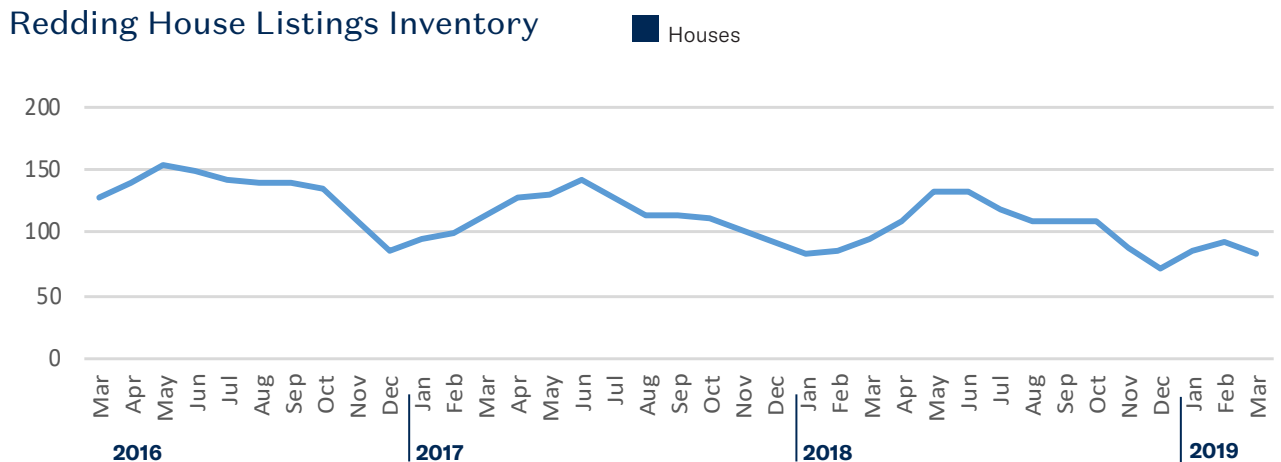
Redding Closed: First Quarter



Average Closed Price: First Quarter



Redding House Listings Inventory



Lower Fairfield County

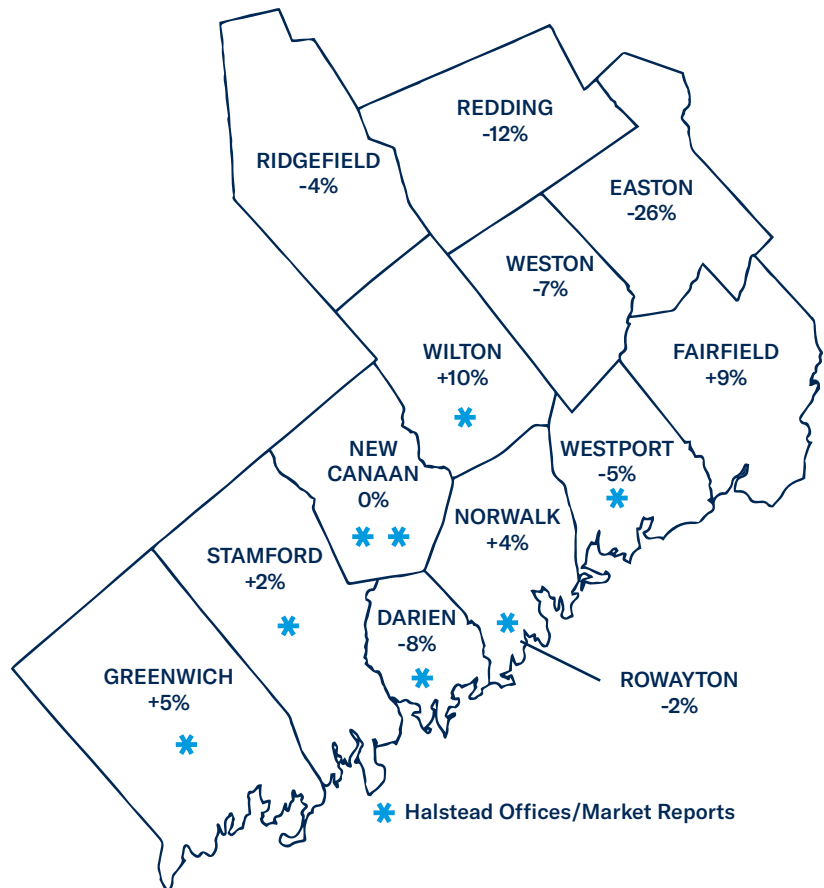
Town Comparison: First Quarter (Single Family Homes)

Town	# of Sold Houses		% change	Median Selling Price		% change
	2019	2018		2019	2018	
Darien	42	40	+5%	\$1,335,018	\$1,444,751	-7.6%
Easton	21	23	-8.7%	\$604,967	\$550,683	+9.9%
Fairfield	142	131	+8.4%	\$724,548	\$766,770	-5.5%
All of Greenwich	74	102	-27.5%	\$2,302,406	\$2,663,322	-13.6%
New Canaan	42	35	+20%	\$1,338,649	\$1,893,010	-29.3%
Norwalk	101	106	-4.7%	\$578,940	\$566,295	+2.2%
Redding	17	21	-19%	\$454,676	\$534,890	-15%
Ridgefield	48	48	0%	\$706,566	\$672,892	+5%
Rowayton*	11	11	0%	\$1,173,182	\$1,039,825	+12.8%
Stamford	120	153	-21.6%	\$565,948	\$651,123	-13.1%
Weston	27	23	+17.4%	\$640,685	\$728,930	-12.1%
Westport	46	84	-45.2%	\$1,291,595	\$1,535,635	-15.9%
Wilton	40	34	+17.6%	\$768,875	\$834,908	-7.9%

*Rowayton sales data also included in Norwalk.

Single Family House Inventory Supply March 2019 vs. March 2018

At the end of March the supply of active single family houses in Lower Fairfield County, collectively, was almost identical to the supply at the same time last year, with just a .1% change. The map to the right shows the year-over-year change in number of active houses for each town at the end of March, 2019 as it compares to March, 2018.



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.

©2019 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.