HALSTEAD
REAL ESTATE

Stamford Market Report First Quarter 2019

2019

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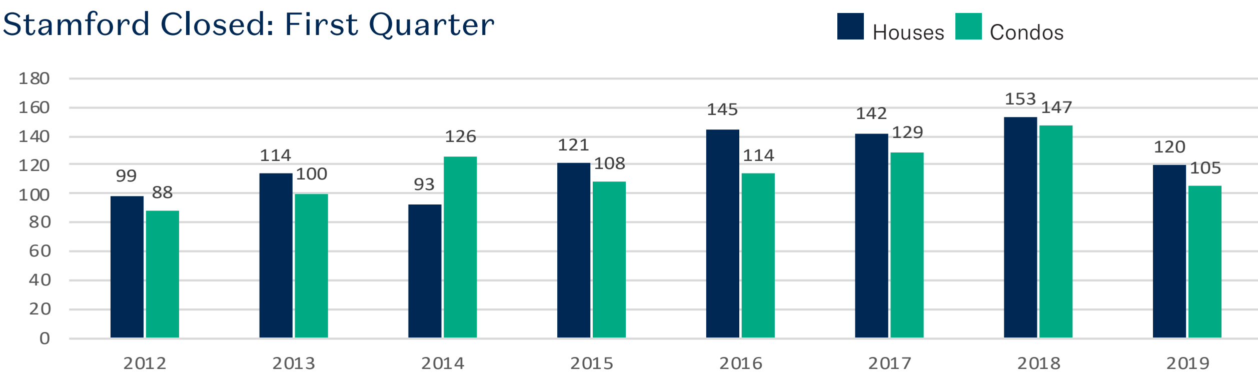
halstead.com
1099 HIGH RIDGE ROAD, STAMFORD, CT 06905 | (203) 329-8801
HALSTEAD CONNECTICUT, LLC

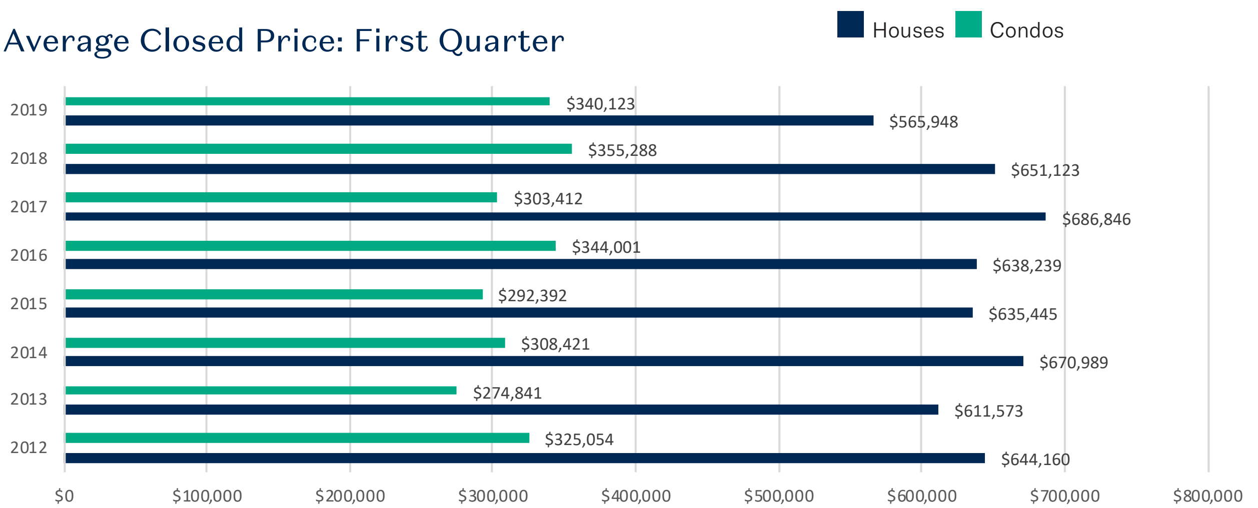
Stamford Overview

	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%

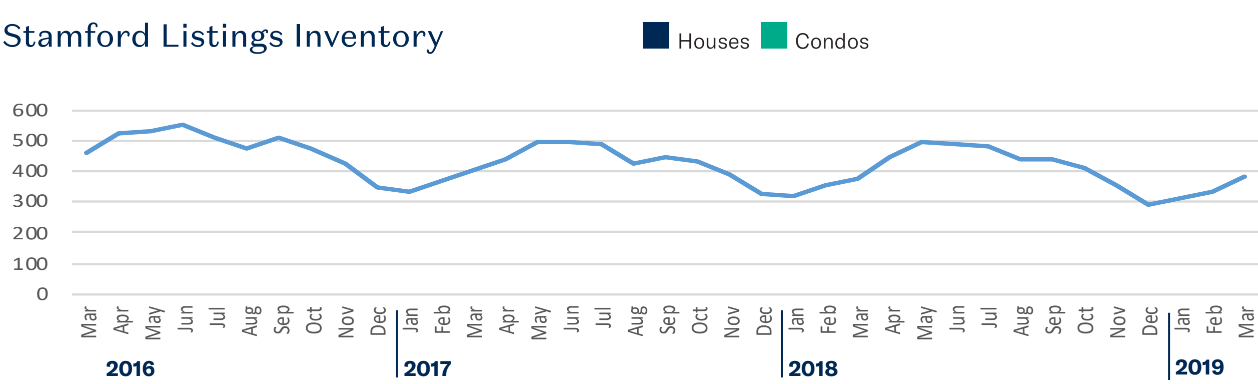
Stamford Closed: First Quarter



Average Closed Price: First Quarter



Stamford Listings Inventory



Stamford

Active House Listings as of March 31st

	2019	2018	%
Under $400K	13	15	-13.3%
$400K-$500K	40	53	-24.5%
$500K-$600K	70	55	+27.3%
$600K-$700K	56	53	+5.7%
$700K-$800K	52	39	+33.3%
$800K-$1M	63	69	-8.7%
$1M-$1.2M	27	27	0%
$1.2M-$1.5M	28	26	+7.7%
$1.5M-$2M	21	23	-8.7%
Over $2M	10	14	-28.6%

Number of Houses Closed: First Quarter

	2019	2018	%
Under $400K	18	20	-10%
$400K-$500K	34	29	+17.2%
$500K-$600K	21	27	-22.2%
$600K-$700K	24	27	-11.1%
$700K-$800K	15	22	-31.8%
$800K-$1M	5	12	-58.3%
$1M-$1.2M	2	8	-75%
$1.2M-$1.5M	0	6	NA
$1.5M-$2M	1	2	-50%
Over $2M	0	0	NA

Average List-to-Sale-Price Ratio: Houses

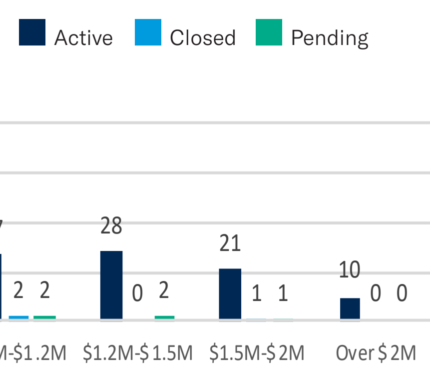
Based on closing from October 2018-March 2019 (six months)

UNDER $400K	$400K-$500K	$500K-$600K	$600K-$700K	$700K-$800K	$800K-$1M	$1M-$1.2M	$1.2M-$1.5M	$1.5M-$2M	OVER $2M
95.7%	97.9%	97.0%	97.3%	96.0%	96.0%	92.3%	91.2%	93.0%	88.1%

Average for all price points: 96.5%

Houses: Active/Closed/Pending

Active/Pending as of March 31st; Closed: First Quarter



Stamford

Active Condo/Co-Op Listings as of March 31st

	2019	2018	%
Under $200K	27	32	-15.6%
$200K-$300K	83	77	+7.8%
$300K-$400K	55	62	-11.3%
$400K-$500K	34	34	0%
$500K-$600K	30	23	+30.4%
$600K-$700K	10	8	+25%
$700K-$1M	20	22	-9.1%
Over $1M	6	11	-45.5%

Number of Condos/Co-Ops Closed: First Quarter

	2019	2018	%
Under $200K	19	32	-40.6%
$200K-$300K	36	30	+20%
$300K-$400K	27	40	-32.5%
$400K-$500K	10	19	-47.4%
$500K-$600K	6	15	-60%
$600K-$700K	1	6	-83.3%
$700K-$1M	4	3	+33.3%
Over $1M	2	2	0%

Average List-to-Sale-Price Ratio: Houses

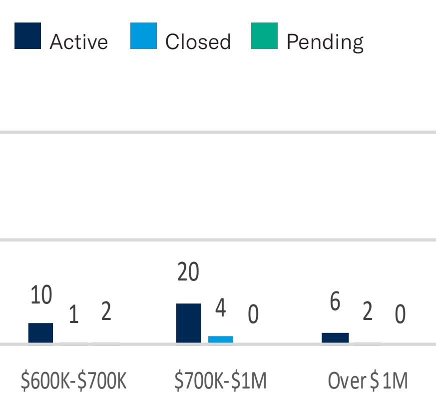
Based on closing from October 2018-March 2019 (six months)

UNDER $200K	$200K-$300K	$300K-$400K	$400K-$500K	$500K-$600K	$600K-$700K	$700K-$1M	OVER $1M
95.6%	96.7%	97.6%	97.4%	98.0%	96.2%	96.2%	95.3%

Average for all price points: 96.9%

Condos/Co-Ops: Active/Closed/Pending

Active/Pending as of Dec. 31st; Closed: Full Year (12 Months)



Stamford Neighborhoods

Number of Houses Sold, First Quarter: By Neighborhood

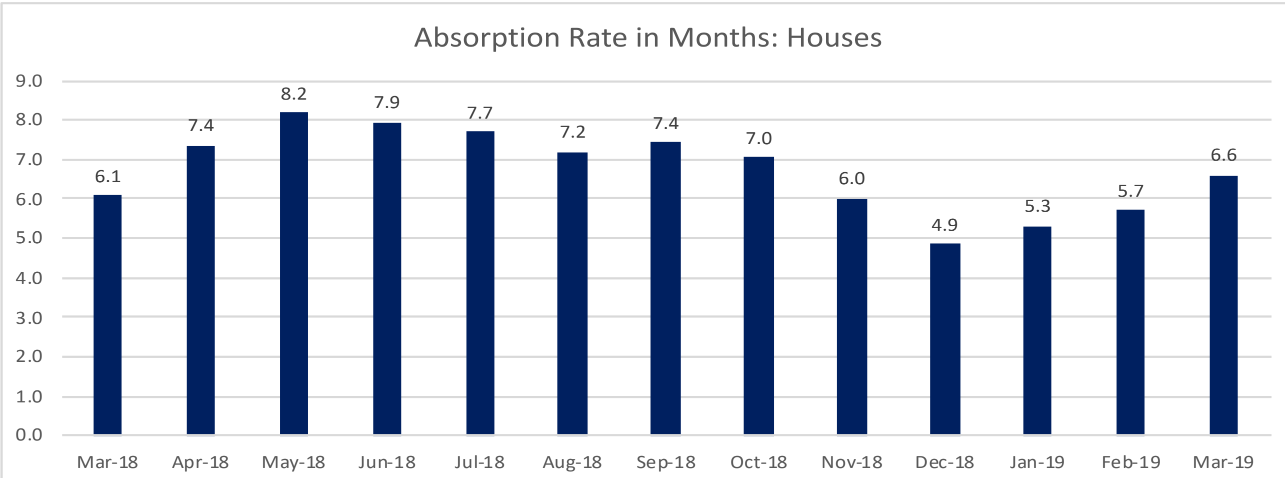
	# of Sold Houses			Averge House Sale Price			Avg Price Per SQ FT		
	2019	2018	% Change	2019	2018	% Change	2019	2018	% Change
Cove	10	7	+42.9%	$453,883	$465,793	-2.6%	$264	$214	+23.4%
Glenbrook	9	9	0%	$429,156	$434,133	-1.1%	$231	$214	+8%
Mid City	12	8	+50%	$521,542	$526,688	-1%	$244	$199	+22.5%
Mid-Ridges	11	9	+22.2%	$490,409	$598,611	-18.1%	$208	$251	-17.2%
Newfield	9	21	-57.1%	$500,278	$615,179	-18.7%	$258	$199	+29.8%
North Stamford	41	50	-18%	$702,848	$702,006	+0.1%	$202	$194	+3.7%
Shippan	3	8	-62.5%	$799,167	$957,375	-16.5%	$301	$297	+1.3%
Springdale	6	10	-40%	$457,533	$514,442	-11.1%	$287	$240	+19.6%
Turn Of River	6	5	+20%	$468,190	$425,900	+9.9%	$250	$174	+44%
Waterside	0	4	--	--	$851,250	--	--	$380	--
West Side	2	3	-33.3%	$280,000	$322,833	-13.3%	$279	$186	+49.6%
Westover	5	12	-58.3%	$646,250	$1,025,125	-37%	$196	$227	-13.4%
Other	6	7	-14.3%	--	--	--	--	--	--

Number of Condos/Co-ops Sold, First Quarter: By Neighborhood

	# of Sold Houses			Averge House Sale Price			Avg Price Per SQ FT		
	2019	2018	% Change	2019	2018	% Change	2019	2018	% Change
Cove	11	12	-8.3%	$300,864	$280,167	+7.4%	$232	$202	+14.9%
Glenbrook	19	20	-5%	$302,179	$314,125	-3.8%	$213	$213	+0.2%
Mid City	53	70	-24.3%	$306,934	$323,092	-5%	$289	$265	+9.1%
Mid-Ridges	3	4	-25%	$562,667	$708,125	-20.5%	$206	$252	-18.3%
Newfield	0	1	--	--	$535,000	--	--	$275	--
Shippan	3	5	-40%	$411,667	$474,900	-13.3%	$258	$255	+1.4%
Springdale	9	13	-30.8%	$287,389	$343,577	-16.4%	$199	$239	-16.7%
Turn Of River		2	--	---	$614,500	---	--	$301	--
Waterside	1	2	-50%	$410,000	$385,000	+6.5%	$323	$293	+10.3%
West Side	1	4	-75%	$340,000	$365,625	-7%	$224	$199	+12.6%
Westover	4	4	0%	$945,000	$909,875	+3.9%	$342	$436	-21.5%
Other	1	10	-90%	--	--	--	--	--	--

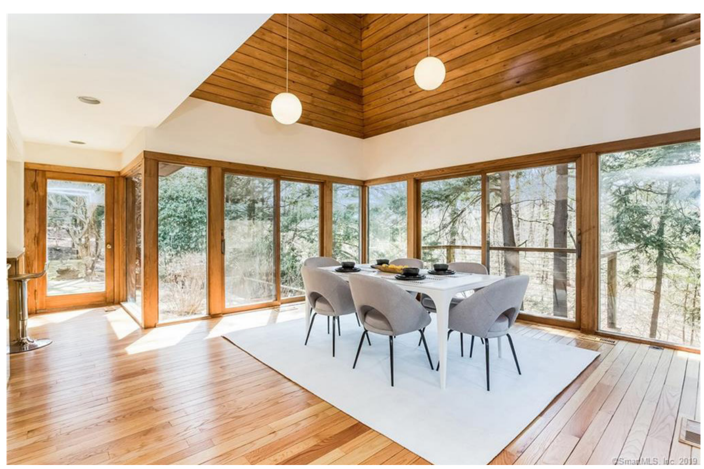
Stamford Absorption Rate: Houses

Absorption Rate: How many months it would take to sell all active listings in a given market or price range. We calculate it by taking the average number of closings over the prior 12 months and multiplying that by the number of active listings.



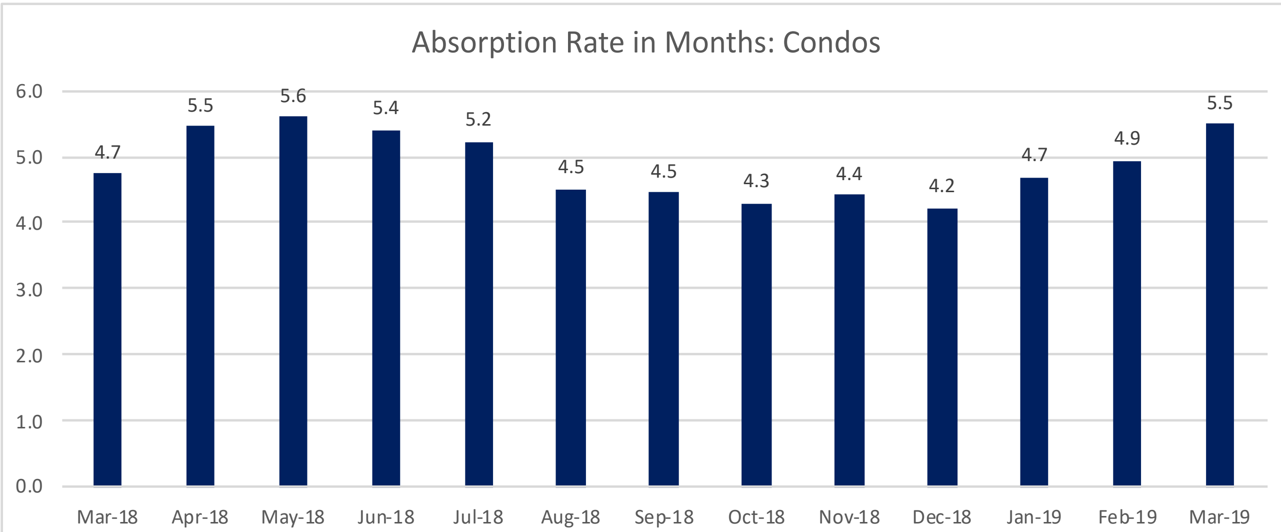
	MARCH 2019		SEPTEMBER 2018		MARCH 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Under $400K	13	1.9	22	3.3	15	1.8
$400K-$500K	40	2.9	57	4.0	53	4.2
$500K-$600K	70	6.5	66	5.9	55	4.6
$600K-$700K	56	5.4	66	6.3	53	5.0
$700K-$800K	52	9.2	57	9.8	39	7.0
$800K-$1M	63	10.2	63	10.1	69	11.2
$1M-$1.2M	27	16.2	40	16.0	27	9.8
$1.2M-$1.5M	28	22.4	34	24.0	26	13.6
$1.5M-$2M	21	25.2	23	34.5	23	21.2
Over $2M	10	40.0	12	48.0	14	42.0

Stamford had a 6.6-month supply of houses for sale in March, 8.2% more than the same time last year, when there was a 6.1-month supply of houses. The tightest price ranges were under $500,000 where there averaged a 2.4-month supply of houses.



30 Windermere Lane, Stamford. $1,299,000 Web ID# 170170373

Stamford Absorption Rate: Condos



	MARCH 2019		SEPTEMBER 2018		MARCH 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Under $200K	27	3.1	32	2.9	32	2.9
$200K-$300K	83	6.0	73	5.2	77	5.1
$300K-$400K	55	4.2	50	3.4	62	3.8
$400K-$500K	34	5.0	32	4.3	34	4.8
$500K-$600K	30	9.0	21	5.9	23	6.3
$600K-$700K	10	13.3	8	6.9	8	6.9
$700K-$1M	20	15.0	17	11.3	22	14.7
Over $1M	6	12.0	8	13.7	11	13.2

Stamford had a 5.5-month supply of condos for sale in March, 17% higher than the same time last year, when the absorption rate was 4.7 months. Between March 2018 and March 2019 Stamford averaged having a 4.9-month supply of condos for sale.

7 Mead Street, Stamford. $525,000   Web ID# 170170494

Lower Fairfield County

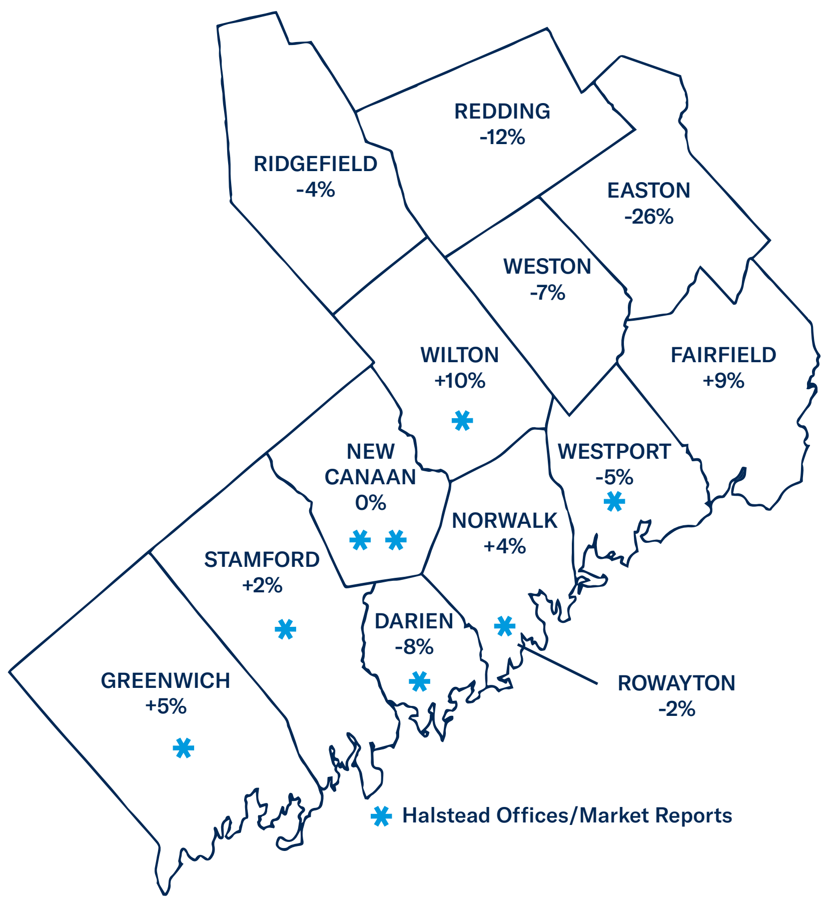
Town Comparison: First Quarter (Single Family Homes)

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 solds 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.