



**HALSTEAD**  
REAL ESTATE

# Stamford Market Report **2018**

Year End 2018

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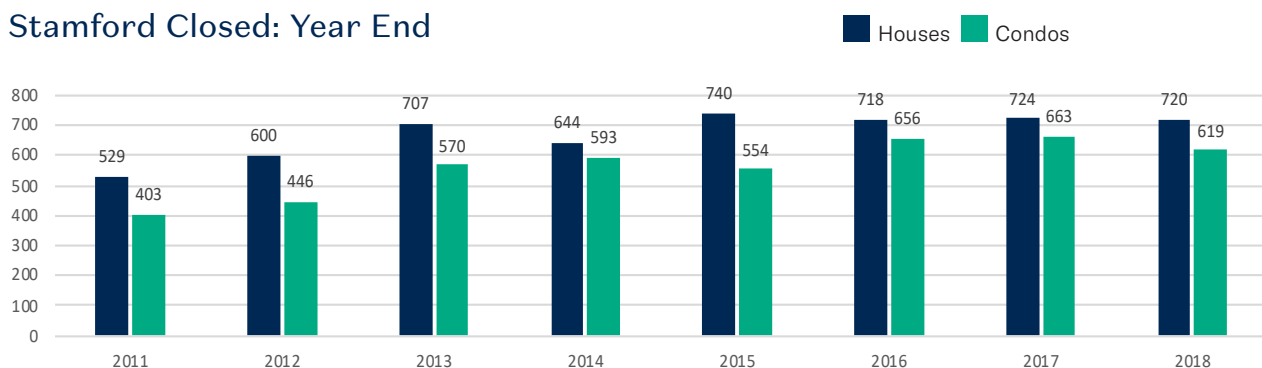
**HALSTEAD CONNECTICUT, LLC**

# Stamford Overview

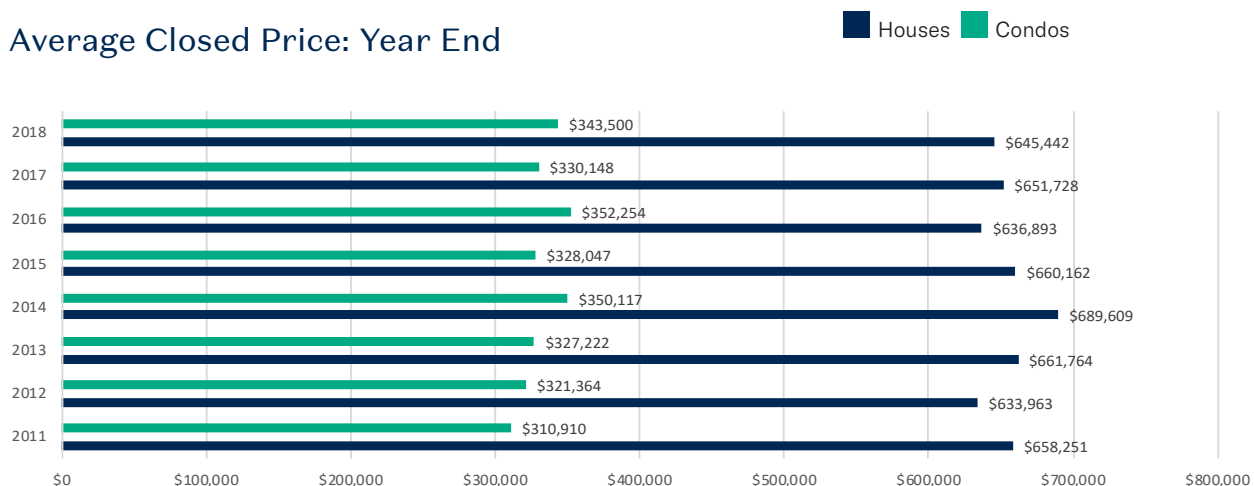


	2018	2017	% CHANGE
Houses: Closings in Fourth Quarter	164	155	+5.8%
Houses: Closings Full Year	720	724	-0.6%
Houses: Average Closing Price Full Year	\$645,442	\$651,728	-1%
Houses: Pending on December 31st	47	61	-23%
Houses: Inventory on December 31st	289	316	-8.5%
Condos: Closings Full Year	619	663	-6.6%
Condos: Average Closing Price Full Year	\$343,500	\$330,148	+4%
Condos: Inventory on December 31st	214	225	-4.9%

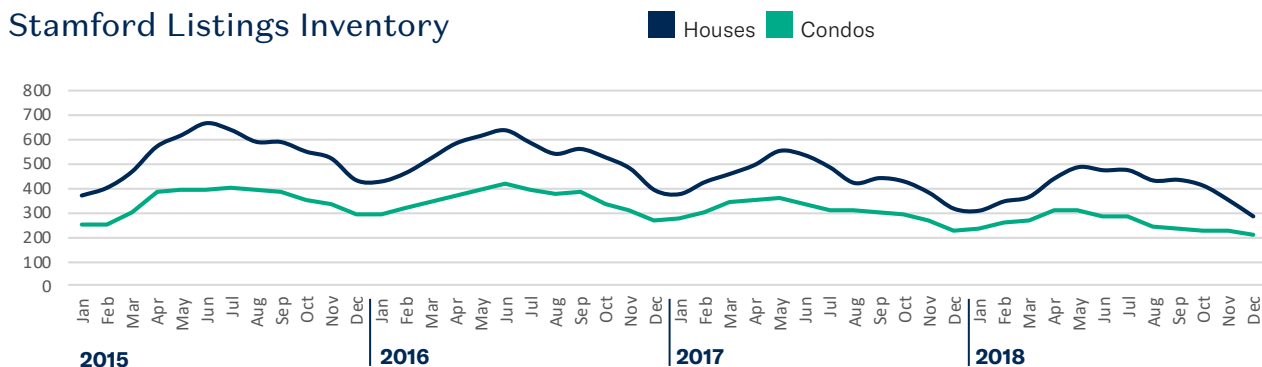
## Stamford Closed: Year End



## Average Closed Price: Year End



## Stamford Listings Inventory



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

Year End 2018



## Active House Listings as of December 31st

	2018	2017	%
Under \$400K	17	17	0%
\$400K-\$500K	41	42	-2.4%
\$500K-\$600K	45	39	+15.4%
\$600K-\$700K	40	30	+33.3%
\$700K-\$800K	39	42	-7.1%
\$800K-\$1M	36	47	-23.4%
\$1M-\$1.2M	26	25	+4%
\$1.2M-\$1.5M	18	35	-48.6%
\$1.5M-\$2M	19	23	-17.4%
Over \$2M	8	16	-50%

## Number of Houses Closed: Year End

	2018	2017	%
Under \$400K	84	99	-15.2%
\$400K-\$500K	157	153	+2.6%
\$500K-\$600K	135	138	-2.2%
\$600K-\$700K	127	128	-0.8%
\$700K-\$800K	75	55	+36.4%
\$800K-\$1M	81	76	+6.6%
\$1M-\$1.2M	26	34	-23.5%
\$1.2M-\$1.5M	21	21	0%
\$1.5M-\$2M	11	13	-15.4%
Over \$2M	3	7	-57.1%

## Absorption Rate in Months: Houses

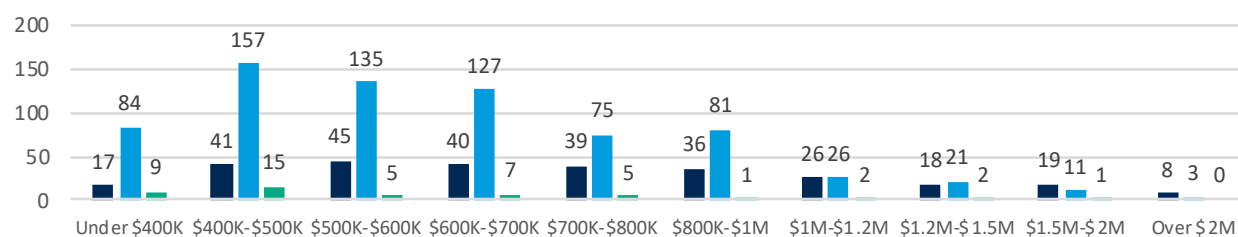
Based on closing for full year and inventory on December 31st

	UNDER \$400K	\$400K-\$500K	\$500K-\$600K	\$600K-\$700K	\$700K-\$800K	\$800K-\$1M	\$1M-\$1.2M	\$1.2M-\$1.5M	\$1.5M-\$2M	OVER \$2M
2018	2.4	3.1	4	3.8	6.2	5.3	12	10.3	20.7	32
2017	2.1	3.3	3.4	2.8	9.2	7.4	8.8	20	21.2	27.4
%	+14.3%	-6.1%	+17.6%	+35.7%	-32.6%	-28.4%	+36.4%	-48.5%	-2.4%	+16.8%

## Houses: Active/Closed/Pending

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

Active Closed Pending



Year End 2018



## Active Condo/Co-Op Listings as of December 31st

	2018	2017	%
Under \$200K	30	31	-3.2%
\$200K-\$300K	69	45	+53.3%
\$300K-\$400K	34	57	-40.4%
\$400K-\$500K	23	34	-32.4%
\$500K-\$600K	24	16	+50%
\$600K-\$700K	10	13	-23.1%
\$700K-\$1M	15	20	-25%
Over \$1M	9	9	0%

## Number of Condos/Co-Ops Closed: Year End

	2018	2017	%
Under \$200K	118	140	-15.7%
\$200K-\$300K	159	189	-15.9%
\$300K-\$400K	169	172	-1.7%
\$400K-\$500K	89	88	+1.1%
\$500K-\$600K	49	38	+28.9%
\$600K-\$700K	14	10	+40%
\$700K-\$1M	15	16	-6.3%
Over \$1M	6	10	-40%

## Absorption Rate in Months: Condos/Co-Ops

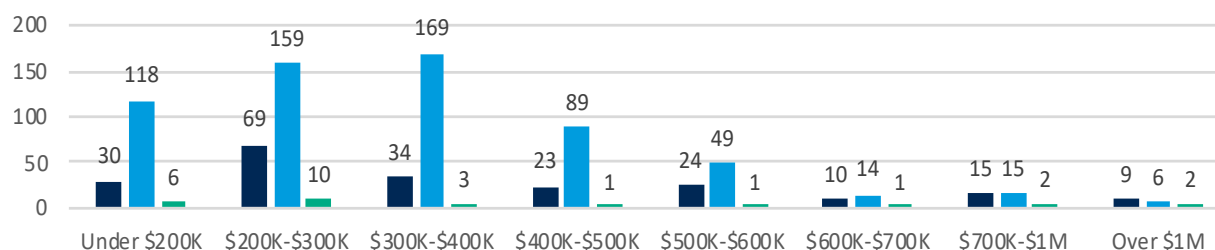
Based on closing for full year and inventory on December 31st

	UNDER \$200K	\$200K-\$300K	\$300K-\$400K	\$400K-\$500K	\$500K-\$600K	\$600K-\$700K	\$700K-\$1M	OVER \$1M
2018	3.1	5.2	2.4	3.1	5.9	8.6	12	18
2017	2.7	2.9	4	4.6	5.1	15.6	15	10.8
%	+14.8%	+79.3%	-40%	-32.6%	+15.7%	-44.9%	-20%	+66.7%

## Condos/Co-Ops: Active/Closed/Pending

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

Active Closed Pending



Year End 2018

# Stamford Neighborhoods



## Number of Houses Sold, Year End: By Neighborhood

	# of Sold Houses			Average House Sale Price			Avg Price Per SQ FT		
	2018	2017	% Change	2018	2017	% Change	2018	2017	% Change
Cove	45	44	+2.3%	\$453,779	\$462,212	-1.8%	\$241	\$252	-4.3%
Glenbrook	40	64	-37.5%	\$475,350	\$439,781	+8.1%	\$230	\$228	+1%
Mid City	41	46	-10.9%	\$535,037	\$549,340	-2.6%	\$223	\$240	-7%
Mid-Ridges	46	43	+7%	\$537,554	\$556,912	-3.5%	\$247	\$237	+4.6%
Newfield	82	76	+7.9%	\$601,246	\$596,603	+0.8%	\$230	\$242	-5.1%
North Stamford	208	203	+2.5%	\$737,557	\$734,005	+0.5%	\$201	\$200	+0.8%
Shippan	36	45	-20%	\$886,453	\$1,009,023	-12.1%	\$302	\$314	-4%
Springdale	67	70	-4.3%	\$532,642	\$527,237	+1%	\$244	\$237	+3.2%
Turn Of River	23	12	+91.7%	\$526,000	\$494,938	+6.3%	\$238	\$228	+4.8%
Waterside	20	16	+25%	\$1,046,288	\$1,192,313	-12.2%	\$364	\$402	-9.5%
West Side	10	12	-16.7%	\$342,200	\$362,163	-5.5%	\$193	\$217	-11.3%
Westover	72	69	+4.3%	\$789,106	\$803,600	-1.8%	\$224	\$223	+0.7%
Other	30	24	+25%	--	--	--	--	--	--

## Number of Condos/Co-ops Sold, Year End: By Neighborhood

	# of Sold Houses			Average House Sale Price			Avg Price Per SQ FT		
	2018	2017	% Change	2018	2017	% Change	2018	2017	% Change
Cove	57	49	+16.3%	\$271,179	\$258,888	+4.7%	\$212	\$206	+3.1%
Glenbrook	129	128	+0.8%	\$296,096	\$294,346	+0.6%	\$226	\$225	+0.6%
Mid City	276	295	-6.4%	\$323,590	\$307,856	+5.1%	\$269	\$271	-0.7%
Mid-Ridges	8	8	0%	\$622,888	\$693,563	-10.2%	\$250	\$244	+2.8%
Newfield	3	11	-72.7%	\$587,917	\$361,500	+62.6%	\$248	\$246	+0.9%
Shippan	14	28	-50%	\$490,464	\$437,525	+12.1%	\$280	\$281	-0.4%
Springdale	53	69	-23.2%	\$345,788	\$314,083	+10.1%	\$241	\$233	+3.4%
Turn Of River	5	9	-44.4%	\$571,200	\$555,444	+2.8%	\$253	\$250	+1.3%
Waterside	11	5	+120%	\$464,273	\$380,980	+21.9%	\$334	\$324	+3%
West Side	16	11	+45.5%	\$296,125	\$263,695	+12.3%	\$207	\$205	+0.9%
Westover	20	15	+33.3%	\$835,120	\$721,300	+15.8%	\$384	\$326	+17.7%
Other	27	35	-22.9%	--	--	--	--	--	--

# Lower Fairfield County

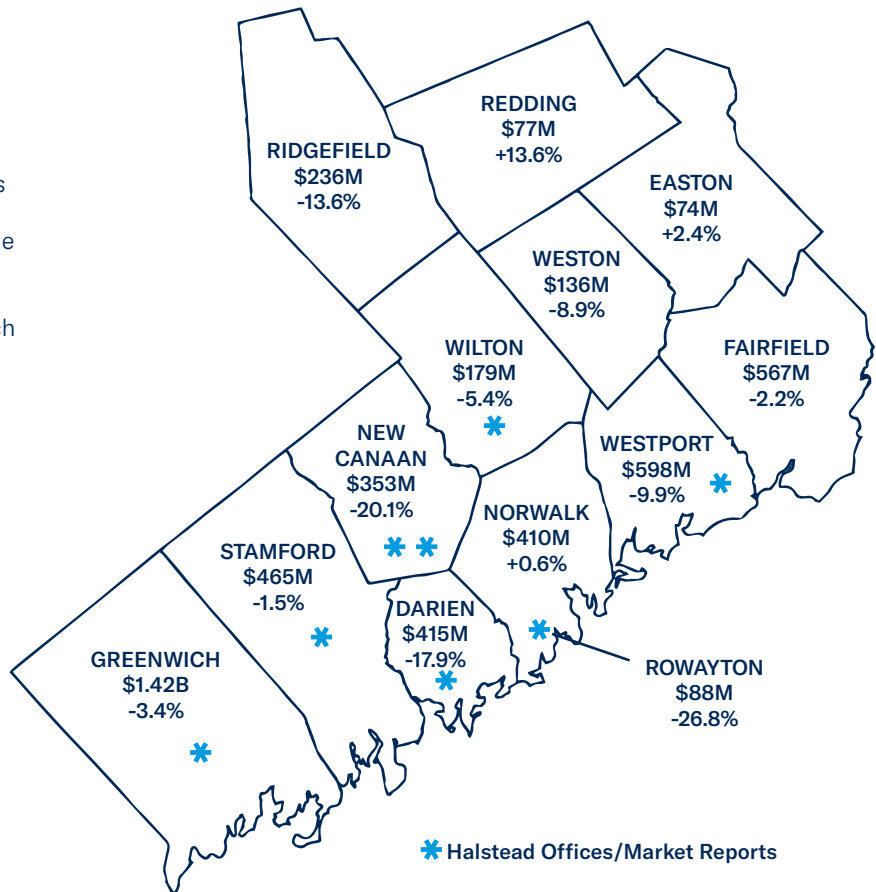
## Town Comparison: Year End (Single Family Homes)

Town	# of Sold Houses		% change	Median Selling Price		% change
	2018	2017		2018	2017	
Darien	259	302	-14.2%	\$1,350,000	\$1,420,000	-4.9%
Easton	122	118	+3.4%	\$595,000	\$594,750	+0%
Fairfield	730	779	-6.3%	\$630,000	\$600,000	+5%
All of Greenwich	592	571	+3.7%	\$1,770,000	\$1,800,000	-1.7%
New Canaan	217	256	-15.2%	\$1,341,500	\$1,477,500	-9.2%
Norwalk	675	659	+2.4%	\$488,000	\$462,500	+5.5%
Redding	130	133	-2.3%	\$548,250	\$490,000	+11.9%
Ridgefield	329	370	-11.1%	\$641,260	\$642,500	-0.2%
Rowayton*	69	87	-20.7%	\$975,000	\$1,325,000	-26.4%
Stamford	720	724	-0.6%	\$581,500	\$575,000	+1.1%
Weston	167	174	-4%	\$703,210	\$789,500	-10.9%
Westport	410	433	-5.3%	\$1,220,000	\$1,315,000	-7.2%
Wilton	206	229	-10%	\$785,000	\$730,000	+7.5%

\*Rowayton solds data also included in Norwalk.

## Dollar Volume of House Sales 2018 vs. 2017

Overall the Lower Fairfield County market was relatively steady in 2018. For all towns taken together the total number of house closings was down slightly at 4.3%, and the dollar volume of closings was down 7.3%. To the right is a look at the total dollar volume of sales for houses in 2018 for each town, and the percentage change as it compares to 2017.



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.

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