



**HALSTEAD**  
REAL ESTATE

Riverside  
Market Report  
Year End 2019 **2019**

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HALSTEAD CONNECTICUT, LLC

# Riverside Overview



## Single Family Houses

Number of Solds Q4  
2019 Vs. 2018

↓42.9%

Average Sold Price Q4  
2019 Vs. 2018

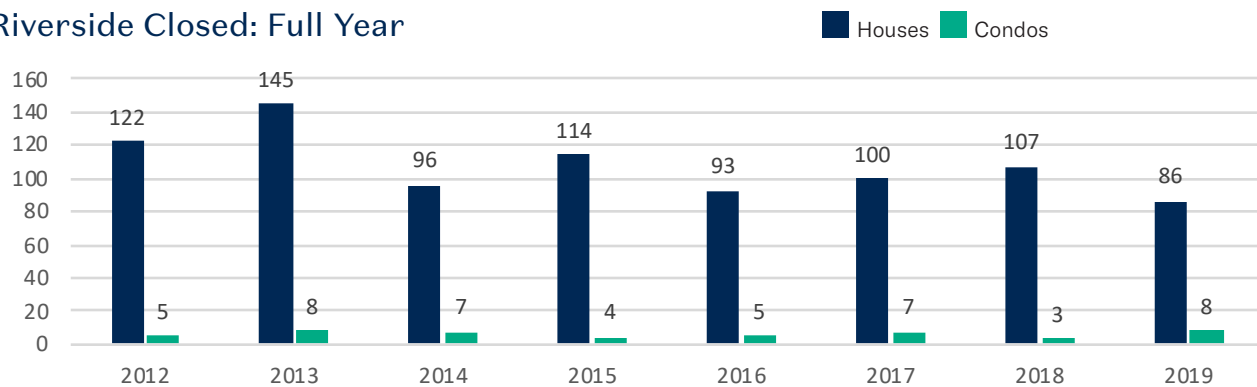
↑5.1%

Dec. 31 Inventory  
Vs. Dec. 31, 2018

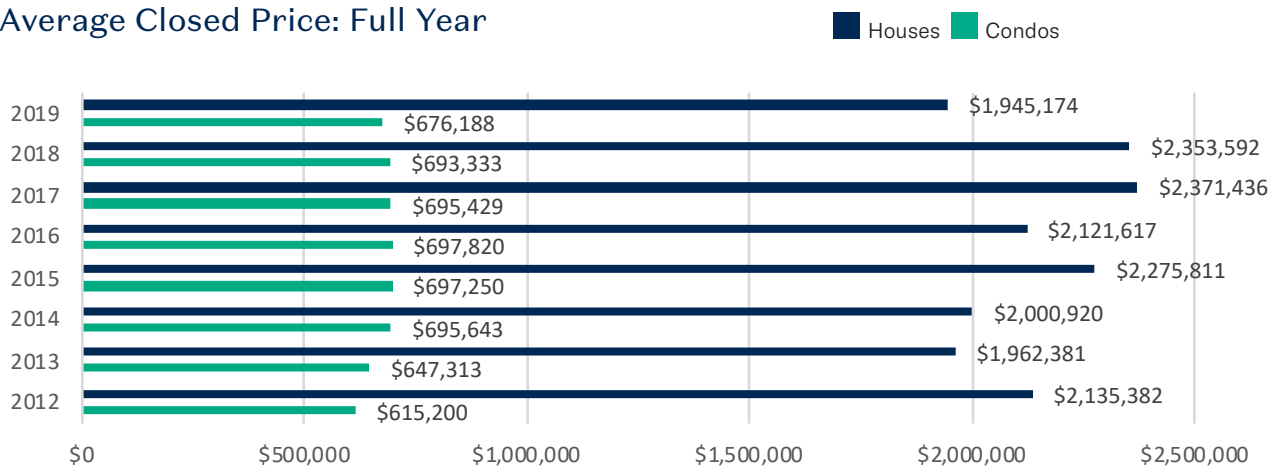
↓14.5%

	2019	2018	% CHANGE
Houses: Closings in Fourth Quarter	16	28	-42.9%
Houses: Average Closing Price Fourth Quarter	\$2,170,625	\$2,065,375	+5.1%
Houses: Closings Full Year	86	107	-19.6%
Houses: Average Closing Price Full Year	\$1,945,174	\$2,353,592	-17.4%
Houses: Pending on December 31st	4	2	+100%
Houses: Inventory on December 31st	47	55	-14.5%
Condos: Closings Full Year	8	3	+166.7%
Condos: Average Closing Price Full Year	\$676,188	\$693,333	-2.5%
Condos: Inventory on December 31st	5	7	-28.6%

### Riverside Closed: Full Year



### Average Closed Price: Full Year





## Active House Listings as of December 31st

	2019	2018	%
Under \$1M	4	6	-33.3%
\$1M-\$1.5M	5	6	-16.7%
\$1.5M-\$2M	11	9	+22.2%
\$2M-\$2.5M	6	9	-33.3%
\$2.5M-\$3M	5	9	-44.4%
\$3M-\$4M	9	8	+12.5%
\$4M-\$5M	3	3	0%
Over \$5M	4	5	-20%

## Number of Houses Closed: Full Year

	2019	2018	%
Under \$1M	14	23	-39.1%
\$1M-\$1.5M	17	16	+6.3%
\$1.5M-\$2M	25	21	+19%
\$2M-\$2.5M	12	12	0%
\$2.5M-\$3M	7	12	-41.7%
\$3M-\$4M	8	9	-11.1%
\$4M-\$5M	1	8	-87.5%
Over \$5M	2	6	-66.7%

## Average List-to-Sale-Price Ratio: Houses

Based on closings in 2019.

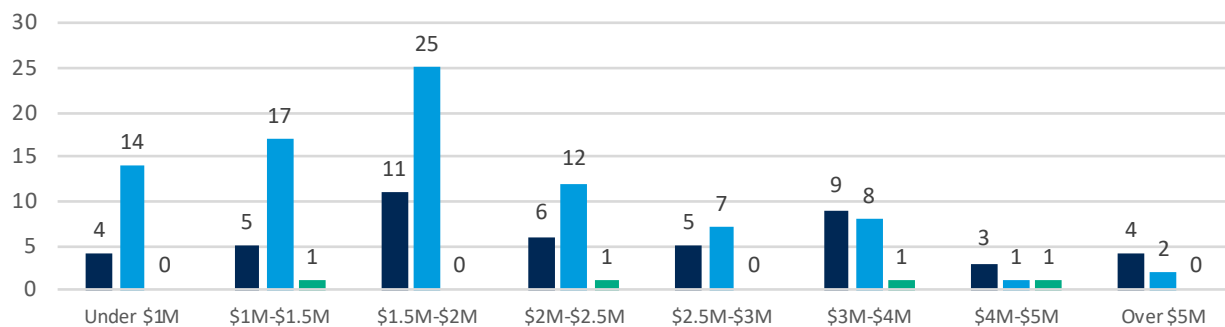
UNDER \$1M	\$1M-\$1.5M	\$1.5M-\$2M	\$2M-\$2.5M	\$2.5M-\$3M	\$3M-\$4M	\$4M-\$5M	OVER \$5M
99.3%	94.7%	95.5%	93.8%	93.8%	96.7%	89.7%	93.4%

Average for all price points: 95.5%

## Houses: Active/Closed/Pending

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

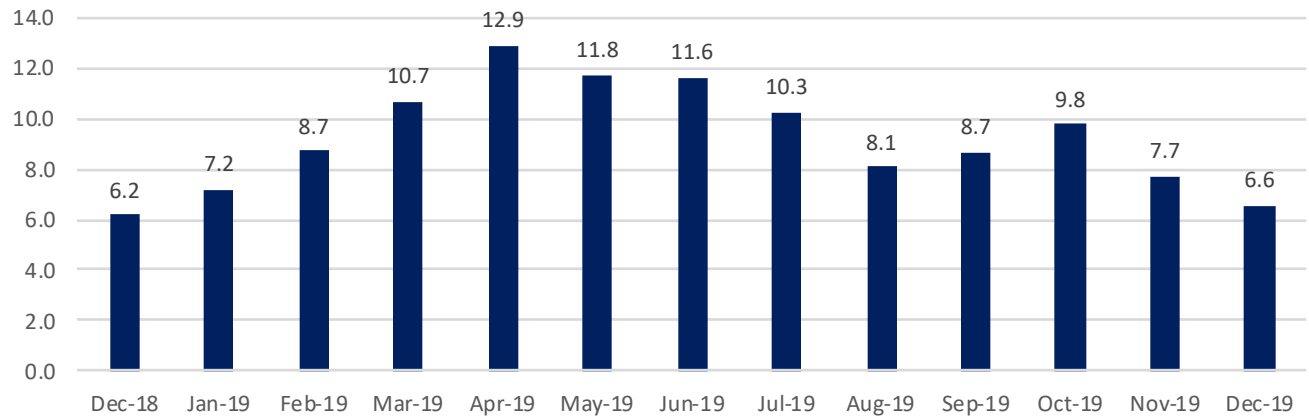
Active Closed Pending



# Riverside 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.

## Absorption Rate in Months: Houses



	DECEMBER 2019		JUNE 2019		DECEMBER 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Under \$1M	4	3.4	9	6.4	6	3.1
\$1M-\$1.5M	5	3.5	10	7.1	6	4.5
\$1.5M-\$2M	11	5.3	19	9.9	9	5.1
\$2M-\$2.5M	6	6.0	15	30.0	9	9.0
\$2.5M-\$3M	5	8.6	12	10.3	9	9.0
\$3M-\$4M	9	13.5	13	15.6	8	10.7
\$4M-\$5M	3	36.0	5	10.0	3	4.5
Over \$5M	4	24.0	9	54.0	5	10.0

From December 2018 to December 2019 Riverside averaged having a **9.2**-month supply of houses for sale. For December 2019, price ranges under \$3 million had a **5.4**-month supply of houses.

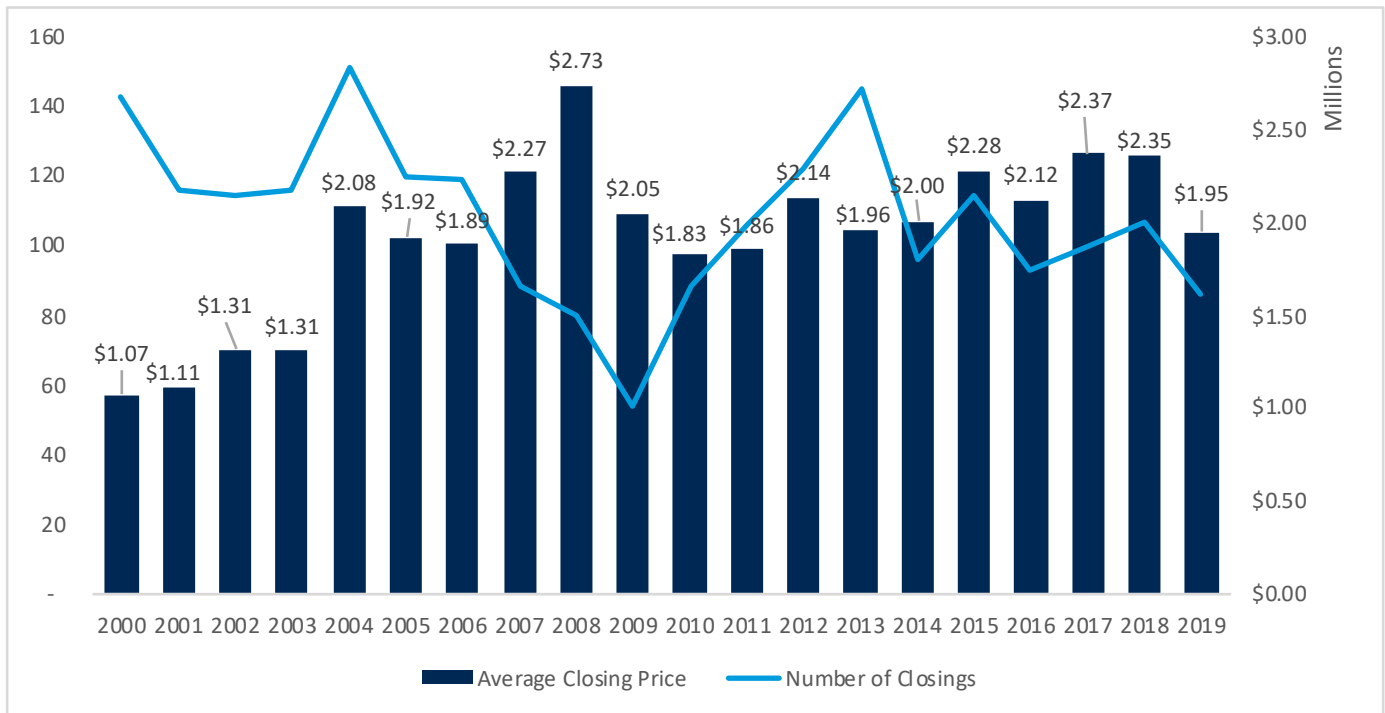


70 Cedar Cliff Road, Riverside. \$2,995,000. Web# 170174070.



## House Closings: 2000-2019

Average Closing Price/Number of Closings - Riverside Houses



YEAR	AVERAGE CLOSING PRICE	AVG. CLOSING PRICE % CHANGE YEAR-OVER-YEAR	# OF CLOSINGS	# OF CLOSINGS % CHANGE YEAR-OVER-YEAR	AVERAGE CDOM
2000	\$1,072,634		143		74
2001	\$1,110,816	+3.6%	116	-18.9%	58
2002	\$1,312,585	+18.2%	114	-1.7%	78
2003	\$1,305,152	-0.6%	116	+1.8%	69
2004	\$2,081,460	+59.5%	151	+30.2%	67
2005	\$1,916,512	-7.9%	120	-20.5%	69
2006	\$1,885,350	-1.6%	119	-0.8%	87
2007	\$2,269,602	+20.4%	88	-26.1%	113
2008	\$2,734,695	+20.5%	80	-9.1%	117
2009	\$2,049,818	-25%	54	-32.5%	149
2010	\$1,827,964	-10.8%	88	+63%	139
2011	\$1,856,570	+1.6%	106	+20.5%	155
2012	\$2,135,382	+15%	122	+15.1%	122
2013	\$1,962,381	-8.1%	145	+18.9%	132
2014	\$2,000,920	+2%	96	-33.8%	110
2015	\$2,275,811	+13.7%	114	+18.8%	123
2016	\$2,121,617	-6.8%	93	-18.4%	155
2017	\$2,371,436	+11.8%	100	+7.5%	152
2018	\$2,353,592	-0.8%	107	+7%	175
2019	\$1,945,174	-17.4%	86	-19.6%	194

# Lower Fairfield County

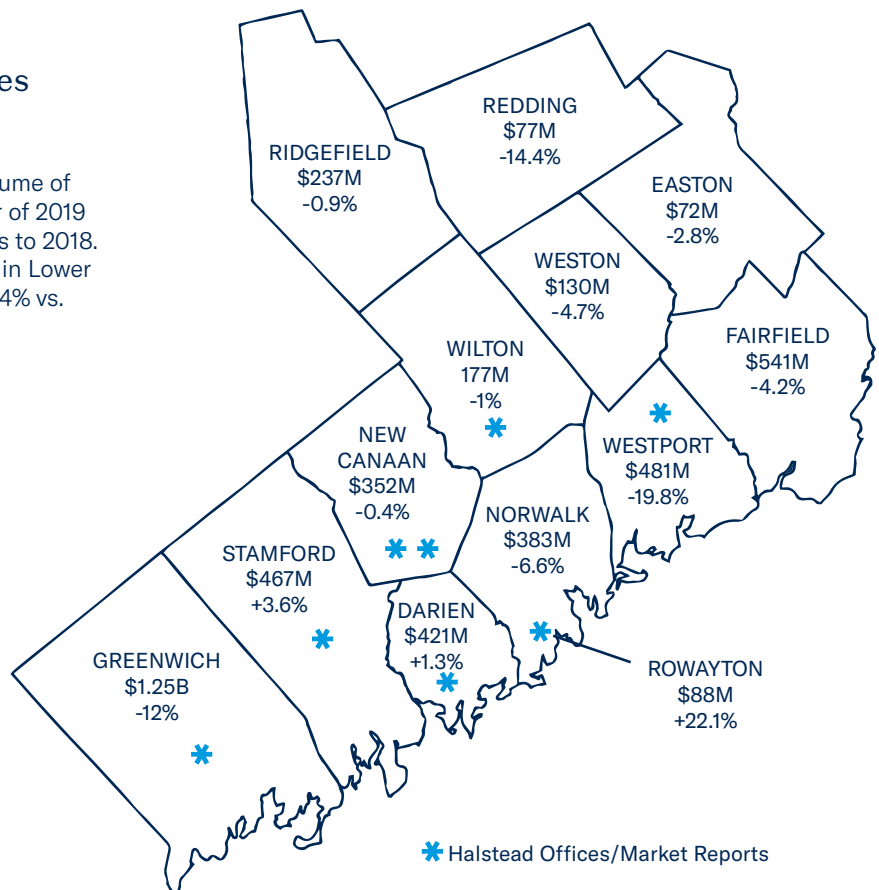
## Town Comparison: Sold Houses - Full Year

Town	# of Closed Houses		% change	Median Closing Price		% change
	2019	2018		2019	2018	
Darien	275	260	+5.8%	\$1,240,000	\$1,350,000	-8.1%
Easton	119	123	-3.3%	\$562,500	\$595,000	-5.5%
Fairfield	765	729	+4.9%	\$585,000	\$630,000	-7.1%
All of Greenwich	525	593	-11.5%	\$1,880,000	\$1,765,000	+6.5%
New Canaan	246	217	+13.4%	\$1,243,750	\$1,341,500	-7.3%
Norwalk	638	676	-5.6%	\$488,445	\$487,500	+0.2%
Redding	122	130	-6.2%	\$522,750	\$548,250	-4.7%
Ridgefield	327	330	-0.9%	\$630,000	\$640,630	-1.7%
Rowayton*	84	69	+21.7%	\$1,207,750	\$975,000	+23.9%
Stamford	754	724	+4.1%	\$575,000	\$580,000	-0.9%
Weston	163	167	-2.4%	\$685,000	\$703,210	-2.6%
Westport	354	411	-13.9%	\$1,110,000	\$1,220,000	-9%
Wilton	233	206	+13.1%	\$690,000	\$785,000	-12.1%

\*Rowayton closing data also included in Norwalk.

## Dollar Volume of House Sales 2019 vs. 2018

To the right is a look at the total dollar volume of house sales for each town for the full year of 2019 and the percentage change as it compares to 2018. Collectively, the dollar volume of closings in Lower Fairfield County was \$4.7 billion, down 6.4% vs. 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.

Condos in report include Condos and Co-Ops.

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