



HALSTEAD
REAL ESTATE

Connecticut Market Report

Year To Date Through August 31, 2019

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HALSTEAD CONNECTICUT, LLC

Greenwich Market Report

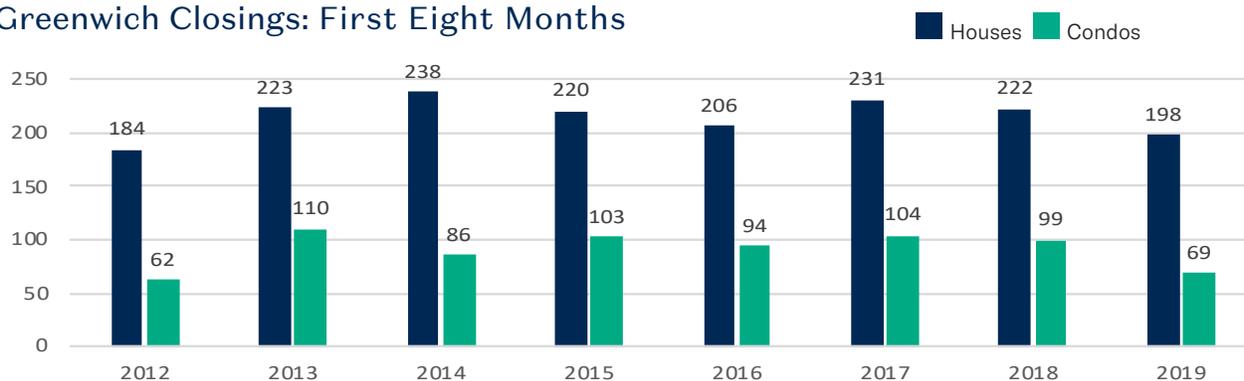
Year To Date Through August 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in August	30	40	-25%
Houses: Closings First Eight Months	198	222	-10.8%
Houses: Average Closing Price First Eight Months	\$2,828,489	\$2,766,277	+2.2%
Houses: Active Inventory August 31st	440	394	+11.7%
Condos: Closings First Eight Months	69	99	-30.3%
Condos: Average Closing Price First Eight Months	\$986,826	\$936,653	+5.4%
Condos: Active Inventory August 31st	119	128	-7%
House & Condo \$ Volume of Closings First Eight Months	\$628,131,917	\$706,842,085	-11.1%

Greenwich Closings: First Eight Months



Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$1M	36	49	-26.5%
\$1M-\$1.5M	27	29	-6.9%
\$1.5M-\$2M	26	31	-16.1%
\$2M-\$2.5M	30	19	+57.9%
\$2.5M-\$3M	13	20	-35%
\$3M-\$4M	28	29	-3.4%
\$4M-\$5M	12	15	-20%
\$5M-\$7M	16	20	-20%
Over \$7M	10	10	0%

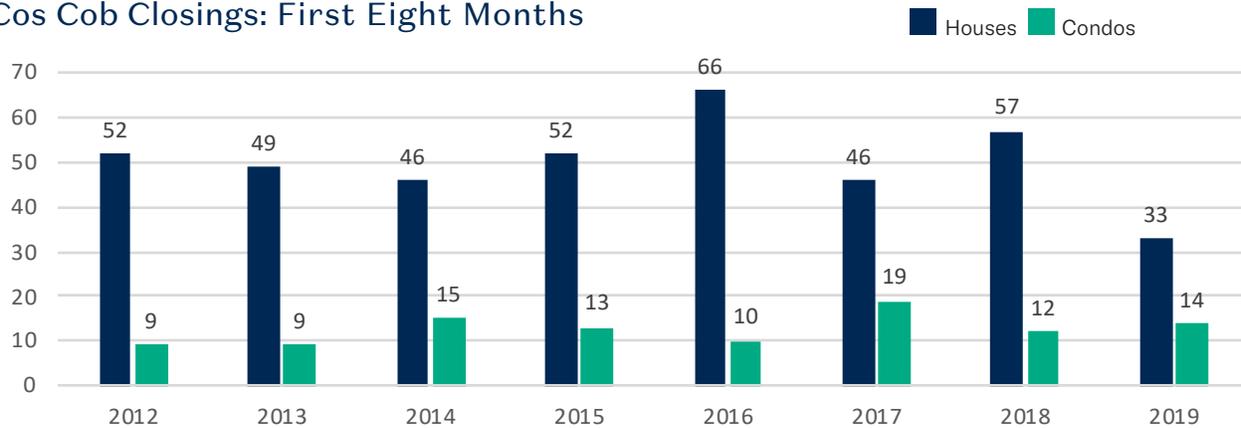
Cos Cob Market Report

Year To Date Through August 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in August	4	6	-33.3%
Houses: Closings First Eight Months	33	57	-42.1%
Houses: Average Closing Price First Eight Months	\$1,420,121	\$1,647,796	-13.8%
Houses: Active Inventory August 31st	52	55	-5.5%
Condos: Closings First Eight Months	14	12	+16.7%
Condos: Average Closing Price First Eight Months	\$773,652	\$946,954	-18.3%
Condos: Active Inventory August 31st	18	18	0%
House & Condo \$ Volume of Closings First Eight Months	\$57,695,125	\$105,287,801	-45.2%

Cos Cob Closings: First Eight Months



Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$1M	8	11	-27.3%
\$1M-\$1.5M	14	18	-22.2%
\$1.5M-\$2M	5	15	-66.7%
\$2M-\$2.5M	3	6	-50%
\$2.5M-\$3M	2	1	+100%
Over \$3M	1	6	-83.3%

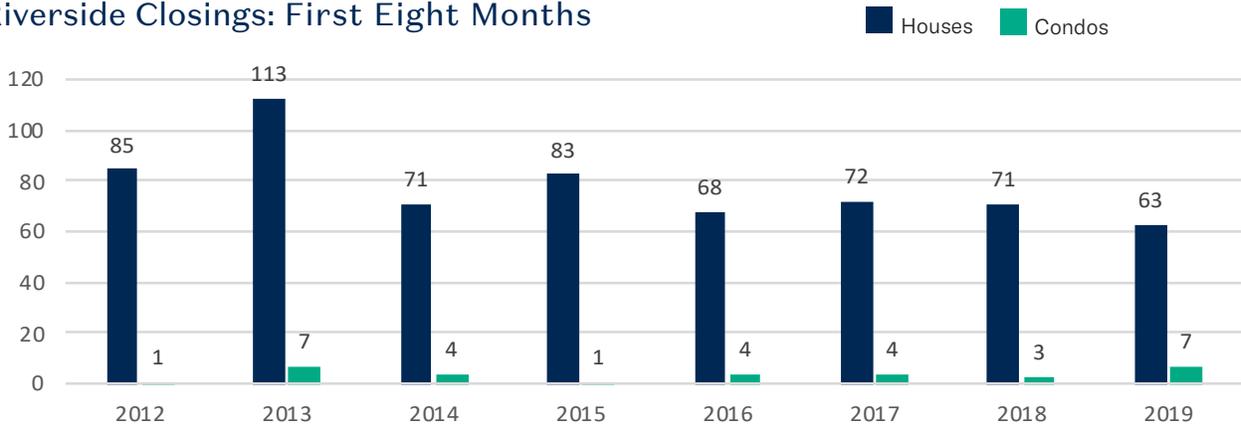
Riverside Market Report

Year To Date Through August 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in August	15	7	+114.3%
Houses: Closings First Eight Months	63	71	-11.3%
Houses: Average Closing Price First Eight Months	\$1,960,584	\$2,472,512	-20.7%
Houses: Active Inventory August 31st	68	92	-26.1%
Condos: Closings First Eight Months	7	3	+133.3%
Condos: Average Closing Price First Eight Months	\$679,750	\$693,333	-2%
Condos: Active Inventory August 31st	2	2	0%
House & Condo \$ Volume of Closings First Eight Months	\$128,275,072	\$177,628,350	-27.8%

Riverside Closings: First Eight Months



Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$1M	10	16	-37.5%
\$1M-\$1.5M	12	8	+50%
\$1.5M-\$2M	17	14	+21.4%
\$2M-\$2.5M	11	9	+22.2%
\$2.5M-\$3M	5	9	-44.4%
\$3M-\$4M	6	7	-14.3%
\$4M-\$5M	1	3	-66.7%
Over \$5M	1	5	-80%

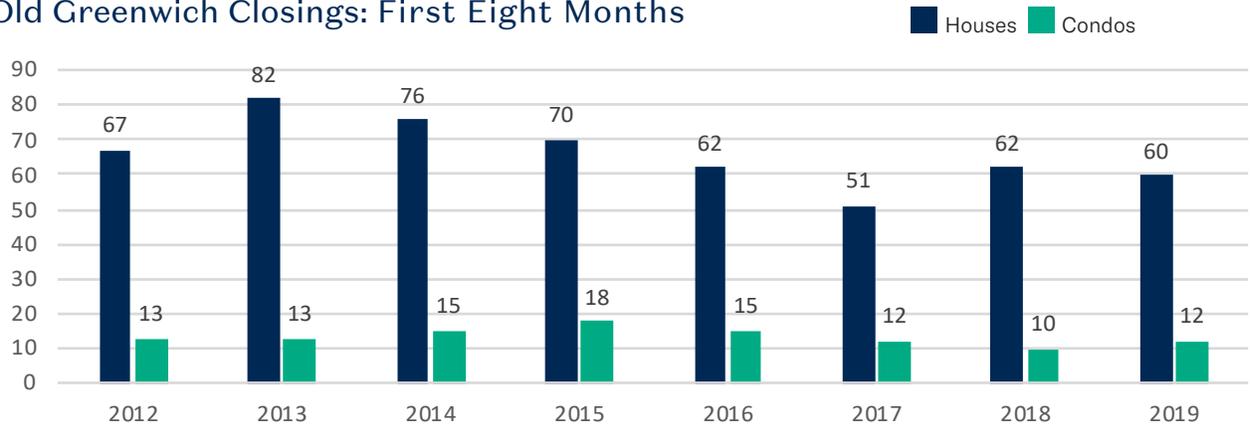
Old Greenwich Market Report

Year To Date Through August 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in August	9	8	+12.5%
Houses: Closings First Eight Months	60	62	-3.2%
Houses: Average Closing Price First Eight Months	\$2,340,911	\$2,216,353	+5.6%
Houses: Active Inventory August 31st	72	74	-2.7%
Condos: Closings First Eight Months	12	10	+20%
Condos: Average Closing Price First Eight Months	\$575,500	\$515,169	+11.7%
Condos: Active Inventory August 31st	14	14	0%
House & Condo \$ Volume of Closings First Eight Months	\$147,360,660	\$142,565,589	+3.4%

Old Greenwich Closings: First Eight Months



Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$1M	8	9	-11.1%
\$1M-\$1.5M	12	11	+9.1%
\$1.5M-\$2M	7	13	-46.2%
\$2M-\$2.5M	11	10	+10%
\$2.5M-\$3M	9	5	+80%
\$3M-\$4M	7	8	-12.5%
\$4M-\$5M	3	3	0%
Over \$5M	3	3	0%

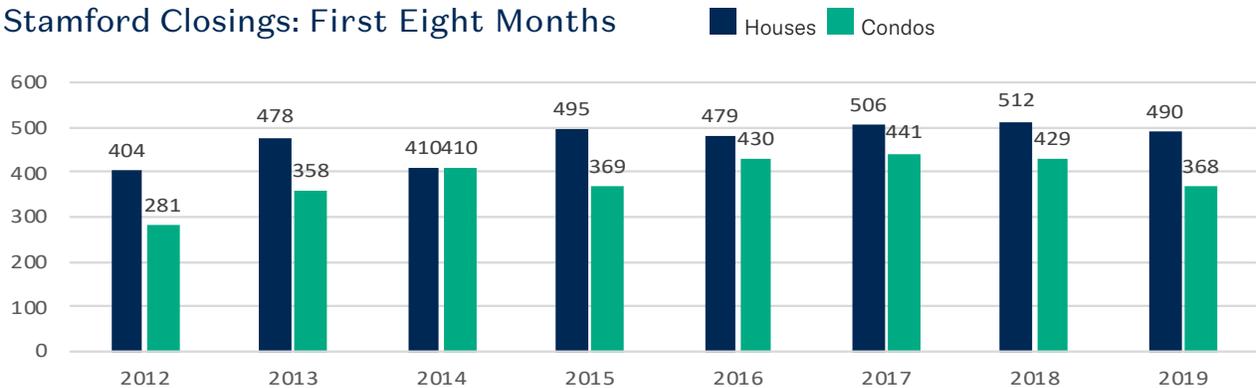
Stamford Market Report

Year To Date Through August 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in August	89	73	+21.9%
Houses: Closings First Eight Months	490	512	-4.3%
Houses: Average Closing Price First Eight Months	\$647,651	\$643,539	+0.6%
Houses: Active Inventory August 31st	423	437	-3.2%
Condos: Closings First Eight Months	368	429	-14.2%
Condos: Average Closing Price First Eight Months	\$329,230	\$348,353	-5.5%
Condos: Active Inventory August 31st	290	245	+18.4%
House & Condo \$ Volume of Closings First Eight Months	\$438,505,534	\$478,935,433	-8.4%

Stamford Closings: First Eight Months



Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$400K	45	51	-11.8%
\$400K-\$500K	96	116	-17.2%
\$500K-\$600K	113	96	+17.7%
\$600K-\$700K	94	92	+2.2%
\$700K-\$800K	63	58	+8.6%
\$800K-\$1M	37	58	-36.2%
\$1M-\$1.2M	17	19	-10.5%
\$1.2M-\$1.5M	16	14	+14.3%
\$1.5M-\$2M	6	7	-14.3%
Over \$2M	3	1	+200%

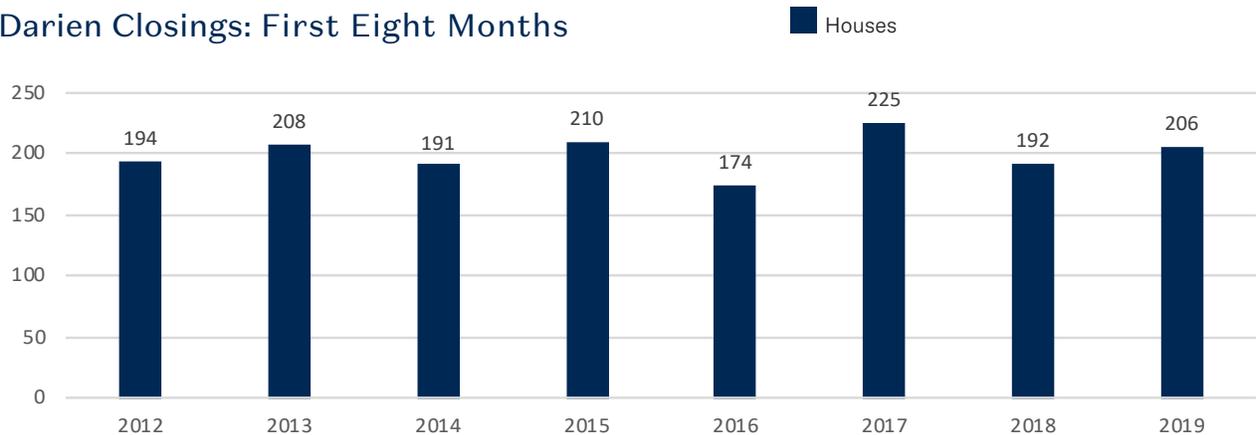
Darien Market Report

Year To Date Through August 31, 2019

671 BOSTON POST ROAD, DARIEN, CT 06820 | (203) 655-1418
HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in August	35	34	+2.9%
Houses: Closings First Eight Months	206	192	+7.3%
Houses: Average Closing Price First Eight Months	\$1,530,564	\$1,648,556	-7.2%
Houses: Active Inventory August 31st	198	237	-16.5%
Condos: Closings First Eight Months	10	5	+100%
Condos: Average Closing Price First Eight Months	\$952,170	\$1,185,500	-19.7%
Condos: Active Inventory August 31st	21	20	+5%
House & Condo \$ Volume of Closings First Eight Months	\$324,817,783	\$322,450,221	+0.7%

Darien Closings: First Eight Months



Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$1M	62	55	+12.7%
\$1M-\$1.5M	70	44	+59.1%
\$1.5M-\$2M	35	49	-28.6%
\$2M-\$2.5M	17	15	+13.3%
\$2.5M-\$3M	10	11	-9.1%
\$3M-\$4M	7	13	-46.2%
\$4M-\$5M	2	2	0%
Over \$5M	3	3	0%

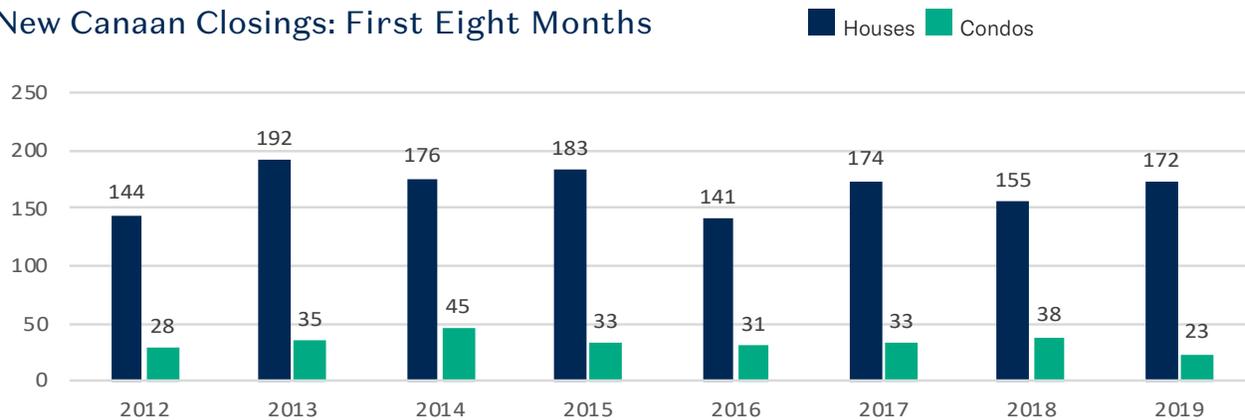
New Canaan Market Report

Year To Date Through August 31, 2019

183 ELM STREET, NEW CANAAN, CT 06840 | (203) 966-7800
 6 SOUTH AVENUE, NEW CANAAN, CT 06840 | (203) 966-7772
 HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in August	29	26	+11.5%
Houses: Closings First Eight Months	172	155	+11%
Houses: Average Closing Price First Eight Months	\$1,411,477	\$1,681,236	-16%
Houses: Active Inventory August 31st	262	315	-16.8%
Condos: Closings First Eight Months	23	38	-39.5%
Condos: Average Closing Price First Eight Months	\$704,609	\$698,309	+0.9%
Condos: Active Inventory August 31st	48	47	+2.1%
House & Condo \$ Volume of Closings First Eight Months	\$258,980,122	\$287,127,330	-9.8%

New Canaan Closings: First Eight Months



Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$1M	59	41	+43.9%
\$1M-\$1.5M	51	43	+18.6%
\$1.5M-\$2M	32	28	+14.3%
\$2M-\$2.5M	11	23	-52.2%
\$2.5M-\$3M	15	6	+150%
\$3M-\$4M	3	6	-50%
\$4M-\$5M	1	4	-75%
\$5M-\$7M	0	4	NA
Over \$7M	0	0	NA

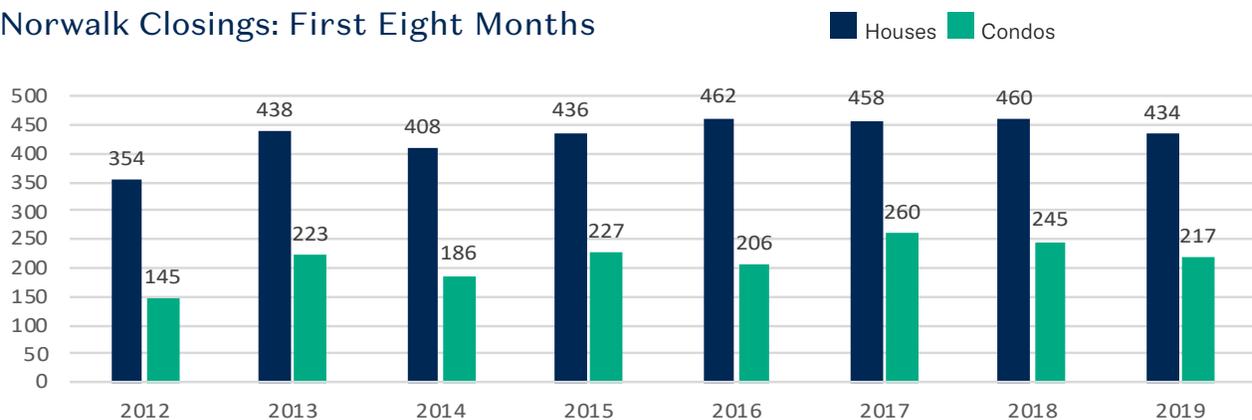
Norwalk Market Report

Year To Date Through August 31, 2019

671 BOSTON POST ROAD, DARIEN, CT 06820 | (203) 655-1418
 140 ROWAYTON AVENUE, ROWAYTON, CT 06853 | (203) 853-1419
 HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in August	62	70	-11.4%
Houses: Closings First Eight Months	434	460	-5.7%
Houses: Average Closing Price First Eight Months	\$574,723	\$616,067	-6.7%
Houses: Active Inventory August 31st	344	347	-0.9%
Condos: Closings First Eight Months	217	245	-11.4%
Condos: Average Closing Price First Eight Months	\$304,211	\$283,776	+7.2%
Condos: Active Inventory August 31st	149	119	+25.2%
House & Condo \$ Volume of Closings First Eight Months	\$315,443,655	\$352,916,033	-10.6%

Norwalk Closings: First Eight Months



Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$300K	26	21	+23.8%
\$300K-\$400K	92	83	+10.8%
\$400K-\$500K	106	119	-10.9%
\$500K-\$600K	84	90	-6.7%
\$600K-\$800K	65	85	-23.5%
\$800K-\$1M	25	26	-3.8%
\$1M-\$1.5M	24	18	+33.3%
\$1.5M-\$2M	8	10	-20%
\$2M-\$3M	4	5	-20%
Over \$3M	0	3	NA

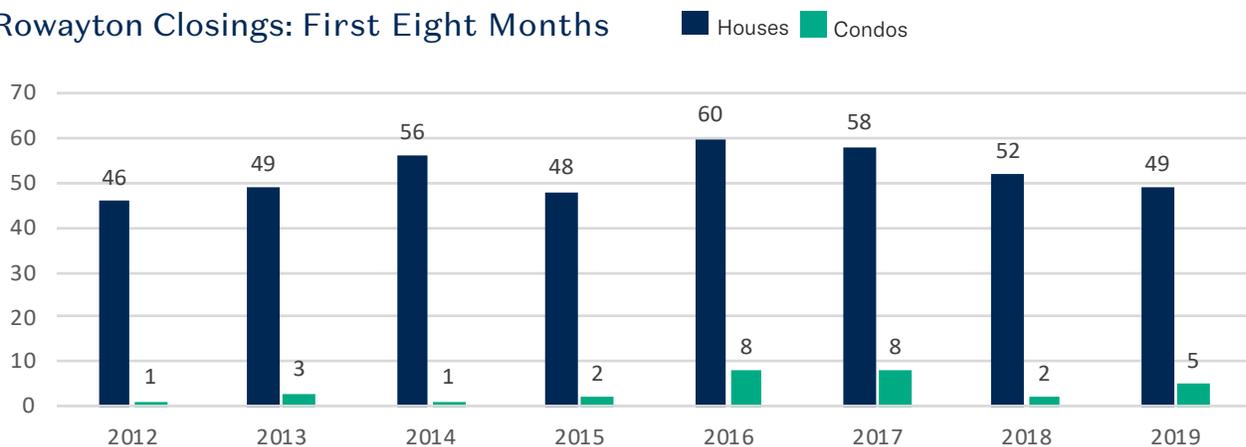
Rowayton Market Report

Year To Date Through August 31, 2019

671 BOSTON POST ROAD, DARIEN, CT 06820 | (203) 655-1418
 140 ROWAYTON AVENUE, ROWAYTON, CT 06853 | (203) 853-1419
 HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in August	6	4	+50%
Houses: Closings First Eight Months	49	52	-5.8%
Houses: Average Closing Price First Eight Months	\$1,162,372	\$1,191,110	-2.4%
Houses: Active Inventory August 31st	74	59	+25.4%
House and Condo \$ Volume of Closings First Eight Months	\$62,106,250	\$62,569,722	-0.7%

Rowayton Closings: First Eight Months



Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$600K	4	6	-33.3%
\$600K-\$1M	16	24	-33.3%
\$1M-\$1.5M	18	8	+125%
\$1.5M-\$2M	8	8	0%
\$2M-\$3M	3	5	-40%
Over \$3M	0	1	NA

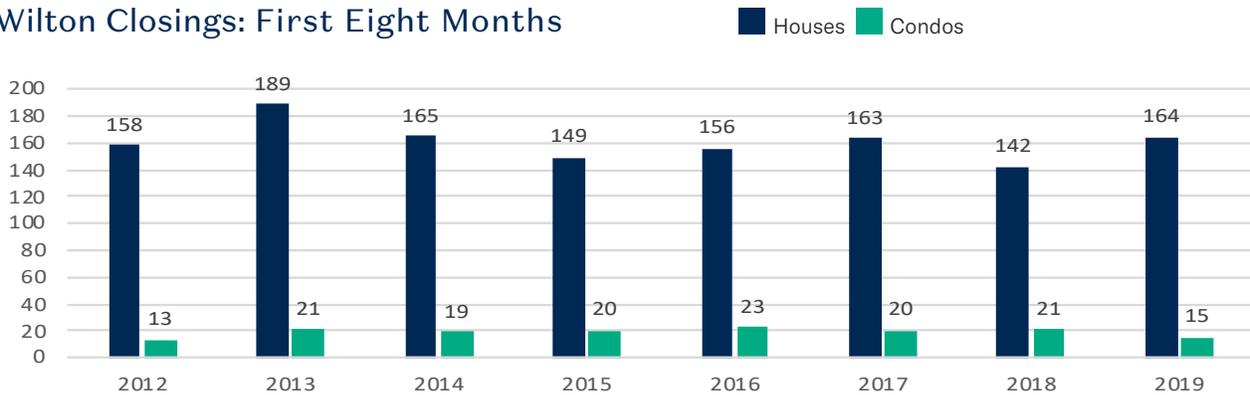
Wilton Market Report

Year To Date Through August 31, 2019

21 RIVER ROAD, WILTON, CT 06897 | (203) 762-8118
HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in August	30	28	+7.1%
Houses: Closings First Eight Months	164	142	+15.5%
Houses: Average Closing Price First Eight Months	\$790,787	\$896,479	-11.8%
Houses: Active Inventory August 31st	196	232	-15.5%
Condos: Closings First Eight Months	15	21	-28.6%
Condos: Average Closing Price First Eight Months	\$329,127	\$398,167	-17.3%
Condos: Active Inventory August 31st	16	15	+6.7%
House & Condo \$ Volume of Closings First Eight Months	\$134,625,938	\$135,661,525	-0.8%

Wilton Closings: First Eight Months



Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$500K	23	14	+64.3%
\$500K-\$700K	53	39	+35.9%
\$700K-\$800K	23	16	+43.8%
\$800K-\$900K	20	24	-16.7%
\$900K-\$1M	10	14	-28.6%
\$1M-\$1.2M	14	17	-17.6%
\$1.2M-\$1.5M	16	12	+33.3%
\$1.5M-\$2M	4	4	0%
Over \$2M	1	2	-50%

Westport Market Report

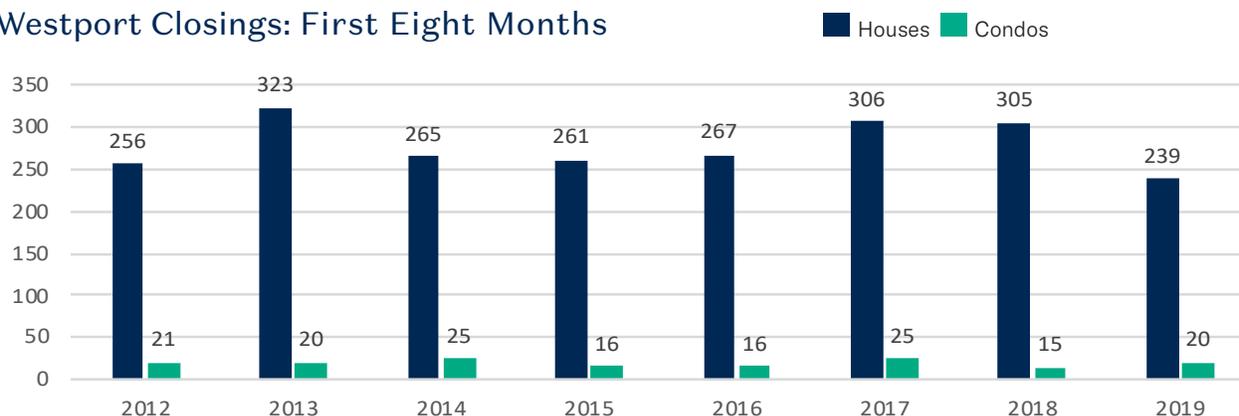
Year To Date Through August 31, 2019

379 POST ROAD EAST, WESTPORT, CT 06880 | (203) 221-0666

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in August	48	60	-20%
Houses: Closings First Eight Months	239	305	-21.6%
Houses: Average Closing Price First Eight Months	\$1,357,704	\$1,473,613	-7.9%
Houses: Active Inventory August 31st	346	402	-13.9%
Condos: Closings First Eight Months	20	15	+33.3%
Condos: Average Closing Price First Eight Months	\$479,939	\$628,455	-23.6%
Condos: Active Inventory August 31st	25	21	+19%
House & Condo \$ Volume of Closings First Eight Months	\$334,090,045	\$458,878,935	-27.2%

Westport Closings: First Eight Months



Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$750K	50	57	-12.3%
\$750K-\$1M	42	44	-4.5%
\$1M-\$1.2M	28	41	-31.7%
\$1.2M-\$1.5M	35	48	-27.1%
\$1.5M-\$2M	47	60	-21.7%
\$2M-\$2.5M	18	16	+12.5%
\$2.5M-\$3M	10	19	-47.4%
\$3M-\$4M	7	14	-50%
\$4M-\$5M	1	2	-50%
Over \$5M	1	4	-75%

Weston Market Report

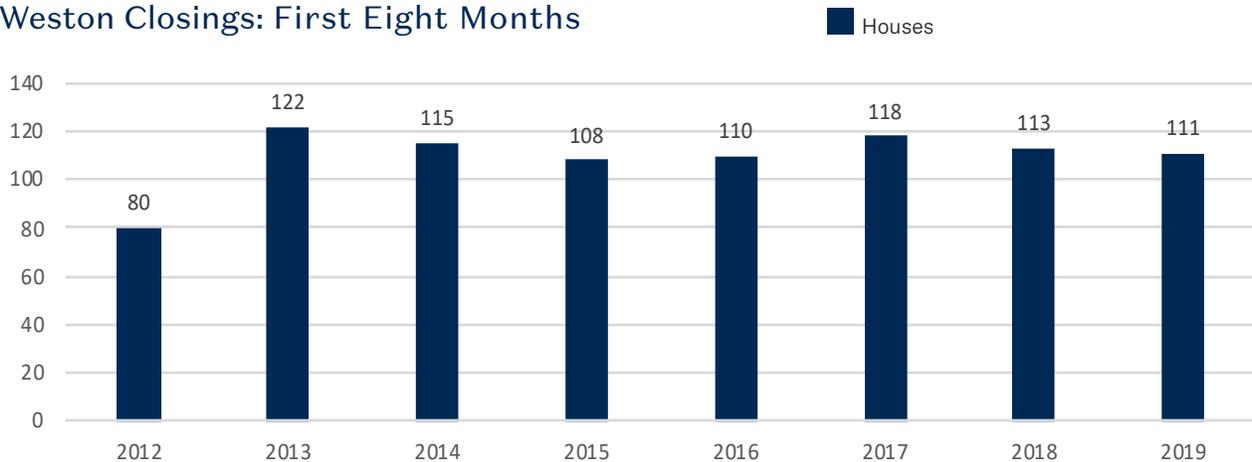
Year To Date Through August 31, 2019

379 POST ROAD EAST, WESTPORT, CT 06880 | (203) 221-0666

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in August	17	20	-15%
Houses: Closings First Eight Months	111	113	-1.8%
Houses: Average Closing Price First Eight Months	\$797,196	\$803,536	-0.8%
Houses: Active Inventory August 31st	166	170	-2.4%
House \$ Volume of Closings First Eight Months	\$88,488,774	\$90,799,540	-2.5%

Weston Closings: First Eight Months



Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$500K	17	18	-5.6%
\$500K-\$700K	39	40	-2.5%
\$700K-\$900K	23	24	-4.2%
\$900K-\$1.2M	13	10	+30%
\$1.2M-\$1.5M	15	16	-6.3%
\$1.5M-\$2M	3	4	-25%
Over \$2M	1	1	0%

Fairfield Market Report

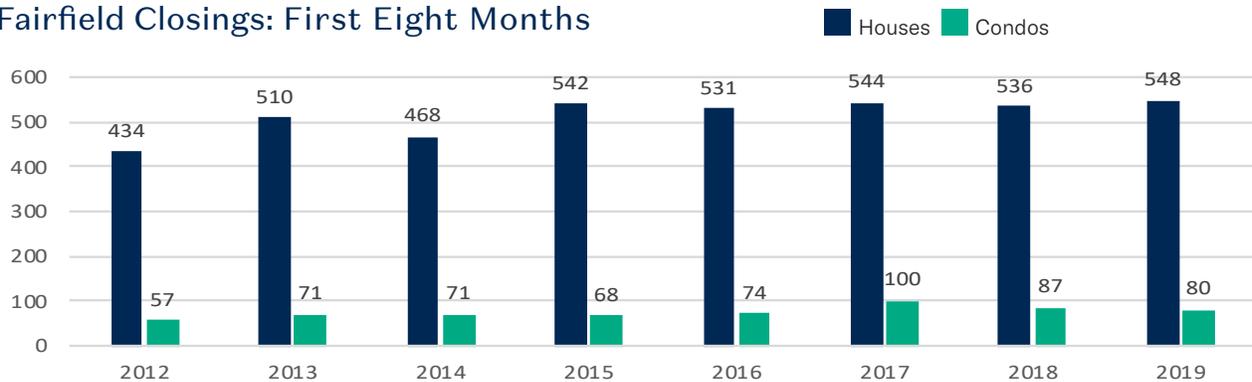
Year To Date Through August 31, 2019

379 POST ROAD EAST, WESTPORT, CT 06880 | (203) 221-0666

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in August	77	96	-19.8%
Houses: Closings First Eight Months	548	536	+2.2%
Houses: Average Closing Price First Eight Months	\$711,001	\$773,173	-8%
Houses: Active Inventory August 31st	486	472	+3%
Condos: Closings First Eight Months	80	87	-8%
Condos: Average Closing Price First Eight Months	\$420,686	\$440,575	-4.5%
Condos: Active Inventory August 31st	57	50	+14%
House & Condo \$ Volume of Closings First Eight Months	\$423,283,182	\$452,750,989	-6.5%

Fairfield Closings: First Eight Months



Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$300K	25	25	0%
\$300K-\$400K	70	74	-5.4%
\$400K-\$500K	100	83	+20.5%
\$500K-\$600K	87	61	+42.6%
\$600K-\$700K	59	59	0%
\$700K-\$800K	50	62	-19.4%
\$800K-\$1M	65	60	+8.3%
\$1M-\$1.2M	35	37	-5.4%
\$1.2M-\$1.5M	27	34	-20.6%
\$1.5M-\$2M	19	21	-9.5%
Over \$2M	11	20	-45%

Ridgefield Market Report

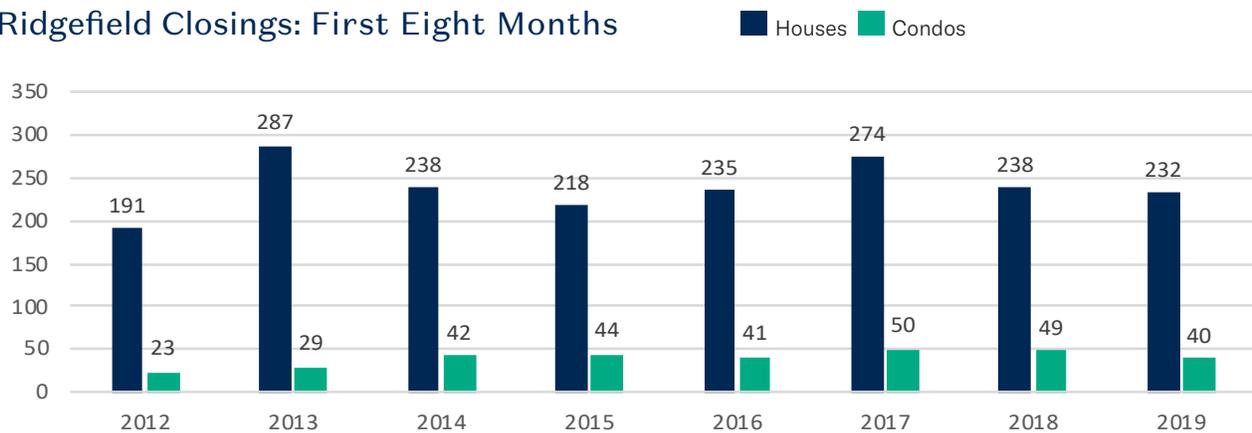
Year To Date Through August 31, 2019

21 RIVER ROAD, WILTON, CT 06897 | (203) 762-8118

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in August	42	45	-6.7%
Houses: Closings First Eight Months	232	238	-2.5%
Houses: Average Closing Price First Eight Months	\$713,834	\$706,397	+1.1%
Houses: Active Inventory August 31st	277	258	+7.4%
Condos: Closings First Eight Months	40	49	-18.4%
Condos: Average Closing Price First Eight Months	\$320,960	\$345,139	-7%
Condos: Active Inventory August 31st	28	28	0%
House & Condo \$ Volume of Closings First Eight Months	\$178,447,802	\$185,034,325	-3.6%

Ridgefield Closings: First Eight Months



Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$400K	19	13	+46.2%
\$400K-\$500K	38	32	+18.8%
\$500K-\$600K	38	46	-17.4%
\$600K-\$700K	49	50	-2%
\$700K-\$800K	30	37	-18.9%
\$800K-\$1M	29	29	0%
\$1M-\$1.5M	17	28	-39.3%
\$1.5M-\$2M	9	2	+350%
Over \$2M	3	1	+200%

Easton Market Report

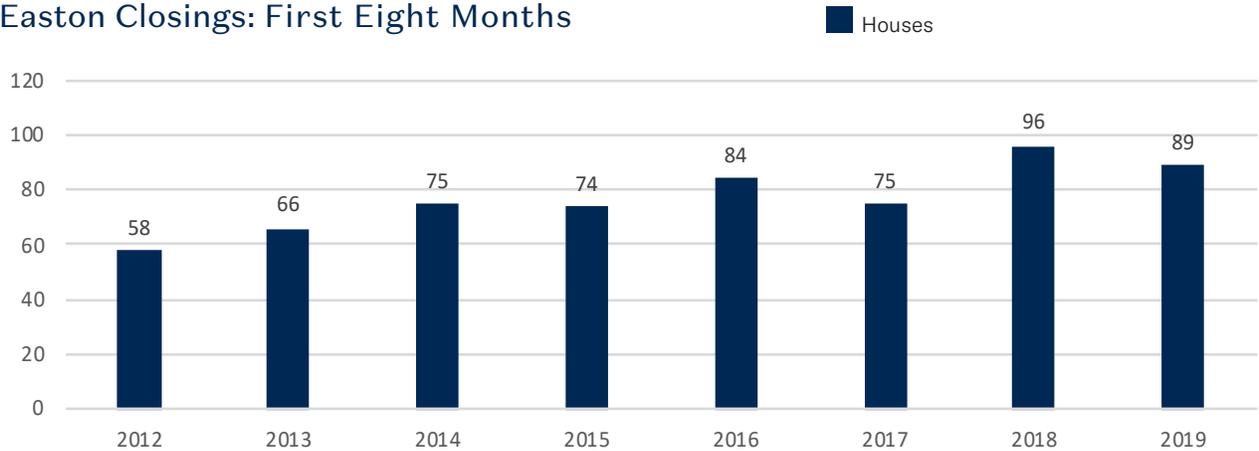
Year To Date Through August 31, 2019

379 POST ROAD EAST, WESTPORT, CT 06880 | (203) 221-0666

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in August	16	17	-5.9%
Houses: Closings First Eight Months	89	96	-7.3%
Houses: Average Closing Price First Eight Months	\$597,922	\$595,484	+0.4%
Houses: Active Inventory August 31st	86	105	-18.1%
House \$ Volume of Closings First Eight Months	\$53,215,014	\$57,166,426	-6.9%

Easton Closings: First Eight Months



Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$400K	7	13	-46.2%
\$400K-\$500K	19	18	+5.6%
\$500K-\$600K	24	21	+14.3%
\$600K-\$700K	17	20	-15%
\$700K-\$1M	21	20	+5%
\$1M-\$1.5M	0	4	NA
Over \$1.5M	1	0	NA

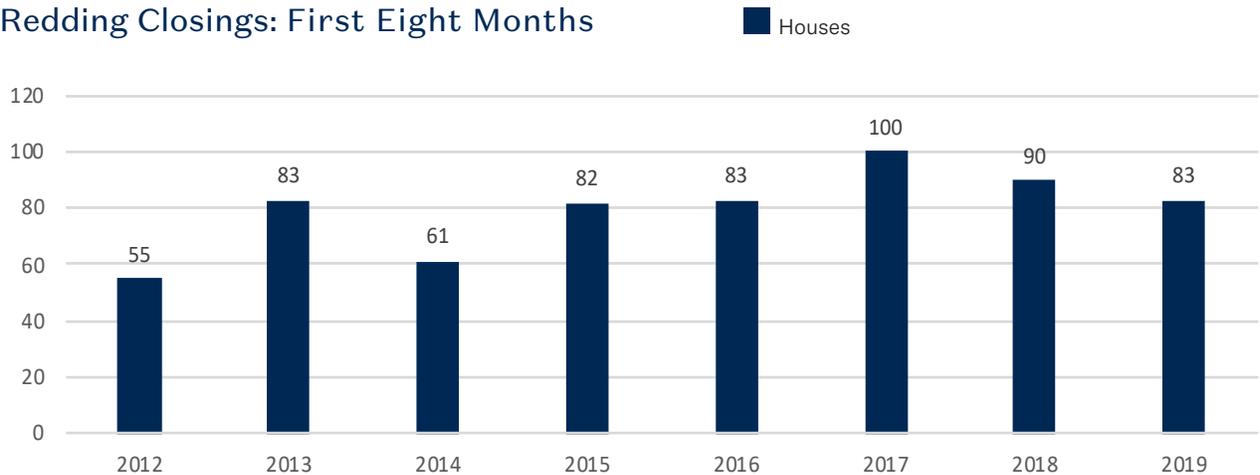
Redding Market Report

Year To Date Through August 31, 2019

21 RIVER ROAD, WILTON, CT 06897 | (203) 762-8118
 HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in August	9	19	-52.6%
Houses: Closings First Eight Months	83	90	-7.8%
Houses: Average Closing Price First Eight Months	\$543,251	\$585,003	-7.1%
Houses: Active Inventory August 31st	125	108	+15.7%
House and Condo \$ Volume of Closings First Eight Months	\$46,639,810	\$53,120,303	-12.2%

Redding Closings: First Eight Months



Number of Houses Closed: First Eight Months

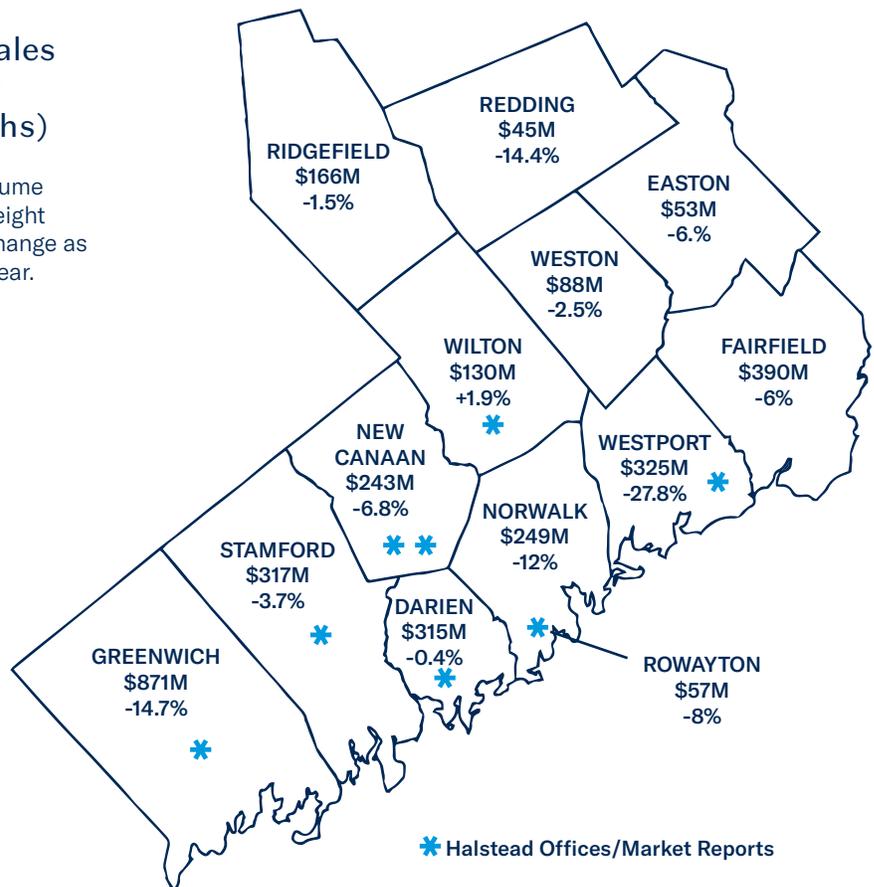
	2019	2018	%
Under \$250K	4	2	+100%
\$250K-\$400K	10	11	-9.1%
\$400K-\$500K	18	20	-10%
\$500K-\$600K	30	20	+50%
\$600K-\$800K	17	28	-39.3%
\$800K-\$1M	1	7	-85.7%
Over \$1M	3	2	+50%

Town Comparison: House Closings - First Eight Months

Town	# of Closed Houses		% change	Median Closing Price		% change
	2019	2018		2019	2018	
Darien	206	192	+7.3%	\$1,250,000	\$1,426,250	-12.4%
Easton	89	96	-7.3%	\$560,000	\$558,500	+0.3%
Fairfield	548	536	+2.2%	\$580,000	\$639,000	-9.2%
All of Greenwich	354	412	-14.1%	\$1,950,000	\$1,850,000	+5.4%
New Canaan	172	155	+11%	\$1,212,500	\$1,380,000	-12.1%
Norwalk	434	460	-5.7%	\$489,500	\$515,000	-5%
Redding	83	90	-7.8%	\$535,000	\$553,000	-3.3%
Ridgefield	232	238	-2.5%	\$638,000	\$648,000	-1.5%
Rowayton*	49	52	-5.8%	\$1,111,000	\$885,750	+25.4%
Stamford	490	512	-4.3%	\$584,838	\$590,000	-0.9%
Weston	111	113	-1.8%	\$699,000	\$690,000	+1.3%
Westport	239	305	-21.6%	\$1,197,500	\$1,247,500	-4%
Wilton	164	142	+15.5%	\$722,500	\$823,750	-12.3%

Dollar Volume of House Sales January–August 2019 (Year's First Eight Months)

To the right is a look at the total dollar volume of house sales for each town for the first eight months of the year, and the percentage change as it compares to the same time frame last year.



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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*Rowayton closing data also included in Norwalk.