



**HALSTEAD**  
REAL ESTATE

# Connecticut Market Report

## Year To Date Through May 31, 2020

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**HALSTEAD CONNECTICUT, LLC**

# Greenwich Market Report

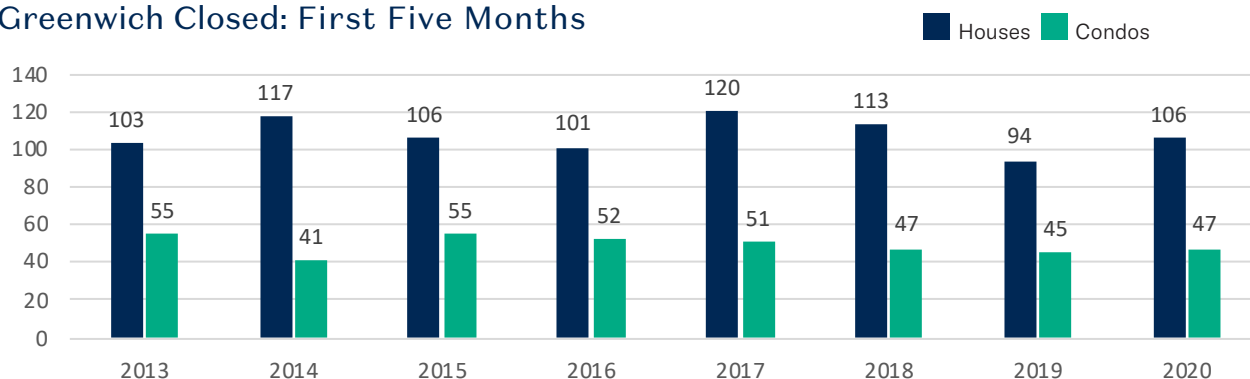
Year To Date Through May 31, 2020

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

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in May	29	32	-9.4%
Houses: Closings First Five Months	106	94	+12.8%
Houses: Average Closing Price First Five Months	\$2,354,630	\$2,625,263	-10.3%
Houses: Pending on May 31st	27	36	-25%
Houses: Active Inventory on May 31st	423	527	-19.7%
Condos: Closings First Five Months	47	45	+4.4%
Condos: Average Closing Price First Five Months	\$901,174	\$1,083,678	-16.8%
Condos: Active Inventory on May 31st	110	118	-6.8%
House & Condo \$ Volume of Closings First Five Months	\$291,945,953	\$295,540,188	-1.2%

## Greenwich Closed: First Five Months



## Number of Houses Closed: First Five Months

	2020	2019	%
Under \$1M	14	18	-22.2%
\$1M-\$1.5M	24	10	+140%
\$1.5M-\$2M	15	14	+7.1%
\$2M-\$2.5M	14	18	-22.2%
\$2.5M-\$3M	15	8	+87.5%
\$3M-\$4M	13	12	+8.3%
\$4M-\$5M	5	7	-28.6%
\$5M-\$7M	5	4	+25%
Over \$7M	1	3	-66.7%

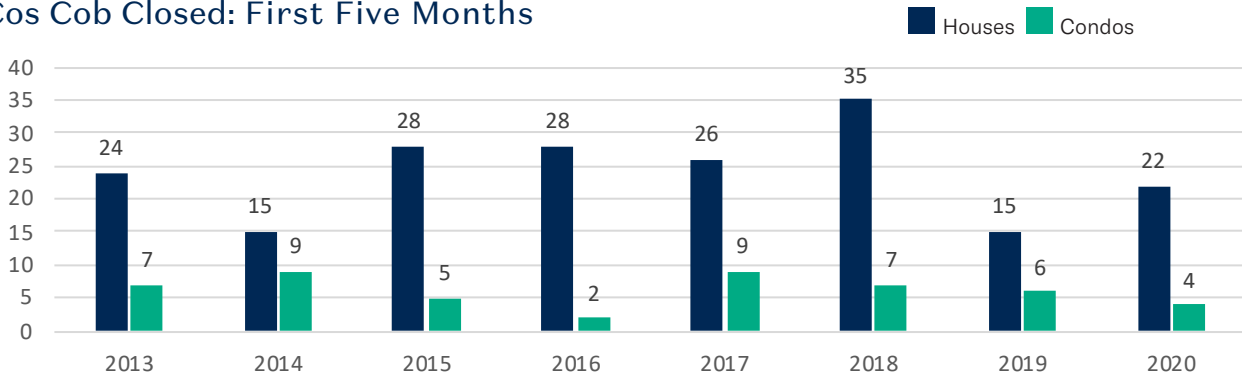
# Cos Cob Market Report

Year To Date Through May 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in May	6	4	+50%
Houses: Closings First Five Months	22	15	+46.7%
Houses: Average Closing Price First Five Months	\$1,228,023	\$1,409,257	-12.9%
Houses: Pending on May 31st	3	0	NA
Houses: Active Inventory on May 31st	60	68	-11.8%
Condos: Closings First Five Months	4	6	-33.3%
Condos: Average Closing Price First Five Months	\$888,375	\$655,833	+35.5%
Condos: Active Inventory on May 31st	13	19	-31.6%
House & Condo \$ Volume of Closings First Five Months	\$30,570,000	\$25,073,850	+21.9%

## Cos Cob Closed: First Five Months



## Number of Houses Closed: First Five Months

	2020	2019	%
Under \$1M	9	3	+200%
\$1M-\$1.5M	8	7	+14.3%
\$1.5M-\$2M	2	2	0%
\$2M-\$2.5M	2	2	0%
\$2.5M-\$3M	1	0	NA
Over \$3M	0	1	-100%

# Riverside Market Report

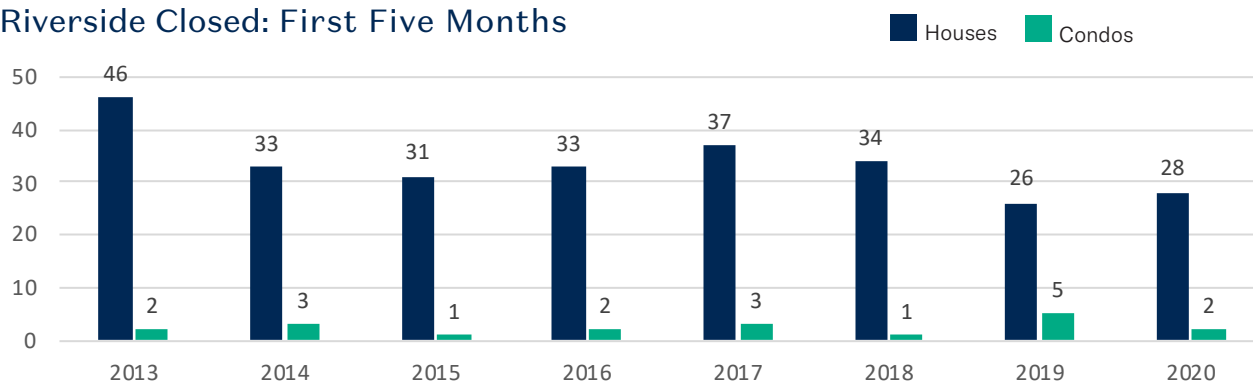
Year To Date Through May 31, 2020

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

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in May	10	14	-28.6%
Houses: Closings First Five Months	28	26	+7.7%
Houses: Average Closing Price First Five Months	\$2,138,464	\$1,876,839	+13.9%
Houses: Pending on May 31st	11	13	-15.4%
Houses: Active Inventory on May 31st	73	97	-24.7%
Condos: Closings First Five Months	2	5	-60%
Condos: Average Closing Price First Five Months	\$729,000	\$723,850	+0.7%
Condos: Active Inventory on May 31st	6	3	+100%
House & Condo \$ Volume of Closings First Five Months	\$61,335,000	\$52,417,072	+17%

## Riverside Closed: First Five Months



## Number of Houses Closed: First Five Months

	2020	2019	%
Under \$1M	6	4	+50%
\$1M-\$1.5M	4	5	-20%
\$1.5M-\$2M	4	8	-50%
\$2M-\$2.5M	4	2	+100%
\$2.5M-\$3M	1	4	-75%
\$3M-\$4M	7	3	+133.3%
\$4M-\$5M	2	0	NA
Over \$5M	0	0	NA

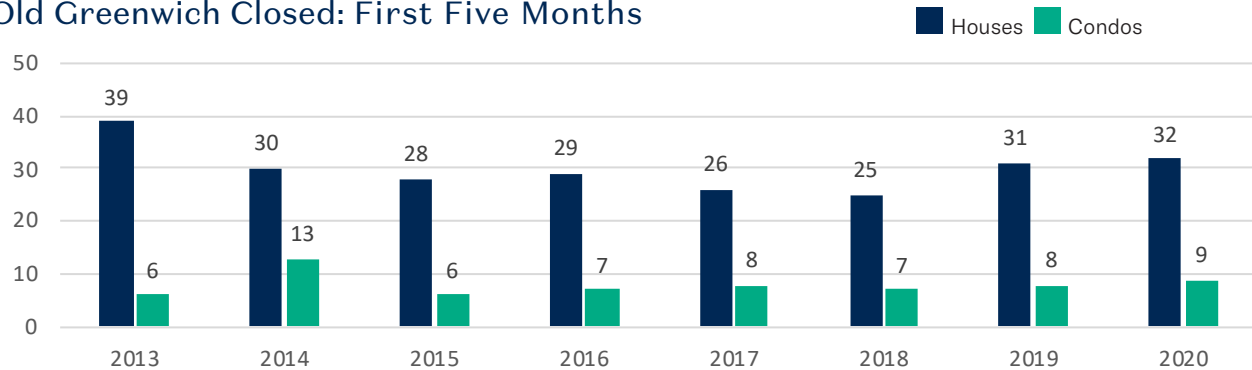
# Old Greenwich Market Report

Year To Date Through May 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in May	6	7	-14.3%
Houses: Closings First Five Months	32	31	+3.2%
Houses: Average Closing Price First Five Months	\$2,031,194	\$2,518,828	-19.4%
Houses: Pending on May 31st	5	13	-61.5%
Houses: Active Inventory on May 31st	73	95	-23.2%
Condos: Closings First Five Months	9	8	+12.5%
Condos: Average Closing Price First Five Months	\$630,333	\$533,188	+18.2%
Condos: Active Inventory on May 31st	12	11	+9.1%
House & Condo \$ Volume of Closings First Five Months	\$70,671,194	\$82,349,160	-14.2%

## Old Greenwich Closed: First Five Months



## Number of Houses Closed: First Five Months

	2020	2019	%
Under \$1M	3	3	0%
\$1M-\$1.5M	10	8	+25%
\$1.5M-\$2M	6	2	+200%
\$2M-\$2.5M	4	5	-20%
\$2.5M-\$3M	3	6	-50%
\$3M-\$4M	4	3	+33.3%
\$4M-\$5M	1	2	-50%
Over \$5M	1	2	-50%

# Stamford Market Report

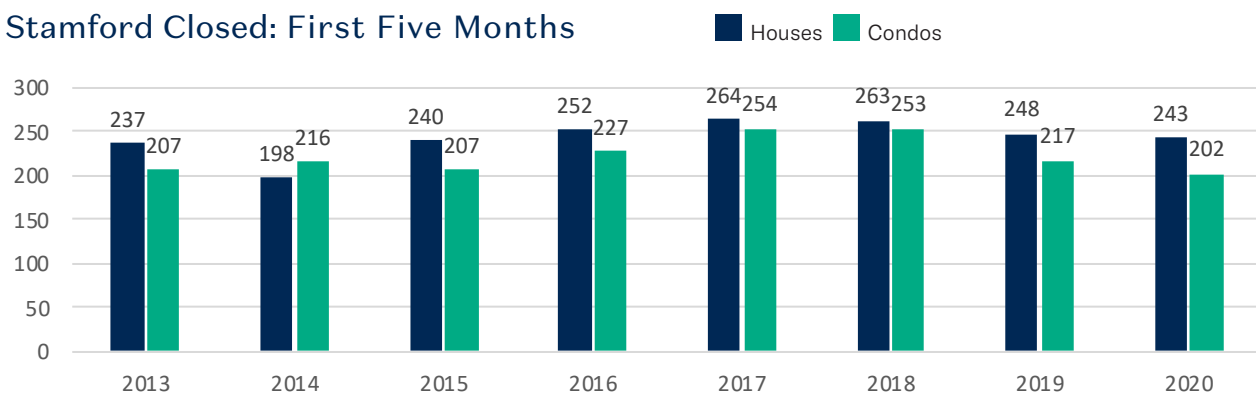
Year To Date Through May 31, 2020

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

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in May	50	78	-35.9%
Houses: Closings First Five Months	243	248	-2%
Houses: Average Closing Price First Five Months	\$605,182	\$624,601	-3.1%
Houses: Pending on May 31st	70	82	-14.6%
Houses: Active Inventory on May 31st	317	526	-39.7%
Condos: Closings First Five Months	202	217	-6.9%
Condos: Average Closing Price First Five Months	\$344,964	\$329,627	+4.7%
Condos: Active Inventory on May 31st	214	293	-27%
House & Condo \$ Volume of Closings First Five Months	\$216,742,102	\$226,430,122	-4.3%

## Stamford Closed: First Five Months



## Number of Houses Closed: First Five Months

	2020	2019	%
Under \$400K	29	26	+11.5%
\$400K-\$500K	62	51	+21.6%
\$500K-\$600K	55	57	-3.5%
\$600K-\$700K	30	53	-43.4%
\$700K-\$800K	27	31	-12.9%
\$800K-\$1M	27	14	+92.9%
\$1M-\$1.2M	10	8	+25%
\$1.2M-\$1.5M	2	5	-60%
\$1.5M-\$2M	0	1	-100%
Over \$2M	1	2	-50%

# Darien Market Report

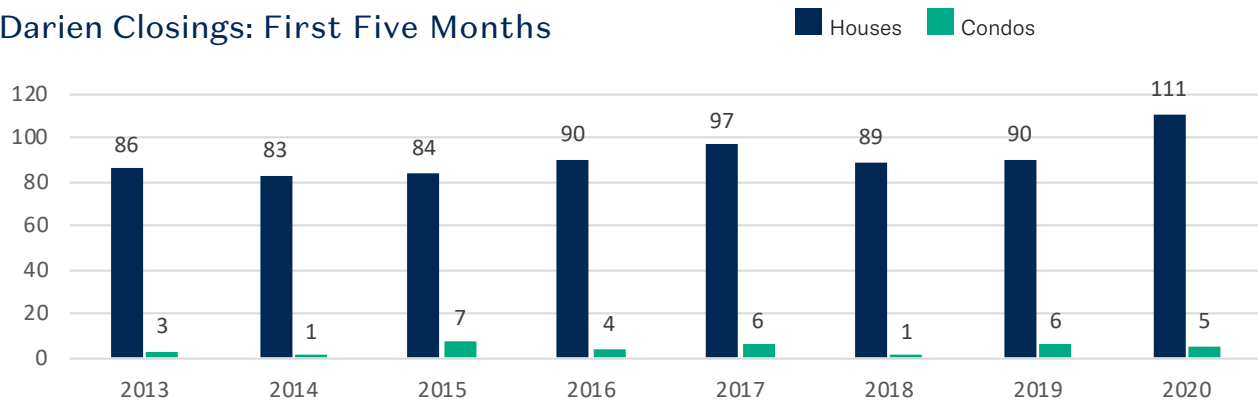
Year To Date Through May 31, 2020

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

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in May	30	25	+20%
Houses: Closings First Five Months	111	90	+23.3%
Houses: Average Closing Price First Five Months	\$1,424,307	\$1,465,500	-2.8%
Houses: Pending on May 31st	33	52	-36.5%
Houses: Active Inventory on May 31st	208	282	-26.2%
Condos: Closings First Five Months	5	6	-16.7%
Condos: Average Closing Price First Five Months	\$1,020,800	\$832,667	+22.6%
Condos: Active Inventory on May 31st	13	23	-43.5%
House & Condo \$ Volume of Closings First Five Months	\$163,202,050	\$136,891,000	+19.2%

## Darien Closings: First Five Months



## Number of Houses Closed: First Five Months

	2020	2019	%
Under \$1M	36	31	+16.1%
\$1M-\$1.5M	38	26	+46.2%
\$1.5M-\$2M	19	14	+35.7%
\$2M-\$2.5M	6	9	-33.3%
\$2.5M-\$3M	5	5	0%
\$3M-\$4M	5	4	+25%
\$4M-\$5M	2	0	NA
Over \$5M	0	1	-100%

# New Canaan Market Report

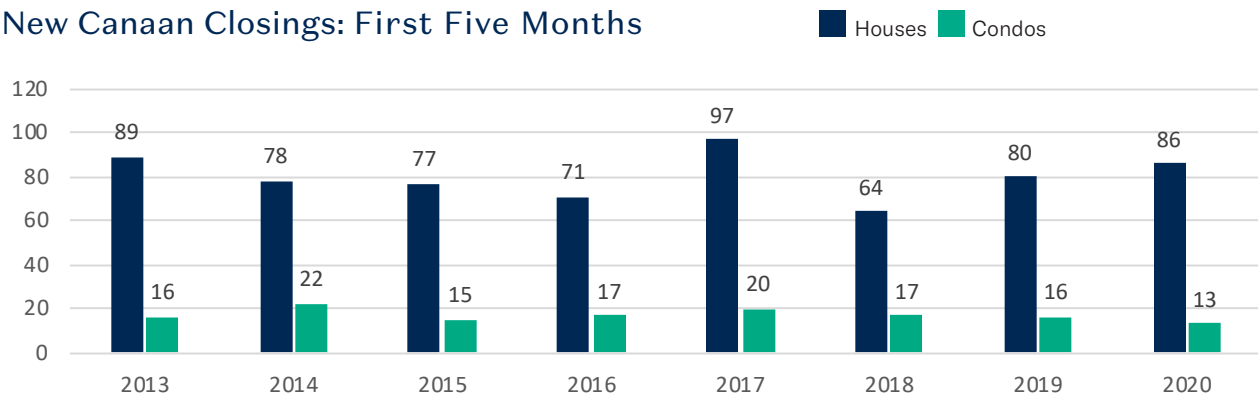
Year To Date Through May 31, 2020

183 ELM STREET, NEW CANAAN, CT 06840 | (203) 966-7800

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in May	18	23	-21.7%
Houses: Closings First Five Months	86	80	+7.5%
Houses: Average Closing Price First Five Months	\$1,610,109	\$1,371,791	+17.4%
Houses: Pending on May 31st	41	37	+10.8%
Houses: Active Inventory on May 31st	227	347	-34.6%
Condos: Closings First Five Months	13	16	-18.8%
Condos: Average Closing Price First Five Months	\$522,577	\$707,250	-26.1%
Condos: Active Inventory on May 31st	41	49	-16.3%
House & Condo \$ Volume of Closings First Five Months	\$145,262,887	\$121,059,272	+20%

## New Canaan Closings: First Five Months



## Number of Houses Closed: First Five Months

	2020	2019	%
Under \$1M	23	32	-28.1%
\$1M-\$1.5M	29	22	+31.8%
\$1.5M-\$2M	15	11	+36.4%
\$2M-\$2.5M	5	5	0%
\$2.5M-\$3M	7	9	-22.2%
\$3M-\$4M	5	1	+400%
\$4M-\$5M	1	0	NA
\$5M-\$7M	1	0	NA
Over \$7M	0	0	NA



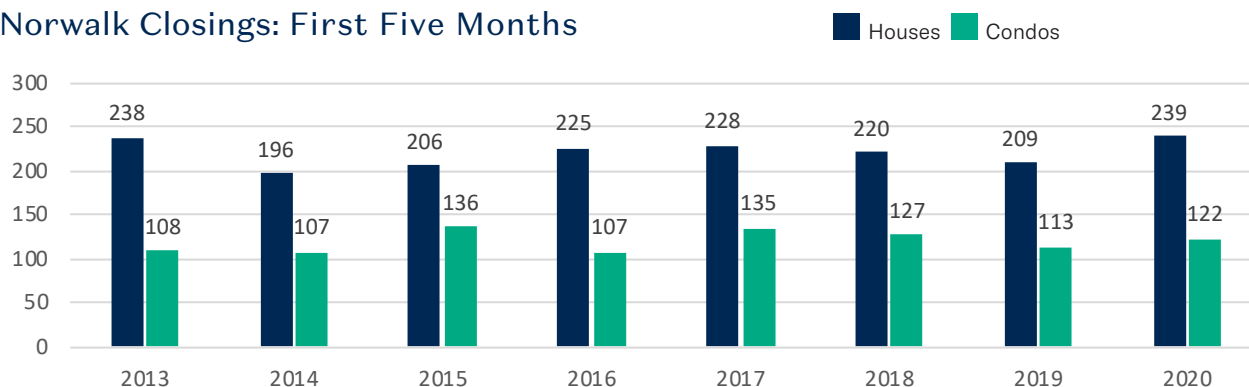
# Norwalk Market Report

Year To Date Through May 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in May	46	67	-31.3%
Houses: Closings First Five Months	239	209	+14.4%
Houses: Average Closing Price First Five Months	\$569,296	\$576,945	-1.3%
Houses: Pending on May 31st	63	81	-22.2%
Houses: Active Inventory on May 31st	264	410	-35.6%
Condos: Closings First Five Months	122	113	+8%
Condos: Average Closing Price First Five Months	\$297,471	\$300,439	-1%
Condos: Active Inventory on May 31st	98	137	-28.5%
House & Condo \$ Volume of Closings First Five Months	\$172,353,146	\$154,531,000	+11.5%

## Norwalk Closings: First Five Months



## Number of Houses Closed: First Five Months

	2020	2019	%
Under \$300K	11	14	-21.4%
\$300K-\$400K	45	45	0%
\$400K-\$500K	68	46	+47.8%
\$500K-\$600K	57	39	+46.2%
\$600K-\$800K	30	33	-9.1%
\$800K-\$1M	8	13	-38.5%
\$1M-\$1.5M	14	16	-12.5%
\$1.5M-\$2M	5	1	+400%
\$2M-\$3M	1	2	-50%
Over \$3M	0	0	NA

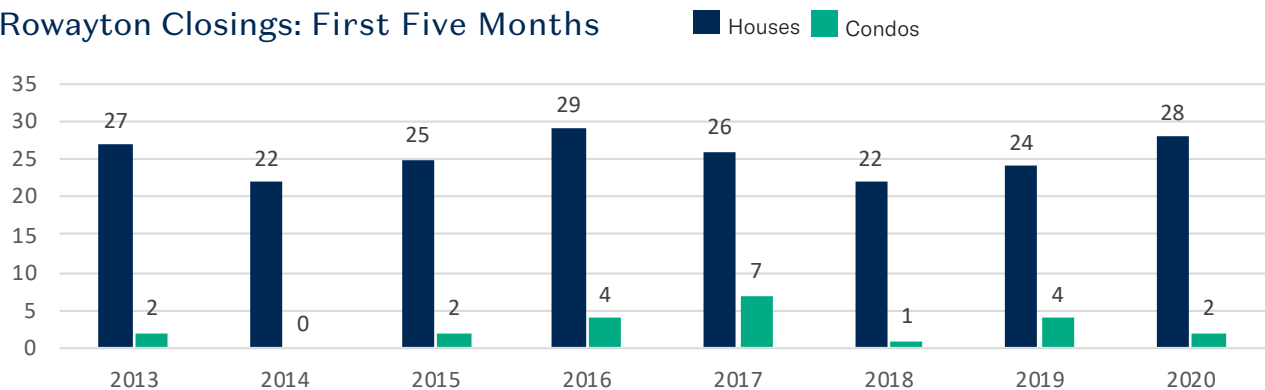
# Rowayton Market Report

Year To Date Through May 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in May	8	8	0%
Houses: Closings First Five Months	28	24	+16.7%
Houses: Average Closing Price First Five Months	\$1,027,450	\$1,108,604	-7.3%
Houses: Pending on May 31st	10	11	-9.1%
Houses: Active Inventory on May 31st	53	81	-34.6%
Condos: Closings First Five Months	2	4	-50%
Condos: Average Closing Price First Five Months	\$752,500	\$843,750	-10.8%
Condos: Active Inventory on May 31st	6	5	+20%
House & Condo \$ Volume of Closings First Five Months	\$30,273,600	\$29,981,500	+1%

## Rowayton Closings: First Five Months



## Number of Houses Closed: First Five Months

	2020	2019	%
Under \$600K	6	1	+500%
\$600K-\$1M	9	9	0%
\$1M-\$1.5M	9	12	-25%
\$1.5M-\$2M	3	1	+200%
\$2M-\$3M	1	1	0%
Over \$3M	0	0	NA

# Wilton Market Report

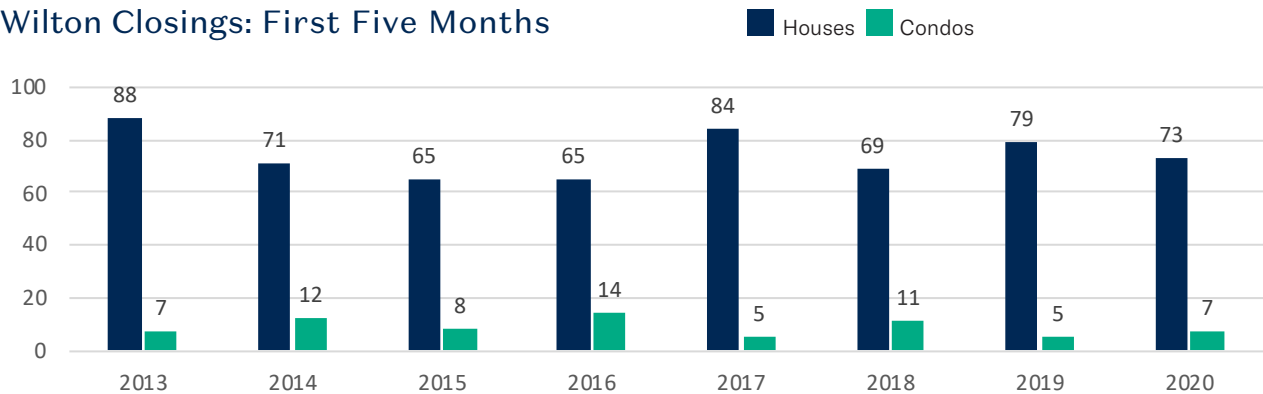
Year To Date Through May 31, 2020

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

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in May	20	23	-13%
Houses: Closings First Five Months	73	79	-7.6%
Houses: Average Closing Price First Five Months	\$774,793	\$764,266	+1.4%
Houses: Pending on May 31st	20	25	-20%
Houses: Active Inventory on May 31st	166	275	-39.6%
Condos: Closings First Five Months	7	5	+40%
Condos: Average Closing Price First Five Months	\$239,500	\$265,980	-10%
Condos: Active Inventory on May 31st	20	19	+5.3%
House & Condo \$ Volume of Closings First Five Months	\$58,236,400	\$61,706,900	-5.6%

## Wilton Closings: First Five Months



## Number of Houses Closed: First Five Months

	2020	2019	%
Under \$500K	11	16	-31.3%
\$500K-\$700K	20	26	-23.1%
\$700K-\$800K	15	7	+114.3%
\$800K-\$900K	9	10	-10%
\$900K-\$1M	6	4	+50%
\$1M-\$1.2M	6	7	-14.3%
\$1.2M-\$1.5M	4	6	-33.3%
\$1.5M-\$2M	2	2	0%
Over \$2M	0	1	-100%

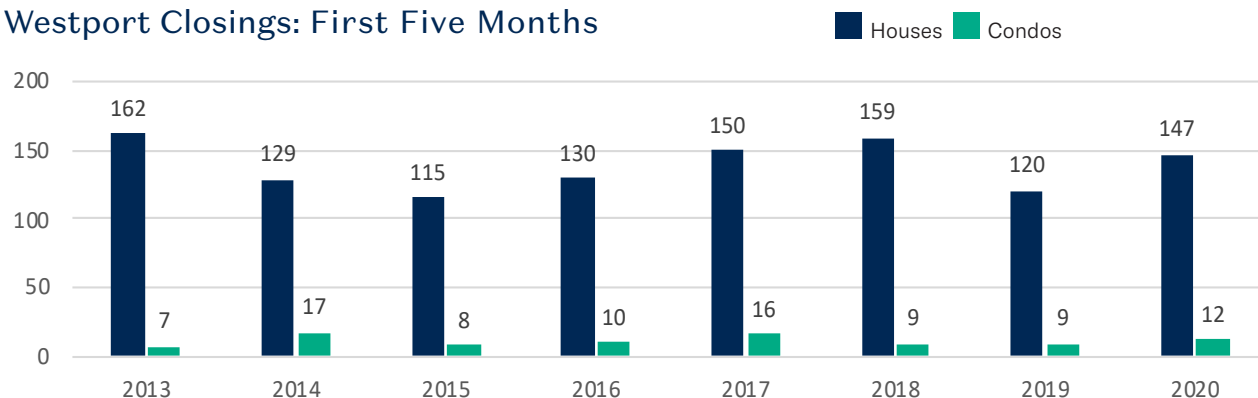
# Westport Market Report

Year To Date Through May 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in May	30	38	-21.1%
Houses: Closings First Five Months	147	120	+22.5%
Houses: Average Closing Price First Five Months	\$1,325,873	\$1,344,844	-1.4%
Houses: Pending on May 31st	50	48	+4.2%
Houses: Active Inventory on May 31st	290	393	-26.2%
Condos: Closings First Five Months	12	9	+33.3%
Condos: Average Closing Price First Five Months	\$441,413	\$489,708	-9.9%
Condos: Active Inventory on May 31st	25	20	+25%
House & Condo \$ Volume of Closings First Five Months	\$200,200,343	\$165,788,643	+20.8%

## Westport Closings: First Five Months



## Number of Houses Closed: First Five Months

	2020	2019	%
Under \$750K	29	28	+3.6%
\$750K-\$1M	29	17	+70.6%
\$1M-\$1.2M	18	14	+28.6%
\$1.2M-\$1.5M	28	18	+55.6%
\$1.5M-\$2M	18	25	-28%
\$2M-\$2.5M	13	9	+44.4%
\$2.5M-\$3M	5	6	-16.7%
\$3M-\$4M	5	2	+150%
\$4M-\$5M	1	0	NA
Over \$5M	1	1	0%

# Weston Market Report

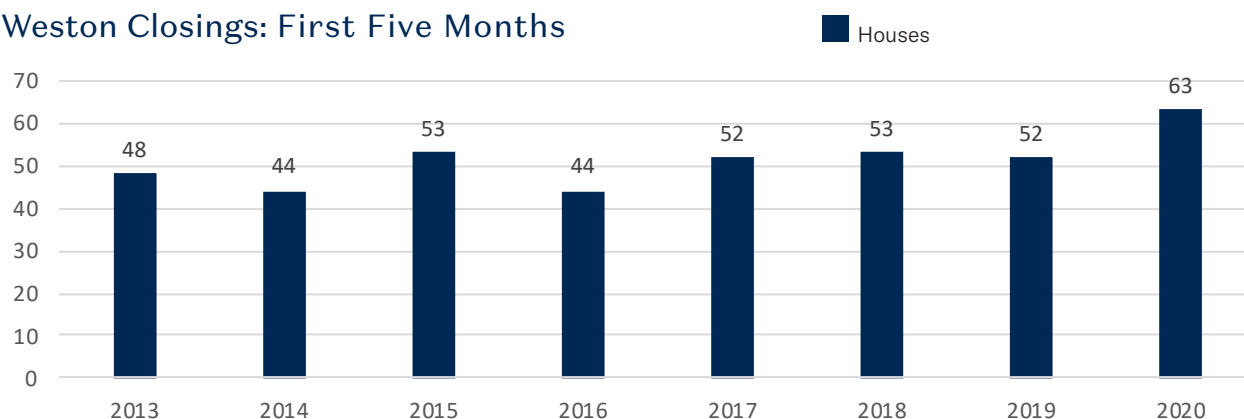
Year To Date Through May 31, 2020

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

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in May	23	15	+53.3%
Houses: Closings First Five Months	63	52	+21.2%
Houses: Average Closing Price First Five Months	\$836,417	\$785,792	+6.4%
Houses: Pending on May 31st	15	18	-16.7%
Houses: Active Inventory on May 31st	126	202	-37.6%
House \$ Volume of Closings First Five Months	\$52,694,250	\$40,861,205	+29%

## Weston Closings: First Five Months



## Number of Houses Closed: First Five Months

	2020	2019	%
Under \$500K	7	10	-30%
\$500K-\$700K	24	20	+20%
\$700K-\$900K	13	7	+85.7%
\$900K-\$1.2M	11	5	+120%
\$1.2M-\$1.5M	5	8	-37.5%
\$1.5M-\$2M	2	1	+100%
Over \$2M	1	1	0%

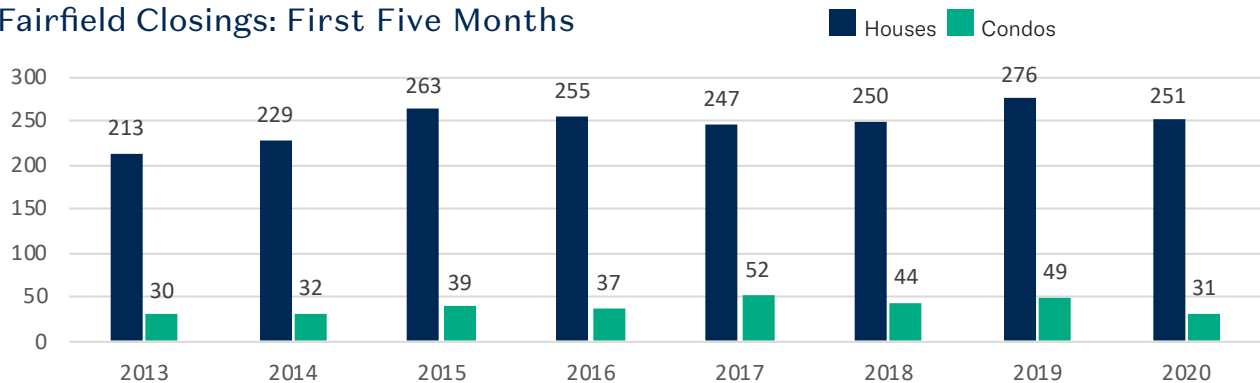
# Fairfield Market Report

Year To Date Through May 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in May	70	78	-10.3%
Houses: Closings First Five Months	251	276	-9.1%
Houses: Average Closing Price First Five Months	\$761,621	\$708,746	+7.5%
Houses: Pending on May 31st	80	100	-20%
Houses: Active Inventory on May 31st	412	584	-29.5%
Condos: Closings First Five Months	31	49	-36.7%
Condos: Average Closing Price First Five Months	\$416,406	\$387,610	+7.4%
Condos: Active Inventory on May 31st	37	62	-40.3%
House & Condo \$ Volume of Closings First Five Months	\$204,075,360	\$214,606,782	-4.9%

## Fairfield Closings: First Five Months



## Number of Houses Closed: First Five Months

	2020	2019	%
Under \$300K	16	16	0%
\$300K-\$400K	30	40	-25%
\$400K-\$500K	36	48	-25%
\$500K-\$600K	39	42	-7.1%
\$600K-\$700K	28	32	-12.5%
\$700K-\$800K	30	18	+66.7%
\$800K-\$1M	32	30	+6.7%
\$1M-\$1.2M	17	20	-15%
\$1.2M-\$1.5M	15	15	0%
\$1.5M-\$2M	4	9	-55.6%
Over \$2M	4	6	-33.3%

# Ridgefield Market Report

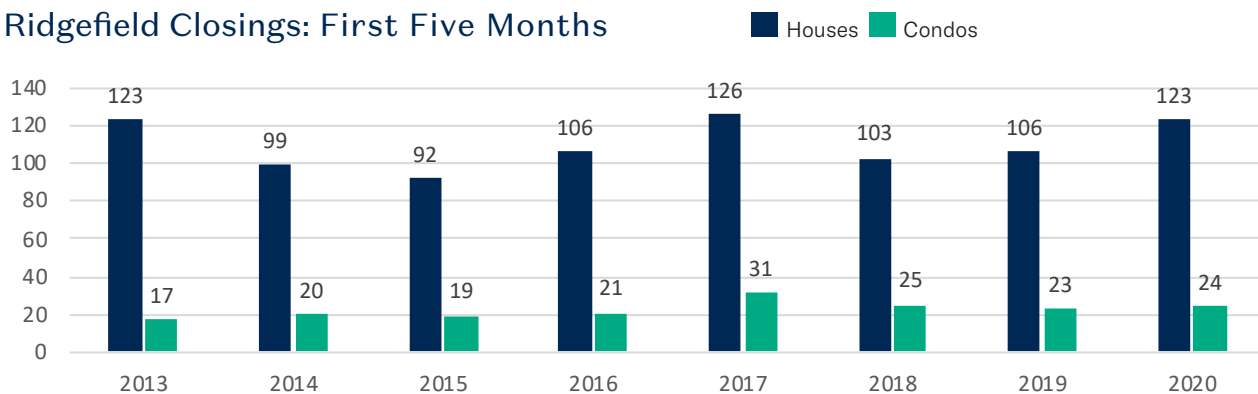
Year To Date Through May 31, 2020

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

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in May	31	30	+3.3%
Houses: Closings First Five Months	123	106	+16%
Houses: Average Closing Price First Five Months	\$720,408	\$706,878	+1.9%
Houses: Pending on May 31st	38	52	-26.9%
Houses: Active Inventory on May 31st	224	311	-28%
Condos: Closings First Five Months	24	23	+4.3%
Condos: Average Closing Price First Five Months	\$313,296	\$301,413	+3.9%
Condos: Active Inventory on May 31st	30	31	-3.2%
House & Condo \$ Volume of Closings First Five Months	\$96,129,238	\$81,861,582	+17.4%

## Ridgefield Closings: First Five Months



## Number of Houses Closed: First Five Months

	2020	2019	%
Under \$400K	18	13	+38.5%
\$400K-\$500K	21	18	+16.7%
\$500K-\$600K	19	22	-13.6%
\$600K-\$700K	15	16	-6.3%
\$700K-\$800K	6	11	-45.5%
\$800K-\$1M	25	13	+92.3%
\$1M-\$1.5M	12	7	+71.4%
\$1.5M-\$2M	6	3	+100%
Over \$2M	1	3	-66.7%

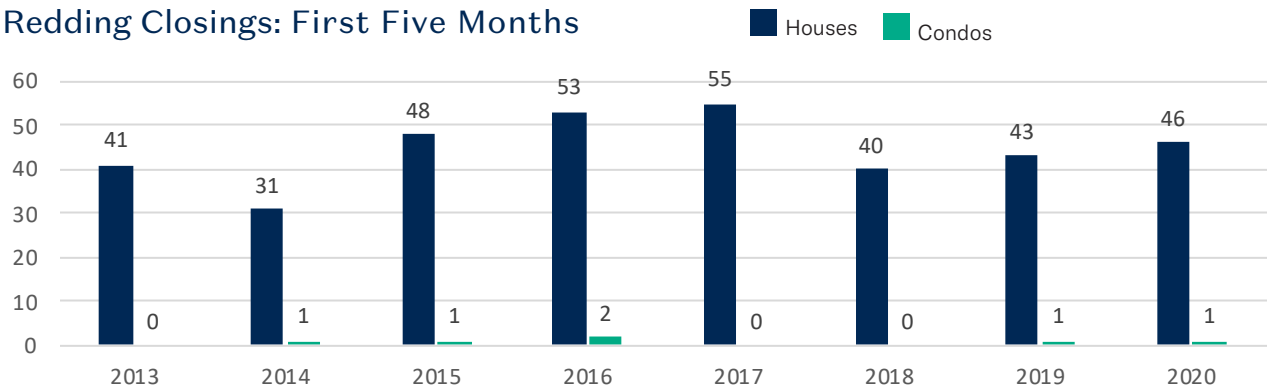
# Redding Market Report

Year To Date Through May 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in May	7	14	-50%
Houses: Closings First Five Months	46	43	+7%
Houses: Average Closing Price First Five Months	\$515,772	\$542,584	-4.9%
Houses: Pending on May 31st	13	15	-13.3%
Houses: Active Inventory on May 31st	84	127	-33.9%
Condos: Closings First Five Months	1	1	0%
Condos: Average Closing Price First Five Months	\$255,000	\$480,000	-46.9%
Condos: Active Inventory on May 31st	2	4	-50%
House & Condo \$ Volume of Closings First Five Months	\$23,980,499	\$23,811,110	+0.7%

## Redding Closings: First Five Months



## Number of Houses Closed: First Five Months

	2020	2019	%
Under \$250K	3	4	-25%
\$250K-\$400K	8	5	+60%
\$400K-\$500K	12	7	+71.4%
\$500K-\$600K	12	13	-7.7%
\$600K-\$800K	8	12	-33.3%
\$800K-\$1M	2	1	+100%
Over \$1M	1	1	0%



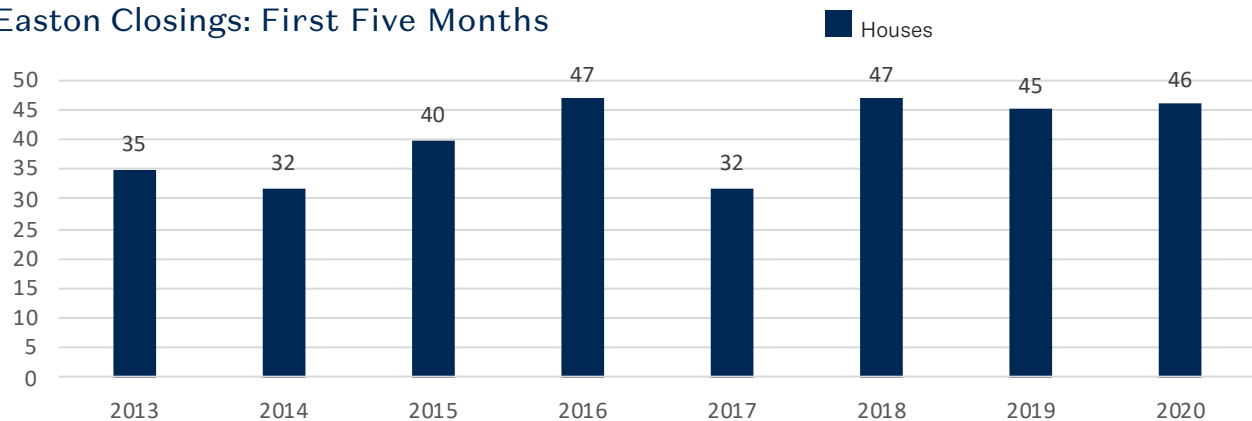
# Easton Market Report

Year To Date Through May 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in May	11	11	0%
Houses: Closings First Five Months	46	45	+2.2%
Houses: Average Closing Price First Five Months	\$542,537	\$617,801	-12.2%
Houses: Pending on May 31st	15	15	0%
Houses: Active Inventory on May 31st	65	102	-36.3%
House \$ Volume of Closings First Five Months	\$24,956,700	\$27,801,064	-10.2%

## Easton Closings: First Five Months



## Number of Houses Closed: First Five Months

	2020	2019	%
Under \$400K	8	3	+166.7%
\$400K-\$500K	10	9	+11.1%
\$500K-\$600K	15	12	+25%
\$600K-\$700K	7	10	-30%
\$700K-\$1M	6	10	-40%
\$1M-\$1.5M	0	0	NA
Over \$1.5M	0	1	-100%

# Lower Fairfield County

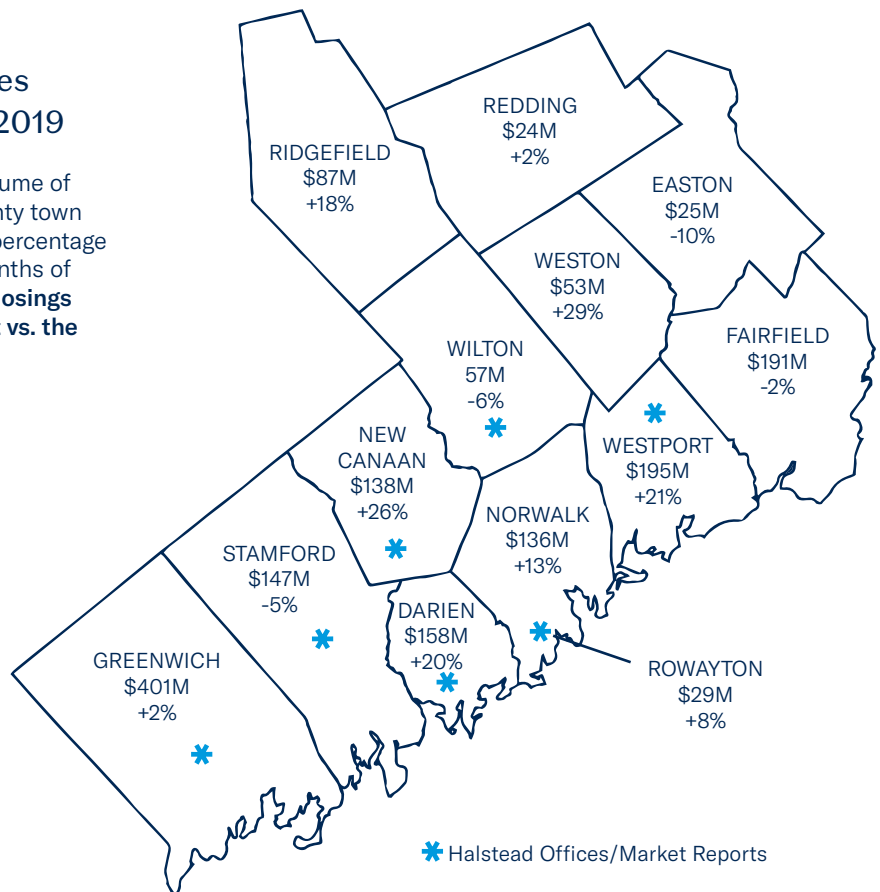
## Town Comparison: Sold Houses - First Five Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2020	2019		2020	2019	
Darien	111	90	+23.3%	\$1,424,307	\$1,465,500	-2.8%
Easton	46	45	+2.2%	\$542,537	\$617,801	-12.2%
Fairfield	251	276	-9.1%	\$761,621	\$708,746	+7.5%
All of Greenwich	188	166	+13.3%	\$2,135,545	\$2,378,283	-10.2%
New Canaan	86	80	+7.5%	\$1,610,109	\$1,371,791	+17.4%
Norwalk	239	209	+14.4%	\$569,296	\$576,945	-1.3%
Redding	46	43	+7%	\$515,772	\$542,584	-4.9%
Ridgefield	123	106	+16%	\$720,408	\$706,878	+1.9%
Rowayton*	28	24	+16.7%	\$1,027,450	\$1,108,604	-7.3%
Stamford	243	248	-2%	\$605,182	\$624,601	-3.1%
Weston	63	52	+21.2%	\$836,417	\$785,792	+6.4%
Westport	147	120	+22.5%	\$1,325,873	\$1,344,844	-1.4%
Wilton	73	79	-7.6%	\$774,793	\$764,266	+1.4%

\*Rowayton closing data also included in Norwalk.

## Dollar Volume of House Sales First Five Months: 2020 vs. 2019

To the right is a look at the total dollar volume of house sales for each Lower Fairfield County town for the first five months of 2020 and the percentage change as it compares to the first five months of 2019. **Collectively, the dollar volume of closings was \$1.6 billion, an increase of 8 percent vs. the same time period in 2019.**



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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