



HALSTEAD
REAL ESTATE

Connecticut Market Report

Year To Date Through October 31, 2019

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HALSTEAD CONNECTICUT, LLC

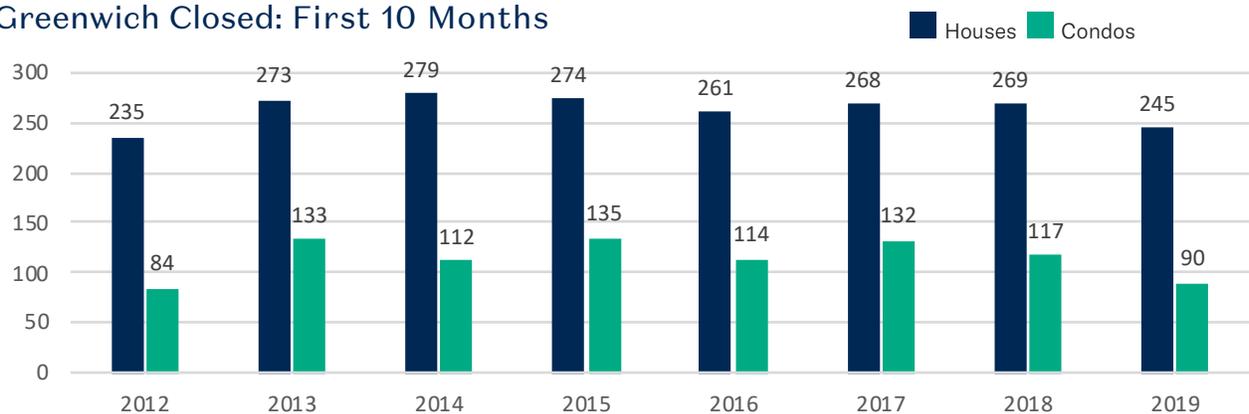
Greenwich Market Report

Year To Date Through October 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in October	18	16	+12.5%
Houses: Closings First 10 Months	245	269	-8.9%
Houses: Average Closing Price First 10 Months	\$2,794,679	\$2,667,214	+4.8%
Houses: Pending on October 31st	21	29	-27.6%
Houses: Active Inventory October 31st	453	419	+8.1%
Condos: Closings First 10 Months	90	117	-23.1%
Condos: Average Closing Price First 10 Months	\$1,049,744	\$994,672	+5.5%
Condos: Active Inventory October 31st	148	118	+25.4%
House & Condo \$ Volume of Closings First 10 Months	\$779,173,333	\$833,857,235	-6.6%

Greenwich Closed: First 10 Months



Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$1M	43	59	-27.1%
\$1M-\$1.5M	35	41	-14.6%
\$1.5M-\$2M	34	36	-5.6%
\$2M-\$2.5M	38	26	+46.2%
\$2.5M-\$3M	17	22	-22.7%
\$3M-\$4M	31	34	-8.8%
\$4M-\$5M	16	17	-5.9%
\$5M-\$7M	17	23	-26.1%
Over \$7M	14	11	+27.3%

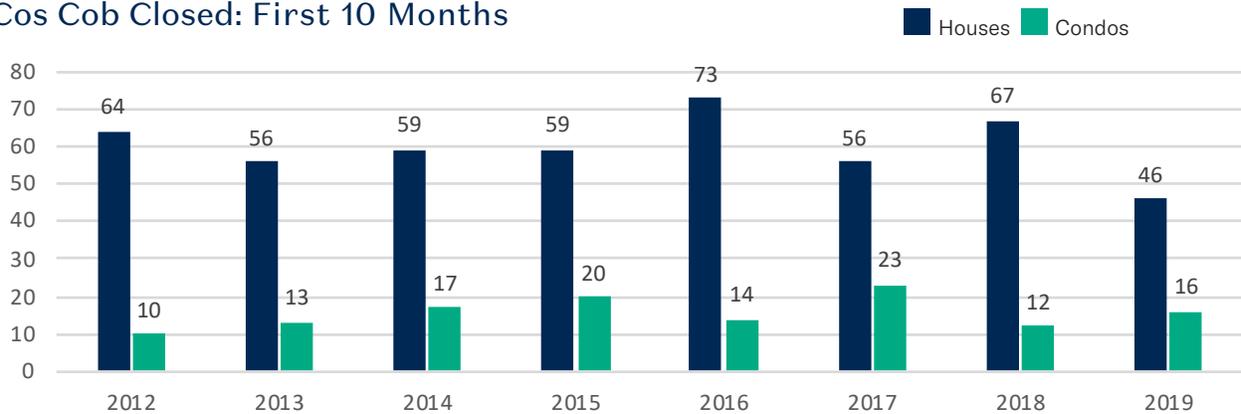
Cos Cob Market Report

Year To Date Through October 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in October	8	5	+60%
Houses: Closings First 10 Months	46	67	-31.3%
Houses: Average Closing Price First 10 Months	\$1,299,343	\$1,624,084	-20%
Houses: Pending on October 31st	4	5	-20%
Houses: Active Inventory October 31st	57	58	-1.7%
Condos: Closings First 10 Months	16	12	+33.3%
Condos: Average Closing Price First 10 Months	\$736,633	\$946,954	-22.2%
Condos: Active Inventory October 31st	22	17	+29.4%
House & Condo \$ Volume of Closings First 10 Months	\$71,555,925	\$120,177,076	-40.5%

Cos Cob Closed: First 10 Months



Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$1M	14	14	0%
\$1M-\$1.5M	21	22	-4.5%
\$1.5M-\$2M	5	16	-68.8%
\$2M-\$2.5M	3	6	-50%
\$2.5M-\$3M	2	2	0%
Over \$3M	1	7	-85.7%

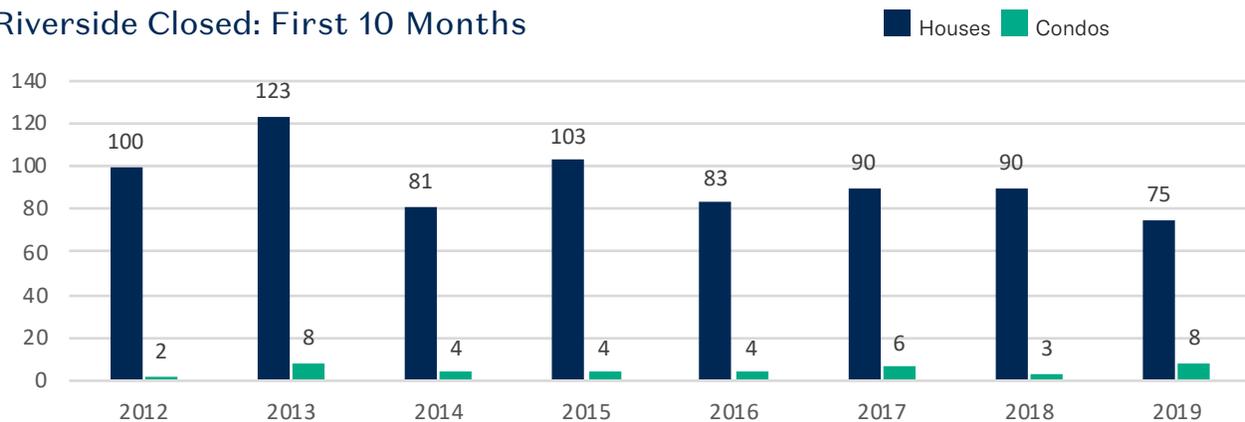
Riverside Market Report

Year To Date Through October 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in October	5	11	-54.5%
Houses: Closings First 10 Months	75	90	-16.7%
Houses: Average Closing Price First 10 Months	\$1,926,999	\$2,390,965	-19.4%
Houses: Pending on October 31st	2	8	-75%
Houses: Active Inventory October 31st	75	91	-17.6%
Condos: Closings First 10 Months	8	3	+166.7%
Condos: Average Closing Price First 10 Months	\$676,188	\$693,333	-2.5%
Condos: Active Inventory October 31st	5	5	0%
House & Condo \$ Volume of Closings First 10 Months	\$149,934,462	\$217,266,850	-31%

Riverside Closed: First 10 Months



Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$1M	11	21	-47.6%
\$1M-\$1.5M	16	11	+45.5%
\$1.5M-\$2M	21	18	+16.7%
\$2M-\$2.5M	12	10	+20%
\$2.5M-\$3M	6	10	-40%
\$3M-\$4M	7	9	-22.2%
\$4M-\$5M	1	6	-83.3%
Over \$5M	1	5	-80%

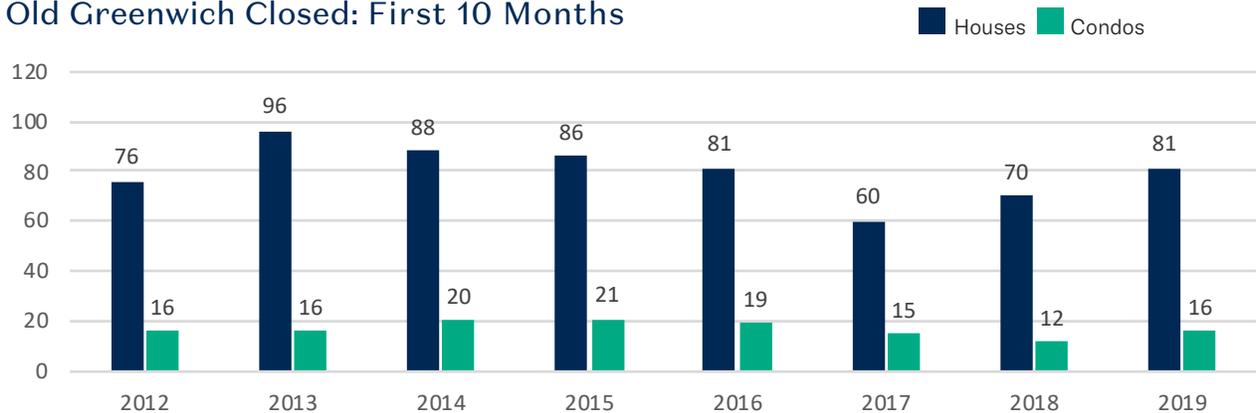
Old Greenwich Market Report

Year To Date Through October 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in October	8	5	+60%
Houses: Closings First 10 Months	81	70	+15.7%
Houses: Average Closing Price First 10 Months	\$2,304,527	\$2,235,977	+3.1%
Houses: Pending on October 31st	13	9	+44.4%
Houses: Active Inventory October 31st	60	71	-15.5%
Condos: Closings First 10 Months	16	12	+33.3%
Condos: Average Closing Price First 10 Months	\$525,469	\$498,057	+5.5%
Condos: Active Inventory October 31st	14	5	+180%
House & Condo \$ Volume of Closings First 10 Months	\$195,074,160	\$162,495,089	+20%

Old Greenwich Closed: First 10 Months



Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$1M	15	10	+50%
\$1M-\$1.5M	13	11	+18.2%
\$1.5M-\$2M	11	16	-31.3%
\$2M-\$2.5M	15	12	+25%
\$2.5M-\$3M	11	6	+83.3%
\$3M-\$4M	7	8	-12.5%
\$4M-\$5M	5	3	+66.7%
Over \$5M	4	4	0%

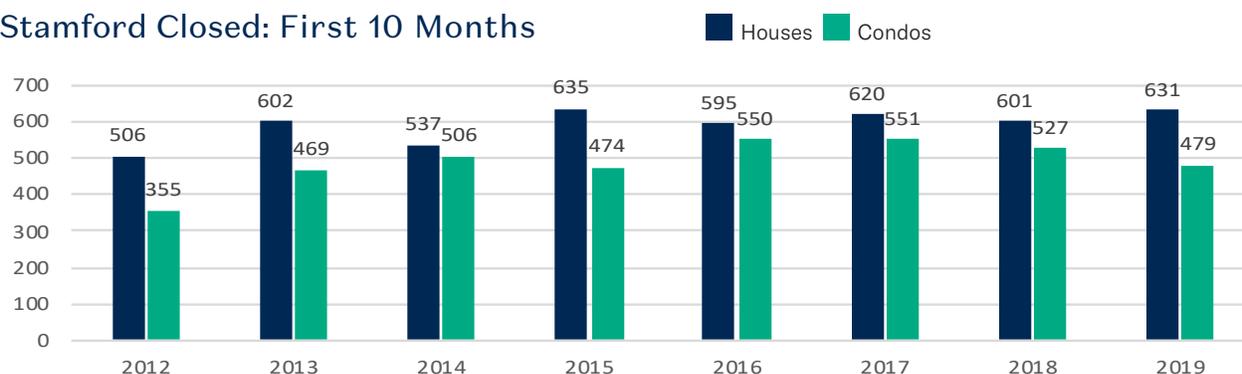
Stamford Market Report

Year To Date Through October 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in October	57	45	+26.7%
Houses: Closings First 10 Months	631	601	+5%
Houses: Average Closing Price First 10 Months	\$642,860	\$647,843	-0.8%
Houses: Pending on October 31st	71	71	0%
Houses: Active Inventory October 31st	433	414	+4.6%
Condos: Closings First 10 Months	479	527	-9.1%
Condos: Average Closing Price First 10 Months	\$326,791	\$347,697	-6%
Condos: Active Inventory October 31st	287	229	+25.3%
House & Condo \$ Volume of Closings First 10 Months	\$562,177,228	\$572,589,816	-1.8%

Stamford Closed: First 10 Months



Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$400K	68	61	+11.5%
\$400K-\$500K	131	136	-3.7%
\$500K-\$600K	141	115	+22.6%
\$600K-\$700K	110	106	+3.8%
\$700K-\$800K	75	66	+13.6%
\$800K-\$1M	53	66	-19.7%
\$1M-\$1.2M	22	23	-4.3%
\$1.2M-\$1.5M	20	16	+25%
\$1.5M-\$2M	6	9	-33.3%
Over \$2M	5	3	+66.7%

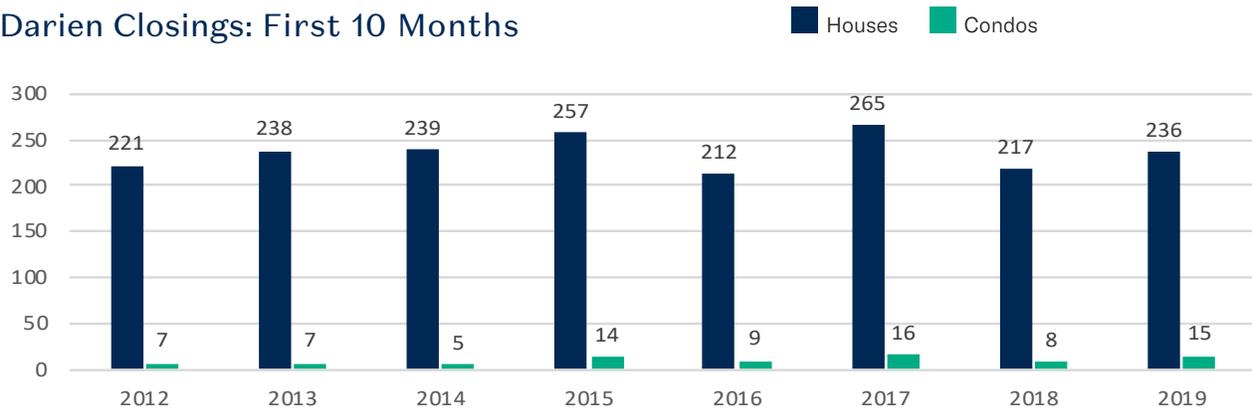
Darien Market Report

Year To Date Through October 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in October	11	11	0%
Houses: Closings First 10 Months	236	217	+8.8%
Houses: Average Closing Price First 10 Months	\$1,470,528	\$1,641,082	-10.4%
Houses: Pending on October 31st	30	21	+42.9%
Houses: Active Inventory October 31st	223	260	-14.2%
Condos: Closings First 10 Months	15	8	+87.5%
Condos: Average Closing Price First 10 Months	\$814,997	\$967,563	-15.8%
Condos: Active Inventory October 31st	15	19	-21.1%
House & Condo \$ Volume of Closings First 10 Months	\$359,269,533	\$363,855,261	-1.3%

Darien Closings: First 10 Months



Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$1M	79	67	+17.9%
\$1M-\$1.5M	78	50	+56%
\$1.5M-\$2M	36	51	-29.4%
\$2M-\$2.5M	21	17	+23.5%
\$2.5M-\$3M	10	11	-9.1%
\$3M-\$4M	7	14	-50%
\$4M-\$5M	2	2	0%
Over \$5M	3	5	-40%

New Canaan Market Report

Year To Date Through October 31, 2019

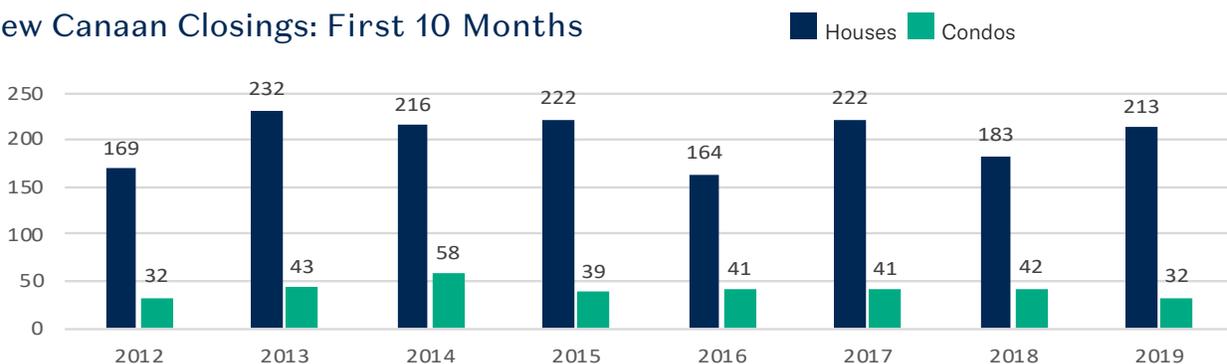
183 ELM STREET, NEW CANAAN, CT 06840 | (203) 966-7800

6 SOUTH AVENUE, NEW CANAAN, CT 06840 | (203) 966-7772

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in October	16	15	+6.7%
Houses: Closings First 10 Months	213	183	+16.4%
Houses: Average Closing Price First 10 Months	\$1,405,332	\$1,644,813	-14.6%
Houses: Pending on October 31st	20	23	-13%
Houses: Active Inventory October 31st	263	334	-21.3%
Condos: Closings First 10 Months	32	42	-23.8%
Condos: Average Closing Price First 10 Months	\$715,219	\$743,923	-3.9%
Condos: Active Inventory October 31st	45	40	+12.5%
House & Condo \$ Volume of Closings First 10 Months	\$322,222,622	\$332,245,485	-3%

New Canaan Closings: First 10 Months



Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$1M	72	48	+50%
\$1M-\$1.5M	67	52	+28.8%
\$1.5M-\$2M	38	34	+11.8%
\$2M-\$2.5M	13	28	-53.6%
\$2.5M-\$3M	17	7	+142.9%
\$3M-\$4M	5	6	-16.7%
\$4M-\$5M	1	4	-75%
\$5M-\$7M	0	4	NA
Over \$7M	0	0	NA

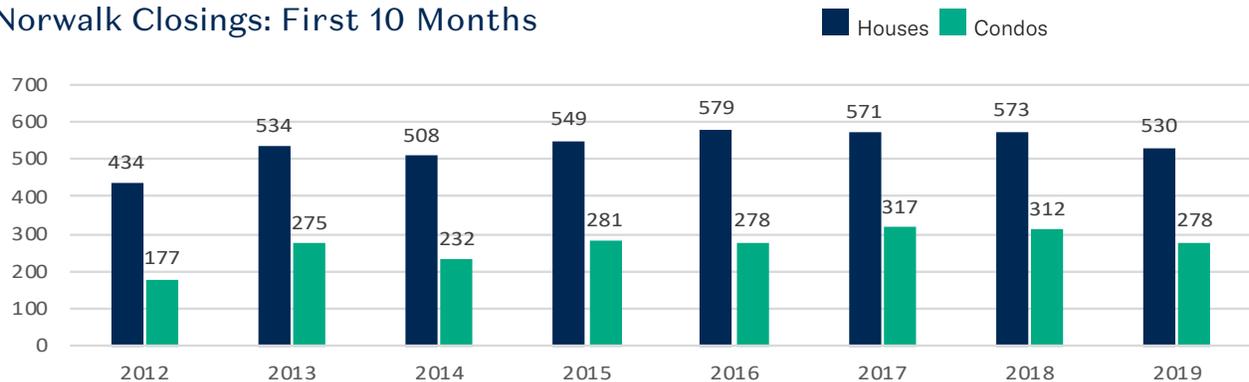
Norwalk Market Report

Year To Date Through October 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 October	39	58	-32.8%
Houses: Closings First 10 Months	530	573	-7.5%
Houses: Average Closing Price First 10 Months	\$588,662	\$613,512	-4.1%
Houses: Pending on October 31st	55	52	+5.8%
Houses: Active Inventory October 31st	374	342	+9.4%
Condos: Closings First 10 Months	278	312	-10.9%
Condos: Average Closing Price First 10 Months	\$305,347	\$280,667	+8.8%
Condos: Active Inventory October 31st	146	98	+49%
House & Condo \$ Volume of Closings First 10 Months	\$396,877,662	\$439,110,204	-9.6%

Norwalk Closings: First 10 Months



Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$300K	32	29	+10.3%
\$300K-\$400K	114	109	+4.6%
\$400K-\$500K	132	152	-13.2%
\$500K-\$600K	100	106	-5.7%
\$600K-\$800K	73	104	-29.8%
\$800K-\$1M	29	29	0%
\$1M-\$1.5M	30	21	+42.9%
\$1.5M-\$2M	14	11	+27.3%
\$2M-\$3M	5	7	-28.6%
Over \$3M	1	5	-80%

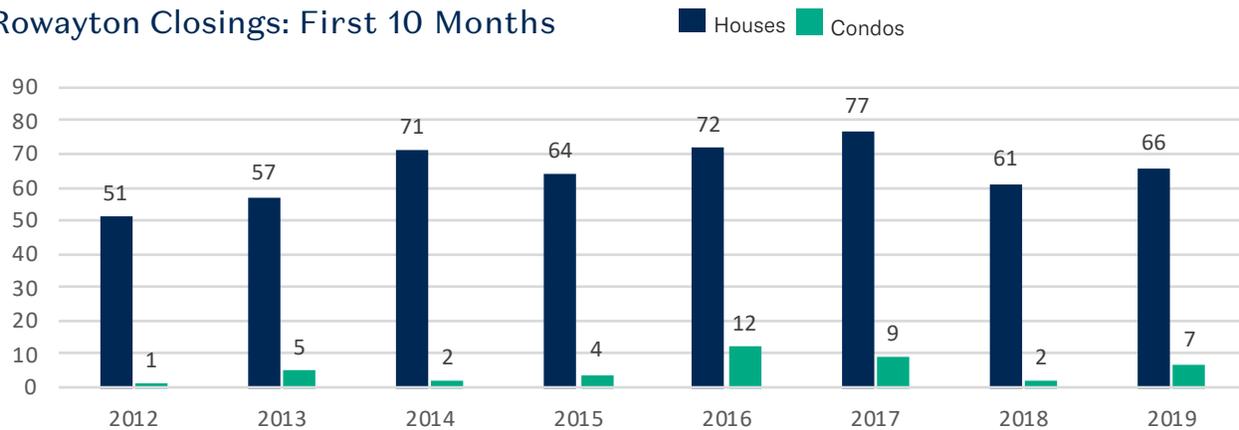
Rowayton Market Report

Year To Date Through October 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 October	6	5	+20%
Houses: Closings First 10 Months	66	61	+8.2%
Houses: Average Closing Price First 10 Months	\$1,236,424	\$1,302,497	-5.1%
Houses: Pending on October 31st	7	4	+75%
Houses: Active Inventory October 31st	76	60	+26.7%
Condos: Closings First 10 Months	7	2	+250%
Condos: Average Closing Price First 10 Months	\$1,133,571	\$316,000	+258.7%
Condos: Active Inventory October 31st	4	6	-33.3%
House & Condo \$ Volume of Closings First 10 Months	\$89,539,000	\$80,084,322	+11.8%

Rowayton Closings: First 10 Months



Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$600K	7	6	+16.7%
\$600K-\$1M	18	27	-33.3%
\$1M-\$1.5M	23	9	+155.6%
\$1.5M-\$2M	13	9	+44.4%
\$2M-\$3M	4	7	-42.9%
Over \$3M	1	3	-66.7%

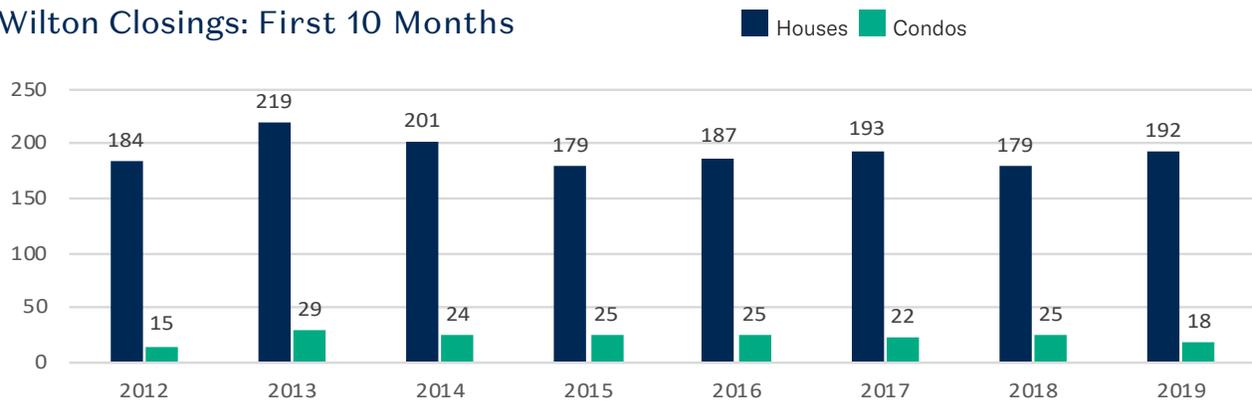
Wilton Market Report

Year To Date Through October 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in October	13	14	-7.1%
Houses: Closings First 10 Months	192	179	+7.3%
Houses: Average Closing Price First 10 Months	\$782,269	\$881,455	-11.3%
Houses: Pending on October 31st	10	13	-23.1%
Houses: Active Inventory October 31st	210	225	-6.7%
Condos: Closings First 10 Months	18	25	-28%
Condos: Average Closing Price First 10 Months	\$339,967	\$394,660	-13.9%
Condos: Active Inventory October 31st	16	16	0%
House & Condo \$ Volume of Closings First 10 Months	\$156,315,113	\$167,647,025	-6.8%

Wilton Closings: First 10 Months



Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$500K	31	19	+63.2%
\$500K-\$700K	62	49	+26.5%
\$700K-\$800K	24	22	+9.1%
\$800K-\$900K	24	32	-25%
\$900K-\$1M	12	17	-29.4%
\$1M-\$1.2M	15	17	-11.8%
\$1.2M-\$1.5M	17	14	+21.4%
\$1.5M-\$2M	6	6	0%
Over \$2M	1	3	-66.7%

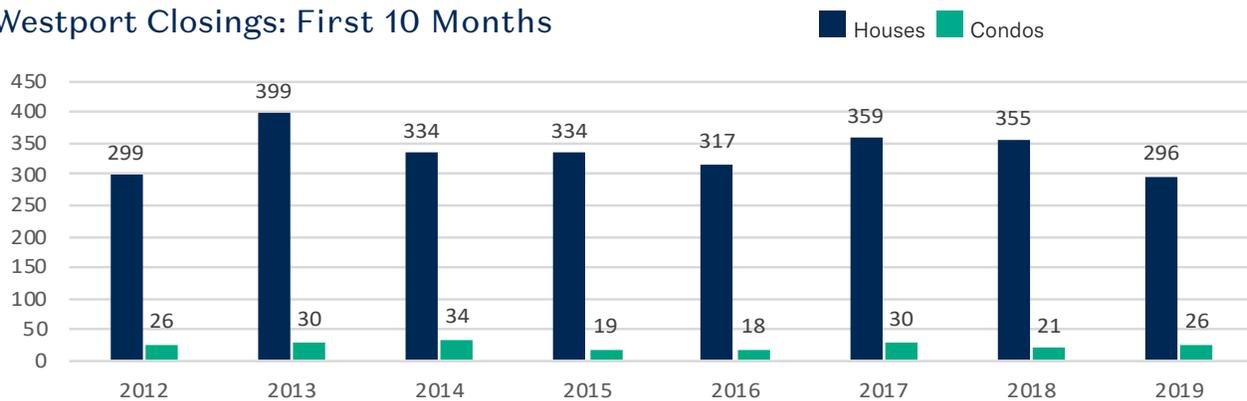
Westport Market Report

Year To Date Through October 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in October	26	22	+18.2%
Houses: Closings First 10 Months	296	355	-16.6%
Houses: Average Closing Price First 10 Months	\$1,352,920	\$1,470,803	-8%
Houses: Pending on October 31st	33	39	-15.4%
Houses: Active Inventory October 31st	341	342	-0.3%
Condos: Closings First 10 Months	26	21	+23.8%
Condos: Average Closing Price First 10 Months	\$514,530	\$591,231	-13%
Condos: Active Inventory October 31st	27	16	+68.8%
House & Condo \$ Volume of Closings First 10 Months	\$413,842,045	\$534,551,009	-22.6%

Westport Closings: First 10 Months



Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$750K	67	65	+3.1%
\$750K-\$1M	58	52	+11.5%
\$1M-\$1.2M	33	46	-28.3%
\$1.2M-\$1.5M	41	58	-29.3%
\$1.5M-\$2M	50	71	-29.6%
\$2M-\$2.5M	24	18	+33.3%
\$2.5M-\$3M	11	21	-47.6%
\$3M-\$4M	8	17	-52.9%
\$4M-\$5M	2	3	-33.3%
Over \$5M	2	4	-50%

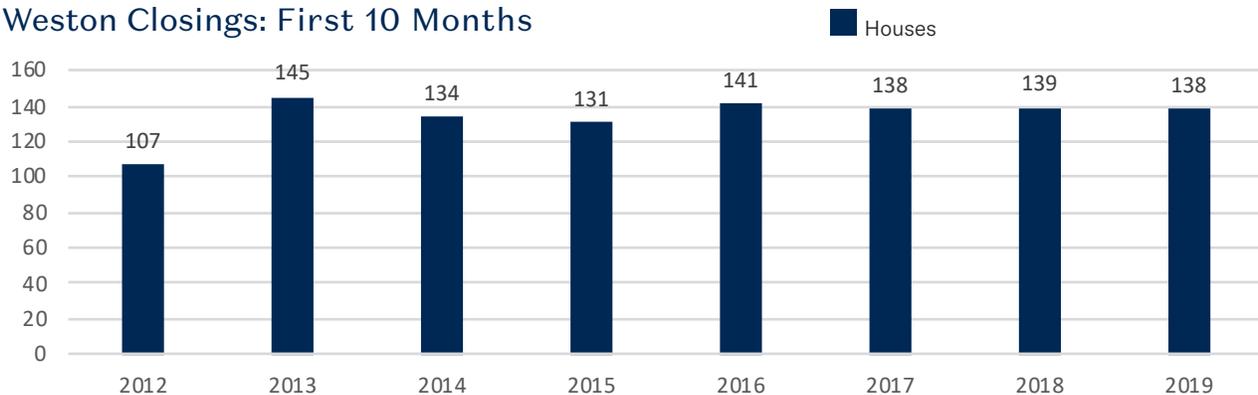
Weston Market Report

Year To Date Through October 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in October	10	9	+11.1%
Houses: Closings First 10 Months	138	139	-0.7%
Houses: Average Closing Price First 10 Months	\$797,660	\$801,422	-0.5%
Houses: Active Inventory October 31st	155	162	-4.3%
House & Condo \$ Volume of Closings First 10 Months	\$110,077,124	\$111,397,640	-1.2%

Weston Closings: First 10 Months



Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$500K	27	22	+22.7%
\$500K-\$700K	45	49	-8.2%
\$700K-\$900K	25	29	-13.8%
\$900K-\$1.2M	16	15	+6.7%
\$1.2M-\$1.5M	16	18	-11.1%
\$1.5M-\$2M	7	5	+40%
Over \$2M	2	1	+100%

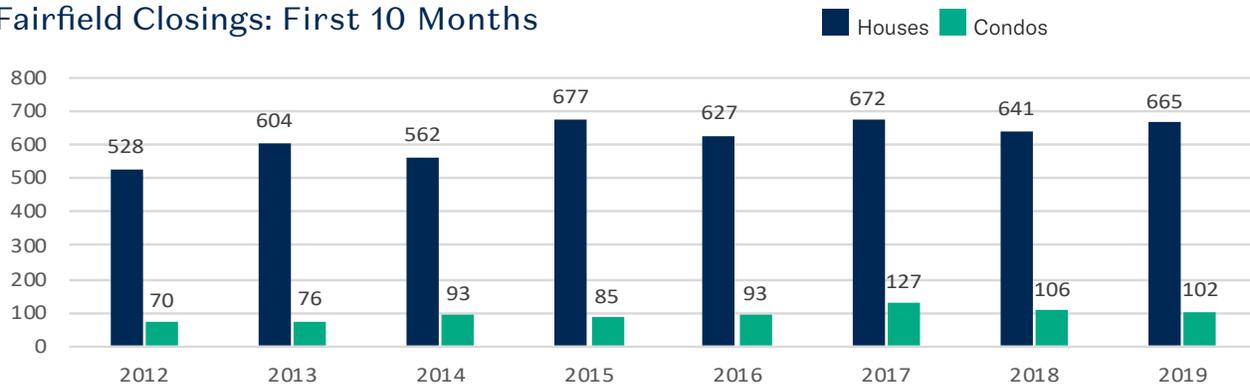
Fairfield Market Report

Year To Date Through October 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in October	50	52	-3.8%
Houses: Closings First 10 Months	665	641	+3.7%
Houses: Average Closing Price First 10 Months	\$707,201	\$782,929	-9.7%
Houses: Active Inventory October 31st	489	462	+5.8%
Condos: Closings First 10 Months	102	106	-3.8%
Condos: Average Closing Price First 10 Months	\$433,872	\$455,137	-4.7%
Condos: Active Inventory October 31st	57	47	+21.3%
House & Condo \$ Volume of Closings First 10 Months	\$514,543,839	\$550,101,789	-6.5%

Fairfield Closings: First 10 Months



Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$300K	31	37	-16.2%
\$300K-\$400K	86	89	-3.4%
\$400K-\$500K	123	95	+29.5%
\$500K-\$600K	102	75	+36%
\$600K-\$700K	76	72	+5.6%
\$700K-\$800K	57	66	-13.6%
\$800K-\$1M	78	71	+9.9%
\$1M-\$1.2M	45	43	+4.7%
\$1.2M-\$1.5M	31	39	-20.5%
\$1.5M-\$2M	23	28	-17.9%
Over \$2M	13	26	-50%

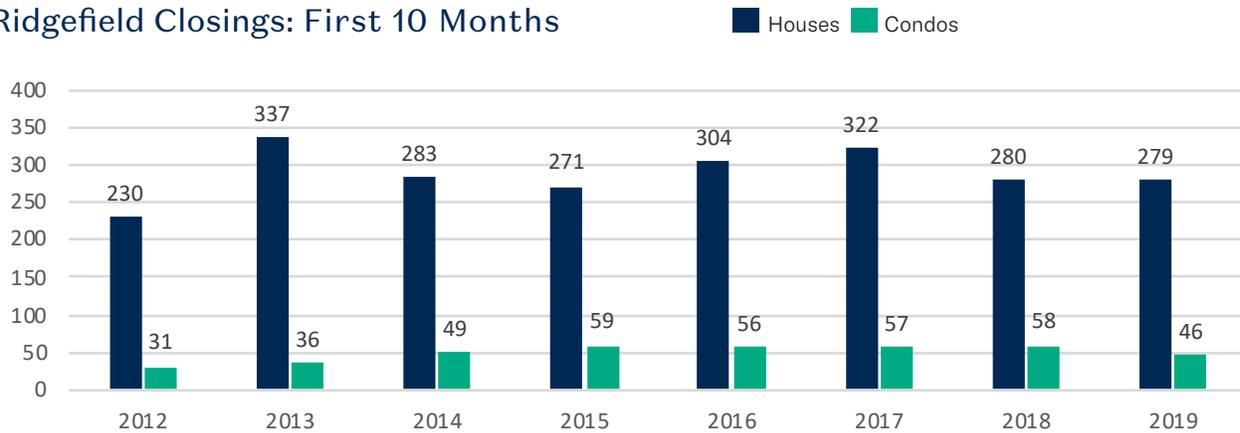
Ridgefield Market Report

Year To Date Through October 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in October	22	18	+22.2%
Houses: Closings First 10 Months	279	280	-0.4%
Houses: Average Closing Price First 10 Months	\$724,762	\$714,203	+1.5%
Houses: Active Inventory October 31st	283	238	+18.9%
Condos: Closings First 10 Months	46	58	-20.7%
Condos: Average Closing Price First 10 Months	\$318,030	\$328,184	-3.1%
Condos: Active Inventory October 31st	31	26	+19.2%
House & Condo \$ Volume of Closings First 10 Months	\$216,837,925	\$219,011,516	-1%

Ridgefield Closings: First 10 Months



Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$400K	26	18	+44.4%
\$400K-\$500K	46	38	+21.1%
\$500K-\$600K	43	54	-20.4%
\$600K-\$700K	56	55	+1.8%
\$700K-\$800K	35	44	-20.5%
\$800K-\$1M	35	33	+6.1%
\$1M-\$1.5M	22	32	-31.3%
\$1.5M-\$2M	10	4	+150%
Over \$2M	6	2	+200%

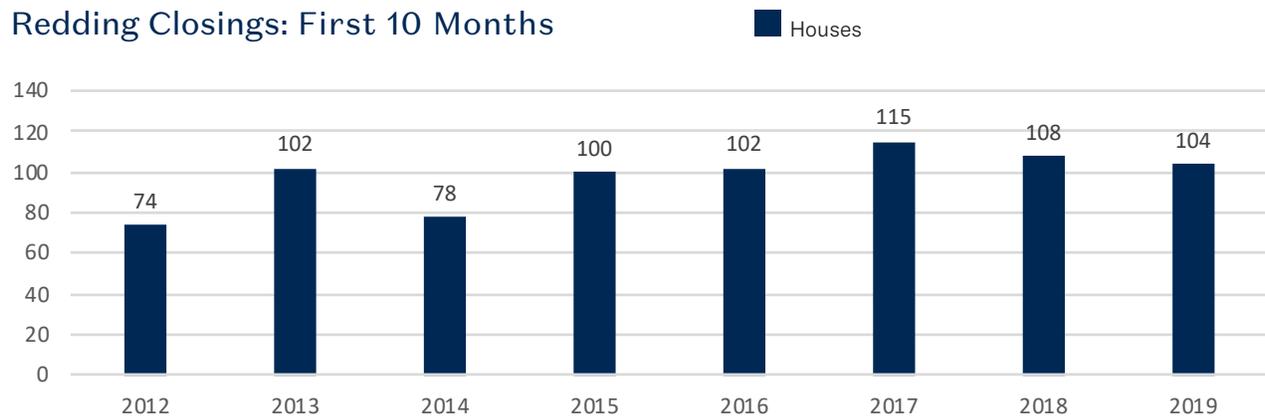
Redding Market Report

Year To Date Through October 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in October	14	9	+55.6%
Houses: Closings First 10 Months	104	108	-3.7%
Houses: Average Closing Price First 10 Months	\$542,897	\$584,822	-7.2%
Houses: Active Inventory October 31st	122	108	+13%
Condos: Closings First 10 Months	4	2	+100%
Condos: Average Closing Price First 10 Months	\$387,500	\$485,000	-20.1%
Condos: Active Inventory on October 31st	2	1	+100%
House & Condo \$ Volume of Closings First 10 Months	\$58,011,310	\$64,130,803	-9.5%

Redding Closings: First 10 Months



Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$250K	4	3	+33.3%
\$250K-\$400K	16	13	+23.1%
\$400K-\$500K	22	26	-15.4%
\$500K-\$600K	35	22	+59.1%
\$600K-\$800K	21	32	-34.4%
\$800K-\$1M	2	8	-75%
Over \$1M	4	4	0%

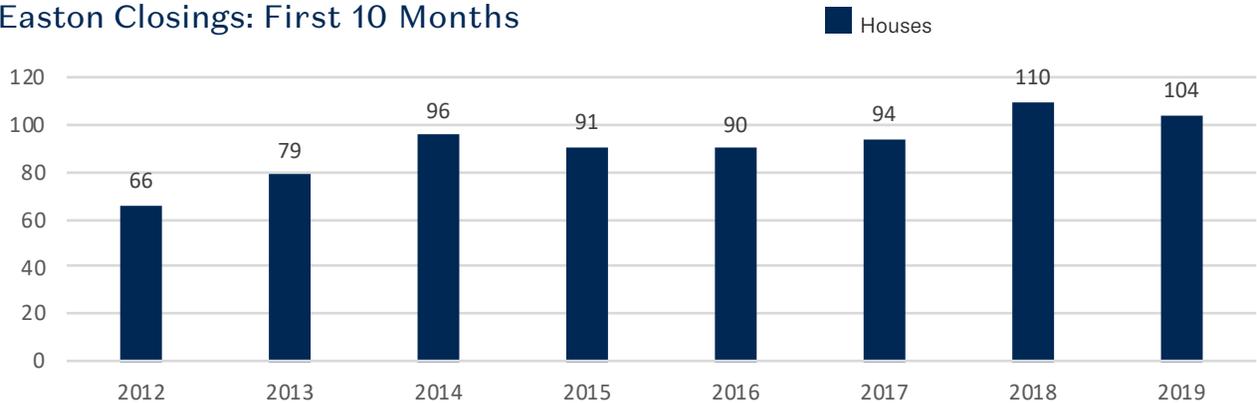
Easton Market Report

Year To Date Through October 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in October	7	7	0%
Houses: Closings First 10 Months	104	110	-5.5%
Houses: Average Closing Price First 10 Months	\$604,267	\$590,908	+2.3%
Houses: Pending on October 31st	13	0	NA
Houses: Active Inventory October 31st	85	99	-14.1%
House \$ Volume of Closings First 10 Months	\$62,843,764	\$64,999,926	-3.3%

Easton Closings: First 10 Months



Number of Houses Closed: First 10 Months

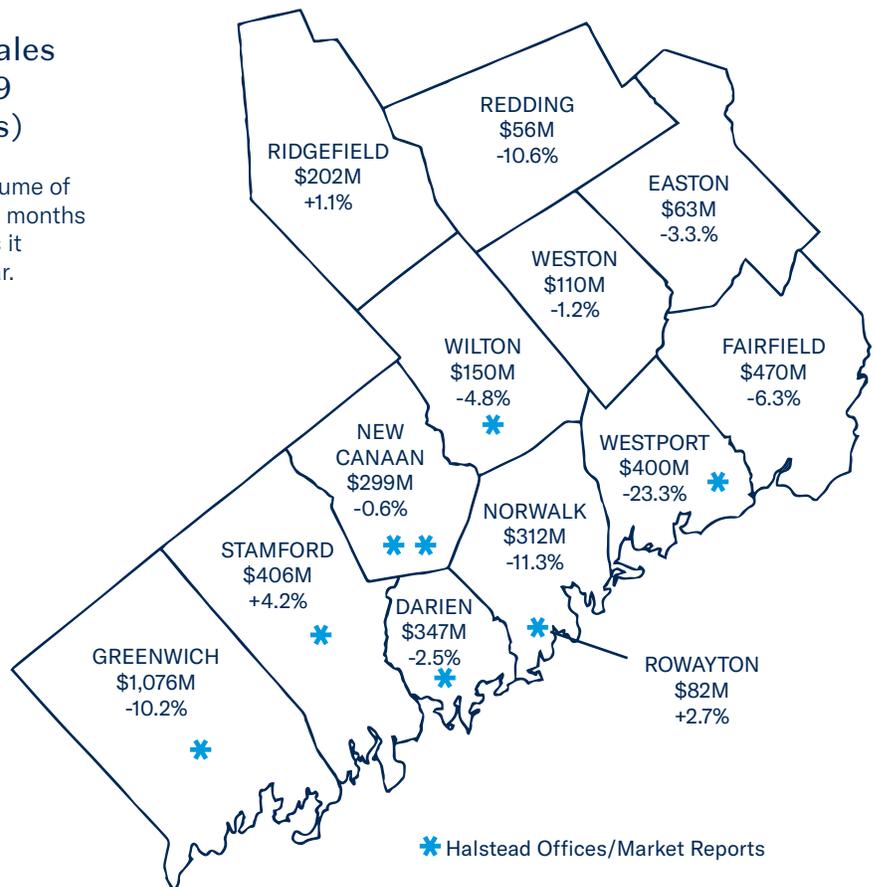
	2019	2018	%
Under \$400K	8	16	-50%
\$400K-\$500K	20	21	-4.8%
\$500K-\$600K	29	22	+31.8%
\$600K-\$700K	22	24	-8.3%
\$700K-\$1M	23	23	0%
\$1M-\$1.5M	1	4	-75%
Over \$1.5M	1	0	NA

Town Comparison: House Closings - First 10 Months

Town	# of Closed Houses		% change	Median Closing Price		% change
	2019	2018		2019	2018	
Darien	236	217	+8.8%	\$1,230,000	\$1,368,240	-10.1%
Easton	104	110	-5.5%	\$565,750	\$566,000	0%
Fairfield	665	641	+3.7%	\$580,000	\$630,000	-7.9%
All of Greenwich	447	496	-9.9%	\$1,905,000	\$1,825,000	+4.4%
New Canaan	213	183	+16.4%	\$1,215,000	\$1,360,000	-10.7%
Norwalk	530	573	-7.5%	\$485,064	\$497,500	-2.5%
Redding	104	108	-3.7%	\$529,000	\$549,500	-3.7%
Ridgefield	279	280	-0.4%	\$635,000	\$640,630	-0.9%
Rowayton*	66	61	+8.2%	\$1,190,625	\$950,000	+25.3%
Stamford	631	601	+5%	\$575,000	\$580,000	-0.9%
Weston	138	139	-0.7%	\$685,000	\$699,000	-2%
Westport	296	355	-16.6%	\$1,147,500	\$1,242,500	-7.6%
Wilton	192	179	+7.3%	\$716,250	\$799,000	-10.4%

Dollar Volume of House Sales January–October 2019 (Year's First 10 Months)

To the right is a look at the total dollar volume of house sales for each town for the first ten 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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While information is believed true, no guaranty is made of accuracy.

*Rowayton closing data also included in Norwalk.