



**HALSTEAD**  
REAL ESTATE

# Connecticut Market Report

Year To Date Through May 31, 2019

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**HALSTEAD CONNECTICUT, LLC**

# Greenwich Market Report

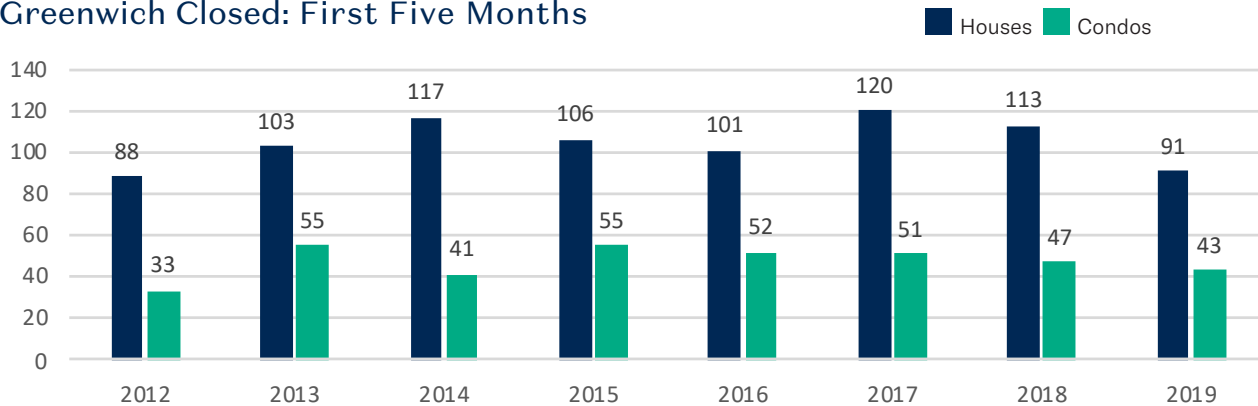
Year To Date Through May 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in May	29	28	+3.6%
Houses: Closings First Five Months	91	113	-19.5%
Houses: Average Closing Price First Five Months	\$2,636,425	\$2,886,469	-8.7%
Houses: Active Inventory on May 31st	527	471	+11.9%
Condos: Closings First Five Months	43	47	-8.5%
Condos: Average Closing Price First Five Months	\$1,057,570	\$1,044,570	+1.2%
Condos: Active Inventory on May 31st	118	140	-15.7%
House & Condo \$ Volume of Closings First Five Months	\$285,390,188	\$375,265,755	-23.9%

## Greenwich Closed: First Five Months



## Number of Houses Closed: First Five Months

	2019	2018	%
Under \$1M	17	28	-39.3%
\$1M-\$1.5M	10	11	-9.1%
\$1.5M-\$2M	13	15	-13.3%
\$2M-\$2.5M	18	11	+63.6%
\$2.5M-\$3M	8	7	+14.3%
\$3M-\$4M	12	14	-14.3%
\$4M-\$5M	6	11	-45.5%
\$5M-\$7M	4	11	-63.6%
Over \$7M	3	5	-40%

# Cos Cob Market Report

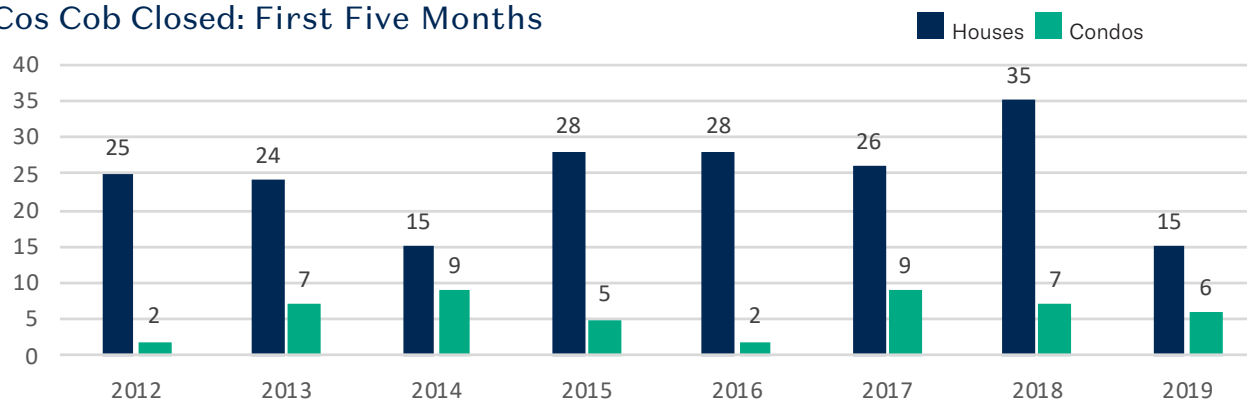
Year To Date Through May 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in May	4	11	-63.6%
Houses: Closings First Five Months	15	35	-57.1%
Houses: Average Closing Price First Five Months	\$1,409,257	\$1,683,259	-16.3%
Houses: Active Inventory on May 31st	68	63	+7.9%
Condos: Closings First Five Months	6	7	-14.3%
Condos: Average Closing Price First Five Months	\$655,833	\$1,139,986	-42.5%
Condos: Active Inventory on May 31st	19	15	+26.7%
House & Condo \$ Volume of Closings First Five Months	\$25,073,850	\$66,893,957	-62.5%

## Cos Cob Closed: First Five Months



## Number of Houses Closed: First Five Months

	2019	2018	%
Under \$1M	3	9	-66.7%
\$1M-\$1.5M	7	11	-36.4%
\$1.5M-\$2M	2	7	-71.4%
\$2M-\$2.5M	2	1	+100%
\$2.5M-\$3M	0	1	NA
Over \$3M	1	6	-83.3%

# Riverside Market Report

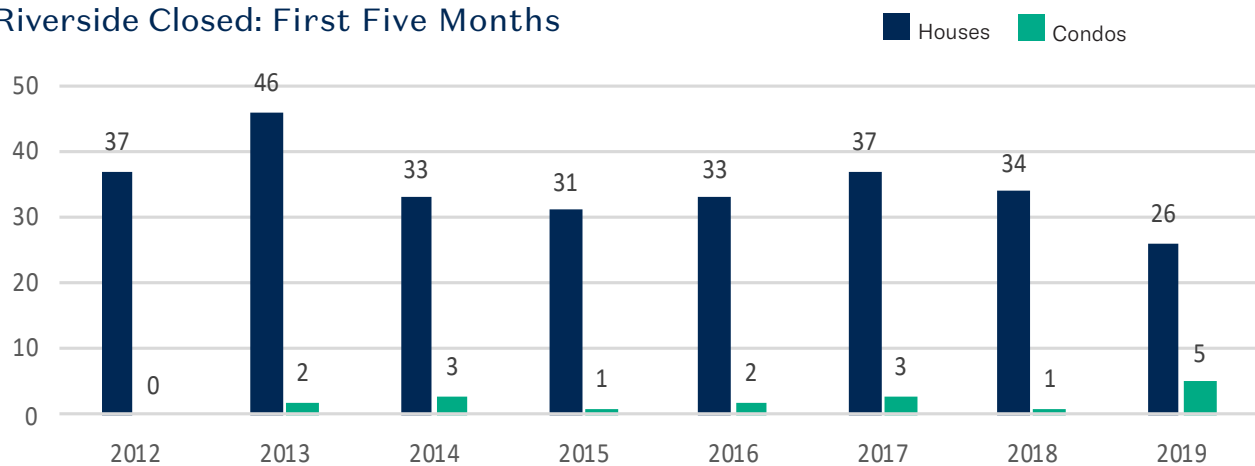
Year To Date Through May 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in May	14	10	+40%
Houses: Closings First Five Months	26	34	-23.5%
Houses: Average Closing Price First Five Months	\$1,876,839	\$2,456,110	-23.6%
Houses: Active Inventory on May 31st	97	104	-6.7%
House & Condo \$ Volume of Closings First Five Months	\$52,417,072	\$84,247,750	-37.8%

## Riverside Closed: First Five Months



## Number of Houses Closed: First Five Months

	2019	2018	%
Under \$1M	4	9	-55.6%
\$1M-\$1.5M	5	5	0%
\$1.5M-\$2M	8	4	+100%
\$2M-\$2.5M	2	8	-75%
\$2.5M-\$3M	4	1	+300%
\$3M-\$4M	3	3	0%
\$4M-\$5M	0	1	NA
Over \$5M	0	3	NA

# Old Greenwich Market Report

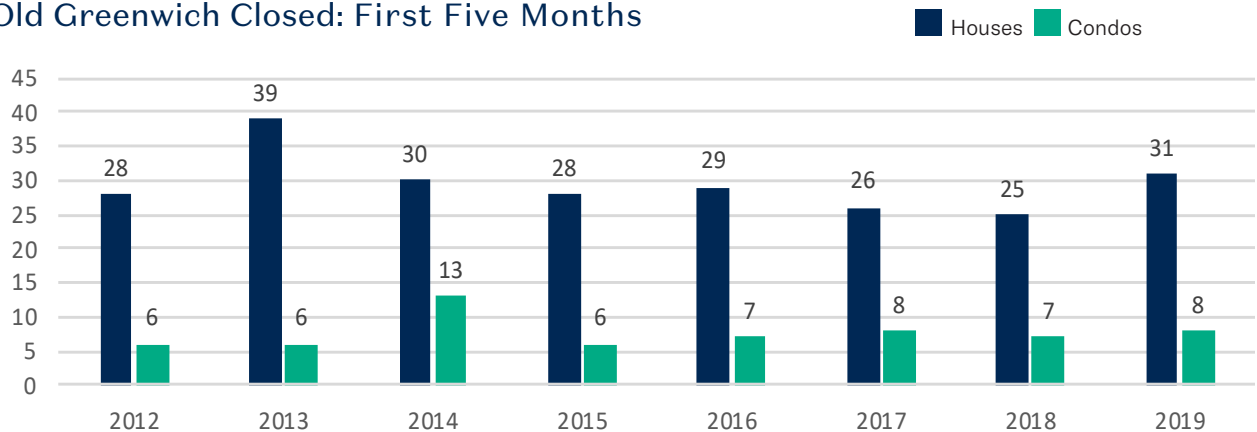
Year To Date Through May 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in May	7	5	+40%
Houses: Closings First Five Months	31	25	+24%
Houses: Average Closing Price First Five Months	\$2,518,828	\$2,140,720	+17.7%
Houses: Active Inventory on May 31st	95	91	+4.4%
Condos: Closings First Five Months	8	7	+14.3%
Condos: Average Closing Price First Five Months	\$533,188	\$489,071	+9%
Condos: Active Inventory on May 31st	11	13	-15.4%
House & Condo \$ Volume of Closings First Five Months	\$82,349,160	\$56,941,500	+44.6%

## Old Greenwich Closed: First Five Months



## Number of Houses Closed: First Five Months

	2019	2018	%
Under \$1M	3	3	0%
\$1M-\$1.5M	8	5	+60%
\$1.5M-\$2M	2	7	-71.4%
\$2M-\$2.5M	5	3	+66.7%
\$2.5M-\$3M	6	3	+100%
\$3M-\$4M	3	2	+50%
\$4M-\$5M	2	1	+100%
Over \$5M	2	1	+100%

# Stamford Market Report

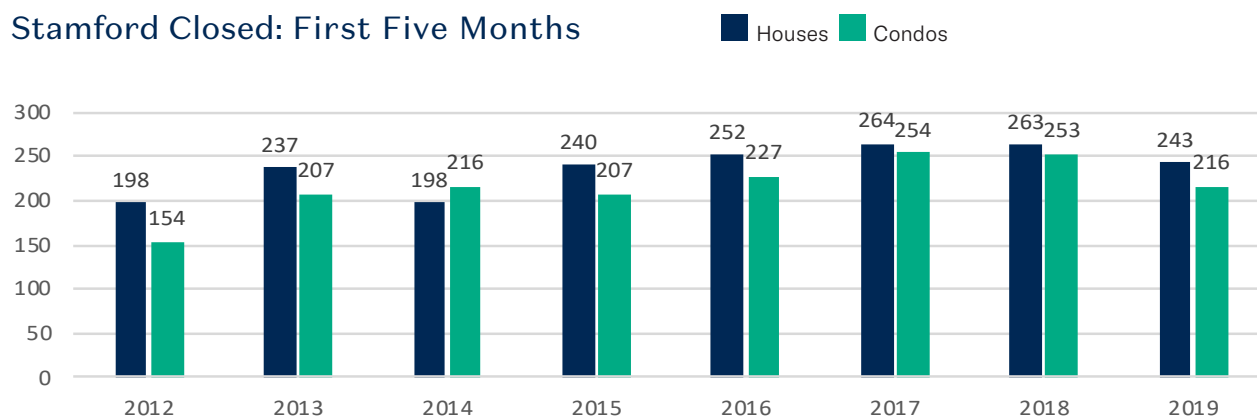
Year To Date Through May 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in May	73	63	+15.9%
Houses: Closings First Five Months	243	263	-7.6%
Houses: Average Closing Price First Five Months	\$625,811	\$650,544	-3.8%
Houses: Active Inventory on May 31st	526	494	+6.5%
Condos: Closings First Five Months	216	253	-14.6%
Condos: Average Closing Price First Five Months	\$330,195	\$350,161	-5.7%
Condos: Active Inventory on May 31st	293	309	-5.2%
House & Condo \$ Volume of Closings First Five Months	\$223,394,122	\$259,683,946	-14%

## Stamford Closed: First Five Months



## Number of Houses Closed: First Five Months

	2019	2018	%
Under \$400K	25	25	0%
\$400K-\$500K	51	60	-15%
\$500K-\$600K	55	48	+14.6%
\$600K-\$700K	52	48	+8.3%
\$700K-\$800K	30	31	-3.2%
\$800K-\$1M	14	28	-50%
\$1M-\$1.2M	8	9	-11.1%
\$1.2M-\$1.5M	5	10	-50%
\$1.5M-\$2M	1	4	-75%
Over \$2M	2	0	NA

# Darien Market Report

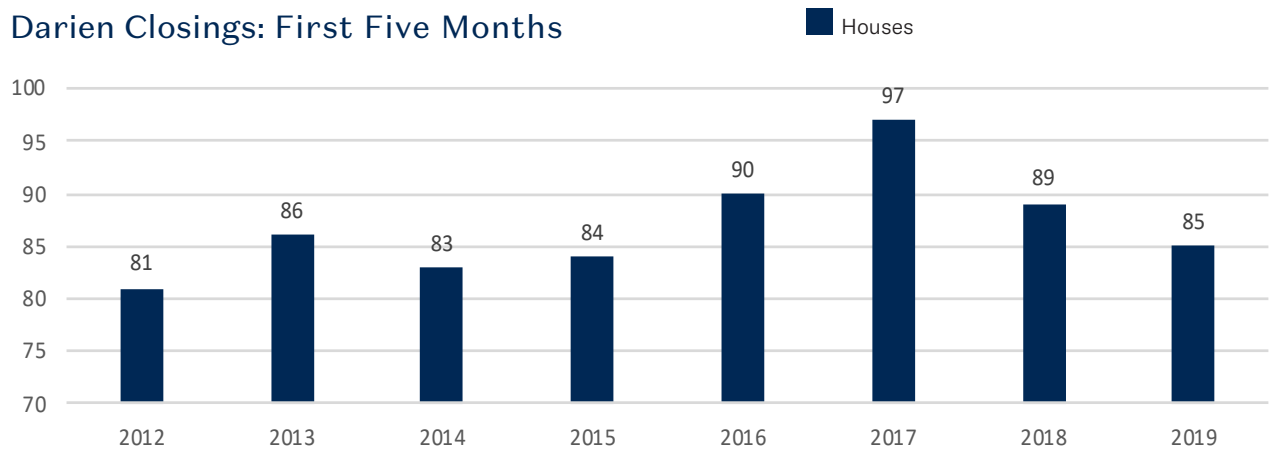
Year To Date Through May 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in May	20	24	-16.7%
Houses: Closings First Five Months	85	89	-4.5%
Houses: Average Closing Price First Five Months	\$1,456,059	\$1,631,327	-10.7%
Houses: Active Inventory on May 31st	282	315	-10.5%
Condos: Closings First Five Months	6	1	+500%
Condos: Average Closing Price First Five Months	\$832,667	\$1,555,000	-46.5%
Condos: Active Inventory on May 31st	23	24	-4.2%
House & Condo \$ Volume of Closings First Five Months	\$128,761,000	\$146,743,059	-12.3%

## Darien Closings: First Five Months



## Number of Houses Closed: First Five Months

	2019	2018	%
Under \$1M	29	30	-3.3%
\$1M-\$1.5M	25	15	+66.7%
\$1.5M-\$2M	14	23	-39.1%
\$2M-\$2.5M	8	9	-11.1%
\$2.5M-\$3M	5	4	+25%
\$3M-\$4M	3	6	-50%
\$4M-\$5M	0	0	NA
Over \$5M	1	2	-50%

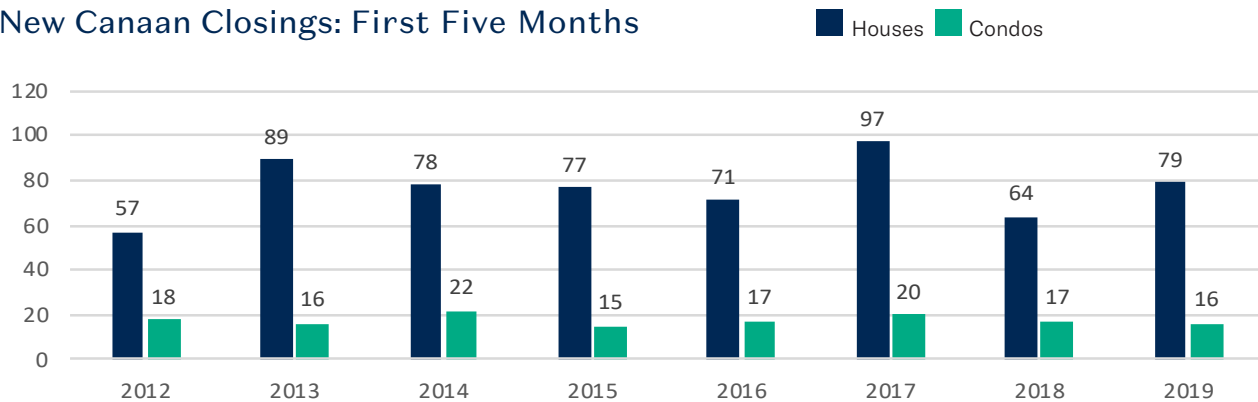
# New Canaan Market Report

Year To Date Through May 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 May	22	20	+10%
Houses: Closings First Five Months	79	64	+23.4%
Houses: Average Closing Price First Five Months	\$1,362,130	\$1,688,677	-19.3%
Houses: Active Inventory on May 31st	347	370	-6.2%
Condos: Closings First Five Months	16	17	-5.9%
Condos: Average Closing Price First Five Months	\$707,250	\$704,525	+0.4%
Condos: Active Inventory on May 31st	49	52	-5.8%
House & Condo \$ Volume of Closings First Five Months	\$118,924,272	\$120,052,267	-0.9%

## New Canaan Closings: First Five Months



## Number of Houses Closed: First Five Months

	2019	2018	%
Under \$1M	32	19	+68.4%
\$1M-\$1.5M	22	19	+15.8%
\$1.5M-\$2M	11	12	-8.3%
\$2M-\$2.5M	4	5	-20%
\$2.5M-\$3M	9	1	+800%
\$3M-\$4M	1	3	-66.7%
\$4M-\$5M	0	3	NA
\$5M-\$7M	0	2	NA
Over \$7M	0	0	NA



# Wilton Market Report

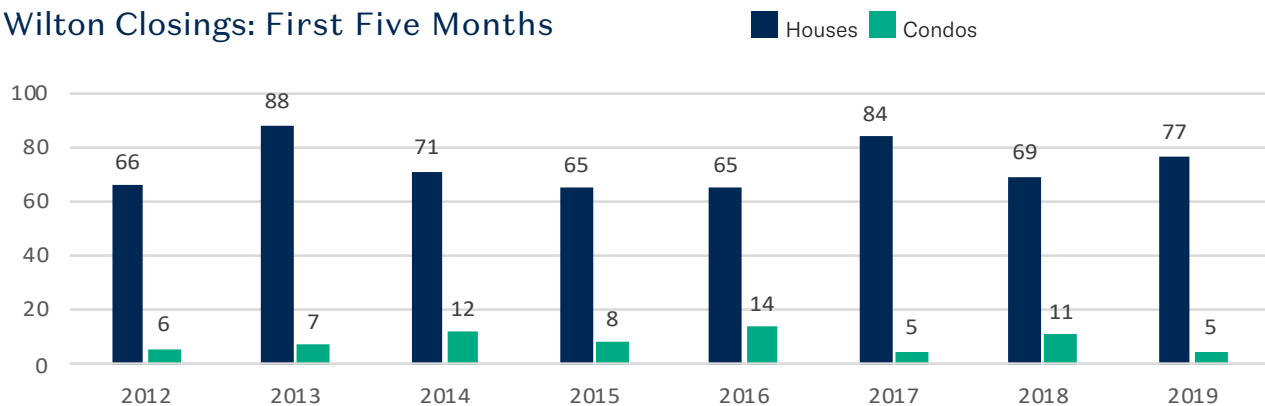
Year To Date Through May 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in May	21	19	+10.5%
Houses: Closings First Five Months	77	69	+11.6%
Houses: Average Closing Price First Five Months	\$775,494	\$929,265	-16.5%
Houses: Active Inventory on May 31st	275	255	+7.8%
Condos: Closings First Five Months	5	11	-54.5%
Condos: Average Closing Price First Five Months	\$265,980	\$355,318	-25.1%
Condos: Active Inventory on May 31st	19	18	+5.6%
House & Condo \$ Volume of Closings First Five Months	\$61,042,900	\$68,027,775	-10.3%

## Wilton Closings: First Five Months



## Number of Houses Closed: First Five Months

	2019	2018	%
Under \$500K	14	8	+75%
\$500K-\$700K	26	19	+36.8%
\$700K-\$800K	7	9	-22.2%
\$800K-\$900K	10	15	-33.3%
\$900K-\$1M	4	4	0%
\$1M-\$1.2M	7	6	+16.7%
\$1.2M-\$1.5M	6	4	+50%
\$1.5M-\$2M	2	2	0%
Over \$2M	1	2	-50%

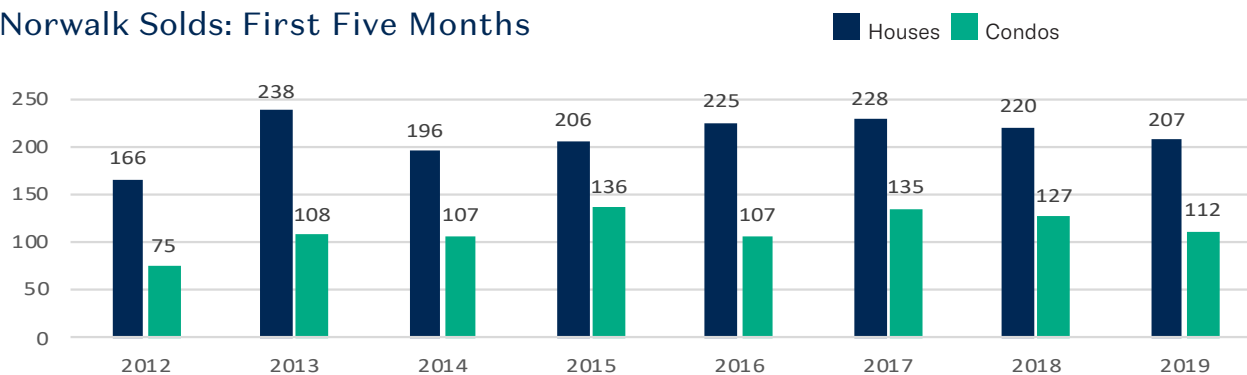
# Norwalk Market Report

Year To Date Through May 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 May	65	58	+12.1%
Houses: Closings First Five Months	207	220	-5.9%
Houses: Average Closing Price First Five Months	\$576,058	\$569,230	+1.2%
Houses: Active Inventory on May 31st	410	420	-2.4%
Condos: Closings First Five Months	112	127	-11.8%
Condos: Average Closing Price First Five Months	\$301,246	\$265,382	+13.5%
Condos: Active Inventory on May 31st	137	149	-8.1%
House & Condo \$ Volume of Closings First Five Months	\$152,983,500	\$158,934,114	-3.7%

## Norwalk Sold: First Five Months



## Number of Houses Closed: First Five Months

	2019	2018	%
Under \$300K	14	12	+16.7%
\$300K-\$400K	45	43	+4.7%
\$400K-\$500K	45	53	-15.1%
\$500K-\$600K	39	44	-11.4%
\$600K-\$800K	33	42	-21.4%
\$800K-\$1M	12	15	-20%
\$1M-\$1.5M	16	5	+220%
\$1.5M-\$2M	1	4	-75%
\$2M-\$3M	2	2	0%
Over \$3M	0	0	NA

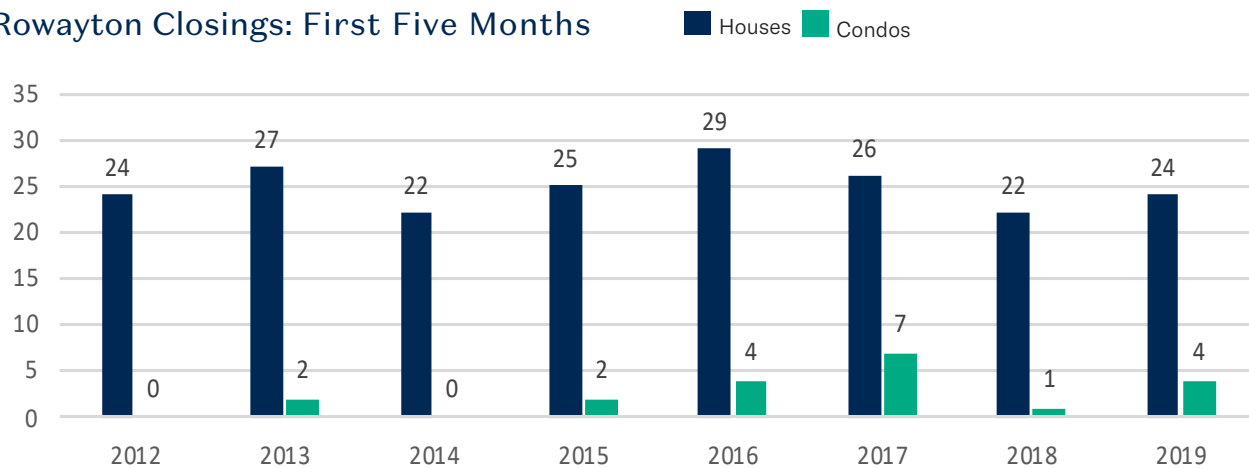
# Rowayton Market Report

Year To Date Through May 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 May	8	8	0%
Houses: Closings First Five Months	24	22	+9.1%
Houses: Average Closing Price First Five Months	\$1,108,604	\$1,048,662	+5.7%
Houses: Active Inventory on May 31st	81	82	-1.2%
House & Condo \$ Volume of Closings First Five Months	\$29,981,500	\$23,312,573	+28.6%

## Rowayton Closings: First Five Months



## Number of Houses Closed: First Five Months

	2019	2018	%
Under \$600K	1	4	-75%
\$600K-\$1M	9	12	-25%
\$1M-\$1.5M	12	1	+1100%
\$1.5M-\$2M	1	3	-66.7%
\$2M-\$3M	1	2	-50%
Over \$3M	0	0	NA

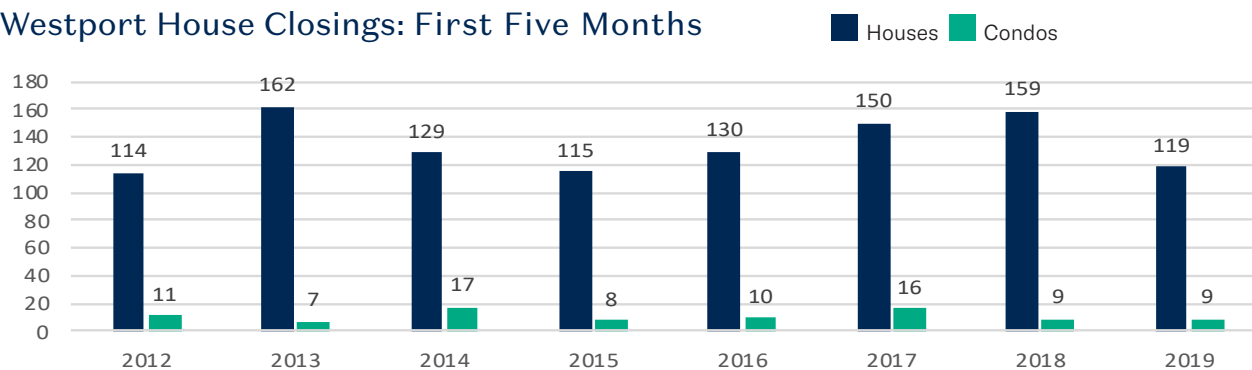
# Westport Market Report

Year To Date Through May 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in May	37	37	0%
Houses: Closings First Five Months	119	159	-25.2%
Houses: Average Closing Price First Five Months	\$1,342,162	\$1,518,307	-11.6%
Houses: Active Inventory on May 31st	393	477	-17.6%
Condos: Closings First Five Months	9	9	0%
Condos: Average Closing Price First Five Months	\$489,708	\$724,333	-32.4%
Condos: Active Inventory on May 31st	20	20	0%
House & Condo \$ Volume of Closings First Five Months	\$164,124,643	\$247,929,875	-33.8%

## Westport House Closings: First Five Months



## Number of Houses Closed: First Five Months

	2019	2018	%
Under \$750K	28	29	-3.4%
\$750K-\$1M	17	21	-19%
\$1M-\$1.2M	14	21	-33.3%
\$1.2M-\$1.5M	18	26	-30.8%
\$1.5M-\$2M	24	27	-11.1%
\$2M-\$2.5M	9	10	-10%
\$2.5M-\$3M	6	13	-53.8%
\$3M-\$4M	2	8	-75%
\$4M-\$5M	0	2	NA
Over \$5M	1	2	-50%

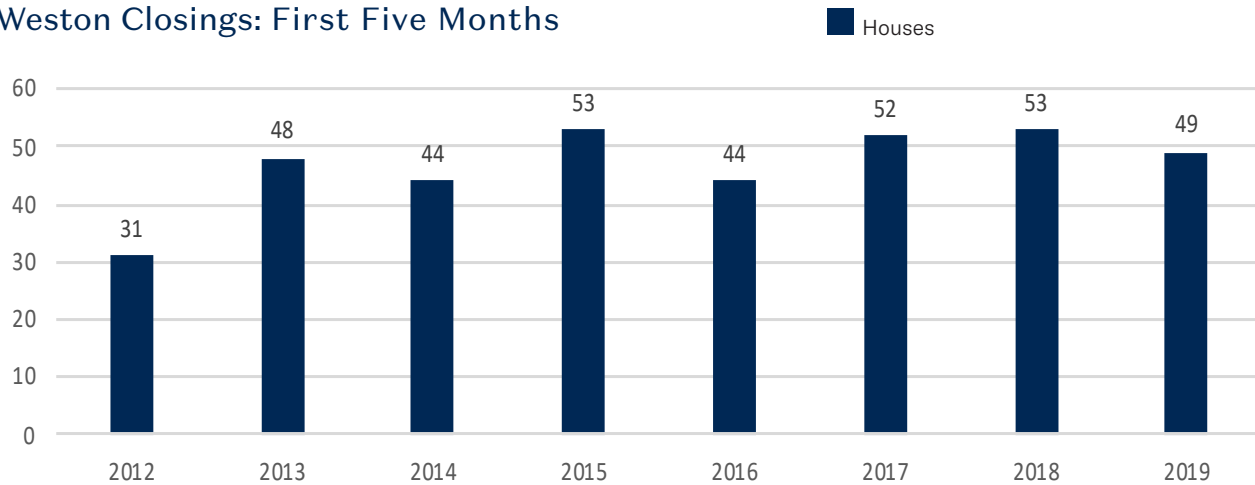
# Weston Market Report

Year To Date Through May 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in May	12	14	-14.3%
Houses: Closings First Five Months	49	53	-7.5%
Houses: Average Closing Price First Five Months	\$745,188	\$757,003	-1.6%
Houses: Active Inventory on May 31st	202	179	+12.8%
House \$ Volume of Closings First Five Months	\$36,514,205	\$40,121,140	-9%

## Weston Closings: First Five Months



## Number of Houses Closed: First Five Months

	2019	2018	%
Under \$500K	10	11	-9.1%
\$500K-\$700K	20	19	+5.3%
\$700K-\$900K	7	8	-12.5%
\$900K-\$1.2M	4	7	-42.9%
\$1.2M-\$1.5M	7	6	+16.7%
\$1.5M-\$2M	1	2	-50%
Over \$2M	0	0	NA

# Fairfield Market Report

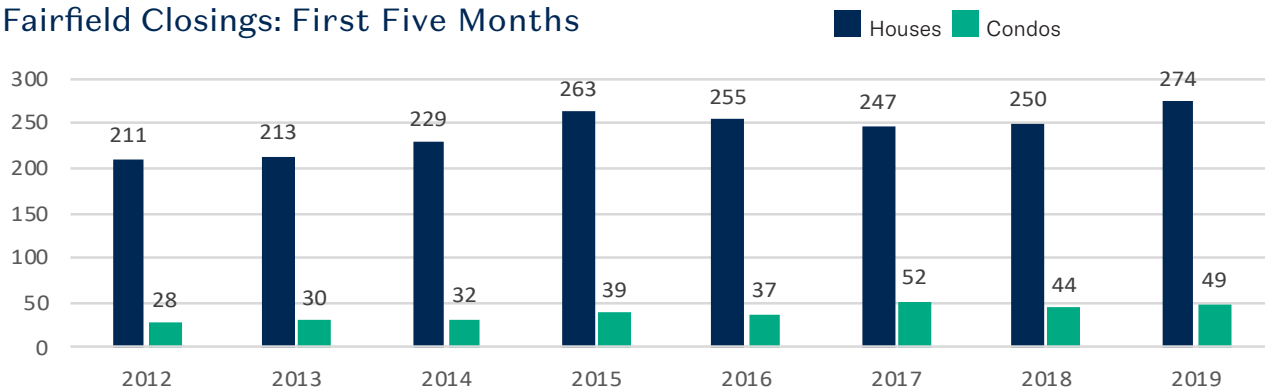
Year To Date Through May 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in May	76	59	+28.8%
Houses: Closings First Five Months	274	250	+9.6%
Houses: Average Closing Price First Five Months	\$711,310	\$746,740	-4.7%
Houses: Active Inventory on May 31st	584	586	-0.3%
Condos: Closings First Five Months	49	44	+11.4%
Condos: Average Closing Price First Five Months	\$387,610	\$453,330	-14.5%
Condos: Active Inventory on May 31st	62	63	-1.6%
House & Condo \$ Volume of Closings First Five Months	\$213,891,782	\$206,631,609	+3.5%

## Fairfield Closings: First Five Months



## Number of Houses Closed: First Five Months

	2019	2018	%
Under \$300K	16	15	+6.7%
\$300K-\$400K	38	45	-15.6%
\$400K-\$500K	48	42	+14.3%
\$500K-\$600K	42	31	+35.5%
\$600K-\$700K	32	23	+39.1%
\$700K-\$800K	18	22	-18.2%
\$800K-\$1M	30	21	+42.9%
\$1M-\$1.2M	20	17	+17.6%
\$1.2M-\$1.5M	15	17	-11.8%
\$1.5M-\$2M	9	5	+80%
Over \$2M	6	12	-50%

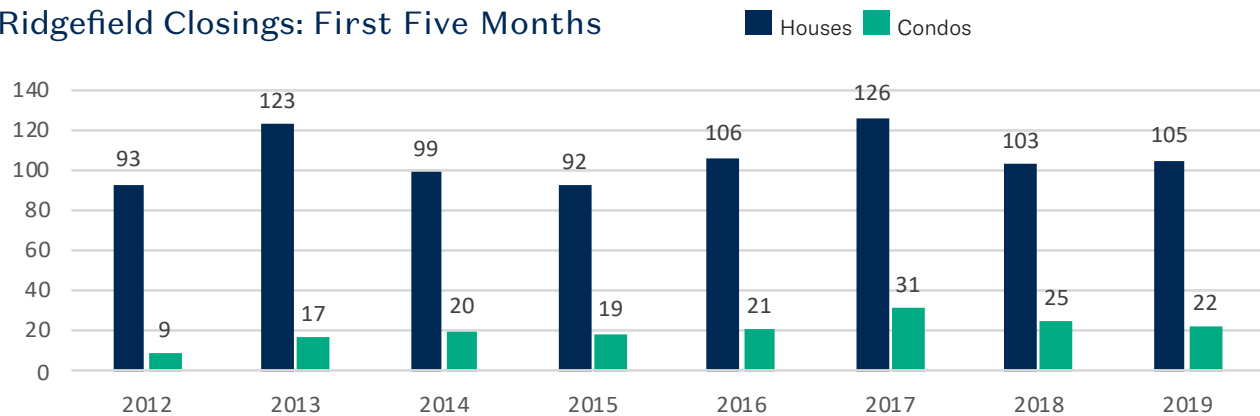
# Ridgefield Market Report

Year To Date Through May 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in May	29	27	+7.4%
Houses: Closings First Five Months	105	103	+1.9%
Houses: Average Closing Price First Five Months	\$709,801	\$673,835	+5.3%
Houses: Active Inventory on May 31st	311	309	+0.6%
Condos: Closings First Five Months	22	25	-12%
Condos: Average Closing Price First Five Months	\$304,205	\$342,388	-11.2%
Condos: Active Inventory on May 31st	31	23	+34.8%
House & Condo \$ Volume of Closings First Five Months	\$81,221,582	\$77,964,750	+4.2%

## Ridgefield Closings: First Five Months



## Number of Houses Closed: First Five Months

	2019	2018	%
Under \$400K	13	9	+44.4%
\$400K-\$500K	17	16	+6.3%
\$500K-\$600K	22	19	+15.8%
\$600K-\$700K	16	22	-27.3%
\$700K-\$800K	11	15	-26.7%
\$800K-\$1M	13	9	+44.4%
\$1M-\$1.5M	7	12	-41.7%
\$1.5M-\$2M	3	1	+200%
Over \$2M	3	0	NA

# Redding Market Report

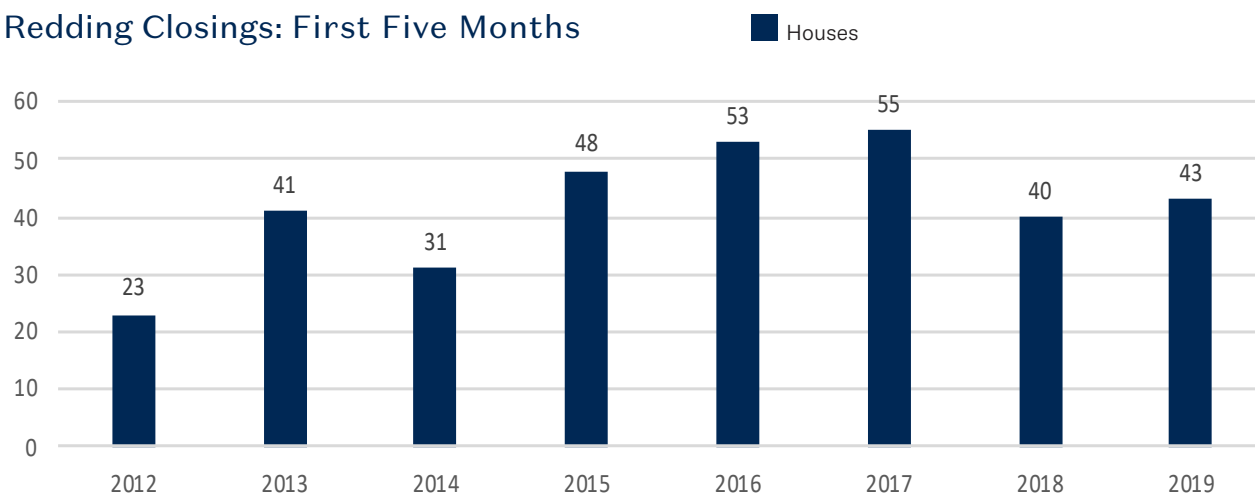
Year To Date Through May 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in May	14	9	+55.6%
Houses: Closings First Five Months	43	40	+7.5%
Houses: Average Closing Price First Five Months	\$542,526	\$569,634	-4.8%
Houses: Active Inventory on May 31st	127	132	-3.8%
House & Condo \$ Volume of Closings First Five Months	\$23,808,610	\$22,785,350	+4.5%

## Redding Closings: First Five Months



## Number of Houses Closed: First Five Months

	2019	2018	%
Under \$250K	4	2	+100%
\$250K-\$400K	5	4	+25%
\$400K-\$500K	7	10	-30%
\$500K-\$600K	13	9	+44.4%
\$600K-\$800K	12	9	+33.3%
\$800K-\$1M	1	5	-80%
Over \$1M	1	1	0%



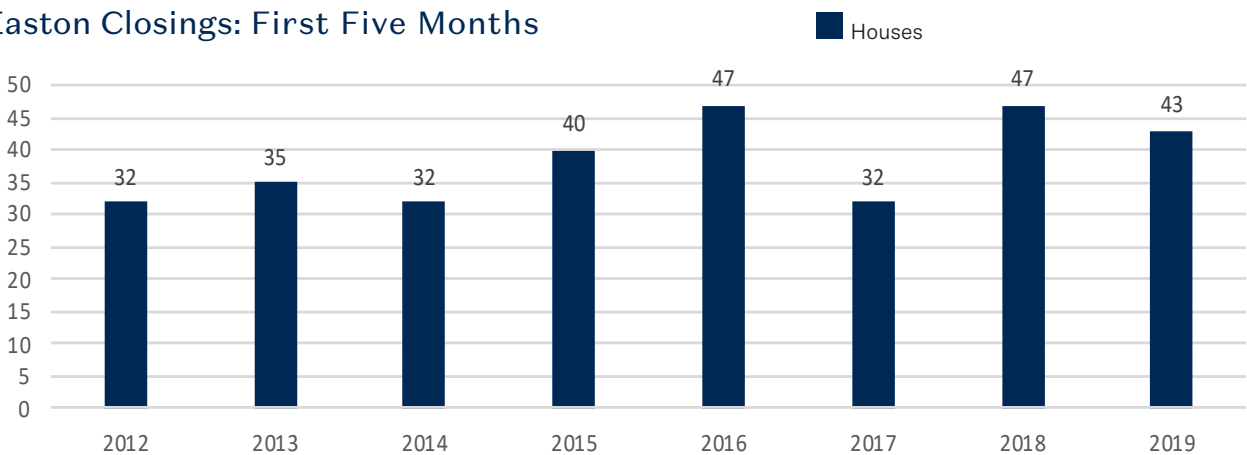
# Easton Market Report

Year To Date Through May 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in May	9	14	-35.7%
Houses: Closings First Five Months	43	47	-8.5%
Houses: Average Closing Price First Five Months	\$614,676	\$572,930	+7.3%
Houses: Active Inventory on May 31st	102	120	-15%
House & Condo \$ Volume of Closings First Five Months	\$26,431,064	\$26,927,700	-1.8%

## Easton Closings: First Five Months



## Number of Houses Closed: First Five Months

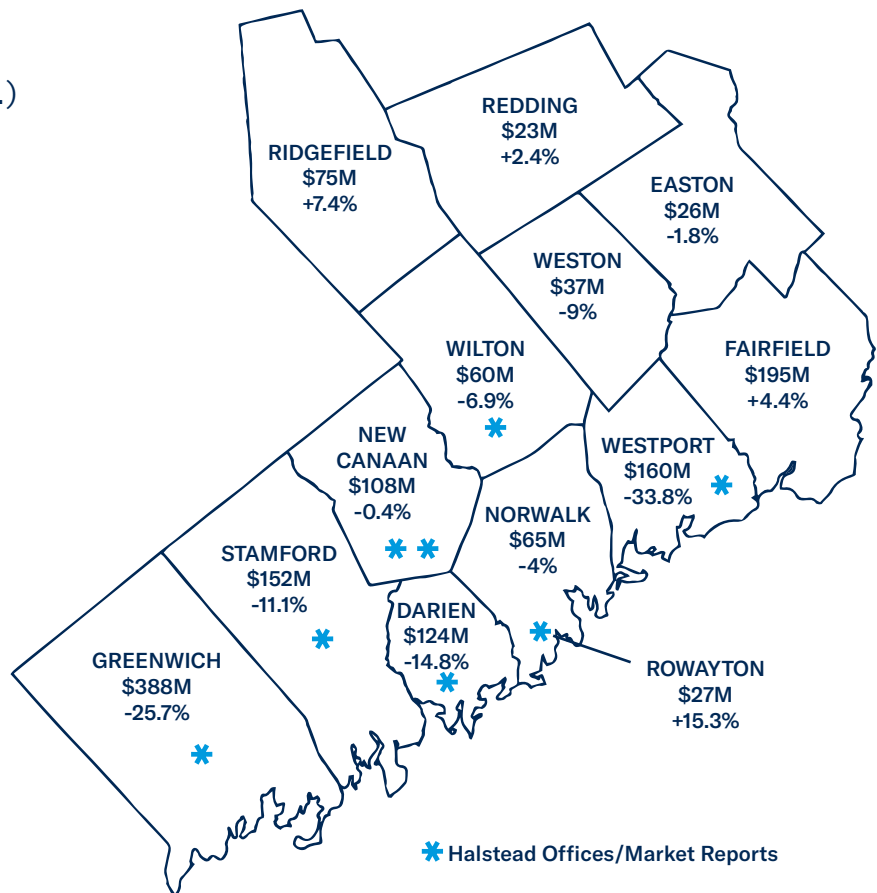
	2019	2018	%
Under \$400K	3	6	-50%
\$400K-\$500K	9	9	0%
\$500K-\$600K	12	13	-7.7%
\$600K-\$700K	9	11	-18.2%
\$700K-\$1M	9	7	+28.6%
\$1M-\$1.5M	0	1	NA
Over \$1.5M	1	0	NA

## Town Comparison: Sold Houses - Five Months (Dec.-May)

Town	# of Closed Houses		% change	Average Closing Price		% change
	2019	2018		2019	2018	
Darien	85	89	-4.5%	\$1,456,059	\$1,631,327	-10.7%
Easton	43	47	-8.5%	\$614,676	\$572,930	+7.3%
Fairfield	274	250	+9.6%	\$711,310	\$746,740	-4.7%
All of Greenwich	163	207	-21.3%	\$2,379,969	\$2,522,274	-5.6%
New Canaan	79	64	+23.4%	\$1,362,130	\$1,688,677	-19.3%
Norwalk	207	220	-5.9%	\$576,058	\$569,230	+1.2%
Redding	43	40	+7.5%	\$542,526	\$569,634	-4.8%
Ridgefield	105	103	+1.9%	\$709,801	\$673,835	+5.3%
Rowayton*	24	22	+9.1%	\$1,108,604	\$1,048,662	+5.7%
Stamford	243	263	-7.6%	\$625,811	\$650,544	-3.8%
Weston	49	53	-7.5%	\$745,188	\$757,003	-1.6%
Westport	119	159	-25.2%	\$1,342,162	\$1,518,307	-11.6%
Wilton	77	69	+11.6%	\$775,494	\$929,265	-16.5%

## Dollar Volume of House Sales - 5 Months (Dec.-May.)

To the right is a look at the total dollar volume of house sales for each town for the past five months, 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.