



HALSTEAD

REAL ESTATE

Connecticut | New York City | Hamptons | New Jersey | Hudson Valley

Cos Cob Market Report

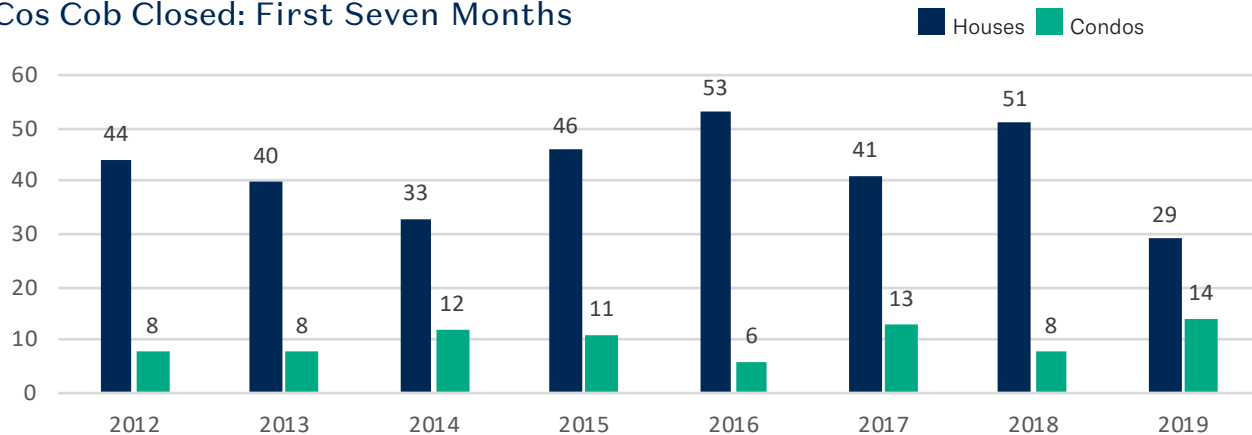
Year To Date Through July 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	9	8	+12.5%
Houses: Closings First Seven Months	29	51	-43.1%
Houses: Average Closing Price First Seven Months	\$1,411,431	\$1,697,187	-16.8%
Houses: Active Inventory July 31st	66	60	+10%
Condos: Closings First Seven Months	14	8	+75%
Condos: Average Closing Price First Seven Months	\$773,652	\$1,046,863	-26.1%
Condos: Active Inventory July 31st	13	14	-7.1%
House & Condo \$ Volume of Closings First Seven Months	\$51,762,625	\$94,931,457	-45.5%

Cos Cob Closed: First Seven Months



halstead.com

MAYFAIR
International Realty

LUXURY
PORTFOLIO
INTERNATIONAL

Leading
REAL ESTATE COMPANIES
IN THE WORLD

Data sourced from Greenwich MLS and Connecticut Smart MLS. Active Inventory includes Active and Contingent Contract status. Closings do not include non-mls, multi-family or land properties.



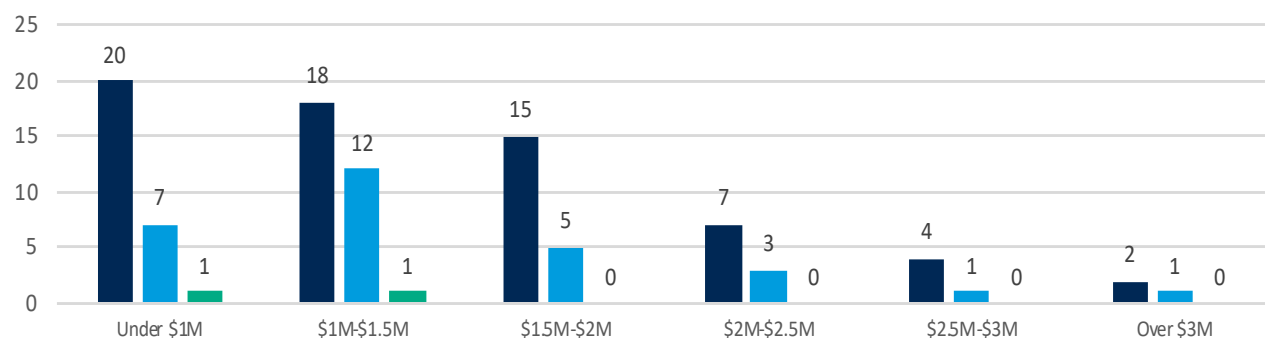
Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$1M	7	10	-30%
\$1M-\$1.5M	12	15	-20%
\$1.5M-\$2M	5	13	-61.5%
\$2M-\$2.5M	3	6	-50%
\$2.5M-\$3M	1	1	0%
Over \$3M	1	6	-83.3%

Houses Active/Closed/Pending 2019

Active Closed Pending

Active/Pending as of July 31st; Closed: First Seven Months



Town Comparison: Closed Houses - First Seven Months

Town	# of Closed Houses		% change	Median Closing Price		% change
	2019	2018		2019	2018	
Darien	170	158	+7.6%	\$1,230,000	\$1,502,500	-18.1%
Easton	73	79	-7.6%	\$562,500	\$550,000	+2.3%
Fairfield	471	440	+7%	\$580,000	\$635,000	-8.7%
All of Greenwich	295	351	-16%	\$1,950,000	\$1,855,000	+5.1%
New Canaan	142	129	+10.1%	\$1,212,500	\$1,400,000	-13.4%
Norwalk	371	390	-4.9%	\$487,890	\$511,025	-4.5%
Redding	74	71	+4.2%	\$534,000	\$549,000	-2.7%
Ridgefield	190	193	-1.6%	\$635,500	\$639,000	-0.5%
Rowayton*	43	48	-10.4%	\$1,181,250	\$859,500	+37.4%
Stamford	400	439	-8.9%	\$580,500	\$600,000	-3.3%
Weston	94	93	+1.1%	\$675,000	\$690,000	-2.2%
Westport	191	245	-22%	\$1,195,000	\$1,247,500	-4.2%
Wilton	133	114	+16.7%	\$725,000	\$800,000	-9.4%

*Rowayton solds data also included in Norwalk.