



HALSTEAD

REAL ESTATE

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Cos Cob Market Report

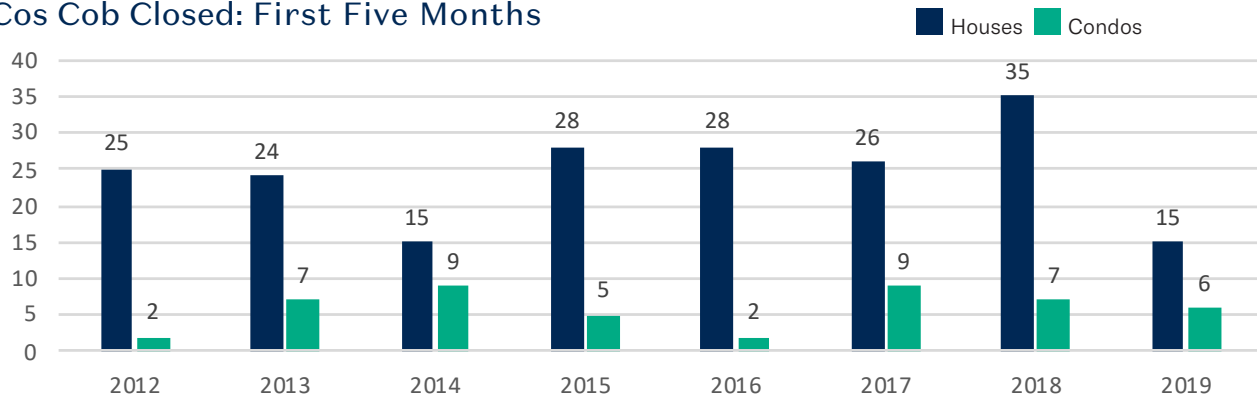
Year To Date Through May 31, 2019

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



halstead.com

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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.



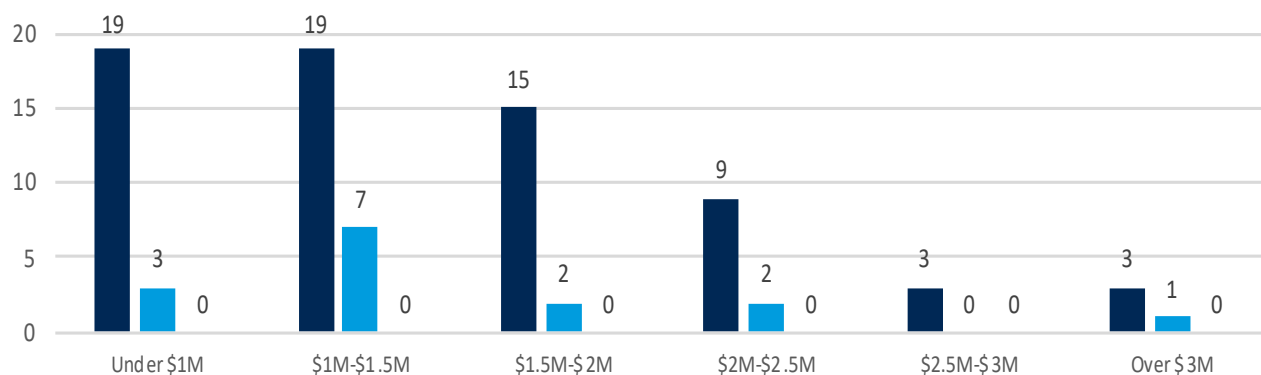
Number of Houses Closed: First Five Months

	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%

Houses Active/Closed/Pending 2019

Active/Pending as of May 31st; Closed: First Five Months

Active Closed Pending



Town Comparison: Closed Houses - First Five Months

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%

*Rowayton solds data also included in Norwalk.