



**HALSTEAD**  
REAL ESTATE

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

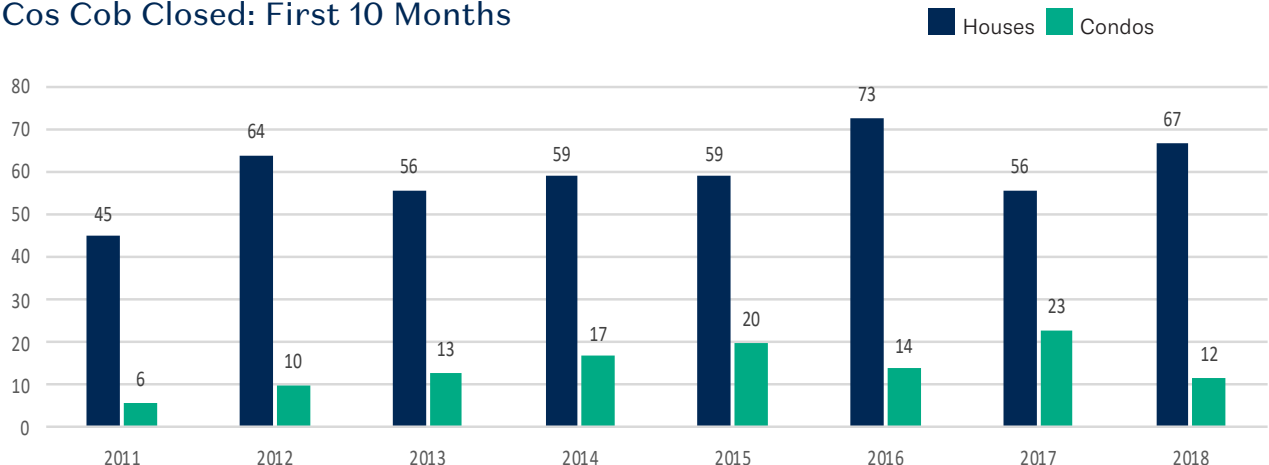
# Cos Cob Market Report

Year To Date Through October 31, 2018

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

	2018	2017	% CHANGE
Houses: Closings in October	5	8	-37.5%
Houses: Closings First 10 Months	67	56	+19.6%
Houses: Median Closing Price First 10 Months	\$1,450,000	\$1,202,750	+20.6%
Houses: Average Closing Price First 10 Months	\$1,624,084	\$1,344,685	+20.8%
Houses: Active Inventory October 31st	58	59	-1.7%
Condos: Closings First 10 Months	12	23	-47.8%
Condos: Average Closing Price First 10 Months	\$946,954	\$950,652	-0.4%
Condos: Active Inventory on October 31st	17	21	-19%
House & Condo \$ Volume of Closings First 10 Months	\$120,177,076	\$97,167,375	+23.7%

## Cos Cob Closed: First 10 Months





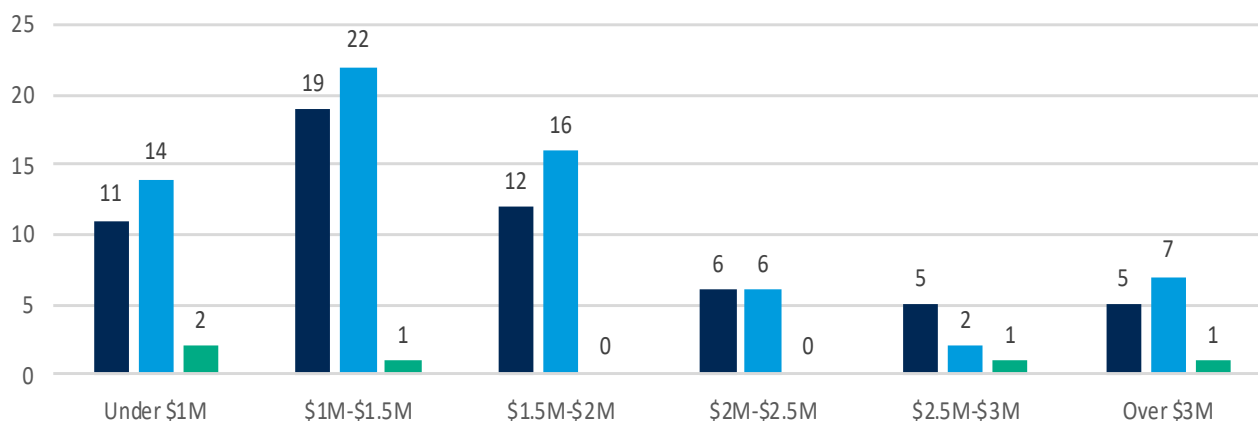
## Number of Houses Closed: First 10 Months

	2018	2017	%
Under \$1M	14	18	-22.2%
\$1M-\$1.5M	22	23	-4.3%
\$1.5M-\$2M	16	8	+100%
\$2M-\$2.5M	6	4	+50%
\$2.5M-\$3M	2	2	0%
Over \$3M	7	1	+600%

## Houses Active/Closed/Pending 2018

Active/Pending as of October 31st; Closed: First 10 Months

Active Closed Pending



## Lower Fairfield County Town Comparison: First 10 Months (Houses)

Town	# of Closed Houses		% change	Median Closing Price		% change
	2018	2017		2018	2017	
Darien	215	265	-18.9%	\$1,385,000	\$1,400,000	-1.1%
Easton	109	94	+16%	\$562,000	\$602,500	-6.7%
Fairfield	640	672	-4.8%	\$630,000	\$599,950	+5%
All of Greenwich	495	474	+4.4%	\$1,825,000	\$1,797,500	+1.9%
New Canaan	182	222	-18%	\$1,355,000	\$1,453,000	-6.7%
Norwalk	572	571	+0.2%	\$497,500	\$470,000	+5.9%
Redding	107	115	-7%	\$550,000	\$485,000	+13.4%
Ridgefield	280	322	-13%	\$640,630	\$640,000	+0.1%
Rowayton*	61	77	-20.8%	\$950,000	\$1,325,000	-28.3%
Stamford	601	620	-3.1%	\$580,000	\$580,000	0%
Weston	137	138	-0.7%	\$699,000	\$780,000	-10.4%
Westport	353	359	-1.7%	\$1,242,500	\$1,331,000	-6.6%
Wilton	179	193	-7.3%	\$799,000	\$765,000	+4.4%

\*Rowayton solds data also included in Norwalk.