



HALSTEAD
REAL ESTATE

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

Cos Cob Market Report

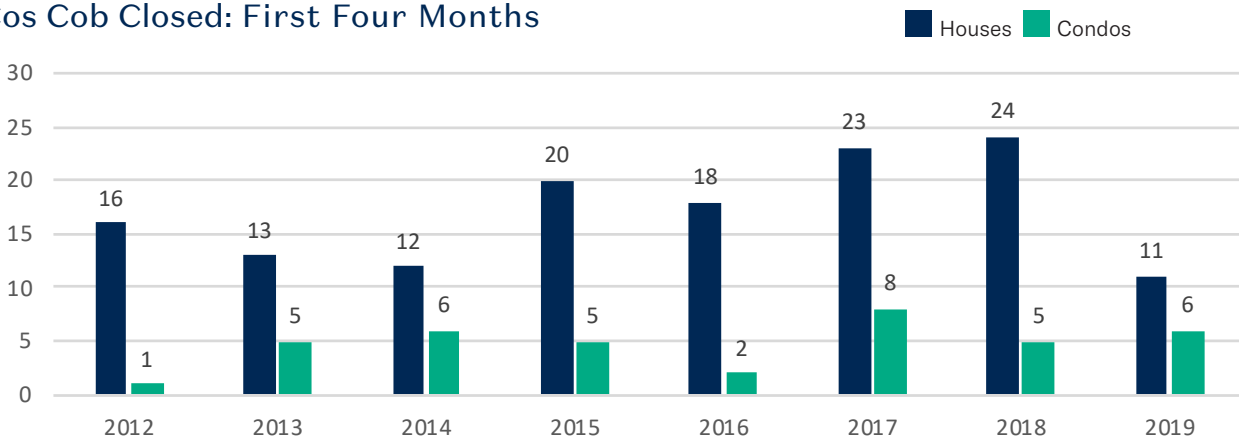
Year To Date Through April 30, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in April	2	10	-80%
Houses: Closings First Four Months	11	24	-54.2%
Houses: Average Closing Price First Four Months	\$1,478,623	\$1,812,877	-18.4%
Houses: Active Inventory on April 30th	59	58	+1.7%
Condos: Closings First Four Months	6	5	+20%
Condos: Average Closing Price First Four Months	\$655,833	\$795,980	-17.6%
Condos: Active Inventory on April 30th	19	15	+26.7%
House & Condo \$ Volume of Closings First Four Months	\$20,199,850	\$47,488,957	-57.5%

Cos Cob Closed: First Four Months





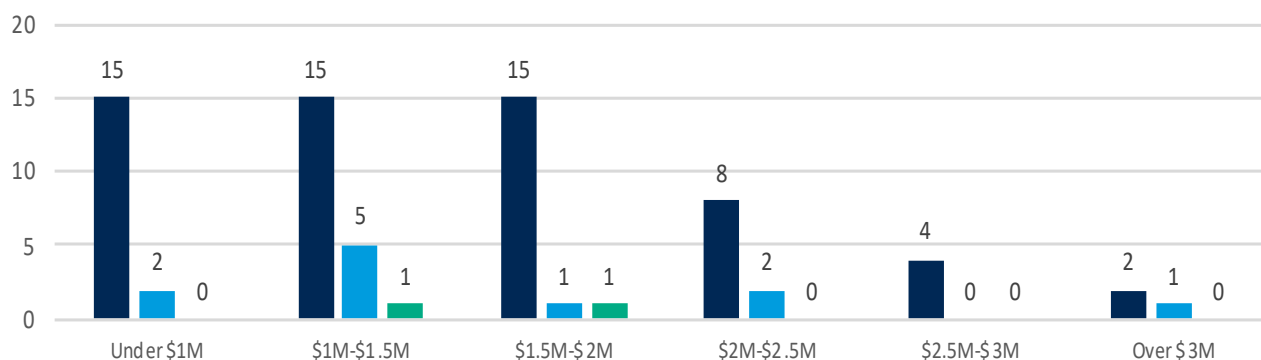
Number of Houses Closed: First Four Months

	2019	2018	%
Under \$1M	2	7	-71.4%
\$1M-\$1.5M	5	5	0%
\$1.5M-\$2M	1	5	-80%
\$2M-\$2.5M	2	1	+100%
\$2.5M-\$3M	0	1	NA
Over \$3M	1	5	-80%

Houses Active/Closed/Pending 2019

Active Closed Pending

Active/Pending as of April 30th; Closed: First Four Months



Town Comparison: Closed Houses - First Four Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2019	2018		2019	2018	
Darien	65	65	0%	\$1,506,419	\$1,573,524	-4.3%
Easton	34	33	+3%	\$577,608	\$569,203	+1.5%
Fairfield	194	191	+1.6%	\$727,137	\$757,109	-4%
All of Greenwich	107	153	-30.1%	\$2,534,522	\$2,502,622	+1.3%
New Canaan	57	44	+29.5%	\$1,357,733	\$1,799,849	-24.6%
Norwalk	141	162	-13%	\$559,862	\$562,298	-0.4%
Redding	28	31	-9.7%	\$491,579	\$523,140	-6%
Ridgefield	75	76	-1.3%	\$715,517	\$662,425	+8%
Rowayton*	16	14	+14.3%	\$1,108,906	\$1,100,720	+0.7%
Stamford	170	200	-15%	\$586,374	\$648,166	-9.5%
Weston	37	39	-5.1%	\$701,958	\$745,401	-5.8%
Westport	81	122	-33.6%	\$1,334,725	\$1,569,667	-15%
Wilton	56	50	+12%	\$752,625	\$832,096	-9.6%

*Rowayton solds data also included in Norwalk.