



HALSTEAD

REAL ESTATE

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

Cos Cob Market Report

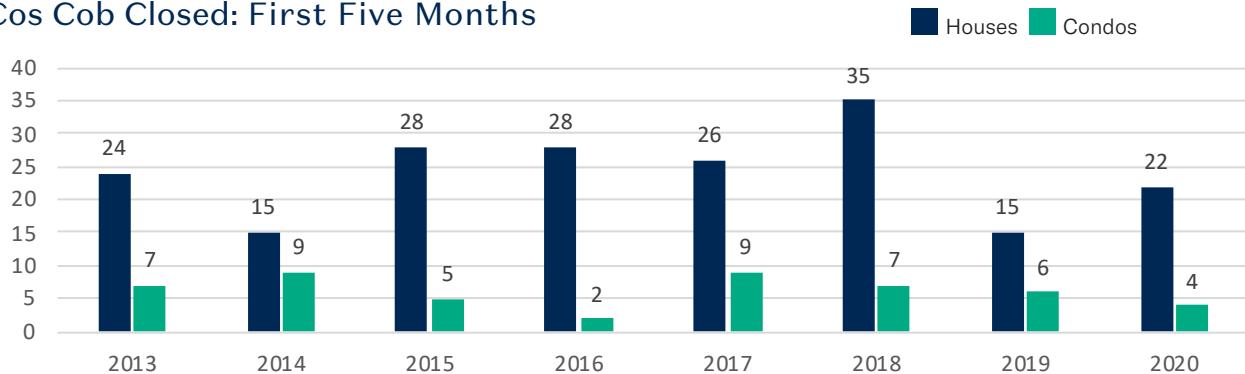
Year To Date Through May 31, 2020

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

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in May	6	4	+50%
Houses: Closings First Five Months	22	15	+46.7%
Houses: Average Closing Price First Five Months	\$1,228,023	\$1,409,257	-12.9%
Houses: Pending on May 31st	3	0	NA
Houses: Active Inventory on May 31st	60	68	-11.8%
Condos: Closings First Five Months	4	6	-33.3%
Condos: Average Closing Price First Five Months	\$888,375	\$655,833	+35.5%
Condos: Active Inventory on May 31st	13	19	-31.6%
House & Condo \$ Volume of Closings First Five Months	\$30,570,000	\$25,073,850	+21.9%

Cos Cob Closed: First Five Months





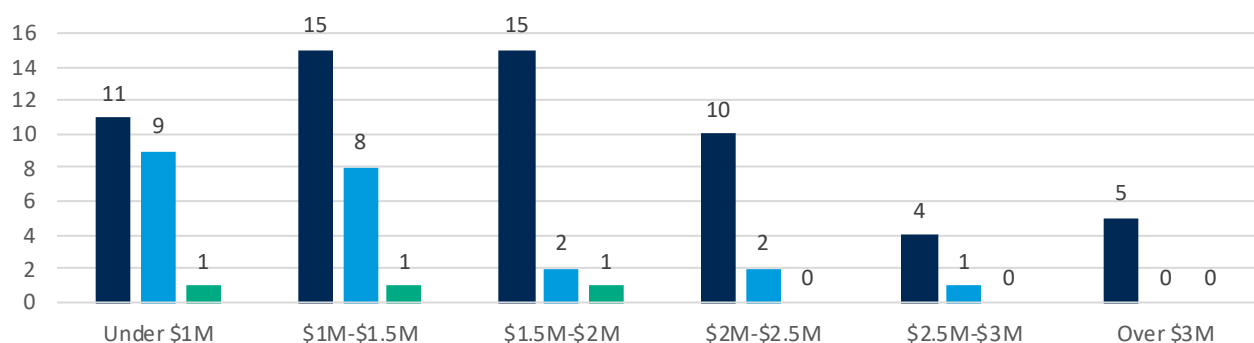
Number of Houses Closed: First Five Months

	2020	2019	%
Under \$1M	9	3	+200%
\$1M-\$1.5M	8	7	+14.3%
\$1.5M-\$2M	2	2	0%
\$2M-\$2.5M	2	2	0%
\$2.5M-\$3M	1	0	NA
Over \$3M	0	1	-100%

Houses Active/Closed/Pending 2020

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
	2020	2019		2020	2019	
Darien	111	90	+23.3%	\$1,424,307	\$1,465,500	-2.8%
Easton	46	45	+2.2%	\$542,537	\$617,801	-12.2%
Fairfield	251	276	-9.1%	\$761,621	\$708,746	+7.5%
All of Greenwich	188	166	+13.3%	\$2,135,545	\$2,378,283	-10.2%
New Canaan	86	80	+7.5%	\$1,610,109	\$1,371,791	+17.4%
Norwalk	239	209	+14.4%	\$569,296	\$576,945	-1.3%
Redding	46	43	+7%	\$515,772	\$542,584	-4.9%
Ridgefield	123	106	+16%	\$720,408	\$706,878	+1.9%
Rowayton*	28	24	+16.7%	\$1,027,450	\$1,108,604	-7.3%
Stamford	243	248	-2%	\$605,182	\$624,601	-3.1%
Weston	63	52	+21.2%	\$836,417	\$785,792	+6.4%
Westport	147	120	+22.5%	\$1,325,873	\$1,344,844	-1.4%
Wilton	73	79	-7.6%	\$774,793	\$764,266	+1.4%

*Rowayton solds data also included in Norwalk.