



# HALSTEAD

REAL ESTATE

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

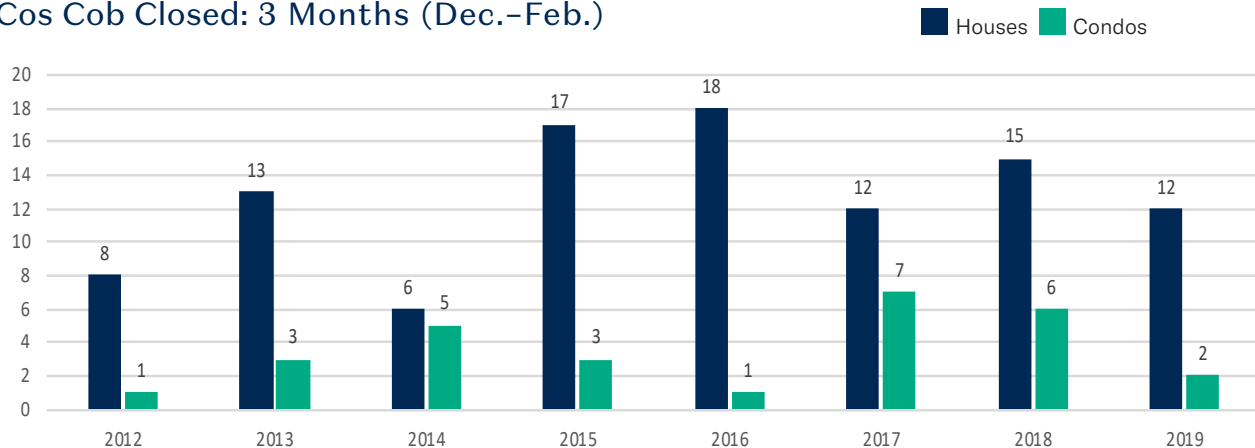
## Cos Cob Market Report

Year To Date Through February 28, 2019

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

	2019	2018	% CHANGE
Houses: Closings in February	6	6	0%
Houses: Closings Dec.-Feb. (3 months)	12	15	-20%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$1,357,689	\$1,449,570	-6.3%
Houses: Active Inventory on February 28th	42	52	-19.2%
Condos: Closings Dec.-Feb. (3 months)	2	6	-66.7%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$537,500	\$700,817	-23.3%
Condos: Active Inventory on February 28th	14	14	0%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$17,367,262	\$25,948,457	-33.1%

### Cos Cob Closed: 3 Months (Dec.-Feb.)





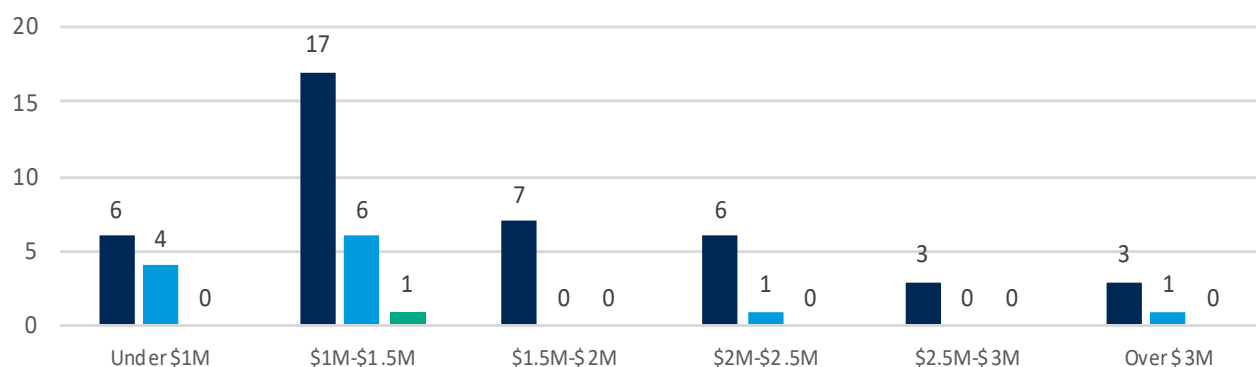
## Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$1M	4	6	-33.3%
\$1M-\$1.5M	6	4	+50%
\$1.5M-\$2M	0	2	NA
\$2M-\$2.5M	1	1	0%
\$2.5M-\$3M	0	1	NA
Over \$3M	1	1	0%

## Houses Active/Closed/Pending 2019

Active/Pending as of February 28th; Closed: 3 Months (Dec.-Feb.)

Active Closed Pending



## Town Comparison: Sold Houses - 3 Months (Dec.-Feb.)

Town	# of Closed Houses		% change	Average Closing Price		% change
	2019	2018		2019	2018	
Darien	55	49	+12.2%	\$1,321,683	\$1,438,899	-8.1%
Easton	23	26	-11.5%	\$669,785	\$506,092	+32.3%
Fairfield	130	135	-3.7%	\$751,512	\$786,498	-4.4%
All of Greenwich	98	118	-16.9%	\$2,526,763	\$2,562,182	-1.4%
New Canaan	46	39	+17.9%	\$1,342,314	\$1,716,994	-21.8%
Norwalk	115	116	-0.9%	\$563,351	\$582,001	-3.2%
Redding	19	19	0%	\$508,016	\$513,458	-1.1%
Ridgefield	53	61	-13.1%	\$724,508	\$727,541	-0.4%
Rowayton*	9	10	-10%	\$973,167	\$1,257,975	-22.6%
Stamford	131	144	-9%	\$589,006	\$655,109	-10.1%
Weston	30	39	-23.1%	\$777,647	\$872,833	-10.9%
Westport	54	87	-37.9%	\$1,191,190	\$1,431,981	-16.8%
Wilton	41	39	+5.1%	\$714,939	\$835,715	-14.5%

\*Rowayton solds data also included in Norwalk.