



# HALSTEAD

REAL ESTATE

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

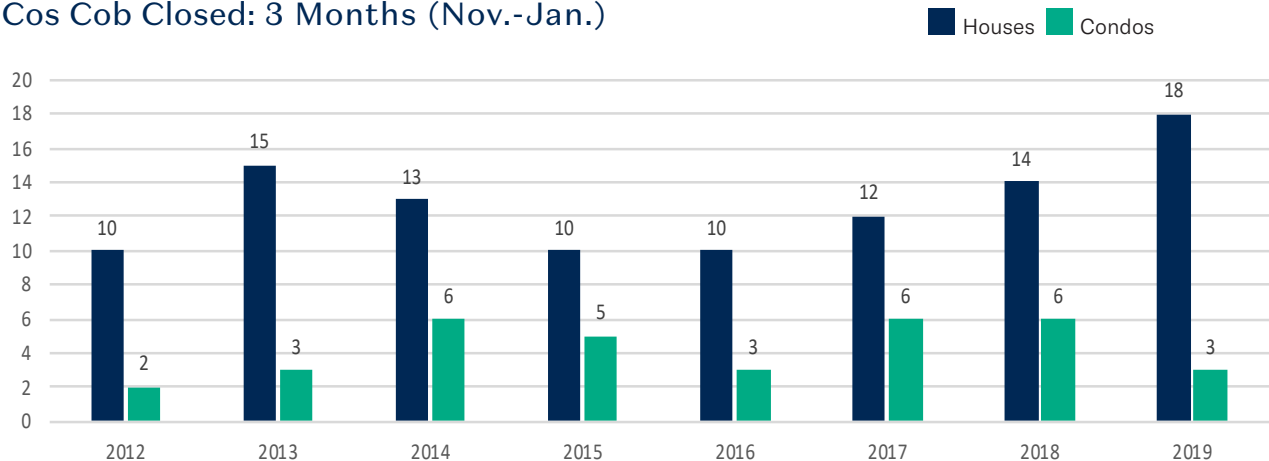
## Cos Cob Market Report

Year To Date Through January 31st, 2019

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

	2019	2018	% CHANGE
Houses: Closings in January	1	3	-66.7%
Houses: Closings Nov. - Jan. (3 months)	18	14	+28.6%
Houses: Average Closing Price Nov. - Jan. (3 months)	\$1,418,987	\$1,202,040	+18%
Houses: Active Inventory January 31st	36	51	-29.4%
Condos: Closings Nov. - Jan. (3 months)	3	6	-50%
Condos: Average Closing Price Nov. - Jan. (3 months)	\$578,333	\$644,583	-10.3%
Condos: Active Inventory on January 31st	14	14	0%
House & Condo \$ Volume of Closings Nov. - Jan. (3 months)	\$27,276,762	\$20,696,057	+31.8%

### Cos Cob Closed: 3 Months (Nov.-Jan.)





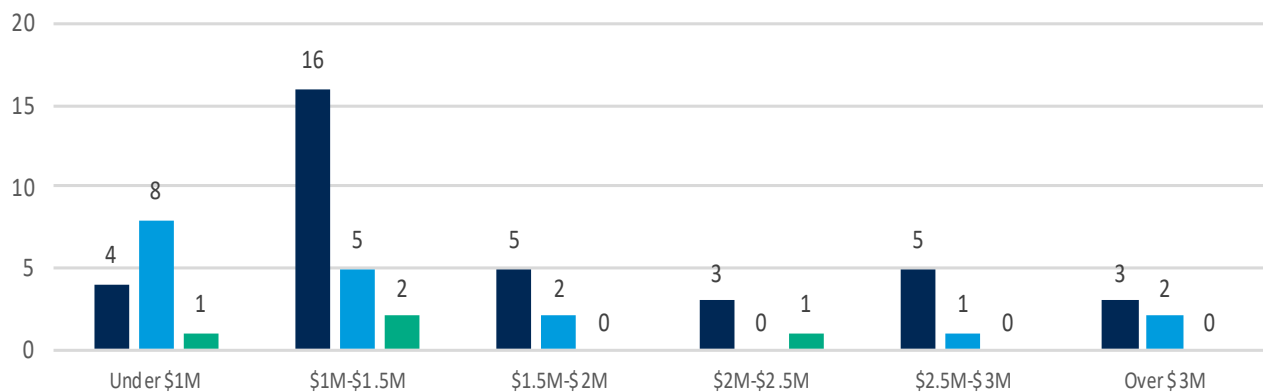
## Number of Houses Closed: 3 Months (Nov.-Jan.)

	2019	2018	%
Under \$1M	8	5	+60%
\$1M-\$1.5M	5	6	-16.7%
\$1.5M-\$2M	2	3	-33.3%
\$2M-\$2.5M	0	0	NA
\$2.5M-\$3M	1	0	NA
Over \$3M	2	0	NA

## Houses Active/Closed/Pending 2019

Active/Pending as of January 31st; Closed: 3 Months (Nov.-Jan.)

Active Closed Pending



## Town Comparison: Sold Houses - 3 Months (Nov.-Jan.)

Town	# of Closed Houses		% change	Average Closing Price		% change
	2019	2018		2019	2018	
Darien	60	56	+7.1%	\$1,276,484	\$1,760,425	-27.5%
Easton	22	34	-35.3%	\$681,093	\$545,403	+24.9%
Fairfield	132	155	-14.8%	\$733,991	\$790,573	-7.2%
All of Greenwich	124	127	-2.4%	\$2,301,022	\$2,719,316	-15.4%
New Canaan	53	48	+10.4%	\$1,472,042	\$1,897,015	-22.4%
Norwalk	133	129	+3.1%	\$548,948	\$577,684	-5%
Redding	25	23	+8.7%	\$619,192	\$532,686	+16.2%
Ridgefield	61	67	-9%	\$720,120	\$732,733	-1.7%
Rowayton*	9	13	-30.8%	\$1,009,833	\$1,220,871	-17.3%
Stamford	157	158	-0.6%	\$622,282	\$628,615	-1%
Weston	35	46	-23.9%	\$844,596	\$824,978	+2.4%
Westport	70	102	-31.4%	\$1,344,897	\$1,389,619	-3.2%
Wilton	38	48	-20.8%	\$749,487	\$715,945	+4.7%

\*Rowayton solds data also included in Norwalk.