



# HALSTEAD

REAL ESTATE

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

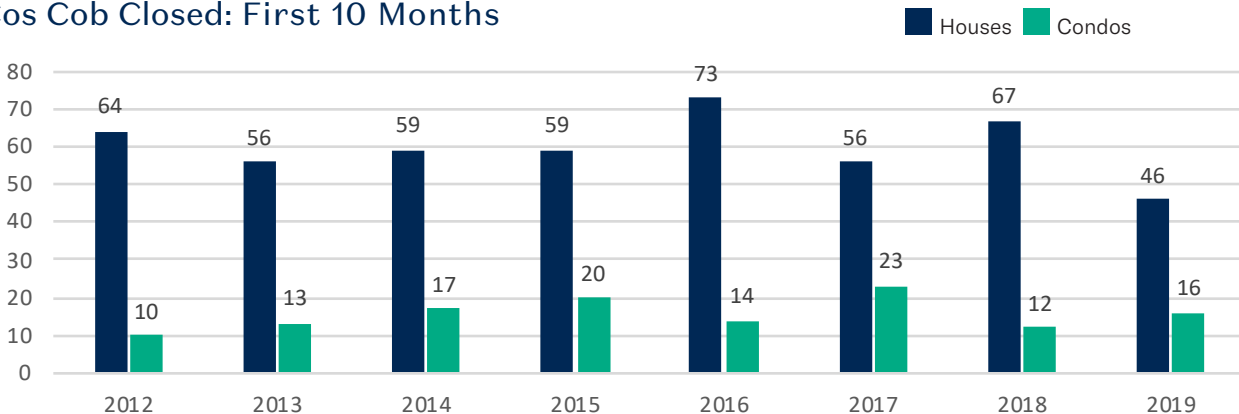
## Cos Cob Market Report

Year To Date Through October 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in October	8	5	+60%
Houses: Closings First 10 Months	46	67	-31.3%
Houses: Average Closing Price First 10 Months	\$1,299,343	\$1,624,084	-20%
Houses: Pending on October 31st	4	5	-20%
Houses: Active Inventory October 31st	57	58	-1.7%
Condos: Closings First 10 Months	16	12	+33.3%
Condos: Average Closing Price First 10 Months	\$736,633	\$946,954	-22.2%
Condos: Active Inventory October 31st	22	17	+29.4%
House & Condo \$ Volume of Closings First 10 Months	\$71,555,925	\$120,177,076	-40.5%

### Cos Cob Closed: First 10 Months





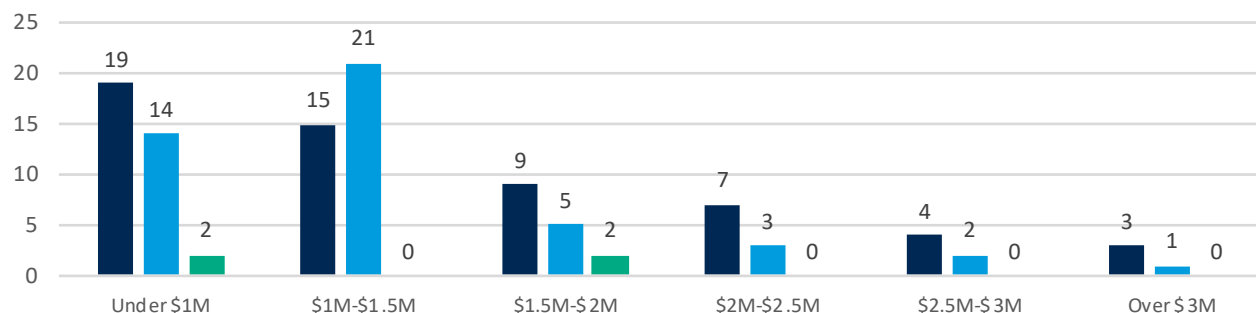
## Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$1M	14	14	0%
\$1M-\$1.5M	21	22	-4.5%
\$1.5M-\$2M	5	16	-68.8%
\$2M-\$2.5M	3	6	-50%
\$2.5M-\$3M	2	2	0%
Over \$3M	1	7	-85.7%

## Houses Active/Closed/Pending 2019

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

Active Closed Pending



## Town Comparison: Closed Houses - First 10 Months

Town	# of Closed Houses		% change	Median Closing Price		% change
	2019	2018		2019	2018	
Darien	236	217	+8.8%	\$1,230,000	\$1,368,240	-10.1%
Easton	104	110	-5.5%	\$565,750	\$566,000	0%
Fairfield	665	641	+3.7%	\$580,000	\$630,000	-7.9%
All of Greenwich	447	496	-9.9%	\$1,905,000	\$1,825,000	+4.4%
New Canaan	213	183	+16.4%	\$1,215,000	\$1,360,000	-10.7%
Norwalk	530	573	-7.5%	\$485,064	\$497,500	-2.5%
Redding	104	108	-3.7%	\$529,000	\$549,500	-3.7%
Ridgefield	279	280	-0.4%	\$635,000	\$640,630	-0.9%
Rowayton*	66	61	+8.2%	\$1,190,625	\$950,000	+25.3%
Stamford	631	601	+5%	\$575,000	\$580,000	-0.9%
Weston	138	139	-0.7%	\$685,000	\$699,000	-2%
Westport	296	355	-16.6%	\$1,147,500	\$1,242,500	-7.6%
Wilton	192	179	+7.3%	\$716,250	\$799,000	-10.4%

\*Rowayton solds data also included in Norwalk.