



# HALSTEAD REAL ESTATE

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

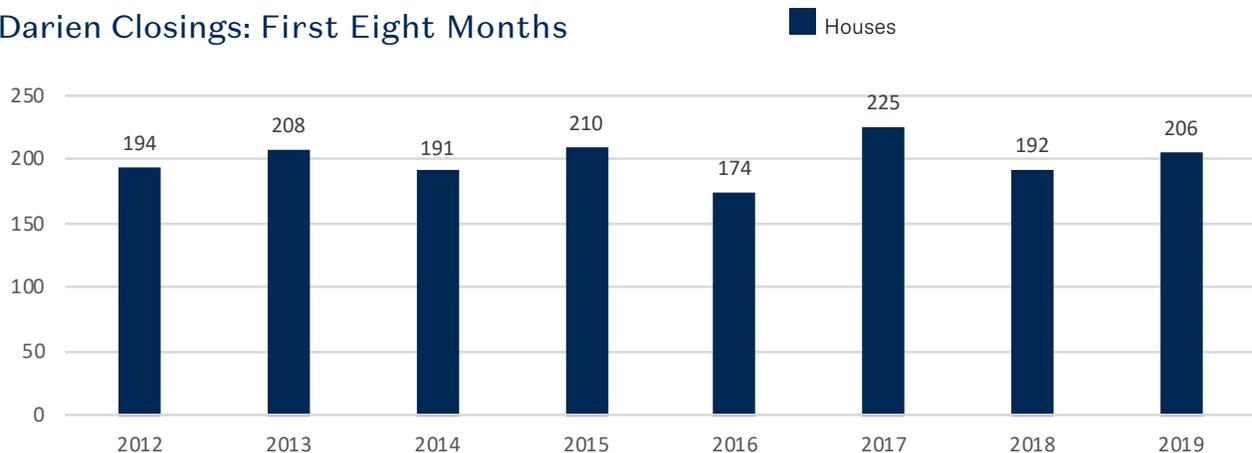
## Darien Market Report

Year To Date Through August 31, 2019

671 BOSTON POST ROAD, DARIEN, CT 06820 | (203) 655-1418  
HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in August	35	34	+2.9%
Houses: Closings First Eight Months	206	192	+7.3%
Houses: Average Closing Price First Eight Months	\$1,530,564	\$1,648,556	-7.2%
Houses: Active Inventory August 31st	198	237	-16.5%
Condos: Closings First Eight Months	10	5	+100%
Condos: Average Closing Price First Eight Months	\$952,170	\$1,185,500	-19.7%
Condos: Active Inventory August 31st	21	20	+5%
House & Condo \$ Volume of Closings First Eight Months	\$324,817,783	\$322,450,221	+0.7%

### Darien Closings: First Eight Months





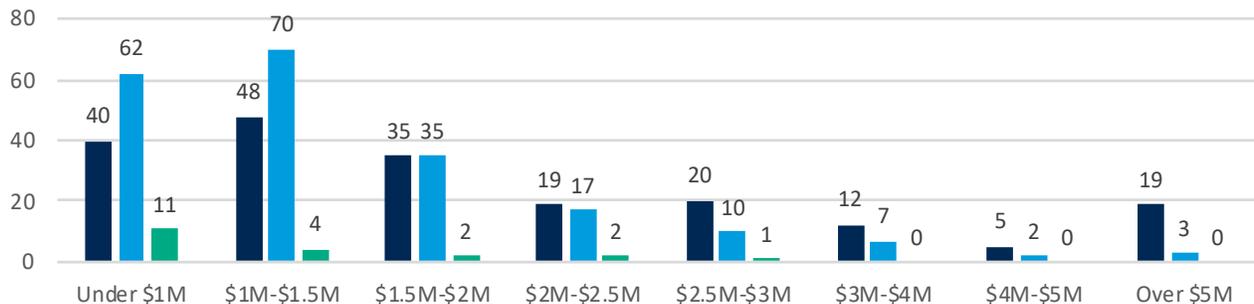
## Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$1M	62	55	+12.7%
\$1M-\$1.5M	70	44	+59.1%
\$1.5M-\$2M	35	49	-28.6%
\$2M-\$2.5M	17	15	+13.3%
\$2.5M-\$3M	10	11	-9.1%
\$3M-\$4M	7	13	-46.2%
\$4M-\$5M	2	2	0%
Over \$5M	3	3	0%

## Houses Active/Closed/Pending 2019

Active/Pending as of August 31st; Closed: First Eight Months

Active Closed Pending



## Town Comparison: Sold Houses - First Eight Months

Town	# of Closed Houses		% change	Median Closing Price		% change
	2019	2018		2019	2018	
Darien	206	192	+7.3%	\$1,250,000	\$1,426,250	-12.4%
Easton	89	96	-7.3%	\$560,000	\$558,500	+0.3%
Fairfield	548	536	+2.2%	\$580,000	\$639,000	-9.2%
All of Greenwich	354	412	-14.1%	\$1,950,000	\$1,850,000	+5.4%
New Canaan	172	155	+11%	\$1,212,500	\$1,380,000	-12.1%
Norwalk	434	460	-5.7%	\$489,500	\$515,000	-5%
Redding	83	90	-7.8%	\$535,000	\$553,000	-3.3%
Ridgefield	232	238	-2.5%	\$638,000	\$648,000	-1.5%
Rowayton*	49	52	-5.8%	\$1,111,000	\$885,750	+25.4%
Stamford	490	512	-4.3%	\$584,838	\$590,000	-0.9%
Weston	111	113	-1.8%	\$699,000	\$690,000	+1.3%
Westport	239	305	-21.6%	\$1,197,500	\$1,247,500	-4%
Wilton	164	142	+15.5%	\$722,500	\$823,750	-12.3%

\*Rowayton closed data also included in Norwalk.