

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

Darien Market Report

Year To Date Through October 31, 2019

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

| | 2019 | 2018 | % CHANGE |
|---|---------------|---------------|----------|
| Houses: Closings in October | 11 | 11 | 0% |
| Houses: Closings First 10 Months | 236 | 217 | +8.8% |
| Houses: Average Closing Price First 10 Months | \$1,470,528 | \$1,641,082 | -10.4% |
| Houses: Pending on October 31st | 30 | 21 | +42.9% |
| Houses: Active Inventory October 31st | 223 | 260 | -14.2% |
| Condos: Closings First 10 Months | 15 | 8 | +87.5% |
| Condos: Average Closing Price First 10 Months | \$814,997 | \$967,563 | -15.8% |
| Condos: Active Inventory October 31st | 15 | 19 | -21.1% |
| House & Condo \$ Volume of Closings First 10 Months | \$359,269,533 | \$363,855,261 | -1.3% |





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Data sourced from Greenwich MLS and Connecticut Smart MLS. Active Inventory includes Active and Contingent Contract status. Closings do not include non-mls, multi-family or land properties.

Houses

Condos

Darien



Number of Houses Closed: First 10 Months

| | 2019 | 2018 | % |
|-------------|------|------|--------|
| Under \$1M | 79 | 67 | +17.9% |
| \$1M-\$1.5M | 78 | 50 | +56% |
| \$1.5M-\$2M | 36 | 51 | -29.4% |
| \$2M-\$2.5M | 21 | 17 | +23.5% |
| \$2.5M-\$3M | 10 | 11 | -9.1% |
| \$3M-\$4M | 7 | 14 | -50% |
| \$4M-\$5M | 2 | 2 | 0% |
| Over \$5M | 3 | 5 | -40% |

Houses Active/Closed/Pending 2019 Active/Pending as of October 31st; Closed: First 10 Months

Active Closed Pending



Town Comparison: Sold 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 closed data also incl | uded in Norwalk. | | | | | |

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