HALSTEAD
REAL ESTATE

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

Fairfield Market Report
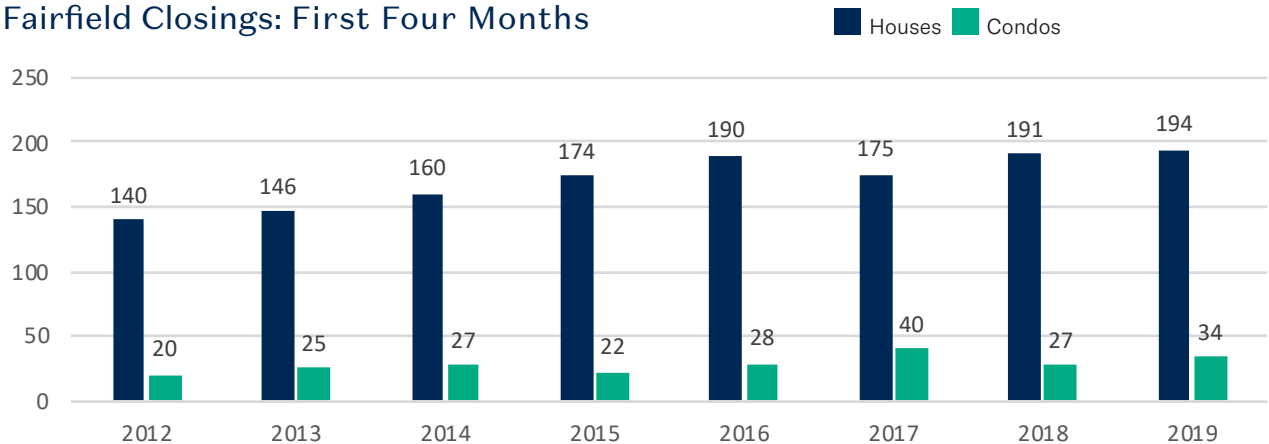
Year To Date Through April 30, 2019

379 POST ROAD EAST, WESTPORT, CT 06880 | (203) 221-0666

HALSTEAD CONNECTICUT, LLC

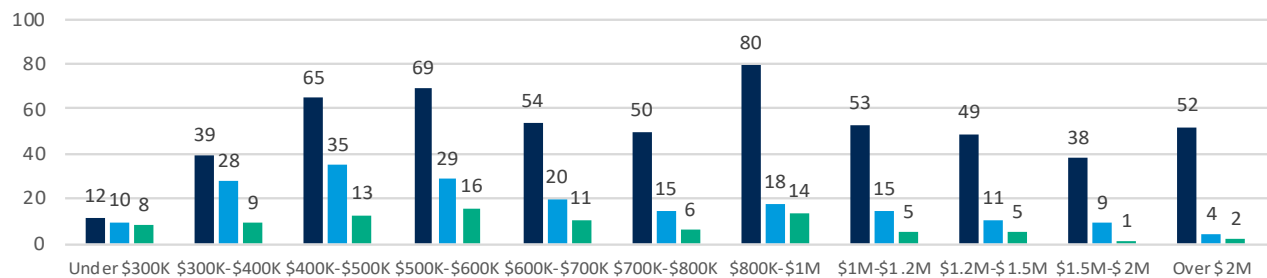|	2019	2018	% CHANGE
Houses: Closings in April	49	60	-18.3%
Houses: Closings First Four Months	194	191	+1.6%
Houses: Average Closing Price First Four Months	$727,137	$757,109	-4%
Houses: Active Inventory on April 30th	561	534	+5.1%
Condos: Closings First Four Months	34	27	+25.9%
Condos: Average Closing Price First Four Months	$391,424	$449,963	-13%
Condos: Active Inventory on April 30th	64	60	+6.7%
House & Condo $ Volume of Closings First Four Months	$154,373,032	$156,756,908	-1.5%

Fairfield Closings: First Four Months

■ Houses ■ Condos

Year	Houses	Condos
2012	140	20
2013	146	25
2014	160	27
2015	174	22
2016	190	28
2017	175	40
2018	191	27
2019	194	34

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Fairfield

Number of Houses Closed: First Four Months

	2019	2018	%
Under $300K	10	13	-23.1%
$300K-$400K	28	36	-22.2%
$400K-$500K	35	33	+6.1%
$500K-$600K	29	21	+38.1%
$600K-$700K	20	17	+17.6%
$700K-$800K	15	17	-11.8%
$800K-$1M	18	12	+50%
$1M-$1.2M	15	15	0%
$1.2M-$1.5M	11	12	-8.3%
$1.5M-$2M	9	5	+80%
Over $2M	4	10	-60%

Houses Active/Closed/Pending 2019
Active/Pending as of April 30th; Closed: First Four Months

Town Comparison: Sold Houses - First Four Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2019	2018		2019	2018	
Darien	65	65	0%	$1,506,419	$1,573,524	-4.3%
Easton	34	33	+3%	$577,608	$569,203	+1.5%
Fairfield	194	191	+1.6%	$727,137	$757,109	-4%
All of Greenwich	107	153	-30.1%	$2,534,522	$2,502,622	+1.3%
New Canaan	57	44	+29.5%	$1,357,733	$1,799,849	-24.6%
Norwalk	141	162	-13%	$559,862	$562,298	-0.4%
Redding	28	31	-9.7%	$491,579	$523,140	-6%
Ridgefield	75	76	-1.3%	$715,517	$662,425	+8%
Rowayton*	16	14	+14.3%	$1,108,906	$1,100,720	+0.7%
Stamford	170	200	-15%	$586,374	$648,166	-9.5%
Weston	37	39	-5.1%	$701,958	$745,401	-5.8%
Westport	81	122	-33.6%	$1,334,725	$1,569,667	-15%
Wilton	56	50	+12%	$752,625	$832,096	-9.6%

*Rowayton closed data also included in Norwalk.

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