



**HALSTEAD**  
REAL ESTATE

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

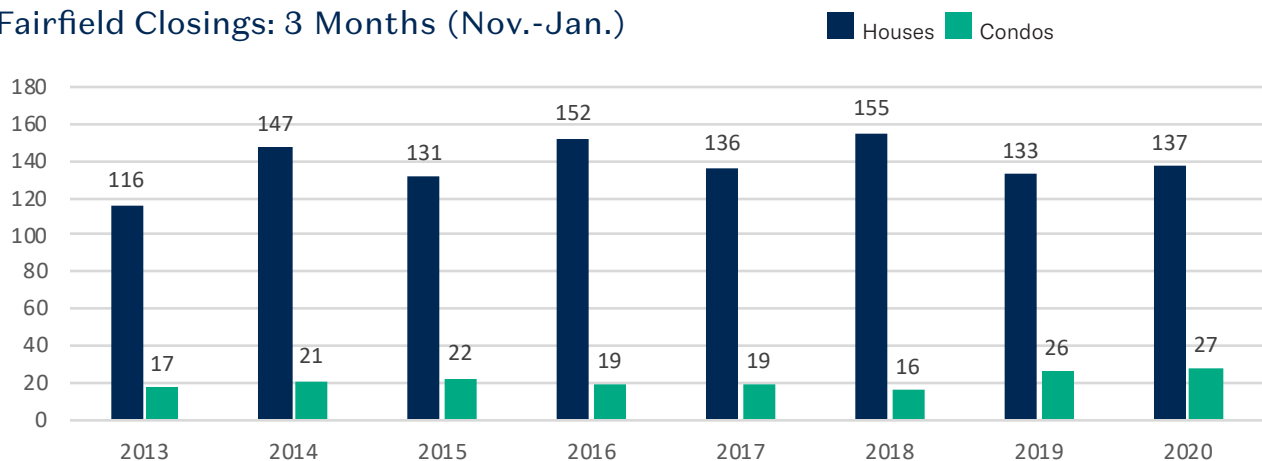
# Fairfield Market Report

Year To Date Through January 31st, 2020

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

	2020	2019	% CHANGE
Houses: Closings in January	35	45	-22.2%
Houses: Closings Nov. - Jan. (3 months)	137	133	+3%
Houses: Average Closing Price Nov. - Jan. (3 months)	\$845,839	\$730,503	+15.8%
Houses: Pending on January 31st	43	61	-29.5%
Houses: Active Inventory on January 31st	426	365	+16.7%
Condos: Closings Nov. - Jan. (3 months)	27	26	+3.8%
Condos: Average Closing Price Nov. - Jan. (3 months)	\$419,315	\$512,750	-18.2%
Condos: Active Inventory on January 31st	37	47	-21.3%
House & Condo \$ Volume of Closings Nov. - Jan. (3 months)	\$127,201,386	\$110,488,351	+15.1%

## Fairfield Closings: 3 Months (Nov.-Jan.)





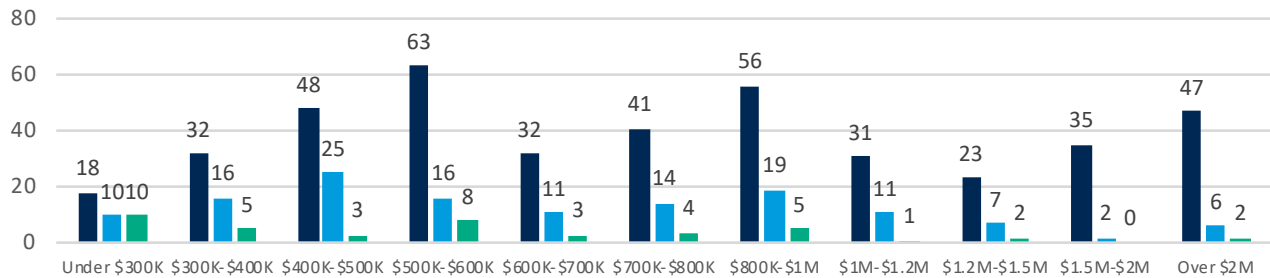
## Number of Houses Closed: 3 Months (Nov.-Jan.)

	2020	2019	%
Under \$300K	10	6	+66.7%
\$300K-\$400K	16	16	0%
\$400K-\$500K	25	20	+25%
\$500K-\$600K	16	21	-23.8%
\$600K-\$700K	11	19	-42.1%
\$700K-\$800K	14	12	+16.7%
\$800K-\$1M	19	18	+5.6%
\$1M-\$1.2M	11	5	+120%
\$1.2M-\$1.5M	7	9	-22.2%
\$1.5M-\$2M	2	3	-33.3%
Over \$2M	6	4	+50%

## Houses Active/Closed/Pending 2020

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

Active Closed Pending



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

Town	# of Closed Houses		% change	Average Closing Price		% change
	2020	2019		2020	2019	
Darien	62	60	+3.3%	\$1,663,165	\$1,279,884	+29.9%
Easton	21	22	-4.5%	\$623,271	\$681,093	-8.5%
Fairfield	137	133	+3%	\$845,839	\$730,503	+15.8%
All of Greenwich	116	124	-6.5%	\$2,268,466	\$2,301,022	-1.4%
New Canaan	47	53	-11.3%	\$1,592,448	\$1,472,042	+8.2%
Norwalk	155	136	+14%	\$643,543	\$548,163	+17.4%
Redding	29	25	+16%	\$530,192	\$619,192	-14.4%
Ridgefield	71	63	+12.7%	\$730,975	\$714,624	+2.3%
Rowayton*	27	9	+200%	\$1,239,689	\$1,009,833	+22.8%
Stamford	168	158	+6.3%	\$631,958	\$621,888	+1.6%
Weston	33	36	-8.3%	\$767,674	\$833,913	-7.9%
Westport	80	70	+14.3%	\$1,407,094	\$1,344,897	+4.6%
Wilton	60	39	+53.8%	\$686,088	\$755,269	-9.2%

\*Rowayton closed data also included in Norwalk.