



HALSTEAD

REAL ESTATE

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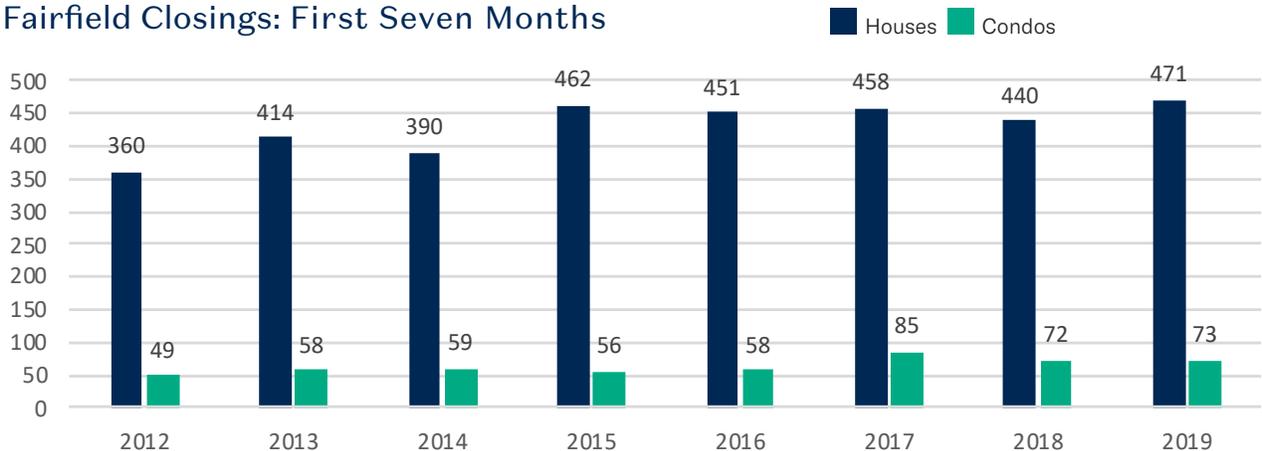
Fairfield Market Report

Year To Date Through July 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in July	101	81	+24.7%
Houses: Closings First Seven Months	471	440	+7%
Houses: Average Closing Price First Seven Months	\$719,265	\$771,150	-6.7%
Houses: Active Inventory July 31st	545	523	+4.2%
Condos: Closings First Seven Months	73	72	+1.4%
Condos: Average Closing Price First Seven Months	\$424,259	\$461,806	-8.1%
Condos: Active Inventory July 31st	55	52	+5.8%
House & Condo \$ Volume of Closings First Seven Months	\$369,744,892	\$372,555,864	-0.8%

Fairfield Closings: First Seven Months



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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.



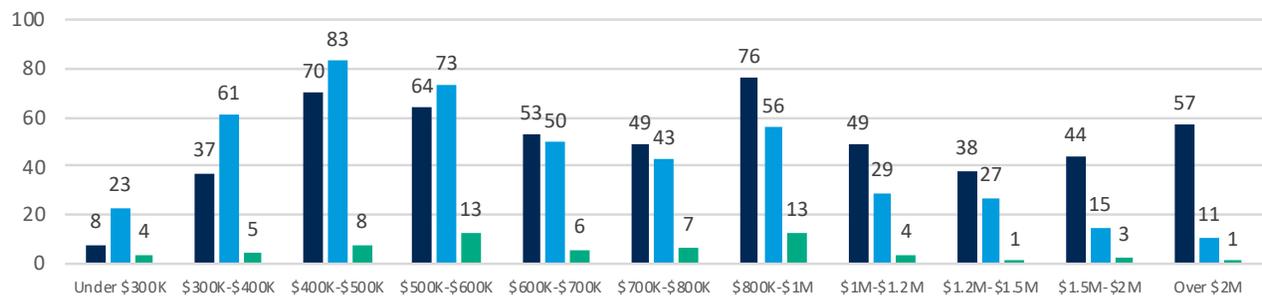
Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$300K	23	19	+21.1%
\$300K-\$400K	61	57	+7%
\$400K-\$500K	83	71	+16.9%
\$500K-\$600K	73	54	+35.2%
\$600K-\$700K	50	48	+4.2%
\$700K-\$800K	43	51	-15.7%
\$800K-\$1M	56	51	+9.8%
\$1M-\$1.2M	29	30	-3.3%
\$1.2M-\$1.5M	27	29	-6.9%
\$1.5M-\$2M	15	13	+15.4%
Over \$2M	11	17	-35.3%

Houses Active/Closed/Pending 2019

Active/Pending as of July 31st; Closed: First Seven Months

Active Closed Pending



Town Comparison: Sold Houses - First Seven Months

Town	# of Closed Houses		% change	Median Closing Price		% change
	2019	2018		2019	2018	
Darien	170	158	+7.6%	\$1,230,000	\$1,502,500	-18.1%
Easton	73	79	-7.6%	\$562,500	\$550,000	+2.3%
Fairfield	471	440	+7%	\$580,000	\$635,000	-8.7%
All of Greenwich	295	351	-16%	\$1,950,000	\$1,855,000	+5.1%
New Canaan	142	129	+10.1%	\$1,212,500	\$1,400,000	-13.4%
Norwalk	371	390	-4.9%	\$487,890	\$511,025	-4.5%
Redding	74	71	+4.2%	\$534,000	\$549,000	-2.7%
Ridgefield	190	193	-1.6%	\$635,500	\$639,000	-0.5%
Rowayton*	43	48	-10.4%	\$1,181,250	\$859,500	+37.4%
Stamford	400	439	-8.9%	\$580,500	\$600,000	-3.3%
Weston	94	93	+1.1%	\$675,000	\$690,000	-2.2%
Westport	191	245	-22%	\$1,195,000	\$1,247,500	-4.2%
Wilton	133	114	+16.7%	\$725,000	\$800,000	-9.4%

*Rowayton closed data also included in Norwalk.