



HALSTEAD REAL ESTATE

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Fairfield Market Report

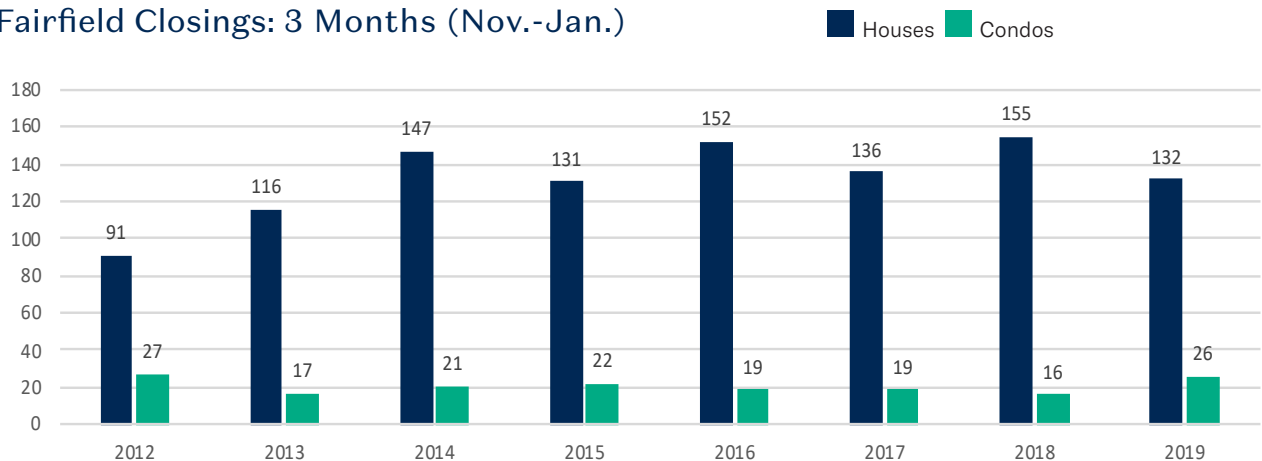
Year To Date Through January 31st, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in January	44	48	-8.3%
Houses: Closings Nov. - Jan. (3 months)	132	155	-14.8%
Houses: Average Closing Price Nov. - Jan. (3 months)	\$733,991	\$790,573	-7.2%
Houses: Active Inventory January 31st	365	328	+11.3%
Condos: Closings Nov. - Jan. (3 months)	26	16	+62.5%
Condos: Average Closing Price Nov. - Jan. (3 months)	\$512,750	\$473,531	+8.3%
Condos: Active Inventory on January 31st	47	44	+6.8%
House & Condo \$ Volume of Closings Nov. - Jan. (3 months)	\$110,218,351	\$130,115,263	-15.3%

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





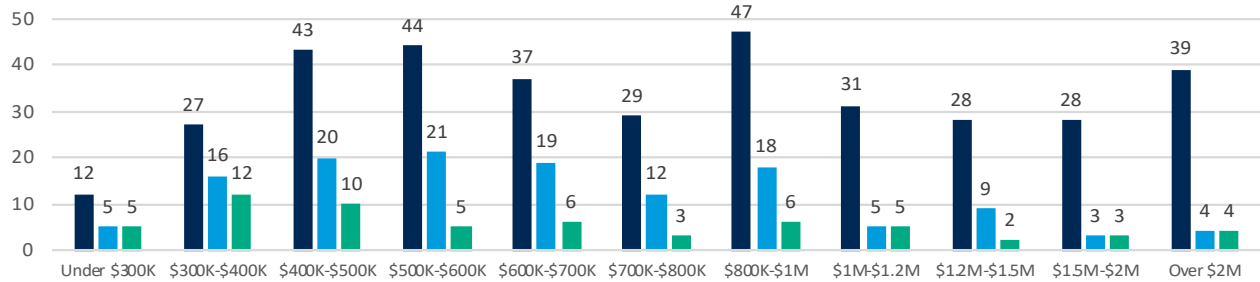
Number of Houses Closed: 3 Months (Nov.-Jan.)

	2019	2018	%
Under \$300K	5	11	-54.5%
\$300K-\$400K	16	25	-36%
\$400K-\$500K	20	26	-23.1%
\$500K-\$600K	21	18	+16.7%
\$600K-\$700K	19	16	+18.8%
\$700K-\$800K	12	14	-14.3%
\$800K-\$1M	18	13	+38.5%
\$1M-\$1.2M	5	15	-66.7%
\$1.2M-\$1.5M	9	7	+28.6%
\$1.5M-\$2M	3	1	+200%
Over \$2M	4	9	-55.6%

Houses Active/Closed/Pending 2019

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

Active Closed Pending



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

Town	# of Closed Houses		% change	Average Closing Price		% change
	2019	2018		2019	2018	
Darien	60	56	+7.1%	\$1,276,484	\$1,760,425	-27.5%
Easton	22	34	-35.3%	\$681,093	\$545,403	+24.9%
Fairfield	132	155	-14.8%	\$733,991	\$790,573	-7.2%
All of Greenwich	124	127	-2.4%	\$2,301,022	\$2,719,316	-15.4%
New Canaan	53	48	+10.4%	\$1,472,042	\$1,897,015	-22.4%
Norwalk	133	129	+3.1%	\$548,948	\$577,684	-5%
Redding	25	23	+8.7%	\$619,192	\$532,686	+16.2%
Ridgefield	61	67	-9%	\$720,120	\$732,733	-1.7%
Rowayton*	9	13	-30.8%	\$1,009,833	\$1,220,871	-17.3%
Stamford	157	158	-0.6%	\$622,282	\$628,615	-1%
Weston	35	46	-23.9%	\$844,596	\$824,978	+2.4%
Westport	70	102	-31.4%	\$1,344,897	\$1,389,619	-3.2%
Wilton	38	48	-20.8%	\$749,487	\$715,945	+4.7%

*Rowayton closed data also included in Norwalk.