



HALSTEAD
REAL ESTATE

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

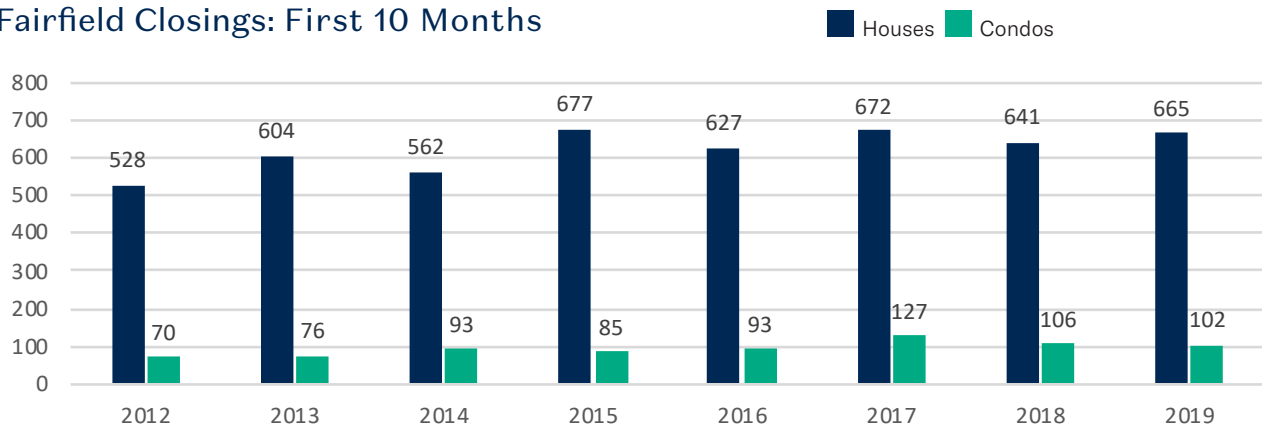
Fairfield Market Report

Year To Date Through October 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in October	50	52	-3.8%
Houses: Closings First 10 Months	665	641	+3.7%
Houses: Average Closing Price First 10 Months	\$707,201	\$782,929	-9.7%
Houses: Active Inventory October 31st	489	462	+5.8%
Condos: Closings First 10 Months	102	106	-3.8%
Condos: Average Closing Price First 10 Months	\$433,872	\$455,137	-4.7%
Condos: Active Inventory October 31st	57	47	+21.3%
House & Condo \$ Volume of Closings First 10 Months	\$514,543,839	\$550,101,789	-6.5%

Fairfield Closings: First 10 Months





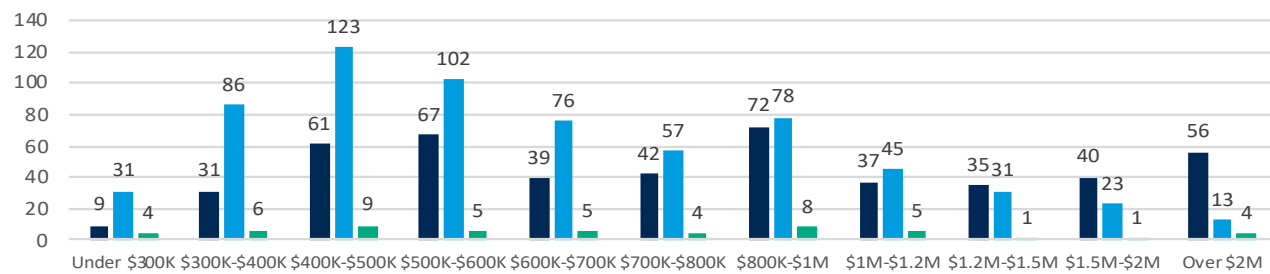
Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$300K	31	37	-16.2%
\$300K-\$400K	86	89	-3.4%
\$400K-\$500K	123	95	+29.5%
\$500K-\$600K	102	75	+36%
\$600K-\$700K	76	72	+5.6%
\$700K-\$800K	57	66	-13.6%
\$800K-\$1M	78	71	+9.9%
\$1M-\$1.2M	45	43	+4.7%
\$1.2M-\$1.5M	31	39	-20.5%
\$1.5M-\$2M	23	28	-17.9%
Over \$2M	13	26	-50%

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 included in Norwalk.