



HALSTEAD
REAL ESTATE

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

Greenwich Market Report

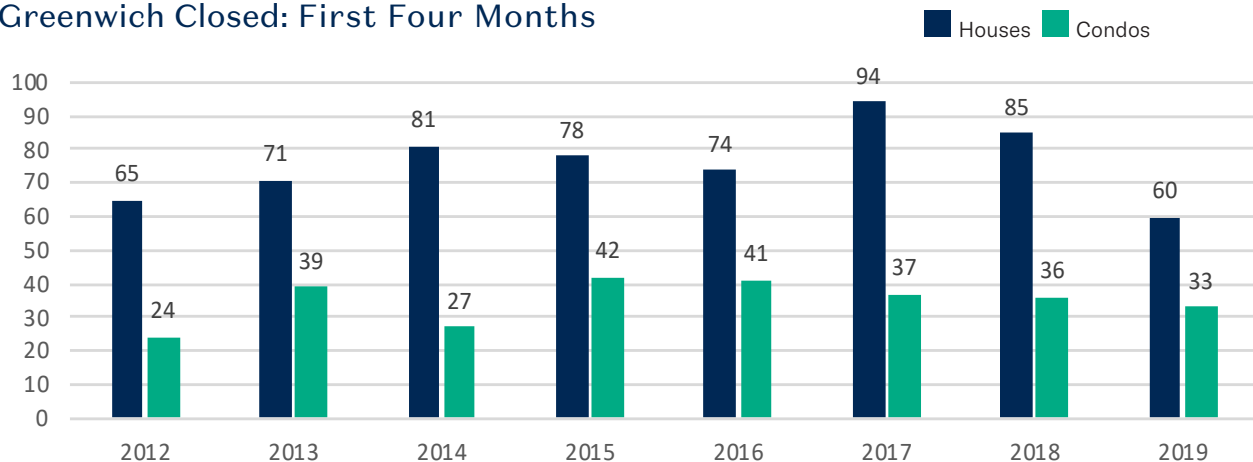
Year To Date Through April 30, 2019

125 MASON STREET, GREENWICH, CT 06830 | (203) 869-8100

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in April	21	25	-16%
Houses: Closings First Four Months	60	85	-29.4%
Houses: Average Closing Price First Four Months	\$2,845,833	\$2,699,284	+5.4%
Houses: Active Inventory on April 30th	480	438	+9.6%
Condos: Closings First Four Months	33	36	-8.3%
Condos: Average Closing Price First Four Months	\$1,136,909	\$985,688	+15.3%
Condos: Active Inventory on April 30th	109	121	-9.9%
House & Condo \$ Volume of Closings First Four Months	\$208,267,988	\$264,923,875	-21.4%

Greenwich Closed: First Four Months





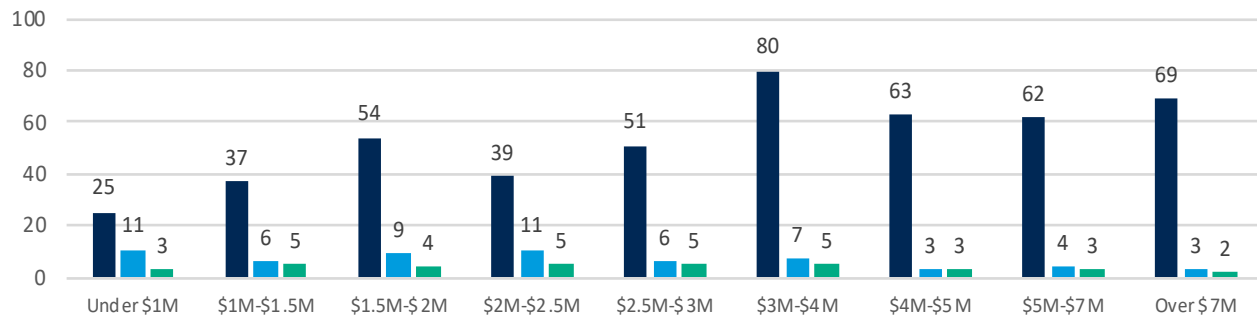
Number of Houses Closed: First Four Months

	2019	2018	%
Under \$1M	11	22	-50%
\$1M-\$1.5M	6	8	-25%
\$1.5M-\$2M	9	11	-18.2%
\$2M-\$2.5M	11	9	+22.2%
\$2.5M-\$3M	6	6	0%
\$3M-\$4M	7	10	-30%
\$4M-\$5M	3	9	-66.7%
\$5M-\$7M	4	7	-42.9%
Over \$7M	3	3	0%

Houses Active/Closed/Pending 2019

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

Active Closed Pending



Town Comparison: Sold Houses - First Four Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2019	2018		2019	2018	
55	65	65	0%	\$1,506,419	\$1,573,524	-4.3%
23	34	33	+3%	\$577,608	\$569,203	+1.5%
130	194	191	+1.6%	\$727,137	\$757,109	-4%
98	107	153	-30.1%	\$2,534,522	\$2,502,622	+1.3%
46	57	44	+29.5%	\$1,357,733	\$1,799,849	-24.6%
115	141	162	-13%	\$559,862	\$562,298	-0.4%
19	28	31	-9.7%	\$491,579	\$523,140	-6%
53	75	76	-1.3%	\$715,517	\$662,425	+8%
9	16	14	+14.3%	\$1,108,906	\$1,100,720	+0.7%
131	170	200	-15%	\$586,374	\$648,166	-9.5%
30	37	39	-5.1%	\$701,958	\$745,401	-5.8%
54	81	122	-33.6%	\$1,334,725	\$1,569,667	-15%
41	56	50	+12%	\$752,625	\$832,096	-9.6%

*Rowayton solds data also included in Norwalk.