



**HALSTEAD**  
REAL ESTATE

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

# All of Greenwich Market Report

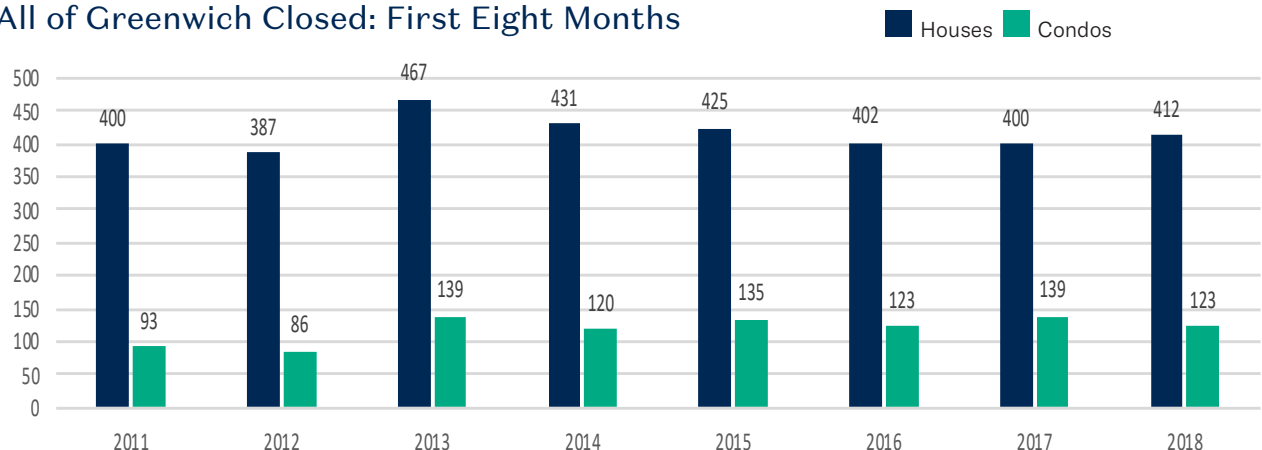
Year To Date Through August 31, 2018

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

HALSTEAD CONNECTICUT, LLC

	2018	2017	% CHANGE
Houses: Closings in August	61	57	+7%
Houses: Closings First Eight Months	412	400	+3%
Houses: Median Closing Price First Eight Months	\$1,850,000	\$1,797,500	+2.9%
Houses: Average Closing Price First Eight Months	\$2,478,155	\$2,410,112	+2.8%
Houses: On Market Inventory August 31st	603	591	+2%
Condos: Closings First Eight Months	123	139	-11.5%
Condos: Average Closing Price First Eight Months	\$893,527	\$924,983	-3.4%
Condos: On Market Inventory on August 31st	148	128	+15.6%
House & Condo \$ Volume of Closings First Eight Months	\$1,130,903,825	\$1,092,617,498	+3.5%

## All of Greenwich Closed: First Eight Months



# All of Greenwich



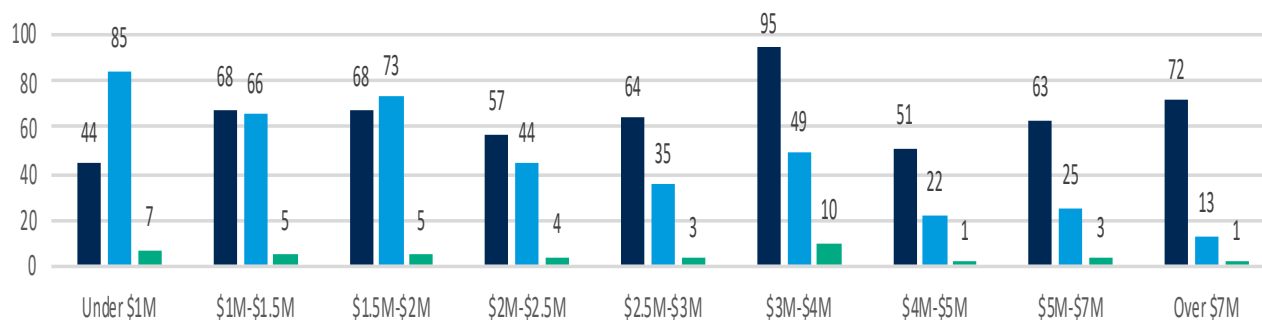
## Number of Houses Closed: First Eight Months

	2018	2017	%
Under \$1M	85	77	+10.4%
\$1M-\$1.5M	66	83	-20.5%
\$1.5M-\$2M	73	64	+14.1%
\$2M-\$2.5M	44	48	-8.3%
\$2.5M-\$3M	35	26	+34.6%
\$3M-\$4M	49	44	+11.4%
\$4M-\$5M	22	19	+15.8%
\$5M-\$7M	25	28	-10.7%
Over \$7M	13	11	+18.2%

## Houses Active/Closed/Pending 2018

Active/Pending as of August 31st; Closed: First Eight Months

Active Closed Pending



## Town Comparison: First Eight Months (Single Family Homes)

Town	# of Closed Houses		% change	Median Closing Price		% change
	2018	2017		2018	2017	
Darien	191	225	-15.1%	\$1,440,000	\$1,400,000	+2.9%
Easton	96	75	+28%	\$558,500	\$615,000	-9.2%
Fairfield	529	544	-2.8%	\$638,000	\$606,000	+5.3%
Greenwich	412	400	+3%	\$1,850,000	\$1,797,500	+1.9%
New Canaan	155	174	-10.9%	\$1,380,000	\$1,445,000	-4.5%
Norwalk	459	458	+0.2%	\$515,000	\$470,000	+9.6%
Redding	89	100	-11%	\$556,000	\$497,500	+11.8%
Ridgefield	238	274	-13.1%	\$648,000	\$640,000	+1.3%
Rowayton*	52	58	-10.3%	\$885,750	\$1,310,375	-32.4%
Stamford	506	506	0%	\$590,000	\$600,000	-1.7%
Weston	113	118	-4.2%	\$690,000	\$792,750	-13%
Westport	303	306	-1%	\$1,247,500	\$1,340,500	-6.9%
Wilton	143	163	-12.3%	\$822,500	\$765,000	+7.5%

\*Rowayton solds data also included in Norwalk.