



**HALSTEAD**  
REAL ESTATE

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

# Greenwich Market Report

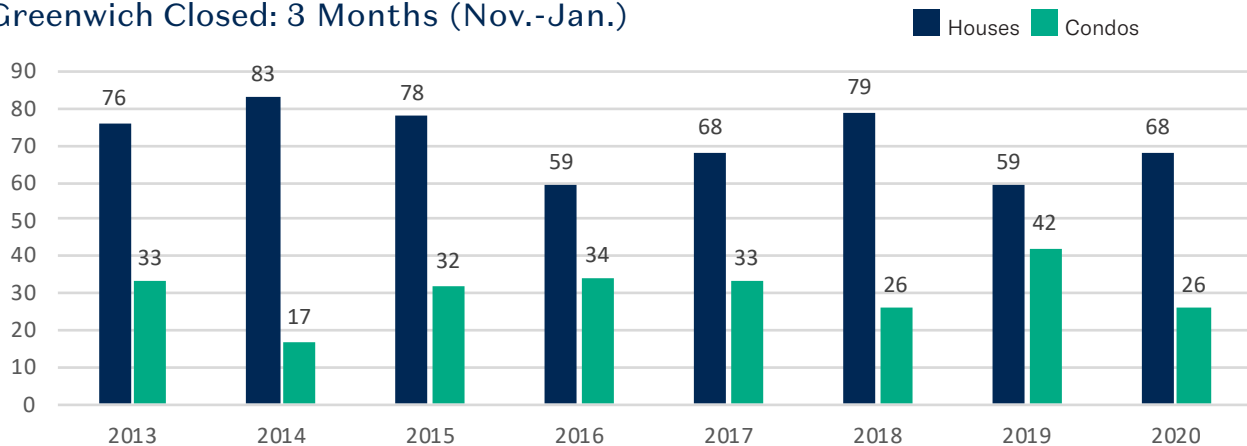
Year To Date Through January 31st, 2020

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

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in January	25	13	+92.3%
Houses: Closings Nov. - Jan. (3 months)	68	59	+15.3%
Houses: Average Closing Price Nov. - Jan. (3 months)	\$2,386,140	\$2,806,576	-15%
Houses: Pending on January 31st	18	15	+20%
Houses: Active Inventory on January 31st	337	354	-4.8%
Condos: Closings Nov. - Jan. (3 months)	26	42	-38.1%
Condos: Average Closing Price Nov. - Jan. (3 months)	\$997,212	\$1,204,393	-17.2%
Condos: Active Inventory on January 31st	116	97	+19.6%
House & Condo \$ Volume of Closings Nov. - Jan. (3 months)	\$188,185,000	\$216,172,500	-12.9%

## Greenwich Closed: 3 Months (Nov.-Jan.)





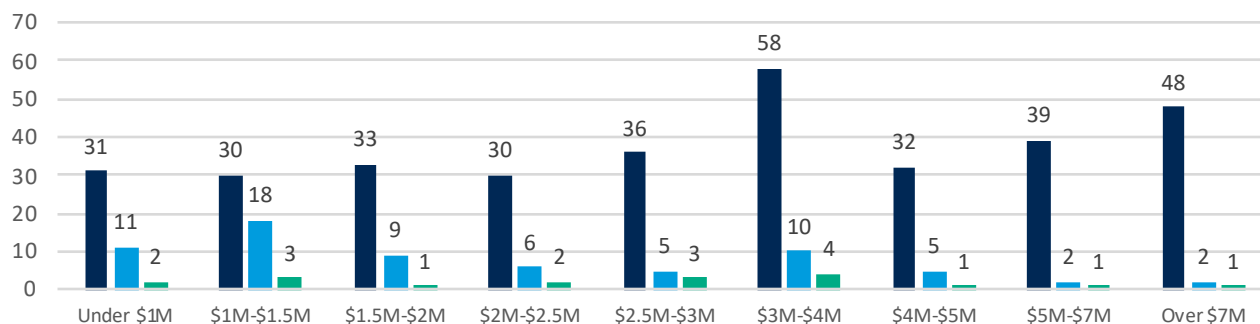
## Number of Houses Closed: 3 Months (Nov.-Jan.)

	2020	2019	%
Under \$1M	11	17	-35.3%
\$1M-\$1.5M	18	7	+157.1%
\$1.5M-\$2M	9	5	+80%
\$2M-\$2.5M	6	7	-14.3%
\$2.5M-\$3M	5	4	+25%
\$3M-\$4M	10	10	0%
\$4M-\$5M	5	3	+66.7%
\$5M-\$7M	2	2	0%
Over \$7M	2	4	-50%

## Houses Active/Closed/Pending 2020

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

Active Closed Pending



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

Town	# of Closed Houses		% change	Average Closing Price		% change
	2020	2019		2020	2019	
Darien	62	60	+3.3%	\$1,663,165	\$1,279,884	+29.9%
Easton	21	22	-4.5%	\$623,271	\$681,093	-8.5%
Fairfield	137	133	+3%	\$845,839	\$730,503	+15.8%
All of Greenwich	116	124	-6.5%	\$2,268,466	\$2,301,022	-1.4%
New Canaan	47	53	-11.3%	\$1,592,448	\$1,472,042	+8.2%
Norwalk	155	136	+14%	\$643,543	\$548,163	+17.4%
Redding	29	25	+16%	\$530,192	\$619,192	-14.4%
Ridgefield	71	63	+12.7%	\$730,975	\$714,624	+2.3%
Rowayton*	27	9	+200%	\$1,239,689	\$1,009,833	+22.8%
Stamford	168	158	+6.3%	\$631,958	\$621,888	+1.6%
Weston	33	36	-8.3%	\$767,674	\$833,913	-7.9%
Westport	80	70	+14.3%	\$1,407,094	\$1,344,897	+4.6%
Wilton	60	39	+53.8%	\$686,088	\$755,269	-9.2%

\*Rowayton solds data also included in Norwalk.