



# HALSTEAD REAL ESTATE

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

## Greenwich Market Report

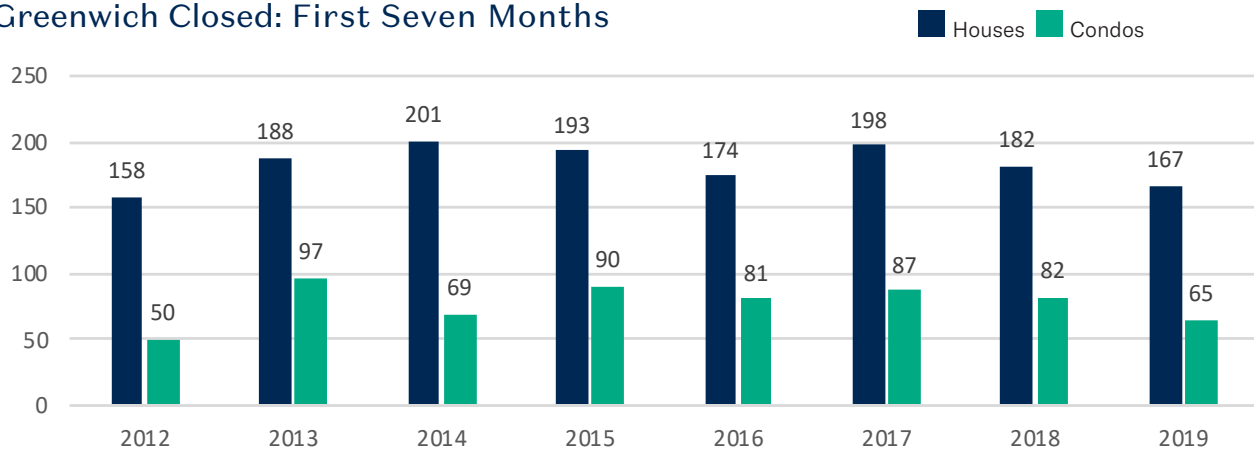
Year To Date Through July 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	39	39	0%
Houses: Closings First Seven Months	167	182	-8.2%
Houses: Average Closing Price First Seven Months	\$2,859,446	\$2,819,478	+1.4%
Houses: Active Inventory July 31st	470	431	+9%
Condos: Closings First Seven Months	65	82	-20.7%
Condos: Average Closing Price First Seven Months	\$985,708	\$997,868	-1.2%
Condos: Active Inventory July 31st	117	131	-10.7%
House & Condo \$ Volume of Closings First Seven Months	\$541,598,417	\$594,970,143	-9%

### Greenwich Closed: First Seven Months





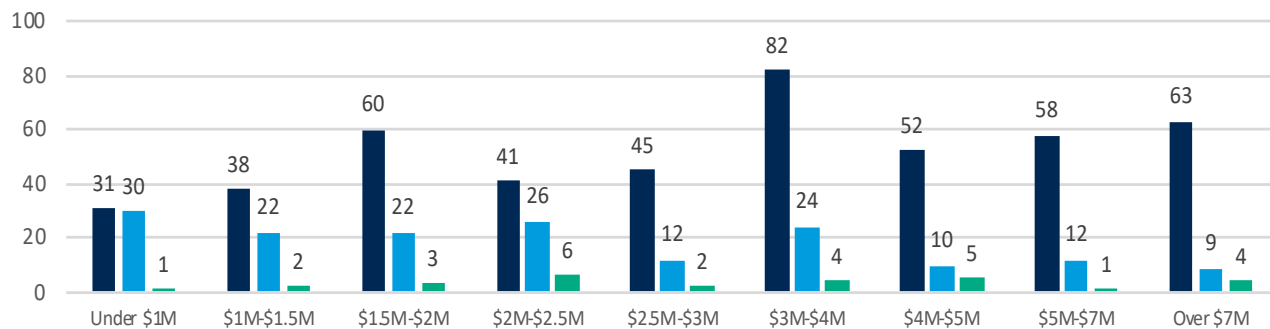
## Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$1M	30	41	-26.8%
\$1M-\$1.5M	22	24	-8.3%
\$1.5M-\$2M	22	24	-8.3%
\$2M-\$2.5M	26	15	+73.3%
\$2.5M-\$3M	12	14	-14.3%
\$3M-\$4M	24	25	-4%
\$4M-\$5M	10	13	-23.1%
\$5M-\$7M	12	18	-33.3%
Over \$7M	9	8	+12.5%

## Houses Active/Closed/Pending 2019

Active/Pending as of July 31st; Closed: First Seven Months

Active Closed Pending



## Town Comparison: Sold Houses - First Seven Months

Town	# of Closed Houses		% change	Median Closing Price		% change
	2019	2018		2019	2018	
Darien	170	158	+7.6%	\$1,230,000	\$1,502,500	-18.1%
Easton	73	79	-7.6%	\$562,500	\$550,000	+2.3%
Fairfield	471	440	+7%	\$580,000	\$635,000	-8.7%
All of Greenwich	295	351	-16%	\$1,950,000	\$1,855,000	+5.1%
New Canaan	142	129	+10.1%	\$1,212,500	\$1,400,000	-13.4%
Norwalk	371	390	-4.9%	\$487,890	\$511,025	-4.5%
Redding	74	71	+4.2%	\$534,000	\$549,000	-2.7%
Ridgefield	190	193	-1.6%	\$635,500	\$639,000	-0.5%
Rowayton*	43	48	-10.4%	\$1,181,250	\$859,500	+37.4%
Stamford	400	439	-8.9%	\$580,500	\$600,000	-3.3%
Weston	94	93	+1.1%	\$675,000	\$690,000	-2.2%
Westport	191	245	-22%	\$1,195,000	\$1,247,500	-4.2%
Wilton	133	114	+16.7%	\$725,000	\$800,000	-9.4%

\*Rowayton solds data also included in Norwalk.