



HALSTEAD
REAL ESTATE

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

Greenwich Market Report

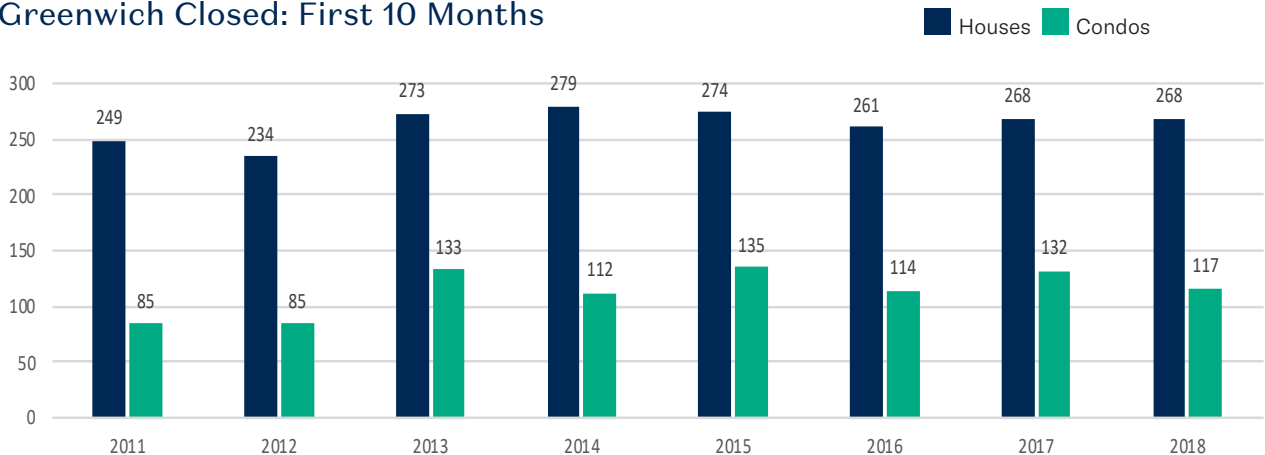
Year To Date Through October 31, 2018

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

HALSTEAD CONNECTICUT, LLC

	2018	2017	% CHANGE
Houses: Closings in October	15	20	-25%
Houses: Closings First 10 Months	268	268	0%
Houses: Median Closing Price First 10 Months	\$1,962,500	\$1,900,000	+3.3%
Houses: Average Closing Price First 10 Months	\$2,669,517	\$2,824,712	-5.5%
Houses: Active Inventory October 31st	419	410	+2.2%
Condos: Closings First 10 Months	117	132	-11.4%
Condos: Average Closing Price First 10 Months	\$994,672	\$948,253	+4.9%
Condos: Active Inventory on October 31st	118	109	+8.3%
House & Condo \$ Volume of Closings First 10 Months	\$831,807,235	\$882,192,260	-5.7%

Greenwich Closed: First 10 Months





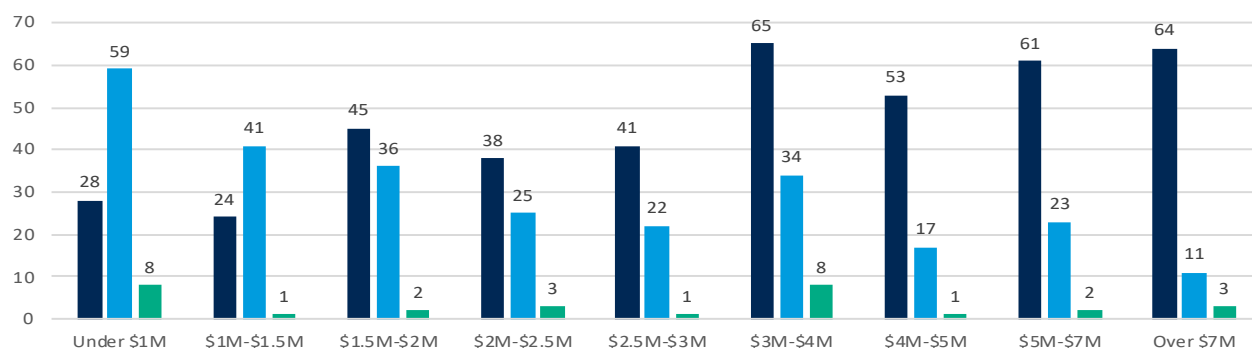
Number of Houses Closed: First 10 Months

	2018	2017	%
Under \$1M	59	53	+11.3%
\$1M-\$1.5M	41	43	-4.7%
\$1.5M-\$2M	36	42	-14.3%
\$2M-\$2.5M	25	27	-7.4%
\$2.5M-\$3M	22	15	+46.7%
\$3M-\$4M	34	36	-5.6%
\$4M-\$5M	17	15	+13.3%
\$5M-\$7M	23	22	+4.5%
Over \$7M	11	15	-26.7%

Houses Active/Closed/Pending 2018

Active/Pending as of October 31st; Closed: First 10 Months

Active Closed Pending



Lower Fairfield County Town Comparison: First 10 Months (Houses)

Town	# of Closed Houses		% change	Median Closing Price		% change
	2018	2017		2018	2017	
Darien	215	265	-18.9%	\$1,385,000	\$1,400,000	-1.1%
Easton	109	94	+16%	\$562,000	\$602,500	-6.7%
Fairfield	640	672	-4.8%	\$630,000	\$599,950	+5%
All of Greenwich	495	474	+4.4%	\$1,825,000	\$1,797,500	+1.9%
New Canaan	182	222	-18%	\$1,355,000	\$1,453,000	-6.7%
Norwalk	572	571	+0.2%	\$497,500	\$470,000	+5.9%
Redding	107	115	-7%	\$550,000	\$485,000	+13.4%
Ridgefield	280	322	-13%	\$640,630	\$640,000	+0.1%
Rowayton*	61	77	-20.8%	\$950,000	\$1,325,000	-28.3%
Stamford	601	620	-3.1%	\$580,000	\$580,000	0%
Weston	137	138	-0.7%	\$699,000	\$780,000	-10.4%
Westport	353	359	-1.7%	\$1,242,500	\$1,331,000	-6.6%
Wilton	179	193	-7.3%	\$799,000	\$765,000	+4.4%

*Rowayton solds data also included in Norwalk.