



**HALSTEAD**  
REAL ESTATE

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

# Greenwich Market Report

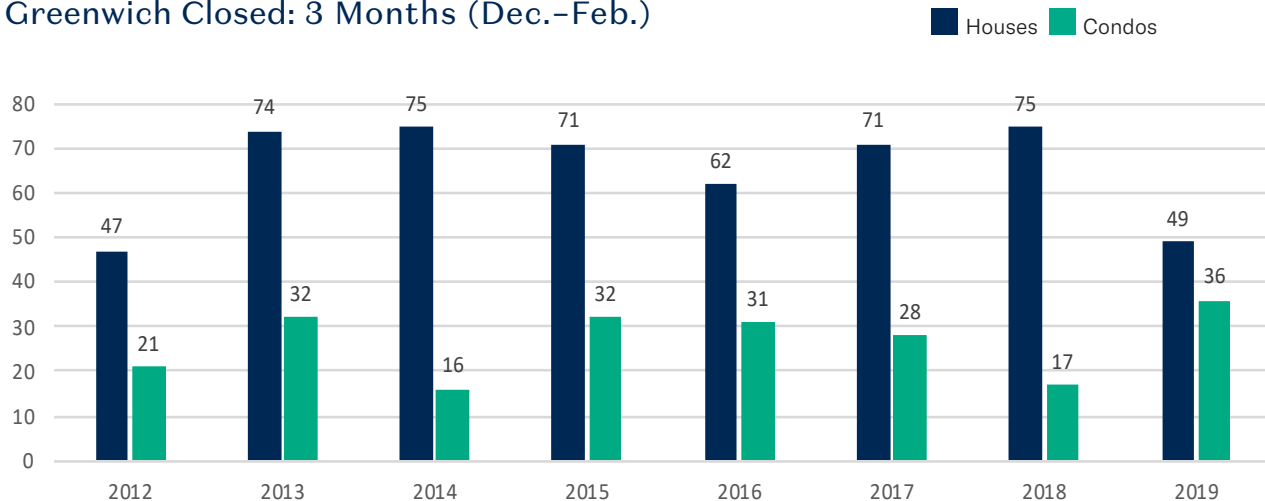
Year To Date Through February 28, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in February	9	20	-55%
Houses: Closings Dec.-Feb. (3 months)	49	75	-34.7%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$3,105,440	\$2,848,372	+9%
Houses: Active Inventory on February 28th	379	351	+8%
Condos: Closings Dec.-Feb. (3 months)	36	17	+111.8%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$1,174,708	\$1,054,919	+11.4%
Condos: Active Inventory on February 28th	95	107	-11.2%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$194,456,038	\$231,561,525	-16%

## Greenwich Closed: 3 Months (Dec.-Feb.)





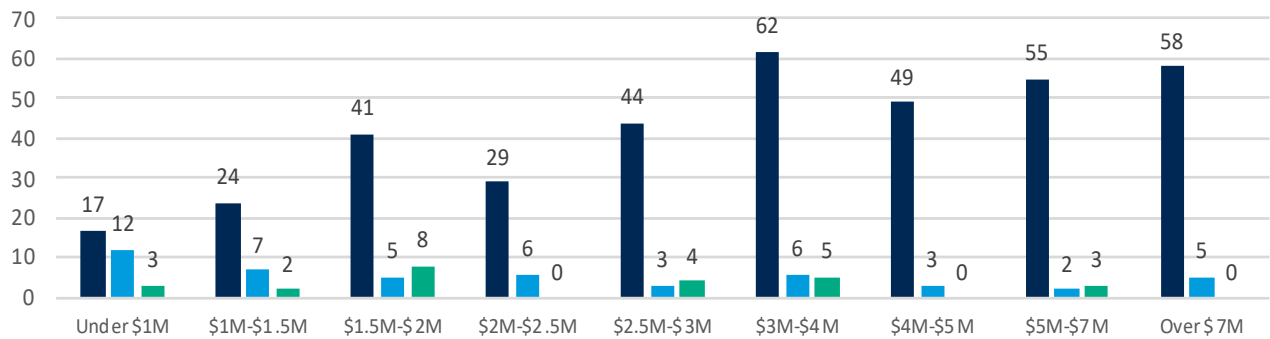
## Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$1M	12	17	-29.4%
\$1M-\$1.5M	7	5	+40%
\$1.5M-\$2M	5	14	-64.3%
\$2M-\$2.5M	6	8	-25%
\$2.5M-\$3M	3	5	-40%
\$3M-\$4M	6	10	-40%
\$4M-\$5M	3	4	-25%
\$5M-\$7M	2	7	-71.4%
Over \$7M	5	5	0%

## Houses Active/Closed/Pending 2019

Active/Pending as of February 28th; Closed: 3 Months (Dec.-Feb.)

Active Closed Pending



## Town Comparison: Sold Houses - 3 Months (Dec.-Feb.)

Town	# of Closed Houses		% change	Average Closing Price		% change
	2019	2018		2019	2018	
55	55	49	+12.2%	\$1,321,683	\$1,438,899	-8.1%
23	26		-11.5%	\$669,785	\$506,092	+32.3%
130	135		-3.7%	\$751,512	\$786,498	-4.4%
98	118		-16.9%	\$2,526,763	\$2,562,182	-1.4%
46	39		+17.9%	\$1,342,314	\$1,716,994	-21.8%
115	116		-0.9%	\$563,351	\$582,001	-3.2%
19	19		0%	\$508,016	\$513,458	-1.1%
53	61		-13.1%	\$724,508	\$727,541	-0.4%
9	10		-10%	\$973,167	\$1,257,975	-22.6%
131	144		-9%	\$589,006	\$655,109	-10.1%
30	39		-23.1%	\$777,647	\$872,833	-10.9%
54	87		-37.9%	\$1,191,190	\$1,431,981	-16.8%
41	39		+5.1%	\$714,939	\$835,715	-14.5%

\*Rowayton solds data also included in Norwalk.