



**HALSTEAD**  
REAL ESTATE

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

# Greenwich Market Report

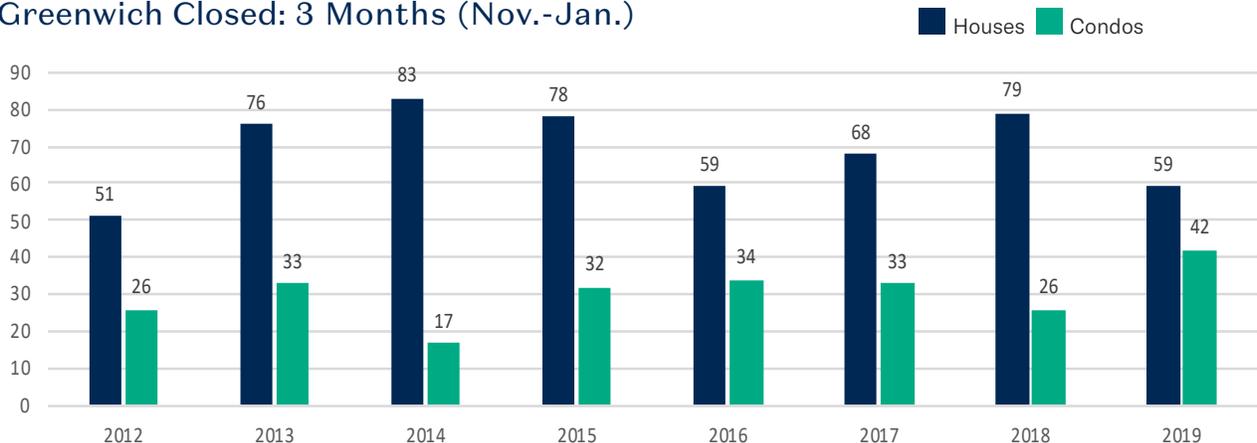
Year To Date Through January 31st, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in January	13	20	-35%
Houses: Closings Nov. - Jan. (3 months)	59	79	-25.3%
Houses: Average Closing Price Nov. - Jan. (3 months)	\$2,806,576	\$3,357,260	-16.4%
Houses: Active Inventory January 31st	354	324	+9.3%
Condos: Closings Nov. - Jan. (3 months)	42	26	+61.5%
Condos: Average Closing Price Nov. - Jan. (3 months)	\$1,204,393	\$1,252,990	-3.9%
Condos: Active Inventory on January 31st	97	106	-8.5%
House & Condo \$ Volume of Closings Nov. - Jan. (3 months)	\$216,172,500	\$297,801,319	-27.4%

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





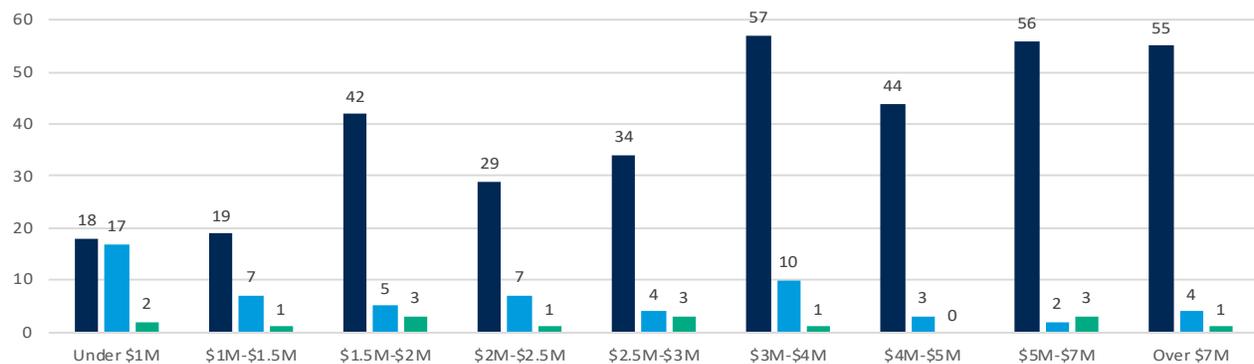
## Number of Houses Closed: 3 Months (Nov.-Jan.)

	2019	2018	%
Under \$1M	17	20	-15%
\$1M-\$1.5M	7	5	+40%
\$1.5M-\$2M	5	13	-61.5%
\$2M-\$2.5M	7	8	-12.5%
\$2.5M-\$3M	4	5	-20%
\$3M-\$4M	10	9	+11.1%
\$4M-\$5M	3	4	-25%
\$5M-\$7M	2	8	-75%
Over \$7M	4	7	-42.9%

## Houses Active/Closed/Pending 2019

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

Active Closed Pending



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

Town	# of Closed Houses		% change	Average Closing Price		% change
	2019	2018		2019	2018	
Darien	60	56	+7.1%	\$1,276,484	\$1,760,425	-27.5%
Easton	22	34	-35.3%	\$681,093	\$545,403	+24.9%
Fairfield	132	155	-14.8%	\$733,991	\$790,573	-7.2%
All of Greenwich	124	127	-2.4%	\$2,301,022	\$2,719,316	-15.4%
New Canaan	53	48	+10.4%	\$1,472,042	\$1,897,015	-22.4%
Norwalk	133	129	+3.1%	\$548,948	\$577,684	-5%
Redding	25	23	+8.7%	\$619,192	\$532,686	+16.2%
Ridgefield	61	67	-9%	\$720,120	\$732,733	-1.7%
Rowayton*	9	13	-30.8%	\$1,009,833	\$1,220,871	-17.3%
Stamford	157	158	-0.6%	\$622,282	\$628,615	-1%
Weston	35	46	-23.9%	\$844,596	\$824,978	+2.4%
Westport	70	102	-31.4%	\$1,344,897	\$1,389,619	-3.2%
Wilton	38	48	-20.8%	\$749,487	\$715,945	+4.7%

\*Rowayton solds data also included in Norwalk.