

HALSTEAD PROPERTY®

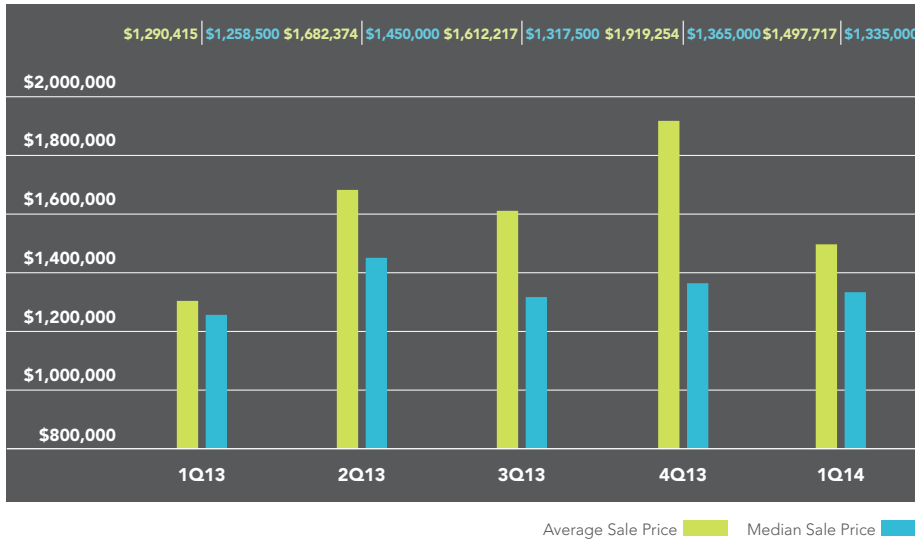
FIRST QUARTER 2014 CONNECTICUT SINGLE-FAMILY SALES REPORT



DARIEN

Darien single-family prices averaged \$1,497,717 in the first quarter, 16% more than a year ago. The median price of \$1,335,000 was 6% higher than in the first quarter of 2013. Darien also saw the number of sales rise 31% from a year ago, the largest increase of any town in our report.

AVERAGE AND MEDIAN SALE PRICE

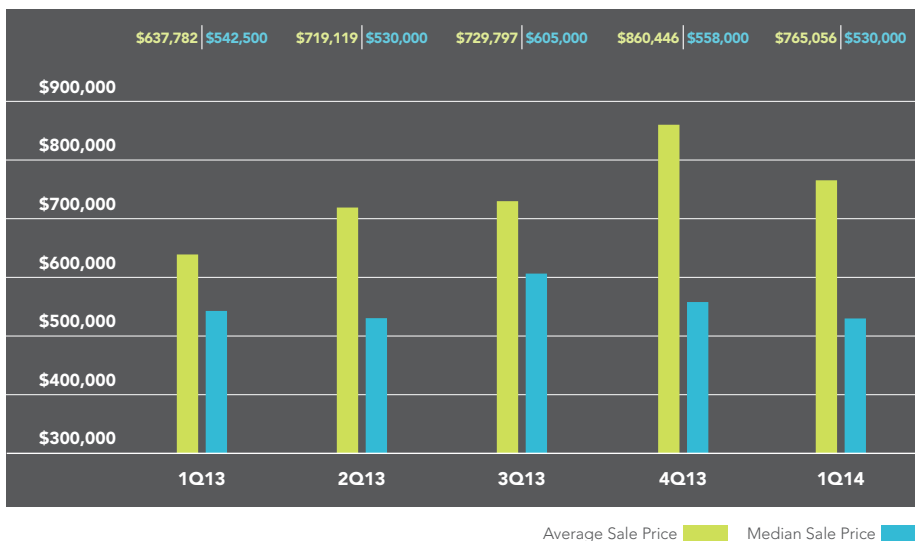


	Number of Sales	Days on Market
1Q14	38	116
4Q13	51	134
3Q13	108	133
2Q13	87	139
1Q13	29	121

FAIRFIELD

Fairfield saw an uptick in high-end closings, which brought its average price up 20% compared to 2013's first quarter. The median price fell 2% during this time, to \$530,000. The 101 closings during the quarter represented a 17% improvement from a year ago, even though homes spent 17% longer on the market.

AVERAGE AND MEDIAN SALE PRICE

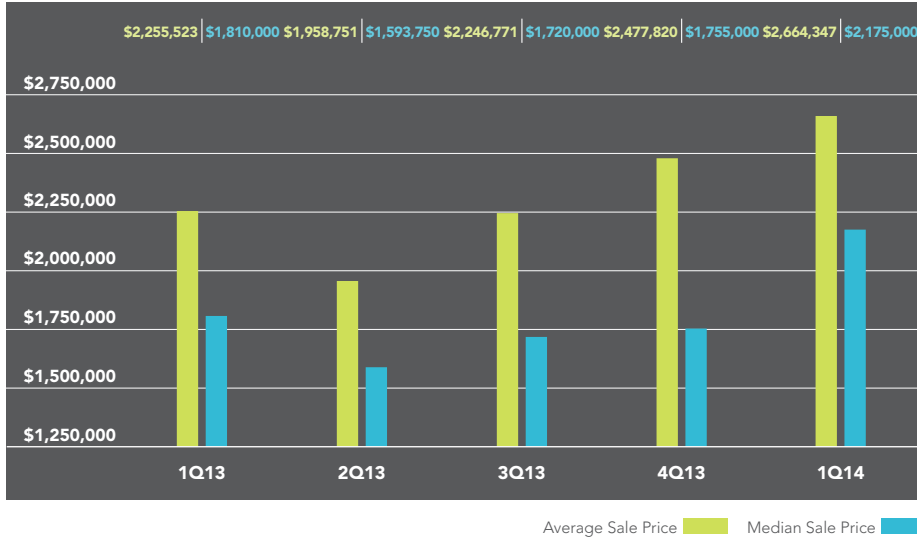


	Number of Sales	Days on Market
1Q14	101	110
4Q13	157	113
3Q13	269	94
2Q13	204	94
1Q13	86	94

GREENWICH

Both the average and median price showed strong gains in Greenwich over the past year. At \$2,664,347 the average price was 18% higher than a year ago, while the median price rose 20% to \$2,175,000. The number of sales rose from 89 a year ago to 97, a 9% increase. Homes in Greenwich sold much faster than a year ago, as the average days on market fell 25%.

AVERAGE AND MEDIAN SALE PRICE



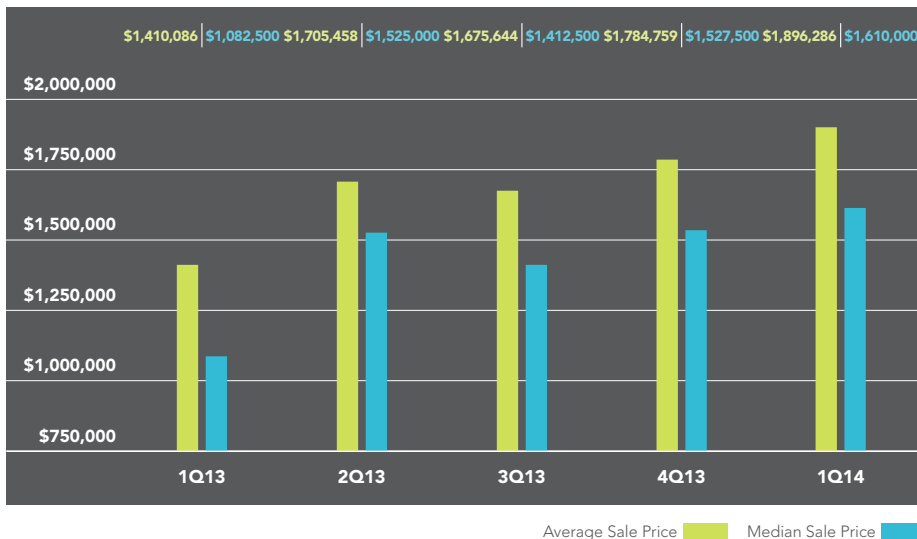
	Number of Sales	Days on Market
1Q14	97	174
4Q13	107	244
3Q13	190	196
2Q13	198	199
1Q13	89	231

Average Sale Price ■ Median Sale Price ■

NEW CANAAN

During the first quarter, 86% of sales in New Canaan were for over \$1 million, compared to just 55% a year ago. The increase in high-end activity pushed both the average and median price sharply higher compared to 2013's first quarter. Closings also rose from a year ago, as 35 homes were sold.

AVERAGE AND MEDIAN SALE PRICE



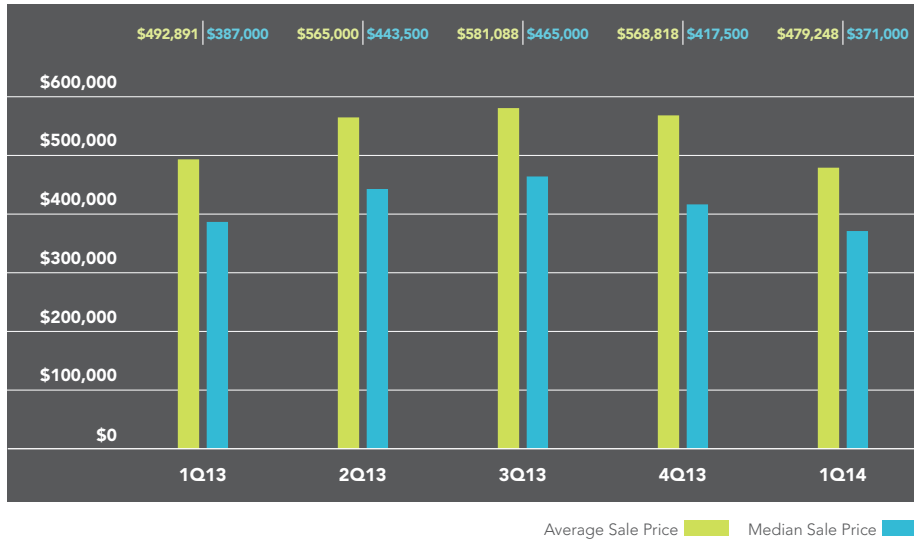
	Number of Sales	Days on Market
1Q14	35	208
4Q13	54	167
3Q13	99	169
2Q13	95	172
1Q13	29	189

Average Sale Price ■ Median Sale Price ■

NORWALK

Norwalk experienced a small decline in both its average and median price over the past year. The average price of \$479,248 during the first quarter was 3% below 2013's comparable figure, while the median price fell 4% to \$371,000. Sales were also lower than a year ago, falling 9% to 99.

AVERAGE AND MEDIAN SALE PRICE

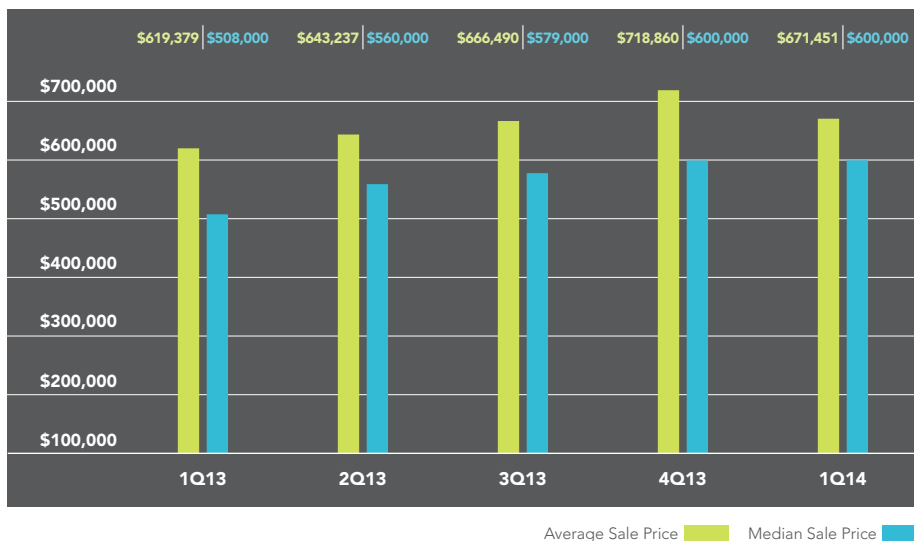


	Number of Sales	Days on Market
1Q14	99	107
4Q13	140	112
3Q13	170	105
2Q13	190	103
1Q13	109	138

STAMFORD

Prices rose over the past year in Stamford, even though the number of sales was 17% lower than the first quarter of 2013. At \$671,451 the average price was an 8% improvement from a year ago, while the median price rose 18% to \$600,000.

AVERAGE AND MEDIAN SALE PRICE

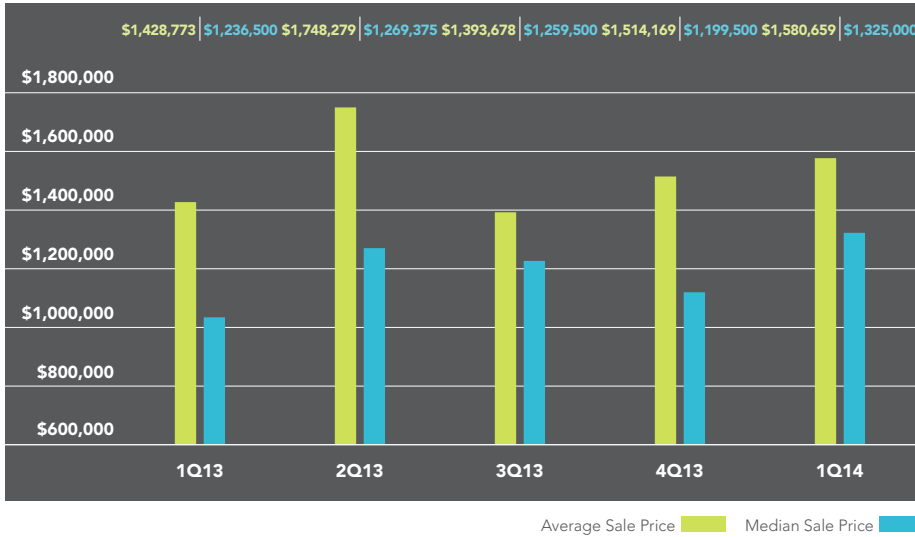


	Number of Sales	Days on Market
1Q14	91	124
4Q13	163	99
3Q13	219	85
2Q13	203	98
1Q13	109	122

WESTPORT

The average price for a home in Westport reached \$1,580,659 in the first quarter, 11% more than a year ago. The median price posted a 7% increase during this time to \$1,325,000. Despite the price increases, 19% fewer homes sold than during the first quarter of 2013.

AVERAGE AND MEDIAN SALE PRICE

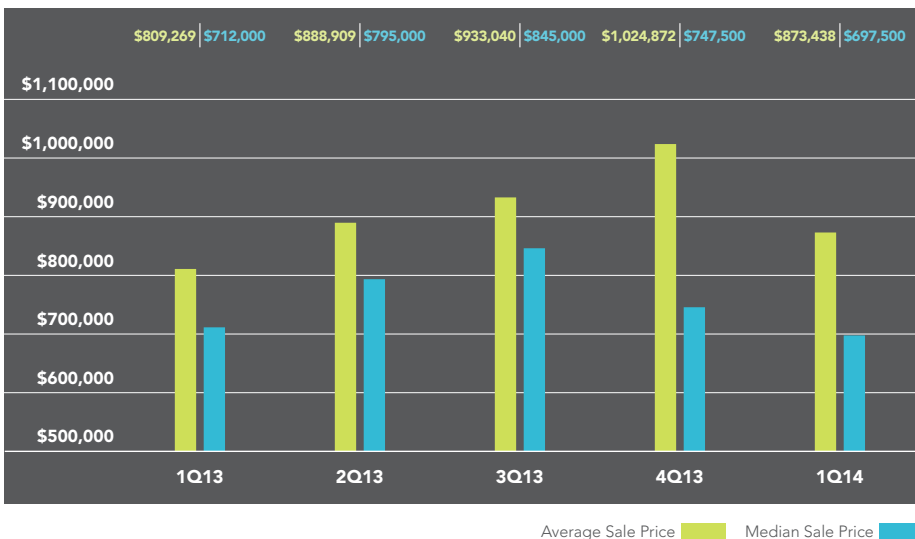


	Number of Sales	Days on Market
1Q14	62	108
4Q13	103	111
3Q13	148	84
2Q13	132	112
1Q13	77	136

WILTON

Wilton saw its average price move 8% higher over the past year, to \$873,438. The median price fell 2% during this time, to \$697,500. The 34 sales during the quarter were 13% less than during 2013's first quarter.

AVERAGE AND MEDIAN SALE PRICE



	Number of Sales	Days on Market
1Q14	34	168
4Q13	52	137
3Q13	82	118
2Q13	86	112
1Q13	39	166

HALSTEAD PROPERTY®

Darien

671 Boston Post Road
Darien, CT 06820
203.655.1418

Westport

379 Post Road East
Westport, CT 06880
203.221.0666

Rowayton

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

Greenwich

56 Mason Street
Greenwich, CT 06830
203.869.8100

New Canaan

183 Elm Street
New Canaan, CT 06840
203.966.7800

Wilton

21 River Road
Wilton, CT 06897
203.762.8118

Stamford

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

75 Holly Hill Lane, Suite 100
Greenwich, CT 06830
203.869.8100

Park Avenue

499 Park Avenue
New York, NY 10022
212.734.0010

East Side

770 Lexington Avenue
New York, NY 10065
212.317.7800

West Side

408 Columbus Avenue
New York, NY 10024
212.769.3000

Village

831 Broadway
New York, NY 10003
212.253.6500

SoHo

451 West Broadway
New York, NY 10012
212.381.4200

Harlem

2169 Frederick Douglass Boulevard
New York, NY 10026
212.381.2570

Washington Heights

819 West 187th Street
New York, NY 10033
212.928.3805

Park Slope

76 Seventh Avenue
Brooklyn, NY 11201
718.399.2222

Park Slope

244 Fifth Avenue
Brooklyn, NY 11215
718.622.9300

Brooklyn Heights

150 Montague Street
Brooklyn, NY 11201
718.613.2000

Boerum Hill

495 Atlantic Avenue
Brooklyn, NY 11217
718.613.2090

Cobble Hill

162 Court Street
Brooklyn, NY 11201
718.613.2020

Riverdale

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

Riverdale Mosholu

5626 Mosholu Avenue
Riverdale, NY 10471
718.549.4116

Metro New Jersey

200 Washington Street
Hoboken, NJ 07030
201.478.6700

Bedford Stuyvesant

316 Stuyvesant Avenue
Brooklyn, NY 11233
718.613.2800

East Hampton

3 North Main Street
East Hampton, NY 11937
631.324.6100

Southampton

31 Main Street
Southampton, NY 11968
631.283.2883

Global Services

770 Lexington Avenue
New York, NY 10065
800.765.2692 x6521

Hudson Valley

526 Warren Street
Hudson, NY 12534
518.828.0181

Commercial Sales

770 Lexington Avenue
New York, NY 10065
212.381.3208

Development Marketing

831 Broadway
New York, NY 10003
212.253.9300

Prepared by Gregory Heym, Chief Economist, Halstead Property

Data is sourced from the Greater Fairfield County CMLS, Darien MLS, Greenwich MLS and New Canaan MLS.

Cover Property: Web# 99052420

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