

# HALSTEAD PROPERTY®

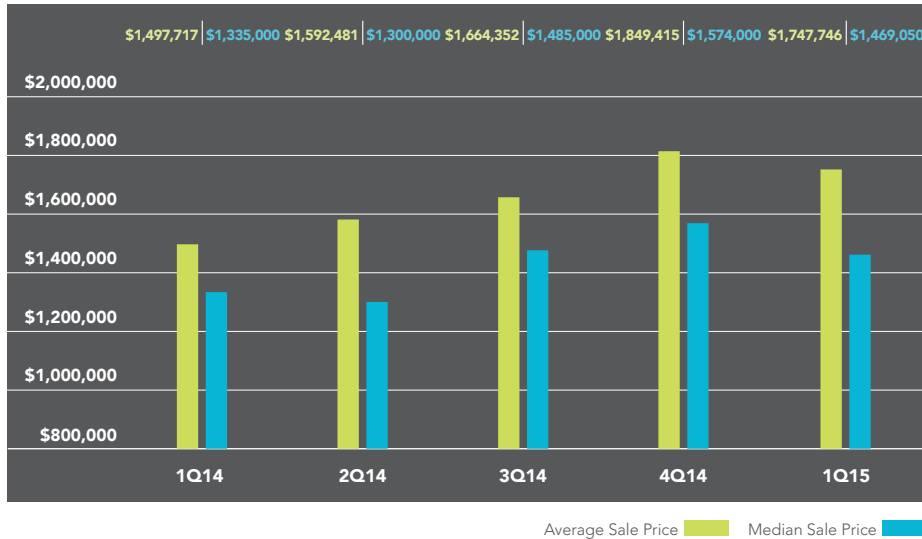
## FIRST QUARTER 2015 CONNECTICUT SINGLE-FAMILY SALES REPORT



## DARIEN

Despite an 11% decline in the number of sales, both the average and median price rose over the past year in Darien. At \$1,747,746, the average sales price was 17% higher than in 2014's first quarter while the median rose 10% to \$1,469,050. Homes spent 21% longer on the market than a year ago, at an average of 140 days.

### AVERAGE AND MEDIAN SALE PRICE

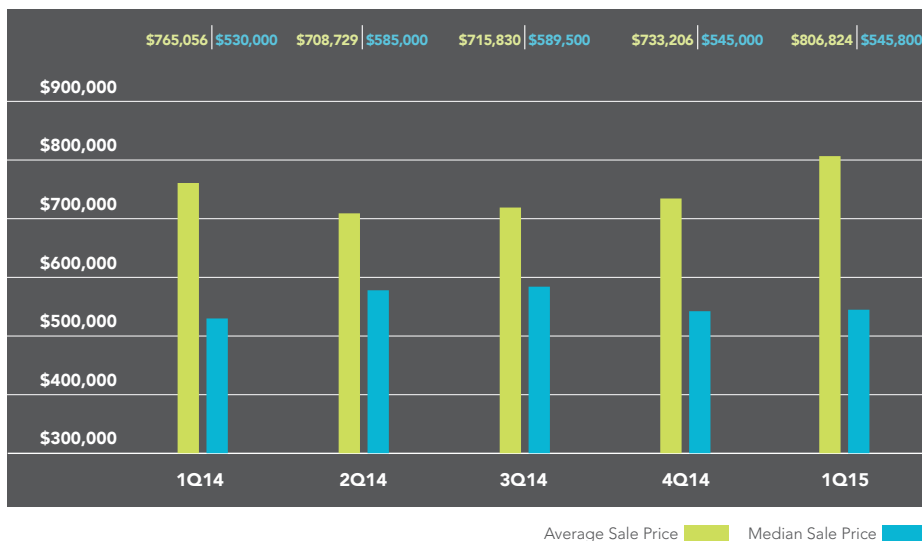


	Number of Sales	Days on Market
1Q15	34	140
4Q14	54	117
3Q14	99	107
2Q14	77	121
1Q14	38	116

## FAIRFIELD

Fairfield homes sold for an average of \$806,824 in the first quarter, a 5% improvement from a year ago. The median price of \$545,800 was 3% above last year's level, while the number of sales rose 10% to 111.

### AVERAGE AND MEDIAN SALE PRICE

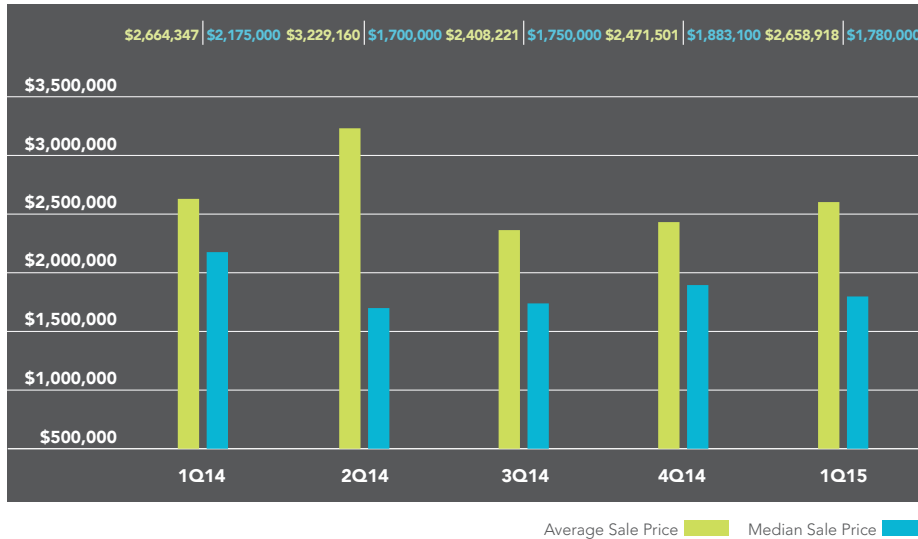


	Number of Sales	Days on Market
1Q15	111	104
4Q14	120	96
3Q14	200	99
2Q14	215	95
1Q14	101	110

## GREENWICH

The average price of \$2,658,918 was virtually unchanged in Greenwich compared to the first quarter of 2014. Two high-end sales helped keep the average price high, but the median price, which measures the middle of the market, declined 18% during this time to \$1,780,000. Greenwich posted 7% fewer closings than during 2014's first quarter.

### AVERAGE AND MEDIAN SALE PRICE



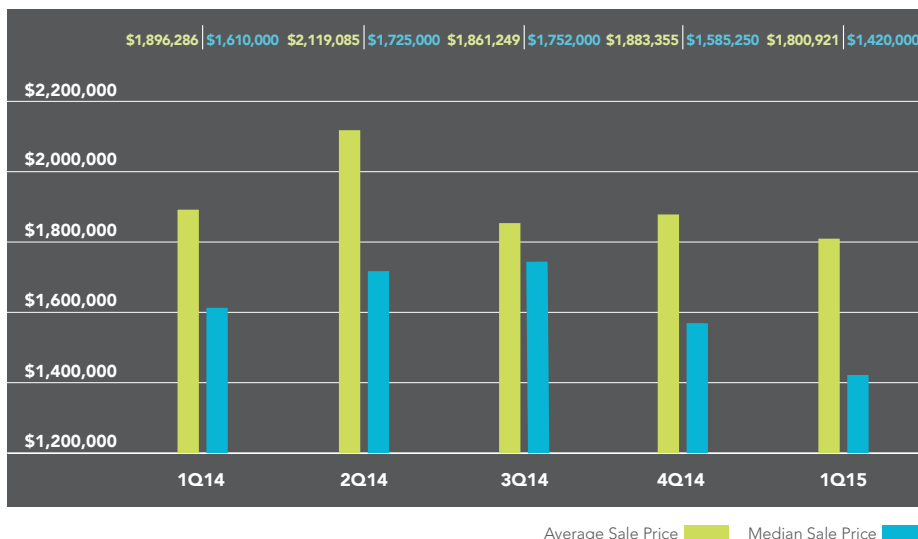
	Number of Sales	Days on Market
1Q15	90	179
4Q14	144	166
3Q14	185	139
2Q14	173	158
1Q14	97	174

Average Sale Price ■ Median Sale Price ■

## NEW CANAAN

New Canaan saw both its average and median price fall over the past year, although homes spent 8% less time on the market. Its average price dipped 5% to \$1,800,921, while the median price of \$1,420,000 was 12% lower. The number of sales also declined, with 3% fewer closings than in 2014's first quarter.

### AVERAGE AND MEDIAN SALE PRICE



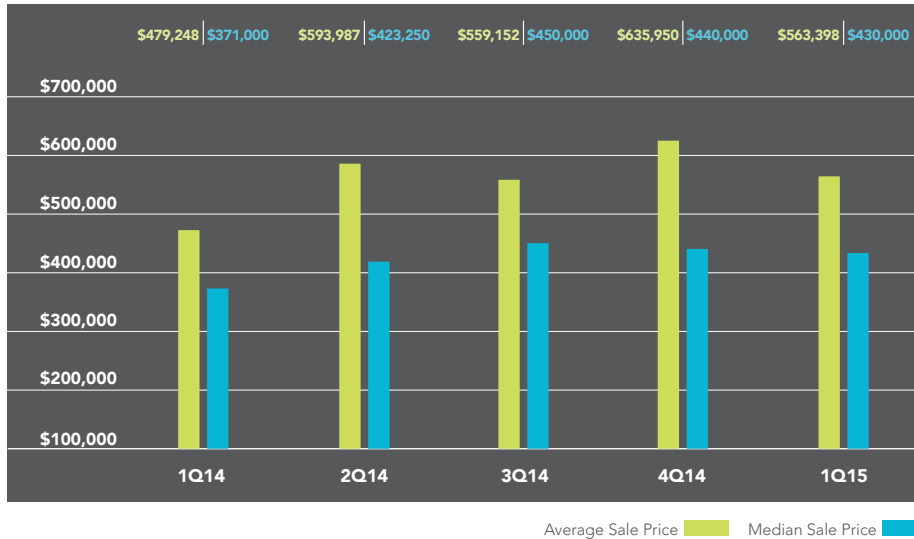
	Number of Sales	Days on Market
1Q15	34	192
4Q14	54	175
3Q14	81	153
2Q14	72	164
1Q14	35	208

Average Sale Price ■ Median Sale Price ■

## NORWALK

Norwalk homes saw both their average and median price climb higher over the past year. The average price of \$563,398 was 18% higher than a year ago, while the median of \$430,000 was a 16% improvement. The number of sales rose from 99 a year ago to 107, an 8% increase.

### AVERAGE AND MEDIAN SALE PRICE

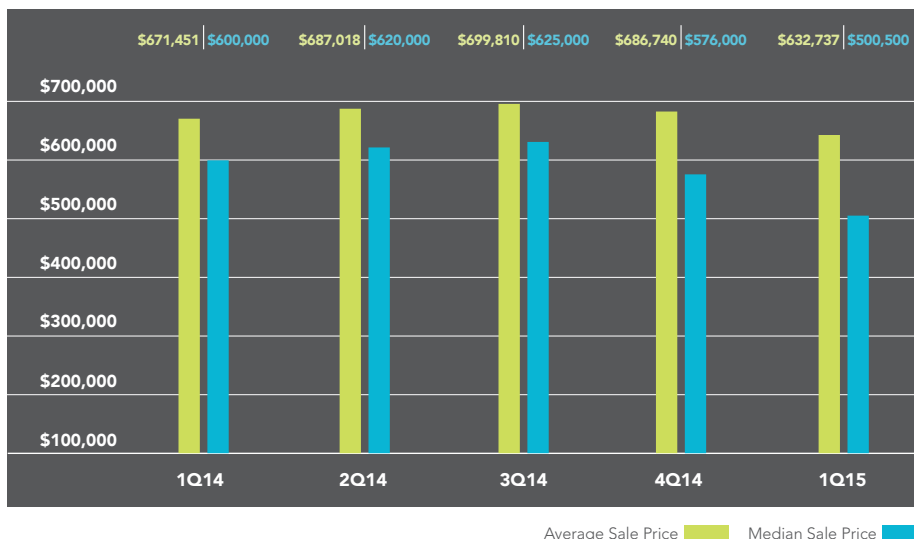


	Number of Sales	Days on Market
1Q15	107	107
4Q14	149	114
3Q14	171	91
2Q14	170	98
1Q14	99	107

## STAMFORD

The number of sales for under \$500,000 more than doubled in Stamford compared to a year ago. This helped bring the total number of sales 34% higher than 2014's first quarter, the largest sales increase in our report. It also brought the average and median price lower in this market, due to the increase in sales in the lower half of the market.

### AVERAGE AND MEDIAN SALE PRICE

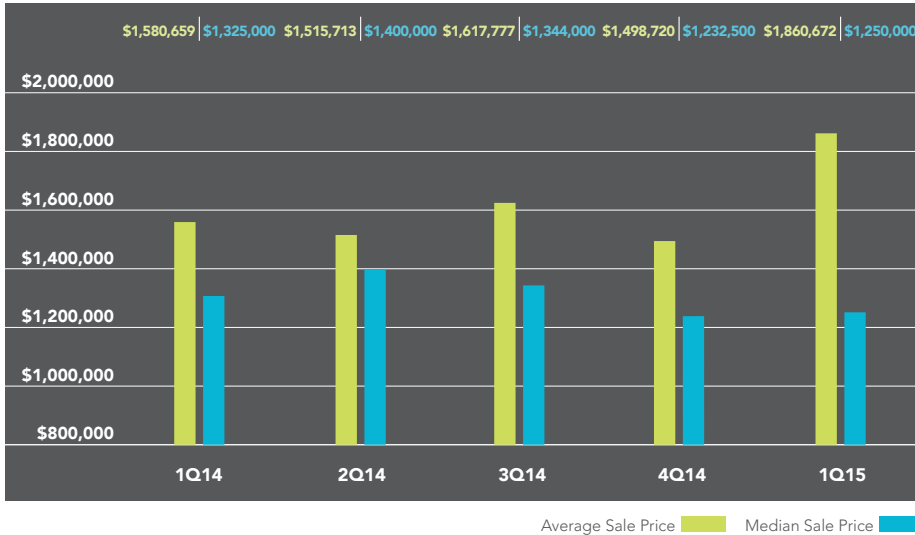


	Number of Sales	Days on Market
1Q15	122	130
4Q14	180	102
3Q14	199	82
2Q14	167	104
1Q14	91	124

## WESTPORT

An increase in high-end activity pushed the average price higher in Westport compared to a year ago. The median price, which is not as impacted by high-end activity, was actually 6% lower than 2014's first quarter. Sales fell slightly during this time, while homes took 17% longer to sell.

### AVERAGE AND MEDIAN SALE PRICE

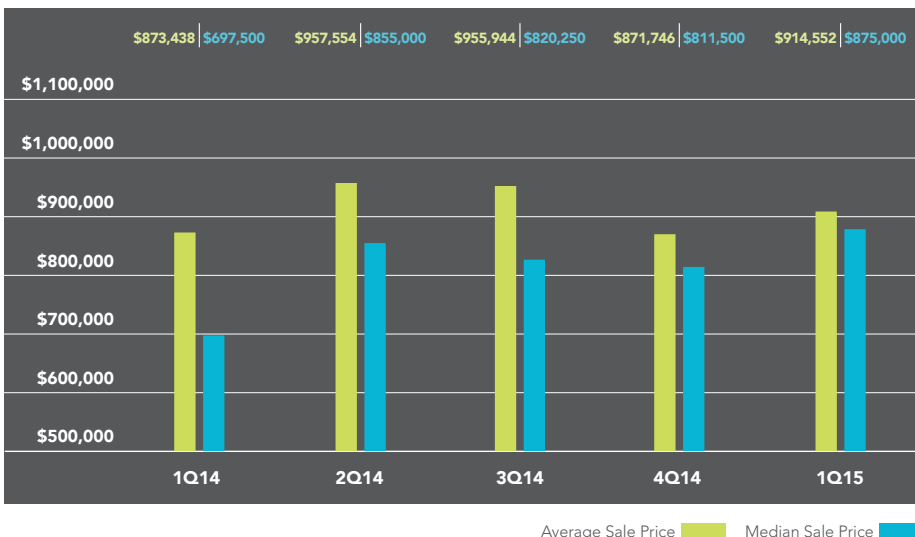


	Number of Sales	Days on Market
1Q15	61	126
4Q14	96	137
3Q14	119	99
2Q14	105	104
1Q14	62	108

## WILTON

Both the average and median price were higher in Wilton over the past year. The average price rose 5% to \$914,552, while the median jumped 25% to \$875,000. This market was less active than a year ago, with 15% fewer transactions. There was a 32% decline in the average days on market, but that is mainly due to the abnormally high figure of a year ago.

### AVERAGE AND MEDIAN SALE PRICE



	Number of Sales	Days on Market
1Q15	29	114
4Q14	48	114
3Q14	72	97
2Q14	73	119
1Q14	34	168

# HALSTEAD PROPERTY®

**Darien**

671 Boston Post Road  
Darien, CT 06820  
203.655.1418

**Westport**

379 Post Road East  
Westport, CT 06880  
203.221.0666

**Greenwich**

56 Mason Street  
Greenwich, CT 06830  
203.869.8100

**Rowayton**

140 Rowayton Avenue  
Rowayton, CT 06853  
203.655.1418

**New Canaan**

183 Elm Street  
New Canaan, CT 06840  
203.966.7800

**Wilton**

21 River Road  
Wilton, CT 06897  
203.762.8118

**75 Holly Hill Lane, Suite 100**

Greenwich, CT 06830  
203.869.8100

**Stamford**

1099 High Ridge Road  
Stamford, CT 06905  
203.329.8801

**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

**Bedford Stuyvesant**

316 Stuyvesant Avenue  
Brooklyn, NY 11233  
718.613.2800

**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

**East Hampton**

3 North Main Street  
East Hampton, NY 11937  
631.324.6100

**Southampton**

31 Main Street  
Southampton, NY 11968  
631.283.2883

**Hudson Valley**

526 Warren Street  
Hudson, NY 12534  
518.828.0181

**Global Services**

770 Lexington Avenue  
New York, NY 10065  
800.765.2692 x6521

**Commercial Sales**

770 Lexington Avenue  
New York, NY 10065  
212.381.3208

**Development Marketing**

445 Park Avenue  
New York, NY 10022  
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# 99095316

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