

HALSTEAD PROPERTY®

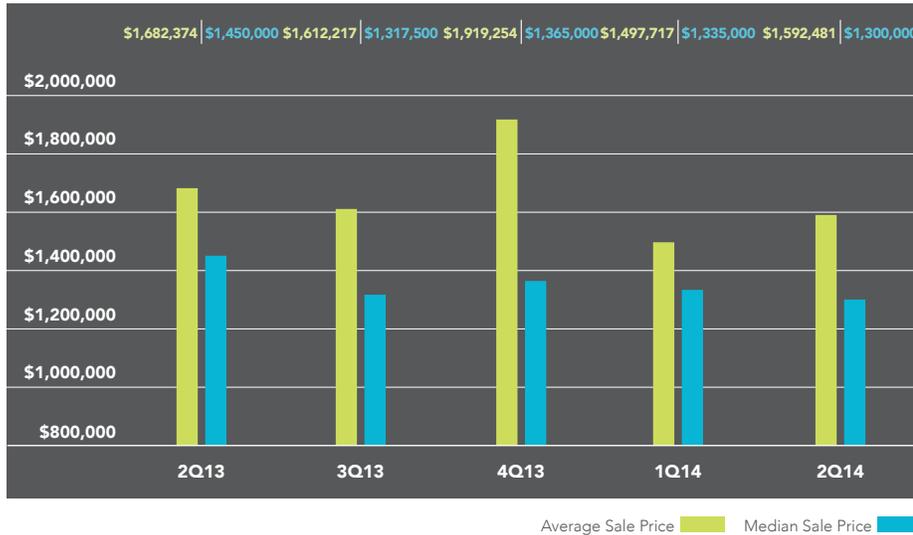
SECOND QUARTER 2014 CONNECTICUT SINGLE-FAMILY SALES REPORT



DARIEN

Single-family homes in Darien sold for an average of \$1,592,481 in the second quarter, which was 5% less than a year ago. The median price posted a sharper decline, falling 10% over the past year to \$1,300,000. The 77 sales reported during the second quarter were 11% fewer than in 2013's comparable period. Homes sold 11% faster in the second quarter in Darien compared to a year ago.

AVERAGE AND MEDIAN SALE PRICE



	Number of Sales	Days on Market
2Q14	77	121
1Q14	38	116
4Q13	51	134
3Q13	108	133
2Q13	87	139

FAIRFIELD

Fairfield was the only town in our report to see more transactions than a year ago. There were 215 closings in the second quarter, 5% more than 2013's second quarter. The average price fell 1% during this time, due in part to a decline in high-end closings. The median price posted a 10% gain over the past year, reaching \$585,000.

AVERAGE AND MEDIAN SALE PRICE

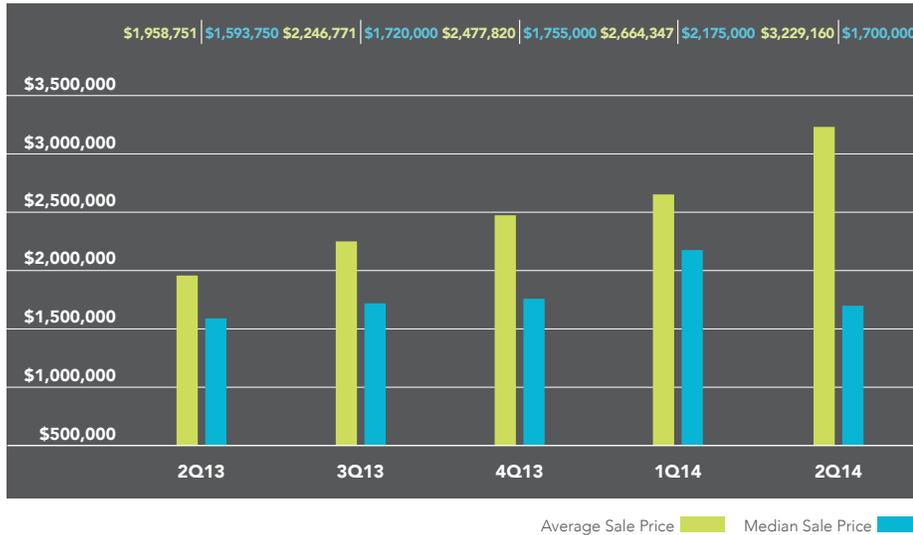


	Number of Sales	Days on Market
2Q14	215	95
1Q14	101	110
4Q13	157	113
3Q13	269	94
2Q13	204	94

GREENWICH

While the average price soared 65% in Greenwich compared to 2013's second quarter, a record-setting \$120 million sale was responsible for a large part of this increase. The median price, which isn't as impacted by high-end activity, was 7% higher at \$1,700,000. Houses sold during the quarter spent an average of 158 days on the market, 21% less time than a year ago.

AVERAGE AND MEDIAN SALE PRICE



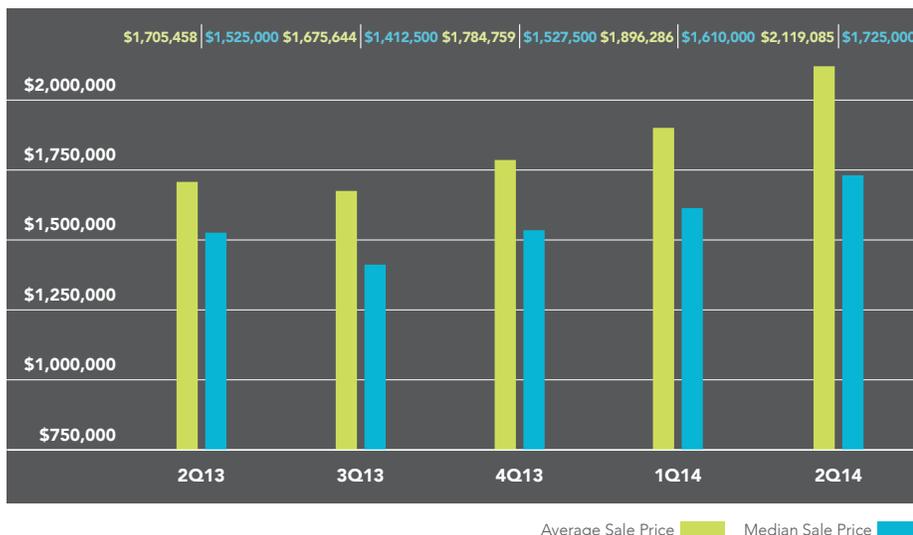
	Number of Sales	Days on Market
2Q14	173	158
1Q14	97	174
4Q13	107	244
3Q13	190	196
2Q13	198	199

Average Sale Price  Median Sale Price 

NEW CANAAN

New Canaan saw both its average and median price rise sharply from a year ago, despite having 24% fewer transactions. At \$2,119,085, the average price was 24% higher than a year ago, while the median price rose 13% to \$1,725,000.

AVERAGE AND MEDIAN SALE PRICE



	Number of Sales	Days on Market
2Q14	72	164
1Q14	35	208
4Q13	54	167
3Q13	99	169
2Q13	95	172

Average Sale Price  Median Sale Price 

NORWALK

Prices were mixed in Norwalk compared to a year ago. The average price rose 5% to \$593,987, while the median price of \$423,250 was 5% lower. The number of sales declined 11%, from 190 a year ago to 170.

AVERAGE AND MEDIAN SALE PRICE

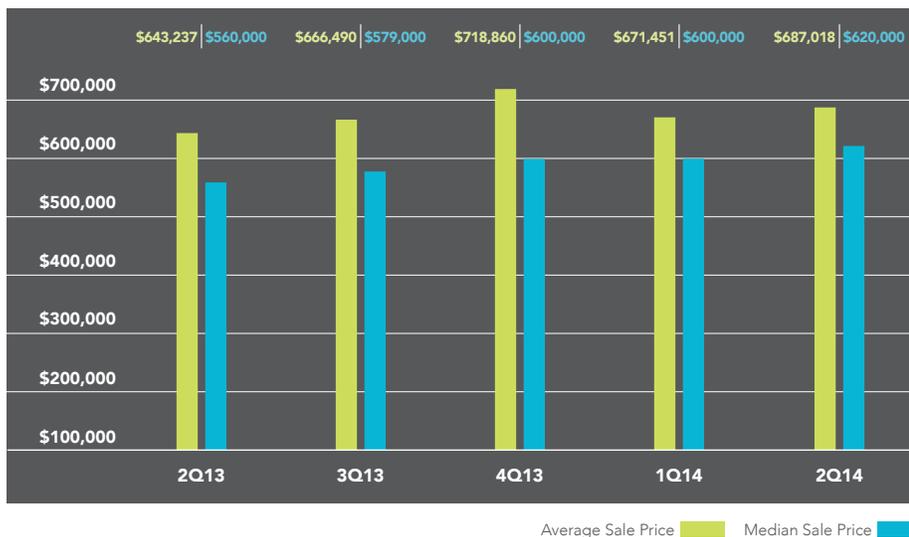


	Number of Sales	Days on Market
2Q14	170	98
1Q14	99	107
4Q13	140	112
3Q13	170	105
2Q13	190	103

STAMFORD

Stamford's average price of \$687,018 was 7% higher than a year ago, while the median price rose 11% to \$620,000. There were 18% fewer closings than in 2013's second quarter, and homes spent an average of 104 days on the market.

AVERAGE AND MEDIAN SALE PRICE



	Number of Sales	Days on Market
2Q14	167	104
1Q14	91	124
4Q13	163	99
3Q13	219	85
2Q13	203	98

WESTPORT

A decline in high-end activity helped bring the average price 13% lower in Westport over the past year, to \$1,515,713. The median price of \$1,400,000 represented a 10% improvement during this time, despite a 20% decline in sales.

AVERAGE AND MEDIAN SALE PRICE

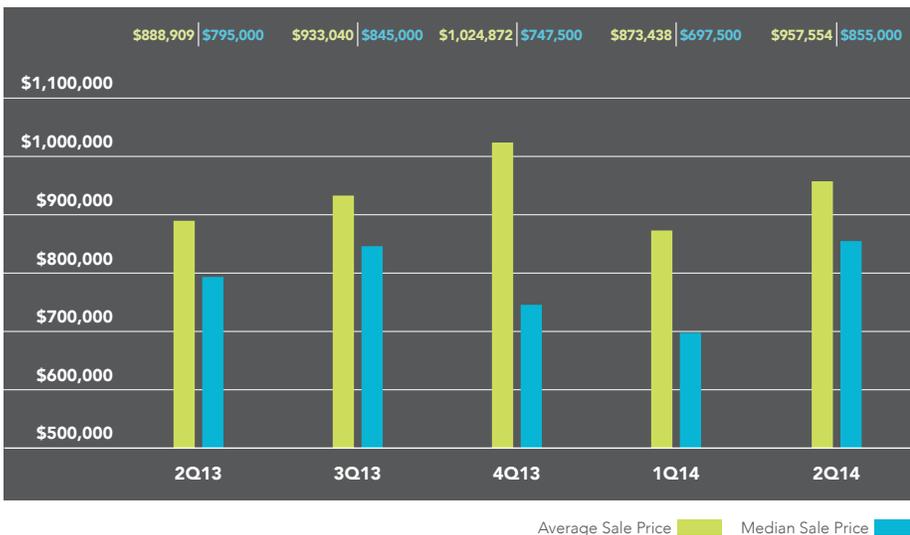


	Number of Sales	Days on Market
2Q14	105	104
1Q14	62	108
4Q13	103	111
3Q13	148	84
2Q13	132	112

WILTON

Wilton saw both its average and median price rise 8% from 2013's second quarter. The number of sales fell from 86 a year ago to 73, a 15% decrease. It took an average of 119 days for homes sold during the second quarter to find a buyer, 6% more time than a year ago.

AVERAGE AND MEDIAN SALE PRICE



	Number of Sales	Days on Market
2Q14	73	119
1Q14	34	168
4Q13	52	137
3Q13	82	118
2Q13	86	112

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.

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