

# HALSTEAD PROPERTY®

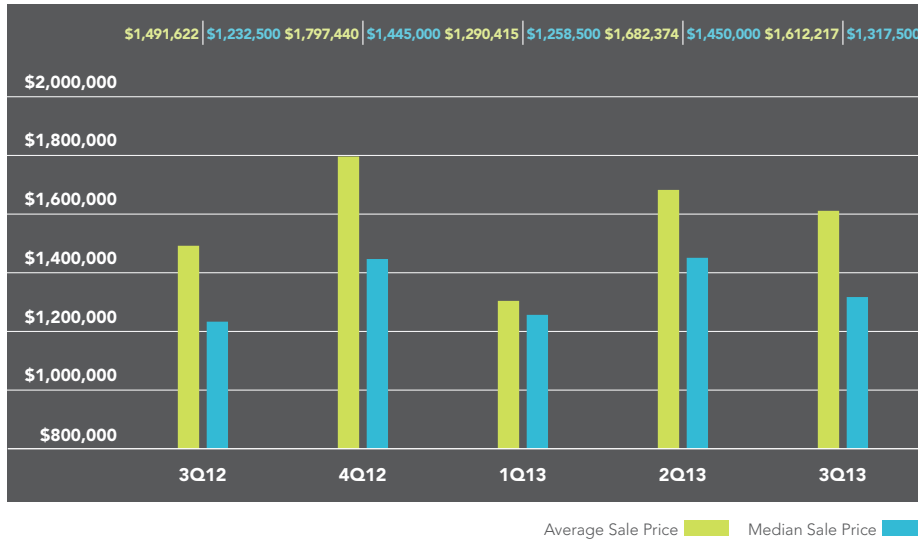
## THIRD QUARTER 2013 CONNECTICUT SINGLE-FAMILY SALES REPORT



## DARIEN

Prices averaged \$1,612,217 for single-family homes sold in Darien in the third quarter, 8% more than a year ago. The median price of \$1,317,500 was a 7% improvement from the third quarter of 2012. The number of sales rose 20% over the past year, as 108 closings were reported.

### AVERAGE AND MEDIAN SALE PRICE

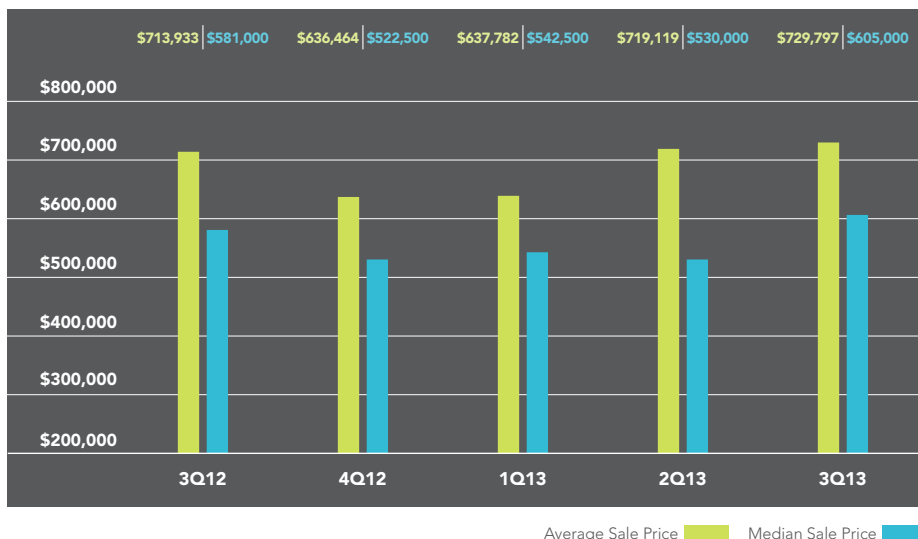


	Number of Sales	Days on Market
3Q13	108	133
2Q13	87	139
1Q13	29	121
4Q12	55	156
3Q12	90	133

## FAIRFIELD

Fairfield saw a 49% jump in sales compared to a year ago, the largest increase of any town in our report. Prices also rose, with the average price up 2% and the median price 4% higher. Homes sold 6% faster than a year ago, spending an average of 94 days on the market.

### AVERAGE AND MEDIAN SALE PRICE

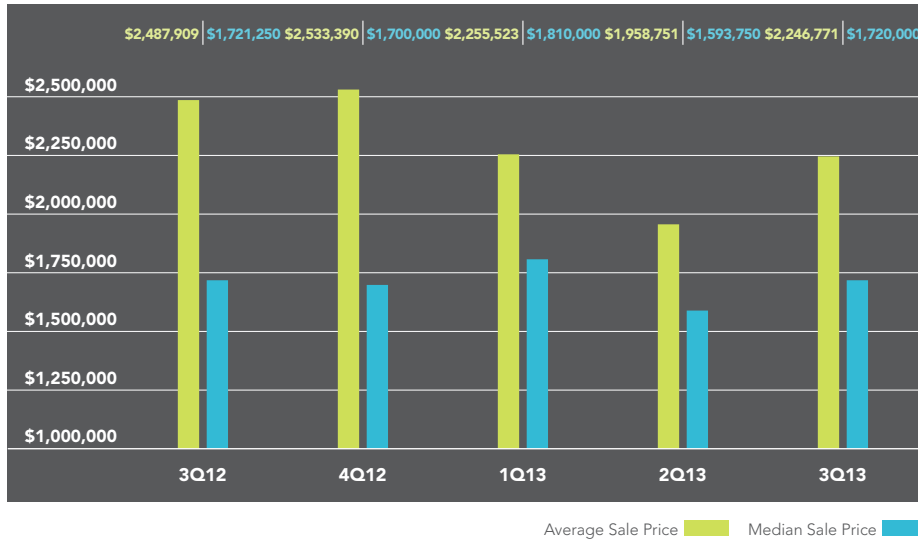


	Number of Sales	Days on Market
3Q13	269	94
2Q13	204	94
1Q13	86	94
4Q12	137	104
3Q12	180	100

## GREENWICH

A decline in high-end activity brought the average price lower in Greenwich, although the median price was essentially unchanged from 2012's third quarter. Sales rose 2%, from 186 a year ago to 190. Homes took 9% longer to sell than last year's comparable period.

### AVERAGE AND MEDIAN SALE PRICE



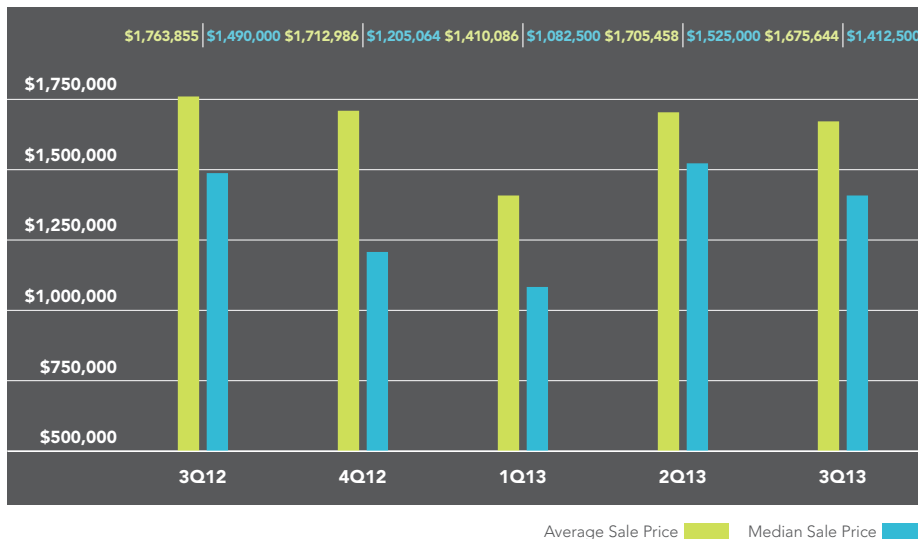
	Number of Sales	Days on Market
3Q13	190	196
2Q13	198	199
1Q13	89	231
4Q12	142	249
3Q12	186	180

Average Sale Price ■ Median Sale Price ■

## NEW CANAAN

The number of sales rose 27% over the past year in New Canaan to 99. Prices were lower however, with both the average and median price falling 5% from the third quarter of 2012. The average days on market fell from 172 a year ago to 169.

### AVERAGE AND MEDIAN SALE PRICE



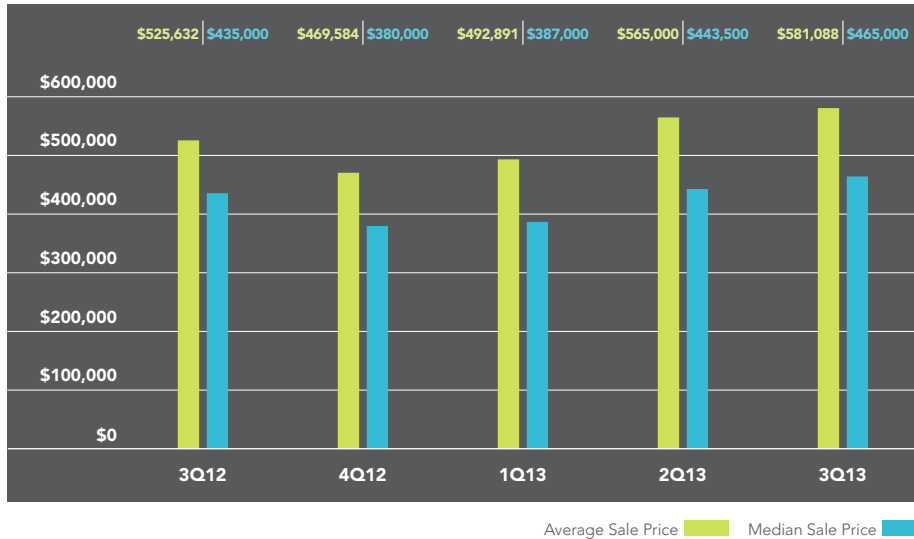
	Number of Sales	Days on Market
3Q13	99	169
2Q13	95	172
1Q13	29	189
4Q12	50	215
3Q12	78	172

Average Sale Price ■ Median Sale Price ■

## NORWALK

The average price in Norwalk rose 11% from 2012's third quarter to \$581,088. At \$465,000, the median price was 7% higher than a year ago. The 170 closings during the quarter represented a 19% increase during this time.

### AVERAGE AND MEDIAN SALE PRICE

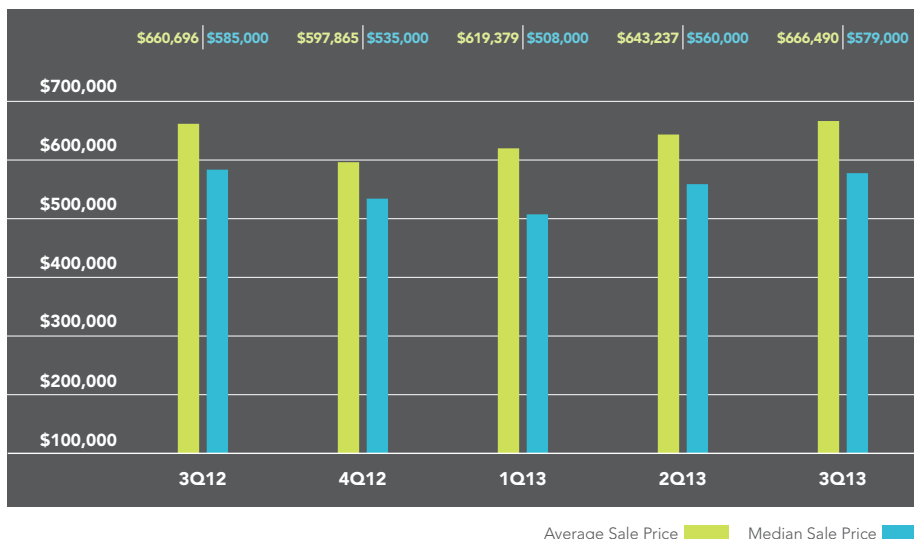


	Number of Sales	Days on Market
3Q13	170	105
2Q13	190	103
1Q13	109	138
4Q12	124	121
3Q12	143	99

## STAMFORD

Prices stagnated in Stamford over the past year, with modest changes in the average and median price. There was a 24% increase in the number of sales, from 177 a year ago to 219. Homes took 12% less time to find a buyer, averaging 85 days on the market.

### AVERAGE AND MEDIAN SALE PRICE

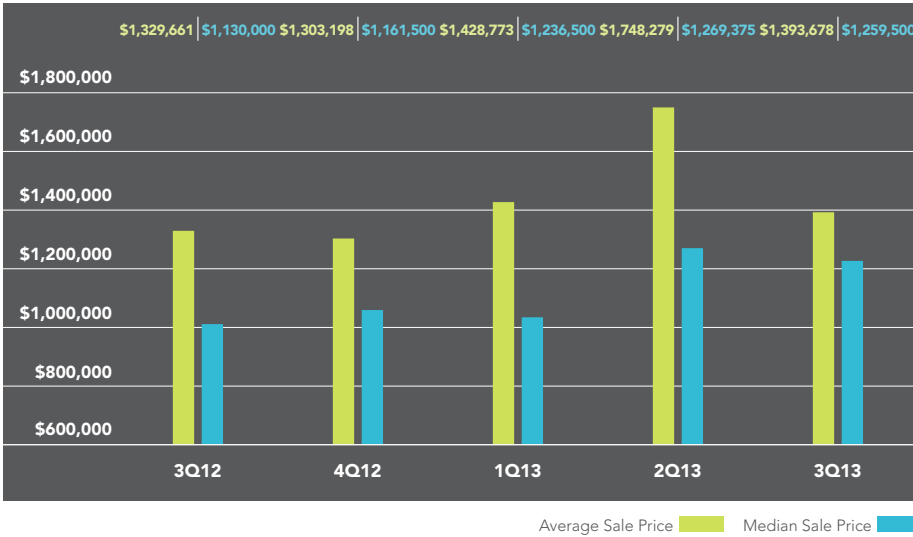


	Number of Sales	Days on Market
3Q13	219	85
2Q13	203	98
1Q13	109	122
4Q12	137	93
3Q12	177	97

## WESTPORT

Sales jumped 33% in Westport compared to the third quarter of 2012. The median price posted an 11% gain during this time, to \$1,259,500. The average price rose at a slower pace, climbing 5% to \$1,393,678. Homes sold during the quarter spent an average of 84 days on the market, 17% less time than a year ago.

### AVERAGE AND MEDIAN SALE PRICE

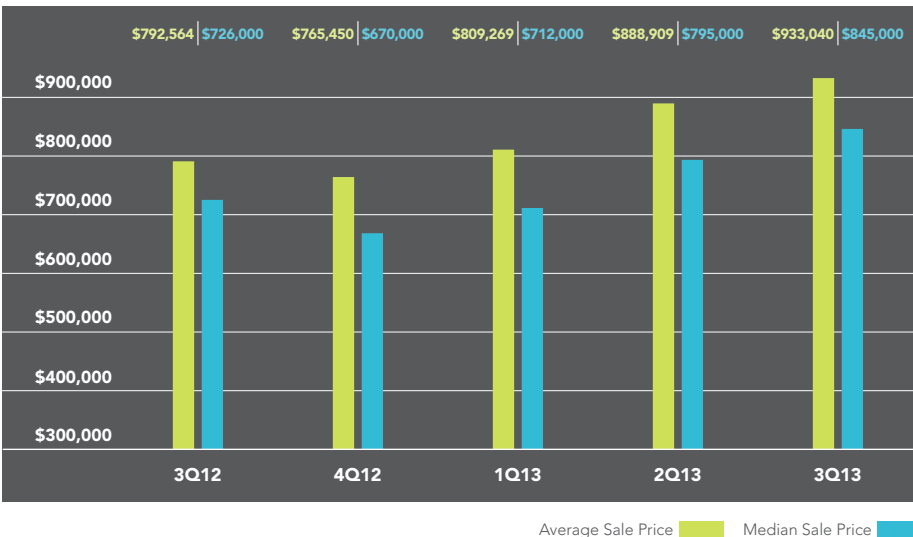


	Number of Sales	Days on Market
3Q13	148	84
2Q13	132	112
1Q13	77	136
4Q12	83	131
3Q12	111	101

## WILTON

Wilton's average and median price rose more than any town in our report over the past year. The average price gained 18% and the median 16% from 2012's third quarter. The number of sales rose from 70 a year ago to 82, a 17% improvement.

### AVERAGE AND MEDIAN SALE PRICE



	Number of Sales	Days on Market
3Q13	82	118
2Q13	86	112
1Q13	39	166
4Q12	52	148
3Q12	70	124



# 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**

75 Holly Hill Lane, Suite 100  
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

**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**

175 Lenox Avenue  
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**

79 Hudson Street  
Hoboken, NJ 07030  
201.478.6700

**Hudson Valley**

526 Warren Street  
Hudson, NY 12534  
518.828.0181

**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

**Development Marketing**

831 Broadway  
New York, NY 10003  
212.253.9300

**Commercial Sales**

770 Lexington Avenue  
New York, NY 10065  
212.381.3208

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# 99041947

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