

HALSTEAD PROPERTY®

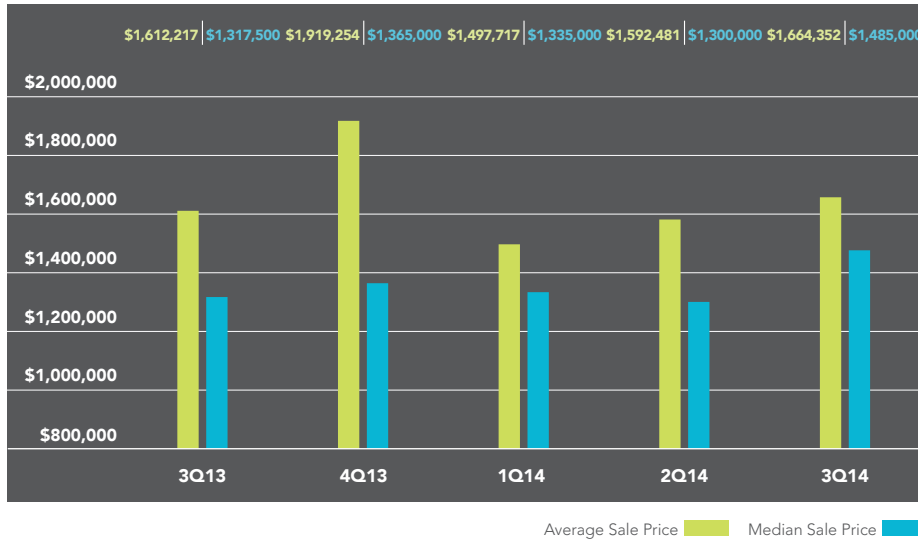
THIRD QUARTER 2014 CONNECTICUT SINGLE-FAMILY SALES REPORT



DARIEN

The average price of a single-family home rose 3% in Darien over the past year to \$1,664,352. The median price of \$1,485,000 was 13% higher than during the third quarter of 2013. There were 8% fewer transactions than a year ago in Darien, even though homes spent 20% less time on the market.

AVERAGE AND MEDIAN SALE PRICE

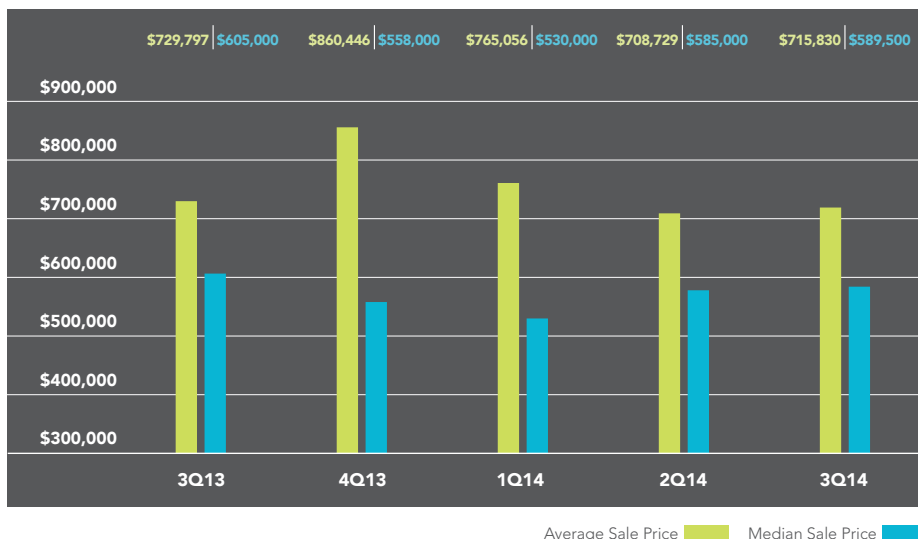


	Number of Sales	Days on Market
3Q14	99	107
2Q14	77	121
1Q14	38	116
4Q13	51	134
3Q13	108	133

FAIRFIELD

Both the average and median prices fell in Fairfield compared to 2013's third quarter. At \$715,830, the average price was 2% lower, while the median dipped 3% to \$589,500. The 200 closings reported were a 26% decline from a year ago, the largest sales decline of any town in our report.

AVERAGE AND MEDIAN SALE PRICE

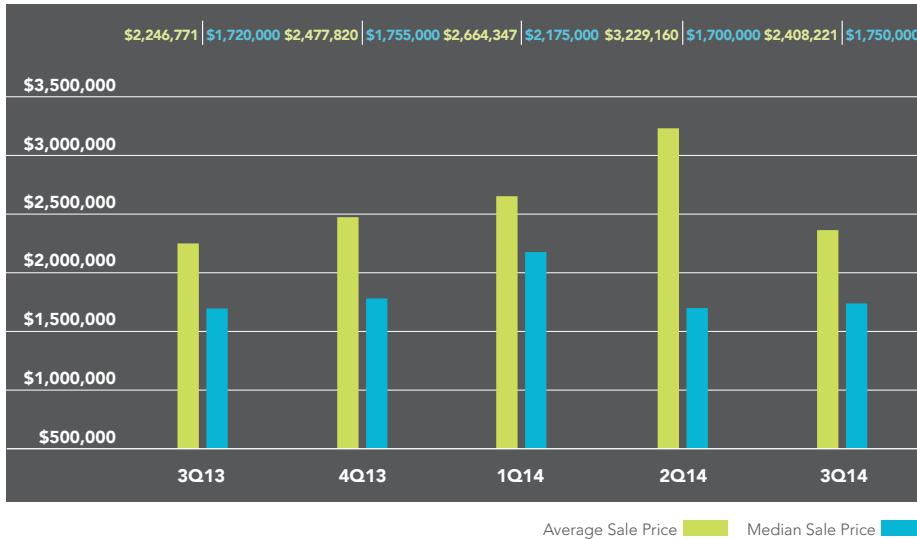


	Number of Sales	Days on Market
3Q14	200	99
2Q14	215	95
1Q14	101	110
4Q13	157	113
3Q13	269	94

GREENWICH

Sales prices averaged \$2,408,221 in Greenwich during the third quarter, a 7% improvement over last year. The median price of \$1,750,000 was 2% higher than the third quarter of 2013. Sales fell from 190 a year ago to 185, a 3% decline. Houses sold in Greenwich during the third quarter spent an average of 139 days on the market, 29% less time than a year ago.

AVERAGE AND MEDIAN SALE PRICE



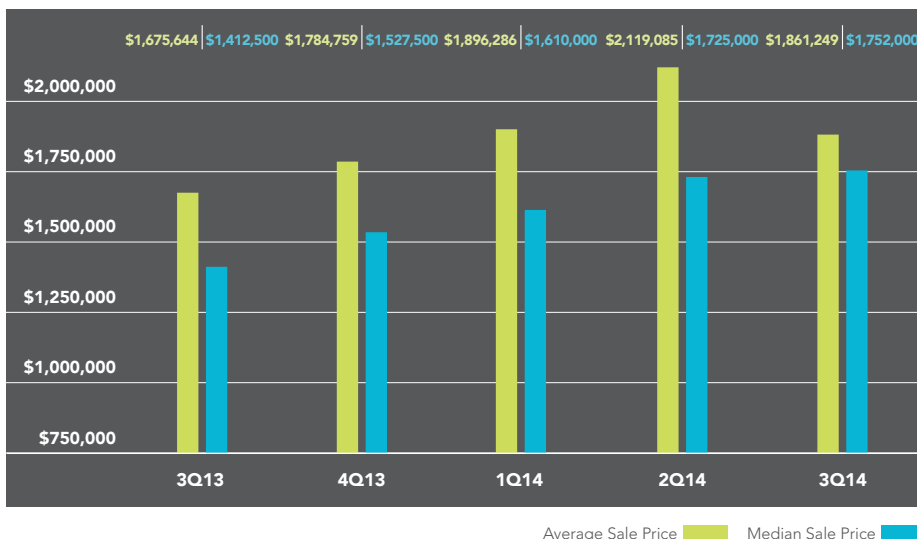
	Number of Sales	Days on Market
3Q14	185	139
2Q14	173	158
1Q14	97	174
4Q13	107	244
3Q13	190	196

Average Sale Price  Median Sale Price 

NEW CANAAN

Houses in New Canaan sold for an average of \$1,861,249, 11% more than in 2013's third quarter. The median price jumped 24% during this time to \$1,752,000. The number of New Canaan sales fell 18% compared to a year ago, to 81.

AVERAGE AND MEDIAN SALE PRICE



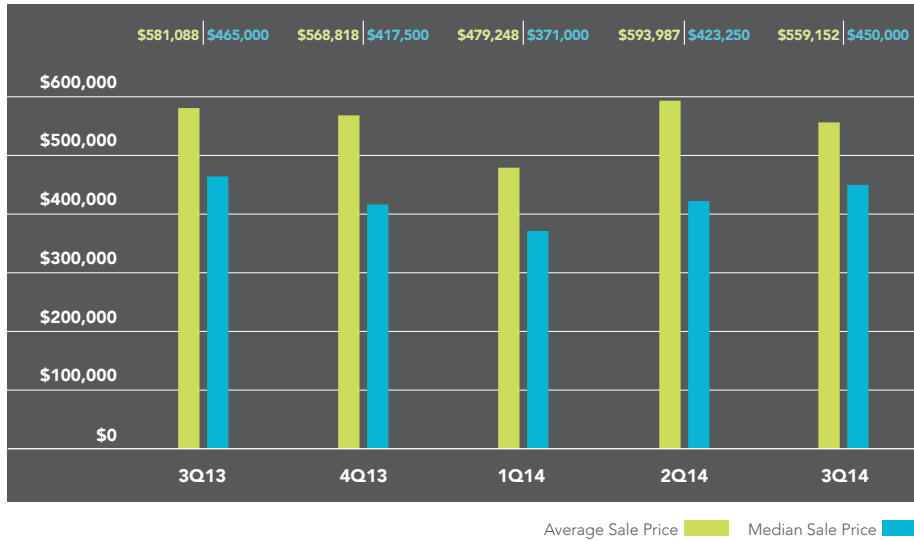
	Number of Sales	Days on Market
3Q14	81	153
2Q14	72	164
1Q14	35	208
4Q13	54	167
3Q13	99	169

Average Sale Price  Median Sale Price 

NORWALK

Norwalk saw a 4% decline in its average price over the past year, to \$559,152. The median price of \$450,000 during the quarter was 3% lower than a year ago. The number of sales was 1% higher than 2013's third quarter, making Norwalk the only town in our report to see an increase in sales over the past year.

AVERAGE AND MEDIAN SALE PRICE

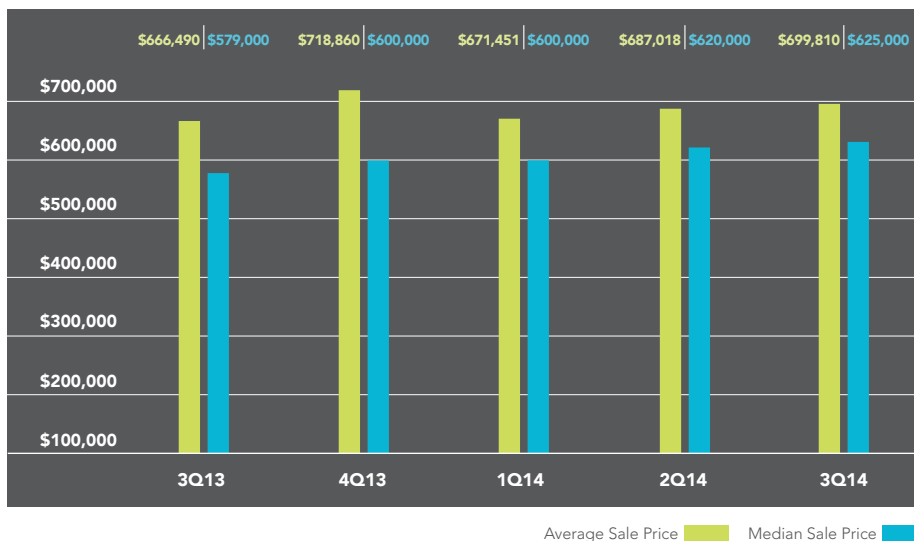


	Number of Sales	Days on Market
3Q14	171	91
2Q14	170	98
1Q14	99	107
4Q13	140	112
3Q13	170	105

STAMFORD

Stamford home prices averaged \$699,810, 5% more than in the third quarter of 2013. Over the same period, the median price rose 8% to \$625,000. The number of sales fell from 219 a year ago to 199, a 9% decrease.

AVERAGE AND MEDIAN SALE PRICE

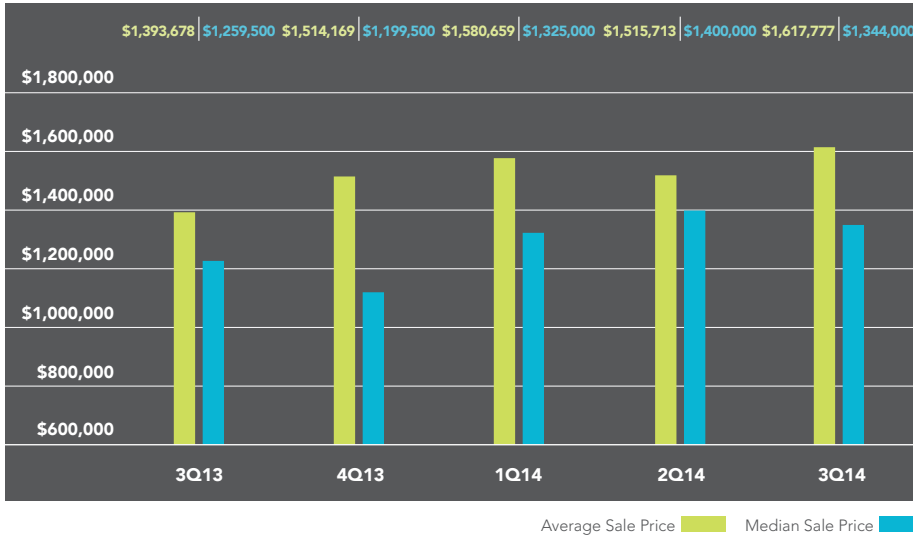


	Number of Sales	Days on Market
3Q14	199	82
2Q14	167	104
1Q14	91	124
4Q13	163	99
3Q13	219	85

WESTPORT

The average price reached \$1,617,777 in Westport in the third quarter, a 16% improvement from a year ago. This marked the largest increase in average price for any town in our report. While prices were higher in Westport over the past year, the number of sales fell 20% to 119.

AVERAGE AND MEDIAN SALE PRICE

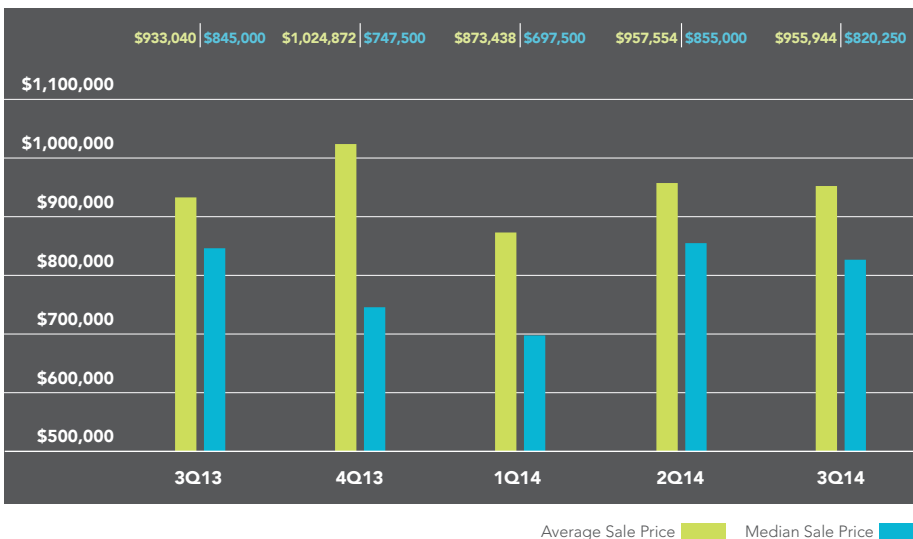


	Number of Sales	Days on Market
3Q14	119	99
2Q14	105	104
1Q14	62	108
4Q13	103	111
3Q13	148	84

WILTON

Prices were mixed in Wilton compared to 2013's third quarter, with the average price rising 2% and the median falling by 3%. The 72 sales reported during the quarter were 12% less than a year ago, even though homes spent 18% less time on the market.

AVERAGE AND MEDIAN SALE PRICE



	Number of Sales	Days on Market
3Q14	72	97
2Q14	73	119
1Q14	34	168
4Q13	52	137
3Q13	82	118

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

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# 99081087

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