

HALSTEAD PROPERTY®

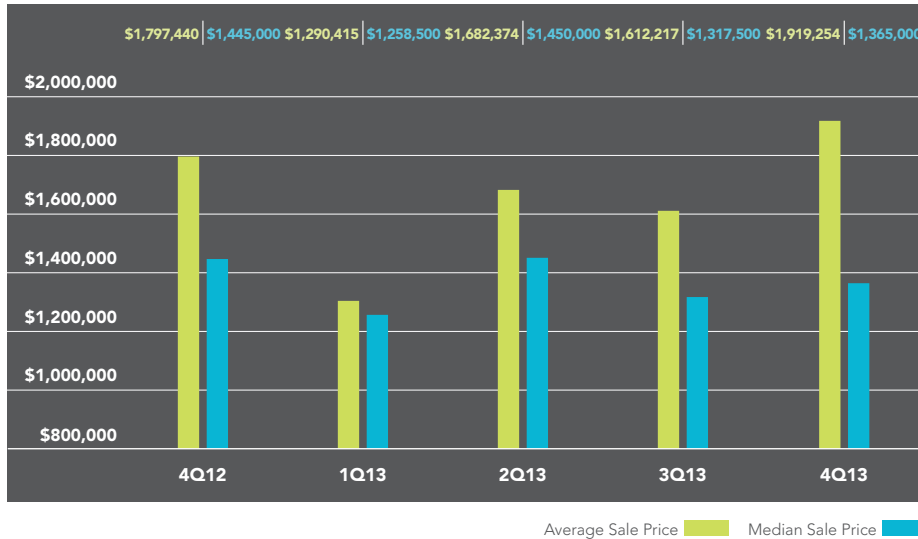
FOURTH QUARTER 2013 CONNECTICUT SINGLE-FAMILY SALES REPORT



DARIEN

A \$14.9 million sale helped increase the average price 7% in Darien compared to a year ago. The median price, which measures the middle of the market, fell 6% during this time to \$1,365,000. The number of sales fell 7% from 2012's fourth quarter, to 51.

AVERAGE AND MEDIAN SALE PRICE

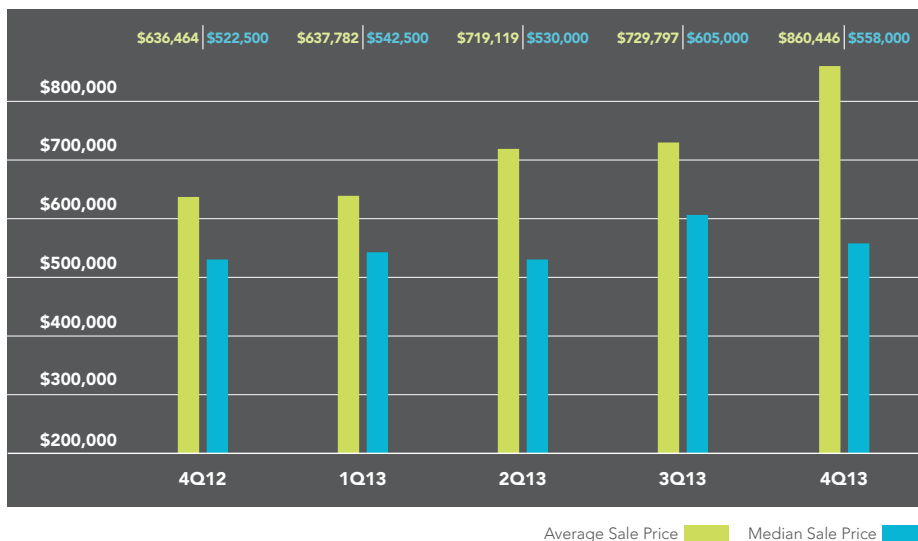


	Number of Sales	Days on Market
4Q13	51	134
3Q13	108	133
2Q13	87	139
1Q13	29	121
4Q12	55	156

FAIRFIELD

Fairfield had an \$11,165,000 closing in the fourth quarter, unusually high for this market. This brought the average price 35% higher than the fourth quarter of 2012, while the median was up just 7%. Sales were 15% higher than a year ago, with 157 closings reported.

AVERAGE AND MEDIAN SALE PRICE

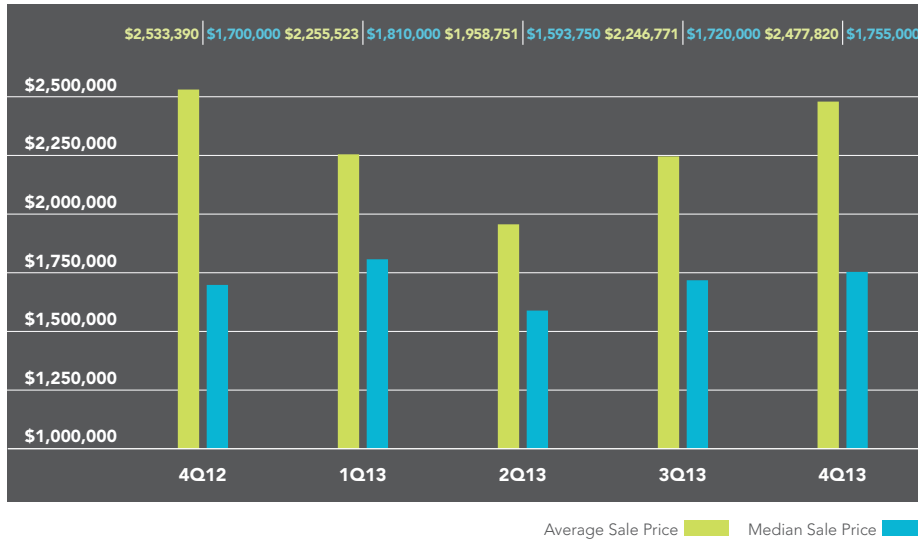


	Number of Sales	Days on Market
4Q13	157	113
3Q13	269	94
2Q13	204	94
1Q13	86	94
4Q12	137	104

GREENWICH

The average price for a home in Greenwich was \$2,477,820, 2% less than 2012's fourth quarter. A year ago, Greenwich saw sharp gains in both sales and prices, as many luxury sellers rushed to close before increases in capital gains taxes took effect. This is the main reason why the number of sales was 25% lower than a year ago.

AVERAGE AND MEDIAN SALE PRICE



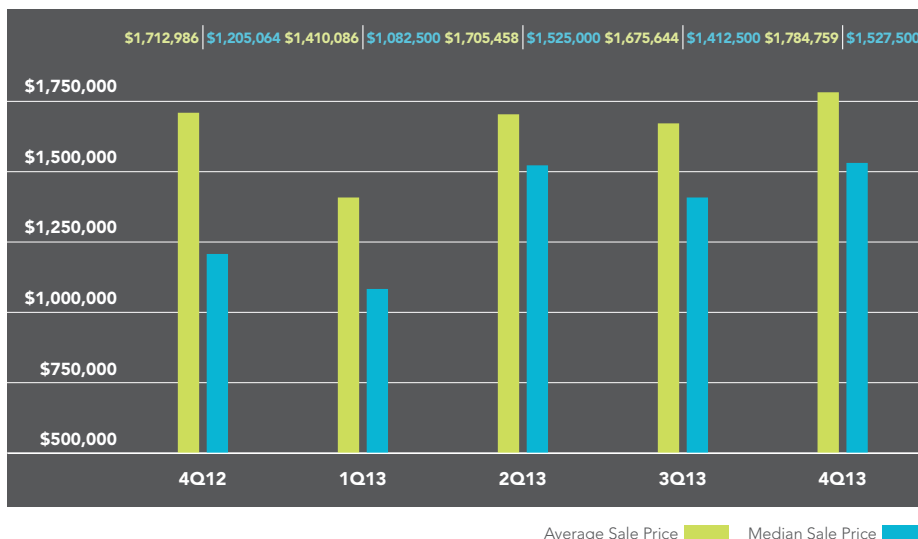
	Number of Sales	Days on Market
4Q13	107	244
3Q13	190	196
2Q13	198	199
1Q13	89	231
4Q12	142	249

Average Sale Price ■ Median Sale Price ■

NEW CANAAN

New Canaan saw its average price rise 4% compared to a year ago, to \$1,784,759. More impressive was the 27% gain in the median price during this time to \$1,527,500. Homes sold in the quarter spent an average of 167 days on the market, 22% less time than in the fourth quarter of 2012.

AVERAGE AND MEDIAN SALE PRICE



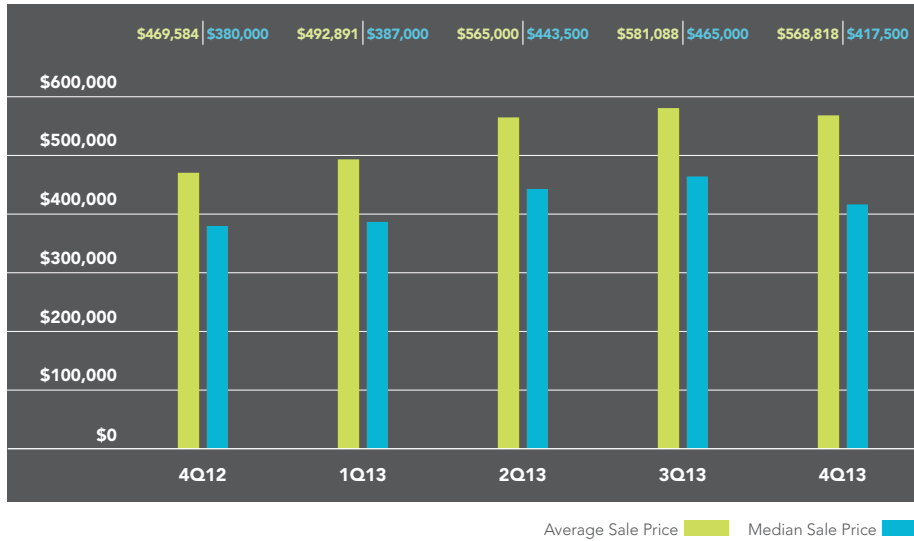
	Number of Sales	Days on Market
4Q13	54	167
3Q13	99	169
2Q13	95	172
1Q13	29	189
4Q12	50	215

Average Sale Price ■ Median Sale Price ■

NORWALK

Homes in Norwalk sold for an average of \$568,818 in the fourth quarter, a 21% improvement over the past year. This was helped by increased high-end sales, as the median price rose at a slower pace, climbing 10% to \$417,500. The 140 closings during the quarter represented a 13% gain from a year ago.

AVERAGE AND MEDIAN SALE PRICE

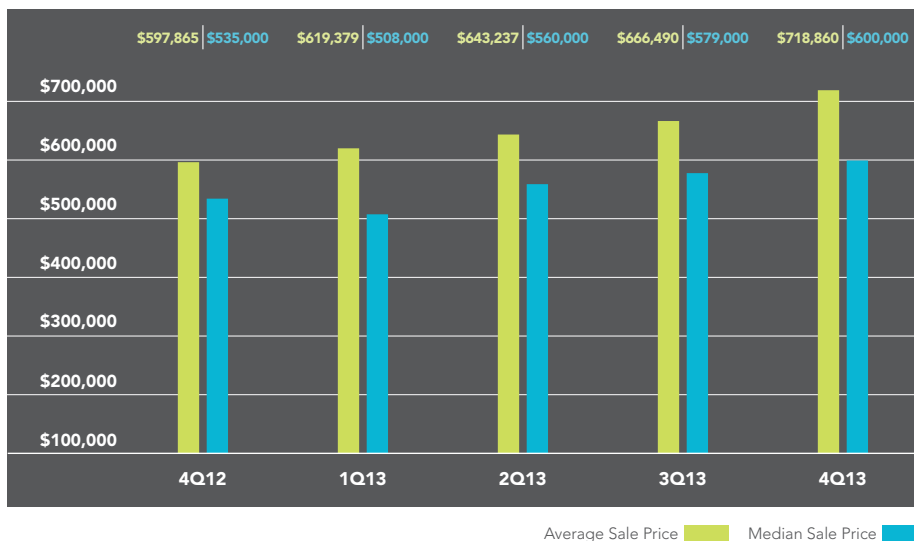


	Number of Sales	Days on Market
4Q13	140	112
3Q13	170	105
2Q13	190	103
1Q13	109	138
4Q12	124	121

STAMFORD

At \$718,860, the average price in Stamford was 20% above last year's comparable figure. The median price of \$600,000 was a 12% improvement from the fourth quarter of 2012. The number of sales also rose 19%, from 137 a year ago to 163.

AVERAGE AND MEDIAN SALE PRICE

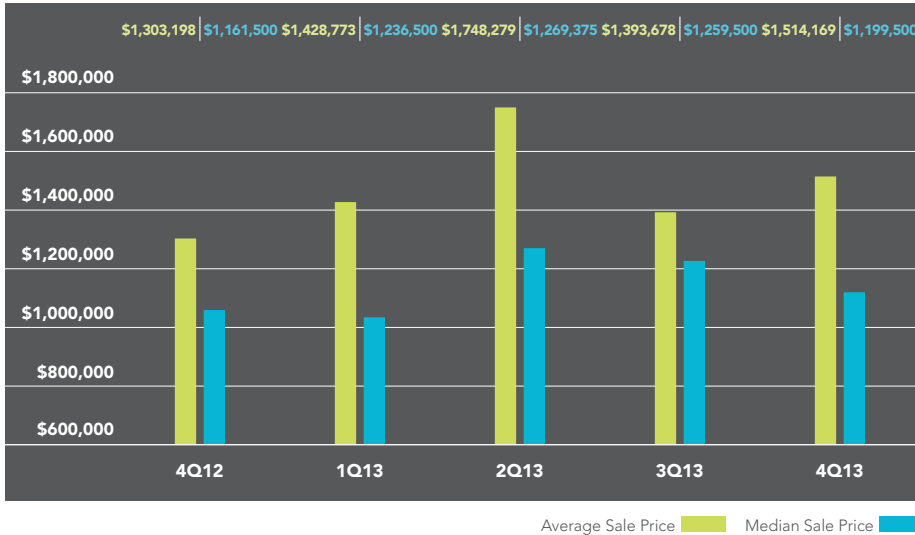


	Number of Sales	Days on Market
4Q13	163	99
3Q13	219	85
2Q13	203	98
1Q13	109	122
4Q12	137	93

WESTPORT

Westport saw the biggest increase in sales over the past year, with 24% more closings reported than in 2012's fourth quarter. Helped by 3 sales of at least \$5 million, the average price rose 16% in this market over the past year. The median price of \$1,119,500 was just 3% higher than in the fourth quarter of 2012.

AVERAGE AND MEDIAN SALE PRICE

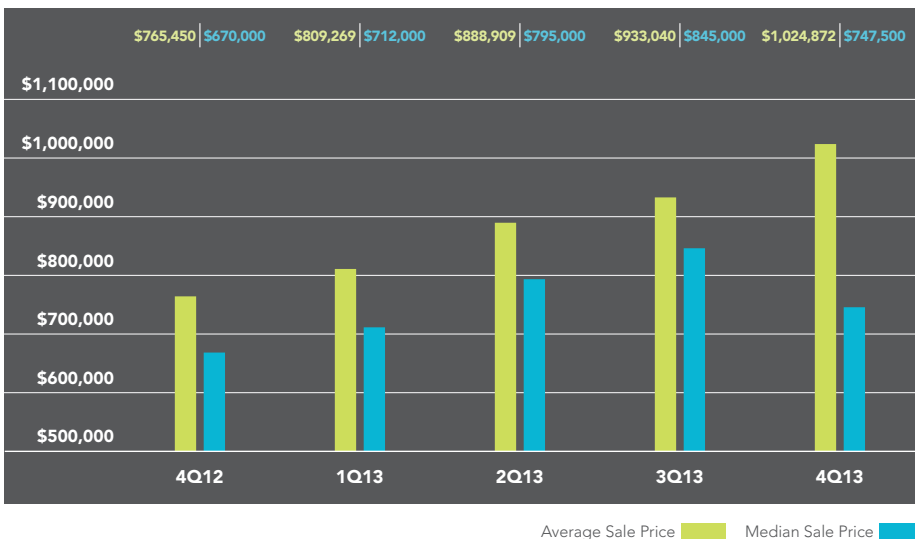


	Number of Sales	Days on Market
4Q13	103	111
3Q13	148	84
2Q13	132	112
1Q13	77	136
4Q12	83	131

WILTON

Falling inventory pushed prices higher in Wilton, as the average price jumped 34% compared to 2012's fourth quarter. The number of sales was unchanged from a year ago, while homes spent 7% less time on the market.

AVERAGE AND MEDIAN SALE PRICE



	Number of Sales	Days on Market
4Q13	52	137
3Q13	82	118
2Q13	86	112
1Q13	39	166
4Q12	52	148

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

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

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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.

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