

HALSTEAD PROPERTY®

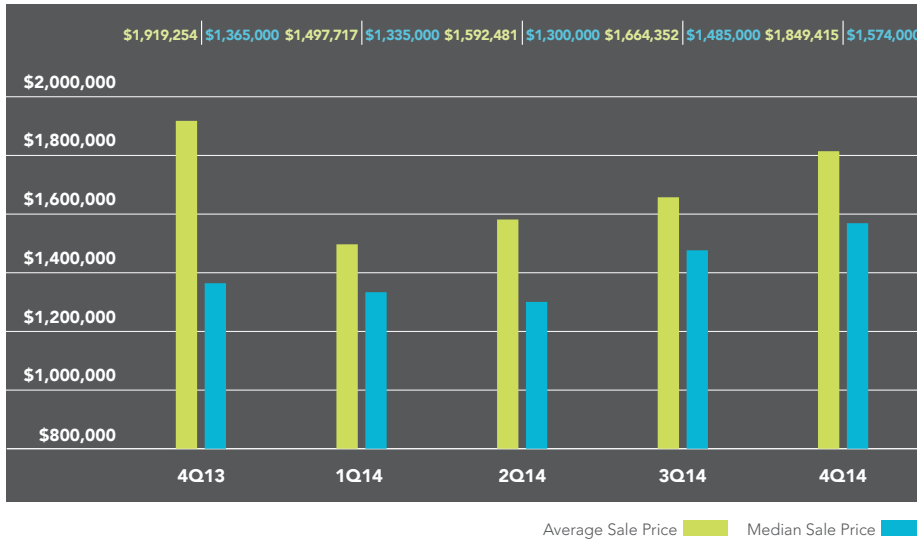
FOURTH QUARTER 2014 CONNECTICUT SINGLE-FAMILY SALES REPORT



DARIEN

Single-family home prices averaged \$1,849,415 in Darien during the fourth quarter, a 4% decline from a year ago. Fewer high-end closings were responsible for the dip in the average price, as the median rose 15% during this time to \$1,574,000. The number of sales was 6% higher than 2013's fourth quarter, while houses spent 13% less time on the market.

AVERAGE AND MEDIAN SALE PRICE

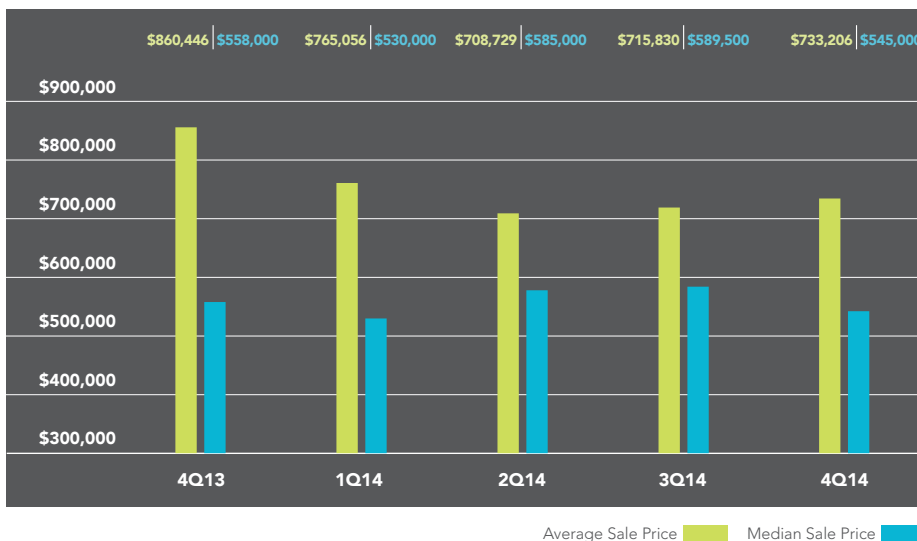


	Number of Sales	Days on Market
4Q14	54	117
3Q14	99	107
2Q14	77	121
1Q14	38	116
4Q13	51	134

FAIRFIELD

A year ago Fairfield had a closing of over \$11 million, which pushed its average price to \$860,446. Without a similar sale in this year's fourth quarter, the average price fell 15% to \$733,206. The median price of \$545,000 was just 2% lower than a year ago. The 24% decline in the number of sales was the largest of any town in our report.

AVERAGE AND MEDIAN SALE PRICE

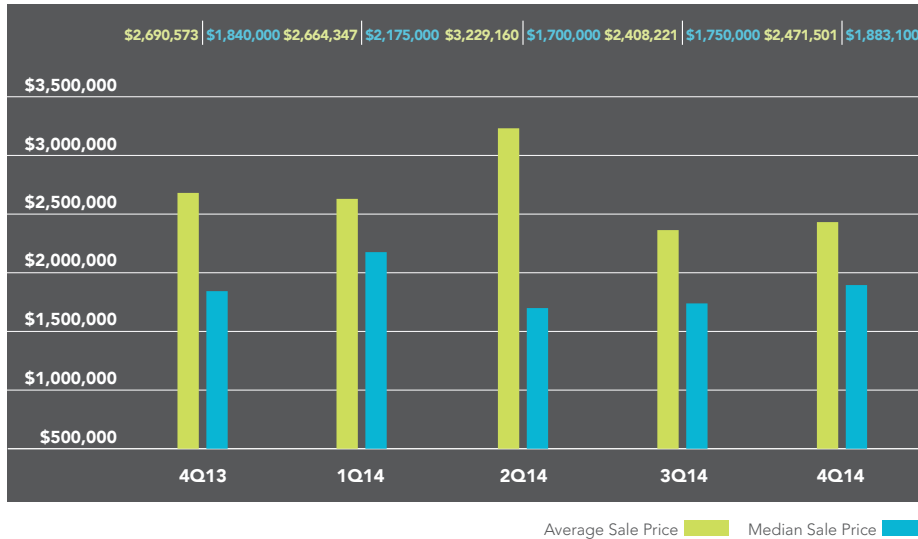


	Number of Sales	Days on Market
4Q14	120	96
3Q14	200	99
2Q14	215	95
1Q14	101	110
4Q13	157	113

GREENWICH

Greenwich prices averaged \$2,471,501 in the fourth quarter, 8% less than a year ago. The median price rose 2% over this time to \$1,883,100. Homes spent an average of 166 days on the market, which was 14% longer than the fourth quarter of 2013.

AVERAGE AND MEDIAN SALE PRICE

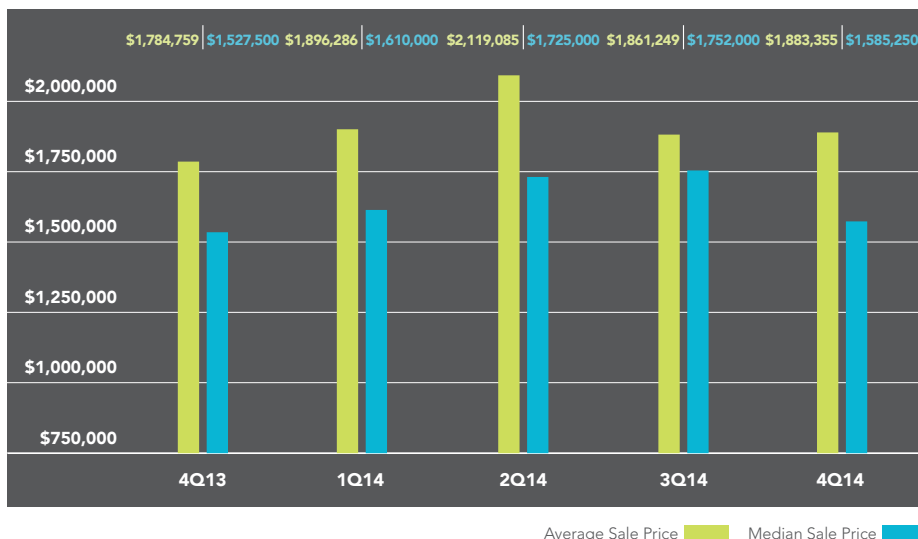


	Number of Sales	Days on Market
4Q14	144	166
3Q14	185	139
2Q14	173	158
1Q14	97	174
4Q13	145	145

NEW CANAAN

New Canaan homes posted an increase in both their average and median price compared to a year ago. At \$1,833,355, the average price was 6% higher, while the median rose 4% to \$1,585,250. The number of closings was unchanged from a year ago, while homes spent 5% longer on the market.

AVERAGE AND MEDIAN SALE PRICE

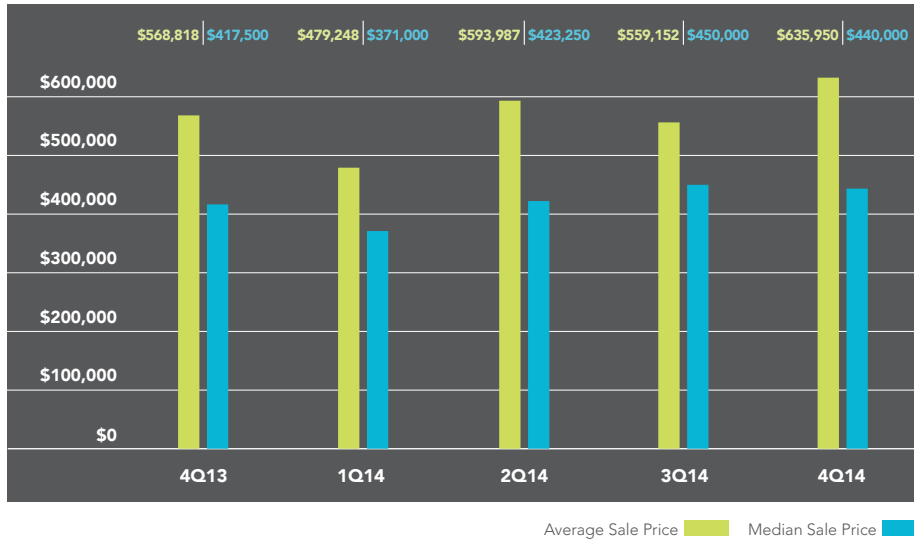


	Number of Sales	Days on Market
4Q14	54	175
3Q14	81	153
2Q14	72	164
1Q14	35	208
4Q13	54	167

NORWALK

Norwalk's average price of \$635,950 in the fourth quarter was 12% above last year's level, the highest increase of any town in our report. The median price posted a smaller gain, rising 5% to \$440,000. The 149 reported closings during the quarter were 6% more than a year ago.

AVERAGE AND MEDIAN SALE PRICE

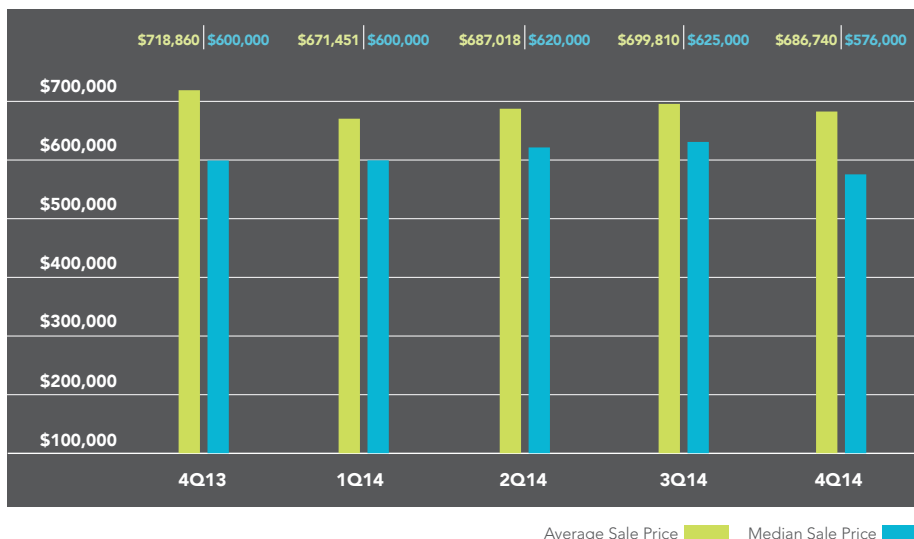


	Number of Sales	Days on Market
4Q14	149	114
3Q14	171	91
2Q14	170	98
1Q14	99	107
4Q13	140	112

STAMFORD

Both the average and median price posted a 4% decline in Stamford when compared to 2013's fourth quarter. The number of sales rose 10%, from 163 a year ago to 180. Homes took an average of 102 days to find a buyer, which was 3% longer than a year ago.

AVERAGE AND MEDIAN SALE PRICE

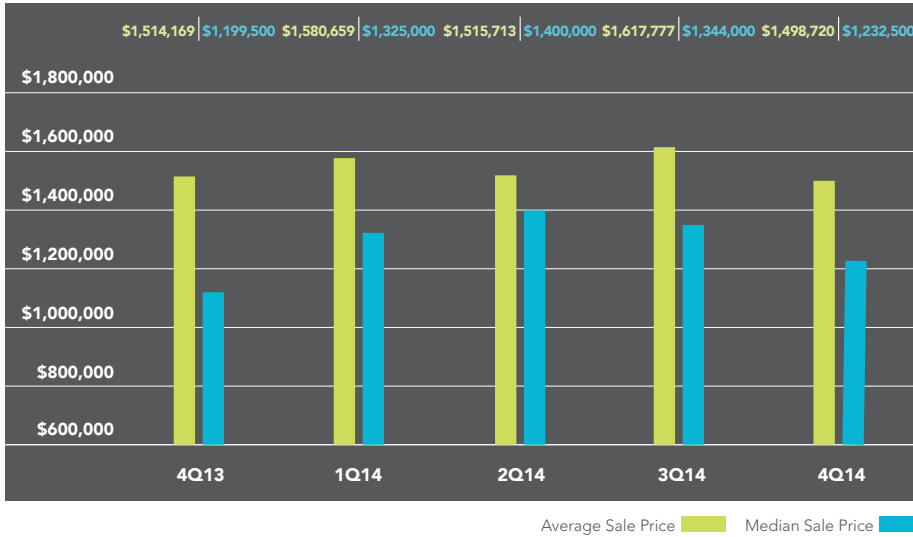


	Number of Sales	Days on Market
4Q14	180	102
3Q14	199	82
2Q14	167	104
1Q14	91	124
4Q13	163	99

WESTPORT

The average price fell slightly over the past year in Westport, to \$1,498,720. Over the same time period, the median rose 3% to \$1,232,500. There were 7% fewer sales than during the fourth quarter of 2013, and homes spent 23% longer on the market.

AVERAGE AND MEDIAN SALE PRICE

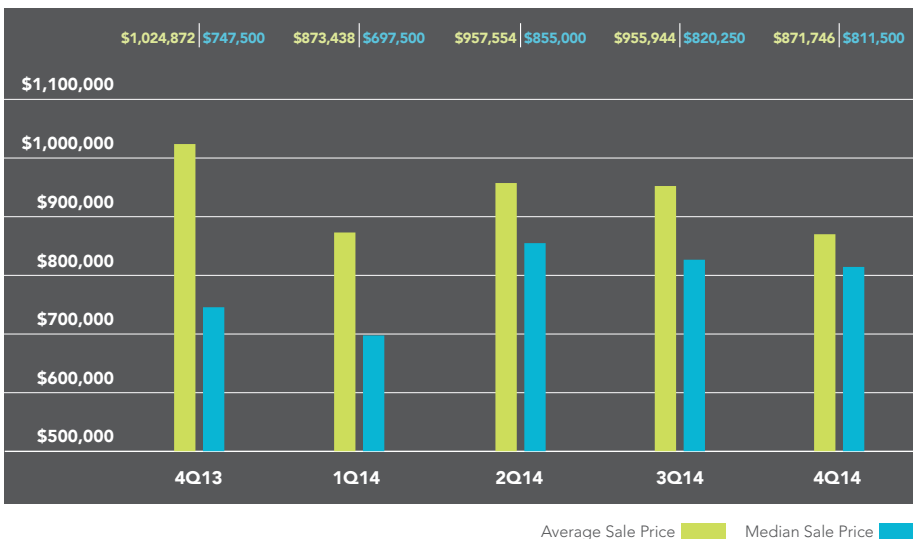


	Number of Sales	Days on Market
4Q14	96	137
3Q14	119	99
2Q14	105	104
1Q14	62	108
4Q13	103	111

WILTON

Wilton experienced a 25% decline in sales of \$1 million or more from a year ago, helping to bring the average price 15% lower. The median price, which is not as impacted by high-end activity, actually rose 9% to \$811,500. Homes sold 17% faster than a year ago, the biggest improvement in days on the market posted in our report.

AVERAGE AND MEDIAN SALE PRICE



	Number of Sales	Days on Market
4Q14	48	114
3Q14	72	97
2Q14	73	119
1Q14	34	168
4Q13	52	137

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# 99077604

Visit halstead.com for access to all of our reports, listings, neighborhood information and more.

©2015 by Halstead Property Connecticut, LLC; Halstead Property Connecticut, LLC. All Rights Reserved. This information may not be copied, commercially used or distributed without Halstead Property's prior consent. While information is believed true, no guaranty is made of accuracy.

Halstead Property Connecticut, LLC; Halstead Connecticut, LLC

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.

