



HALSTEAD

NEW YORK CITY | HAMPTONS | CONNECTICUT | NEW JERSEY | HUDSON VALLEY

2017	CONNECTICUT MARKET REPORT YEAR END
------	---



halstead.com

125 MASON STREET, GREENWICH, CT 06830 | (203) 869-8100

HALSTEAD CONNECTICUT, LLC

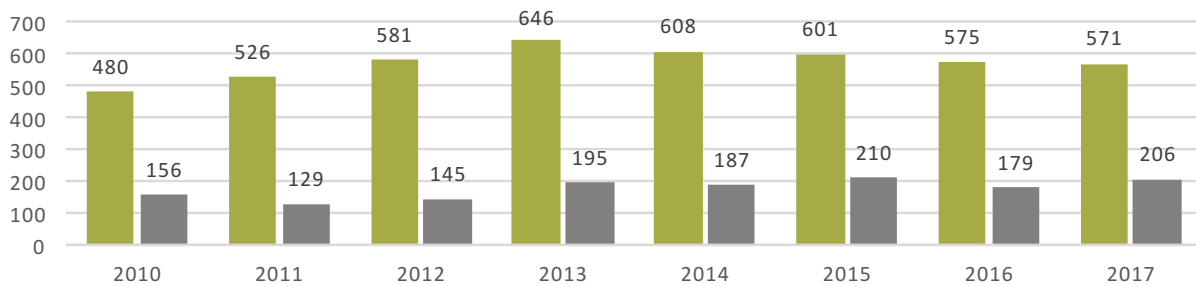
Greater Greenwich Overview

YEAR END 2017

	2017	2016	CHANGE
Houses: Sold	571	575	-0.7%
Houses: Median Sold Price	\$1,800,000	\$1,700,000	+5.9%
Houses: Inventory on Dec. 31st	501	501	0%
Condos/Co-Ops: Sold	206	179	+15.1%
Condos/Co-Ops: Median Sold Price	\$720,000	\$700,000	+2.9%
Condos/Co-Ops: Inventory on Dec. 31st	119	124	-4%

Greater Greenwich Solds: Year End

Houses Condos



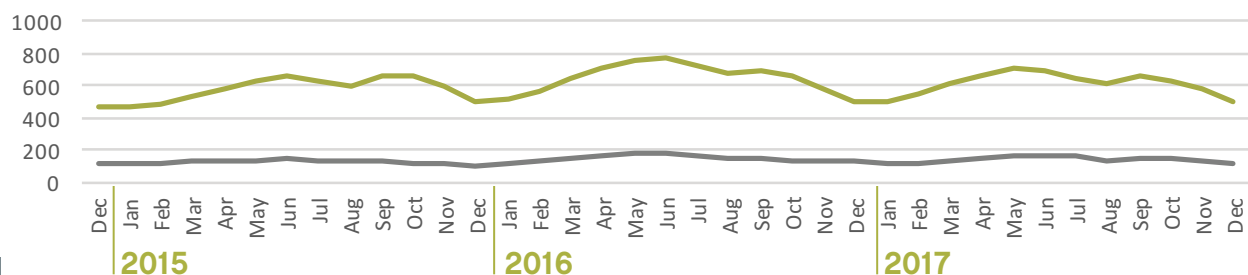
Median Sold Price: Year End

Houses Condos



Greater Greenwich Listings Inventory

Houses Condos

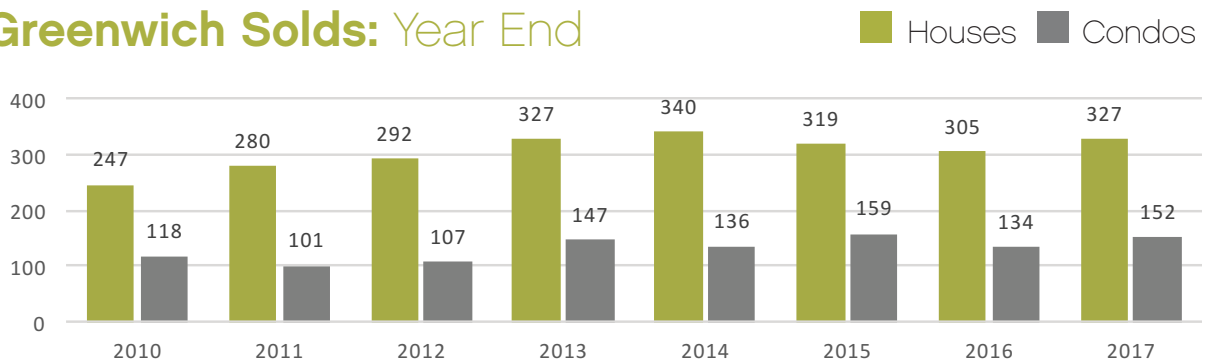


Greenwich Overview

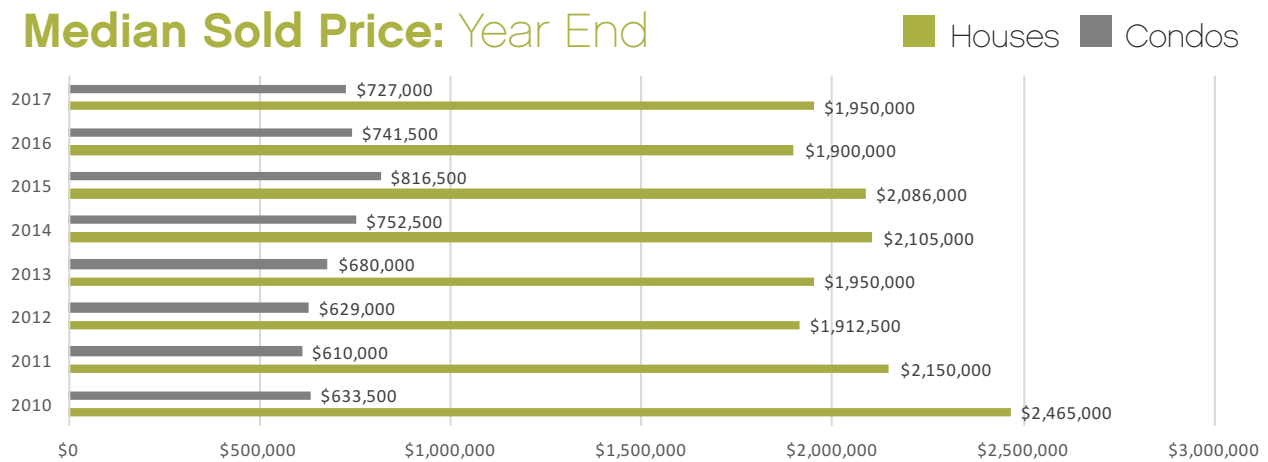
YEAR END 2017

	2017	2016	CHANGE
Houses: Sold	327	305	+7.2%
Houses: Median Sold Price	\$1,950,000	\$1,900,000	+2.6%
Houses: Inventory on Dec. 31st	335	349	-4%
Condos/Co-Ops: Sold	152	134	+13.4%
Condos/Co-Ops: Median Sale Price	\$727,000	\$741,500	-2%
Condos/Co-Ops: Inventory on Dec. 31st	100	107	-6.5%

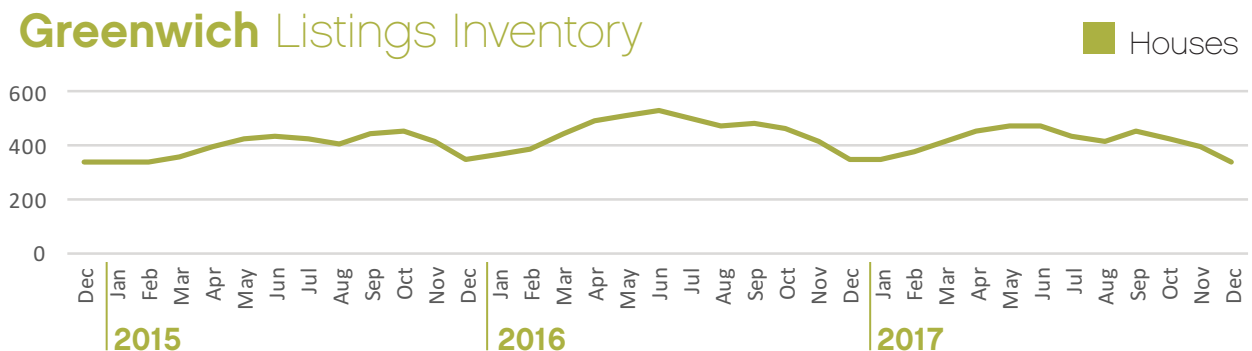
Greenwich Solds: Year End



Median Sold Price: Year End



Greenwich Listings Inventory

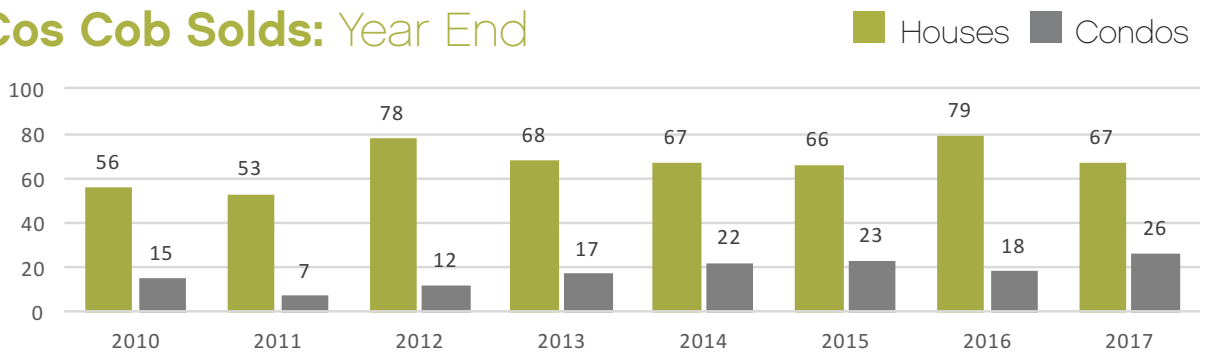


Cos Cob Overview

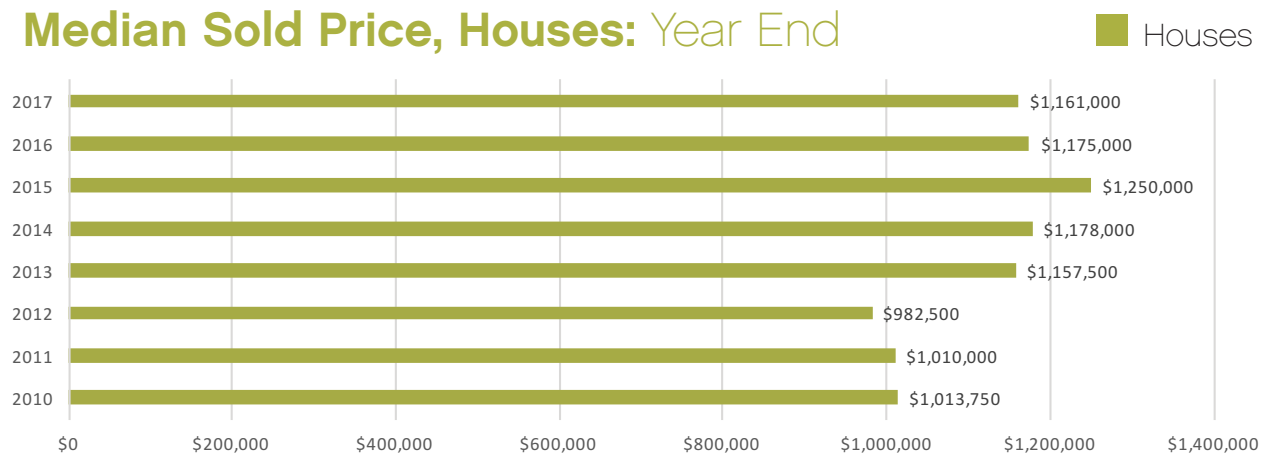
YEAR END 2017

	2017	2016	CHANGE
Houses: Sold	67	79	-15.2%
Houses: Median Sold Price	\$1,161,000	\$1,175,000	-1.2%
Houses: Inventory on Dec. 31st	49	37	+32.4%
Condos/Co-Ops: Sold	26	18	+44.4%
Condos/Co-Ops: Median Sold Price	\$907,596	\$1,126,000	-19.4%
Condos/Co-Ops: Inventory on Dec. 31st	14	11	+27.3%

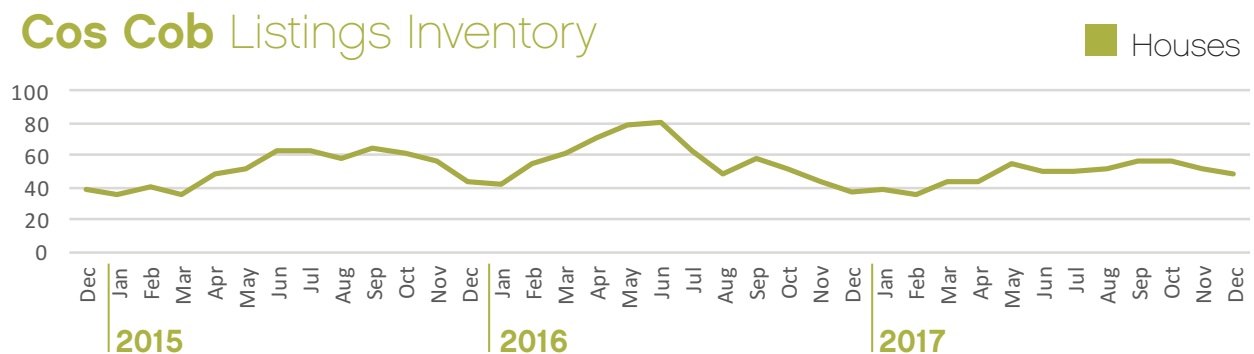
Cos Cob Sold: Year End



Median Sold Price, Houses: Year End



Cos Cob Listings Inventory

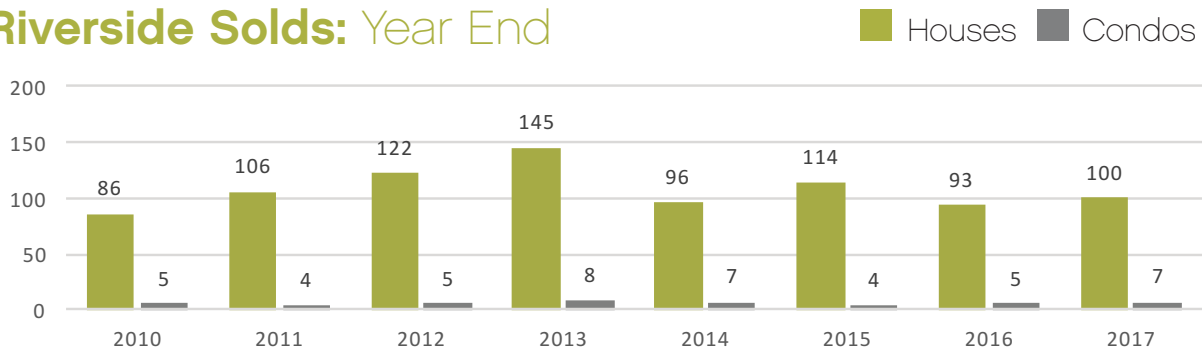


Riverside Overview

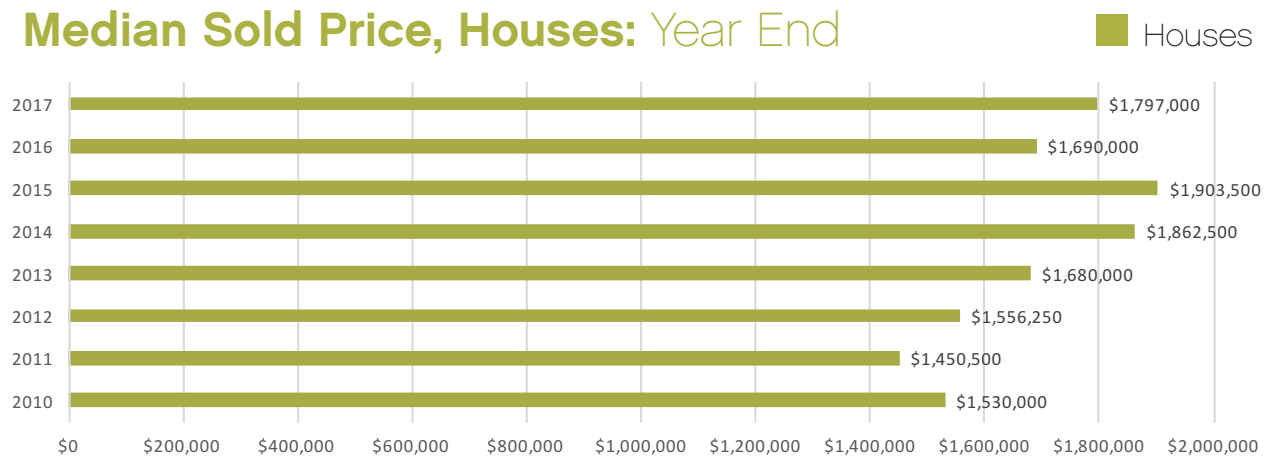
YEAR END 2017

	2017	2016	CHANGE
Houses: Sold	100	93	+75%
Houses: Median Sold Price	\$1,797,000	\$1,690,000	+6.3%
Houses: Inventory on Dec. 31st	63	60	+5%
Condos/Co-Ops: Sold	7	5	+40%
Condos/Co-Ops: Average Sale Price	\$695,429	\$697,820	-0.3%

Riverside Solds: Year End



Median Sold Price, Houses: Year End



Riverside Listings Inventory

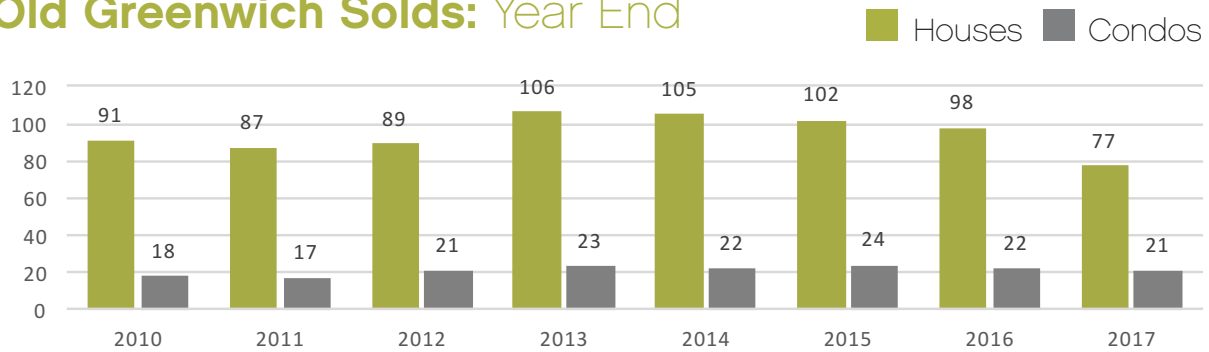


Old Greenwich Overview

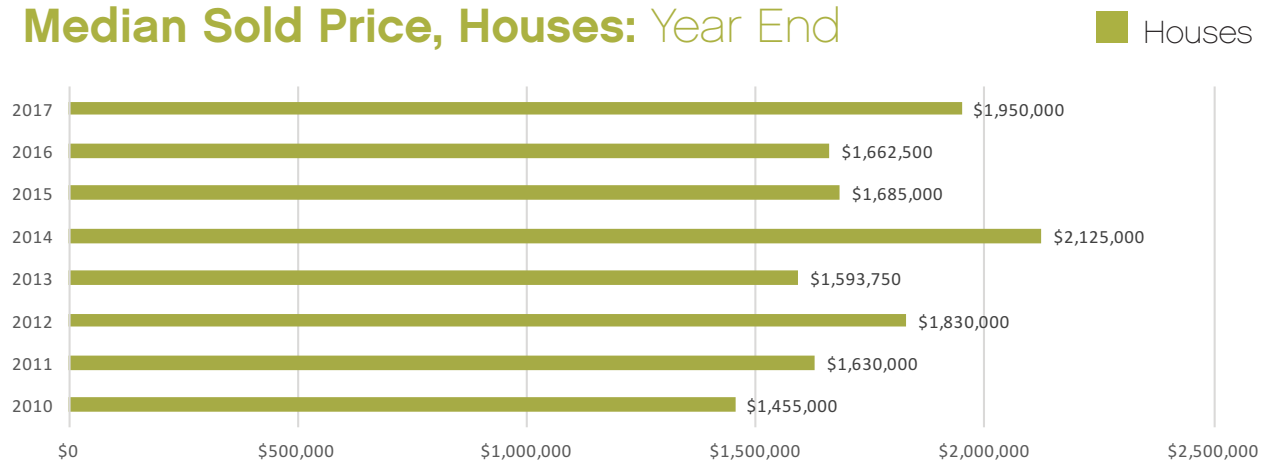
YEAR END 2017

	2017	2016	CHANGE
Houses: Sold	77	98	-21.4%
Houses: Median Sold Price	\$1,950,000	\$1,662,500	+17.3%
Houses: Inventory on Dec. 31st	54	55	-1.8%
Condos/Co-Ops: Sold	21	22	-4.5%
Condos/Co-Ops: Median Sold Price	\$705,810	\$521,591	+35.3%
Condos/Co-Ops: Inventory on Dec. 31st	3	6	-50%

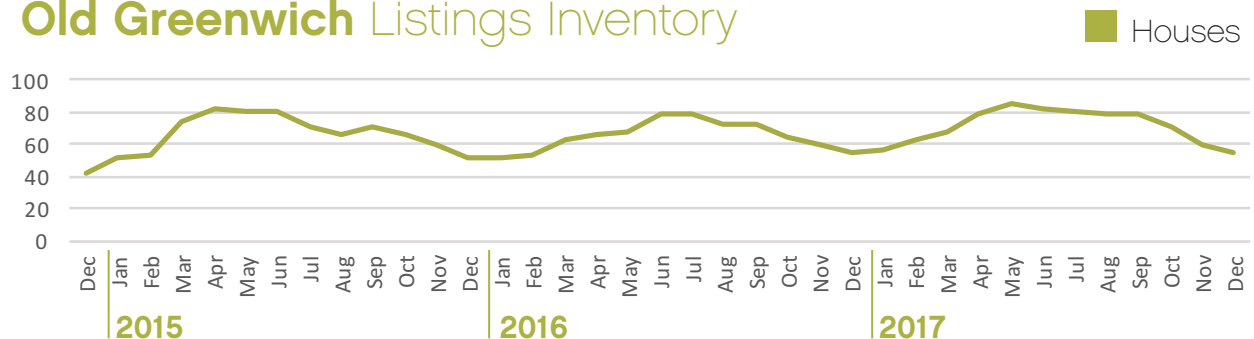
Old Greenwich Solds: Year End



Median Sold Price, Houses: Year End

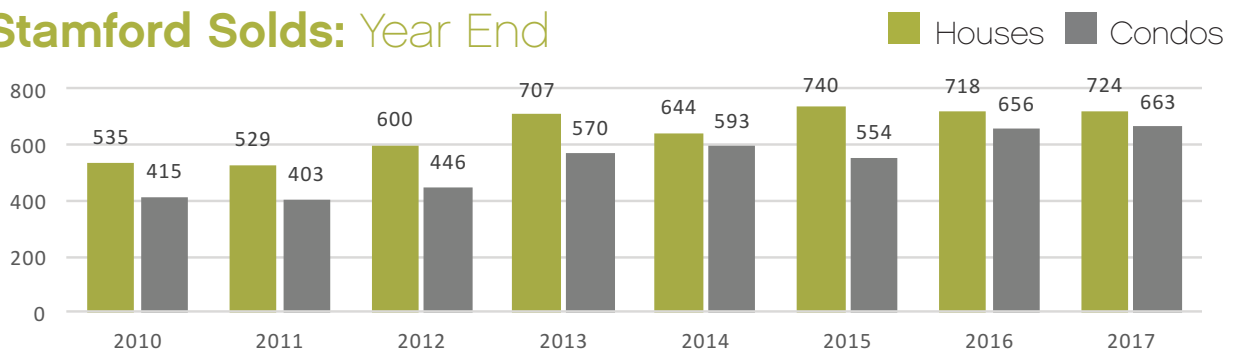


Old Greenwich Listings Inventory

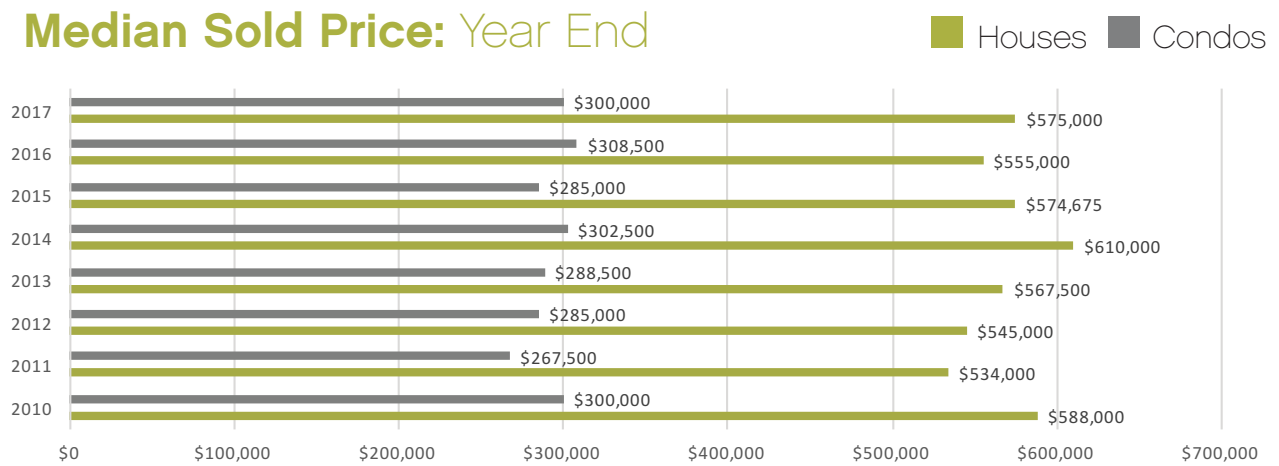


	2017	2016	CHANGE
Houses: Sold	724	718	+0.8%
Houses: Median Sold Price	\$575,000	\$555,000	+3.6%
Houses: Inventory on Dec. 31st	387	395	-2%
Condos/Co-Ops: Sold	663	656	+1.1%
Condos/Co-Ops: Average Sale Price	\$330,148	\$352,254	-6.3%
Condos/Co-Ops: Median Sale Price	\$300,000	\$308,500	-2.8%
Condos/Co-Ops: Inventory on Dec. 31st	292	272	+7.4%

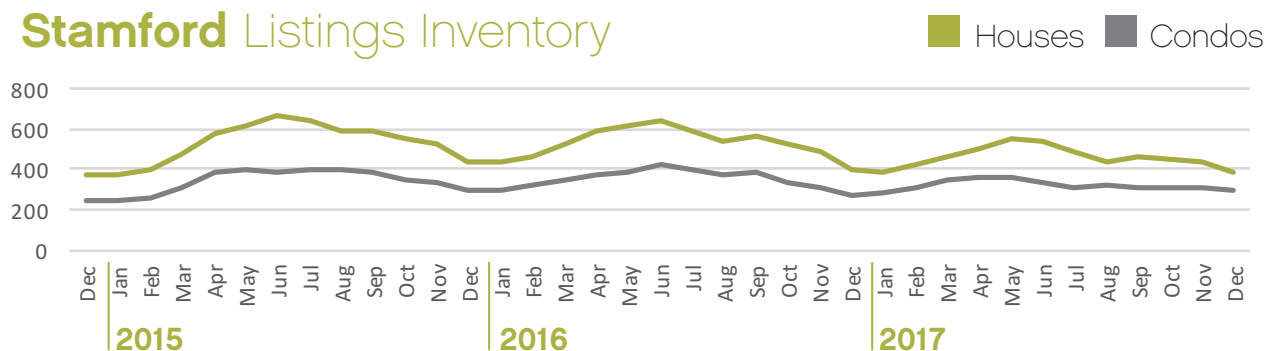
Stamford Solds: Year End



Median Sold Price: Year End



Stamford Listings Inventory

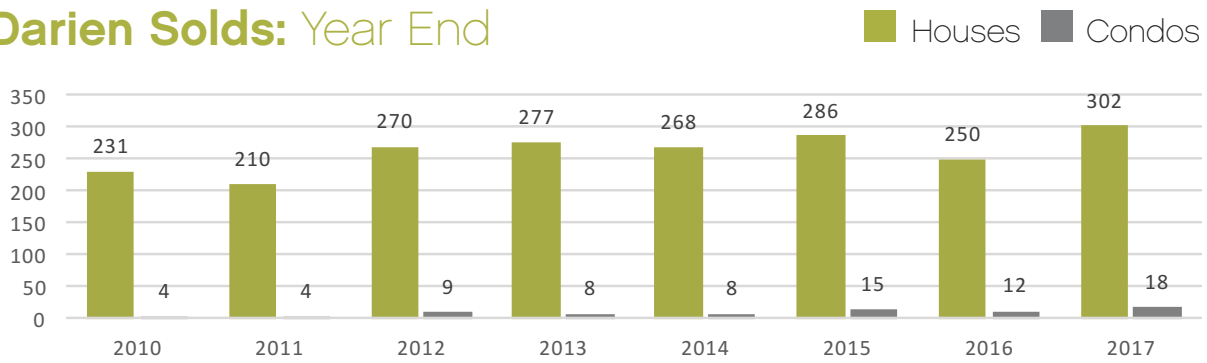


Darien Overview

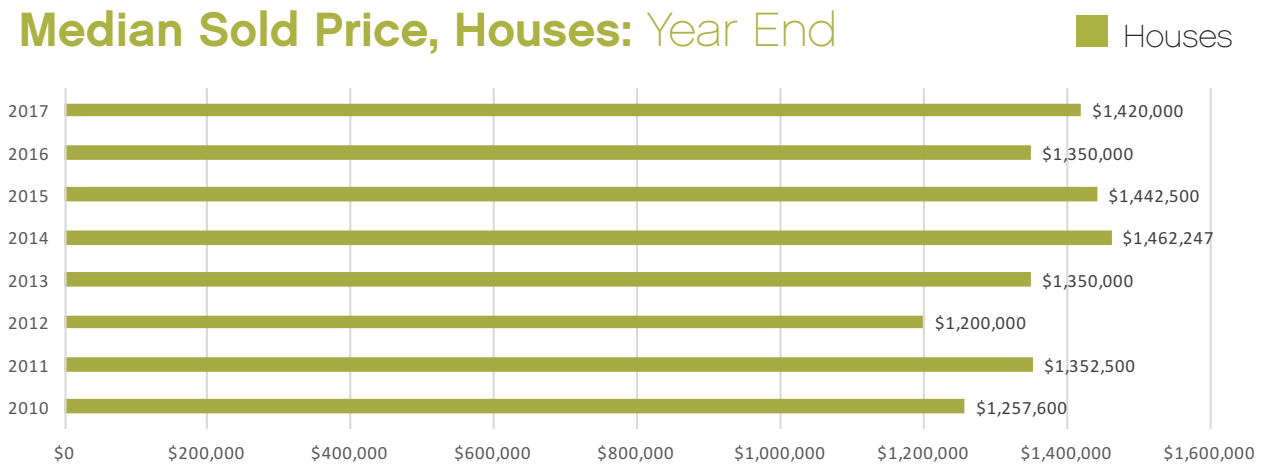
YEAR END 2017

	2017	2016	CHANGE
Houses: Sold	302	250	+20.8%
Houses: Median Sale Price	\$1,420,000	\$1,350,000	+5.2%
Houses: Inventory on Dec. 31st	183	160	+14.4%
Condos/Co-Ops: Sold	18	12	+50%
Condos/Co-Ops: Average Sale Price	\$1,045,822	\$1,197,875	-12.7%
Condos/Co-Ops: Inventory on Dec. 31st	9	20	-55%

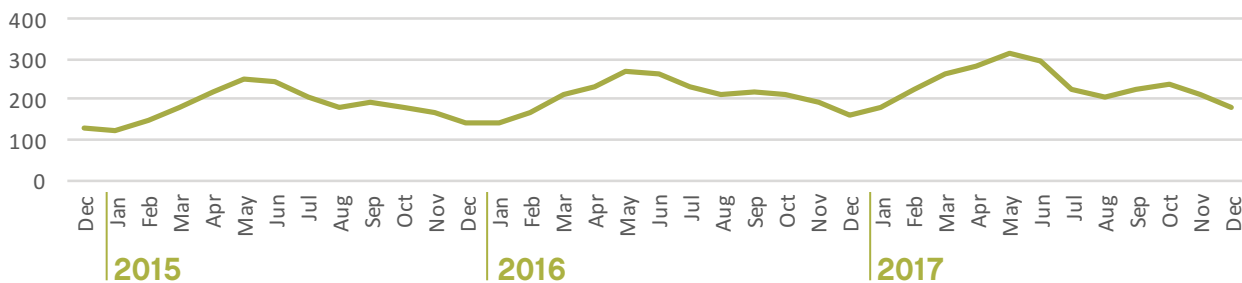
Darien Solds: Year End



Median Sold Price, Houses: Year End



Darien House Listings Inventory

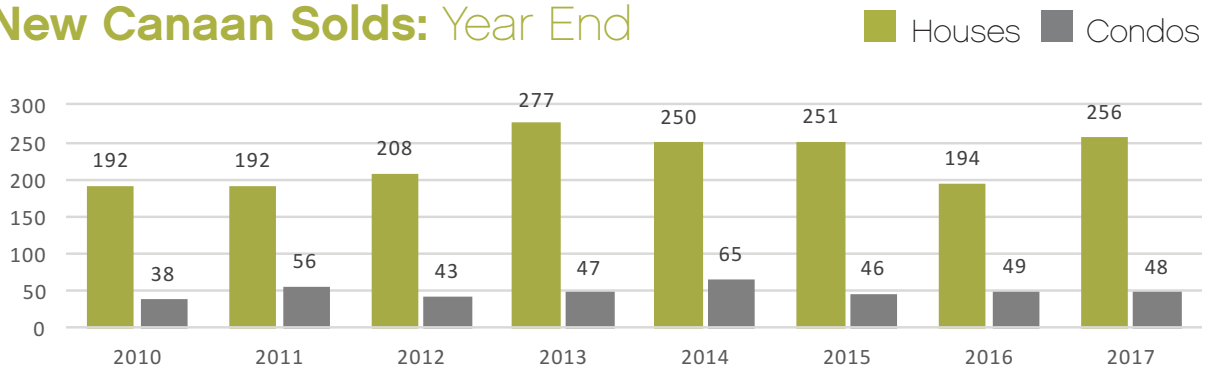


New Canaan Overview

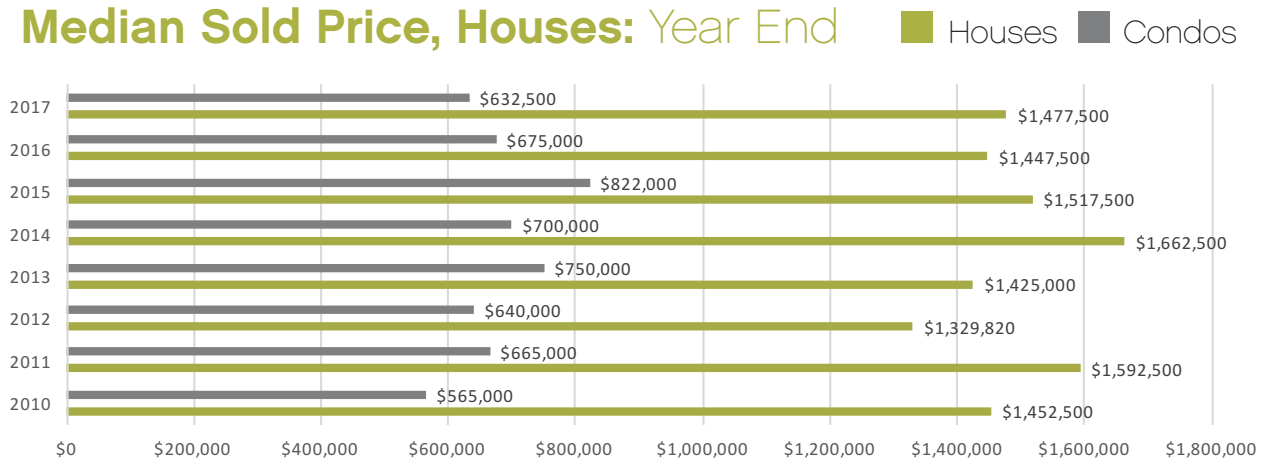
YEAR END 2017

	2017	2016	CHANGE
Houses: Sold	256	194	+32.0%
Houses: Median Sold Price	\$1,477,500	\$1,447,500	+2.1%
Houses: Inventory on Dec. 31st	238	248	-4.0%
Condos/Co-Ops: Sold	48	49	-2.0%
Condos/Co-Ops: Median Sold Price	\$632,500	\$675,000	-6.3%
Condos/Co-Ops: Inventory on Dec. 31st	51	44	+15.9%

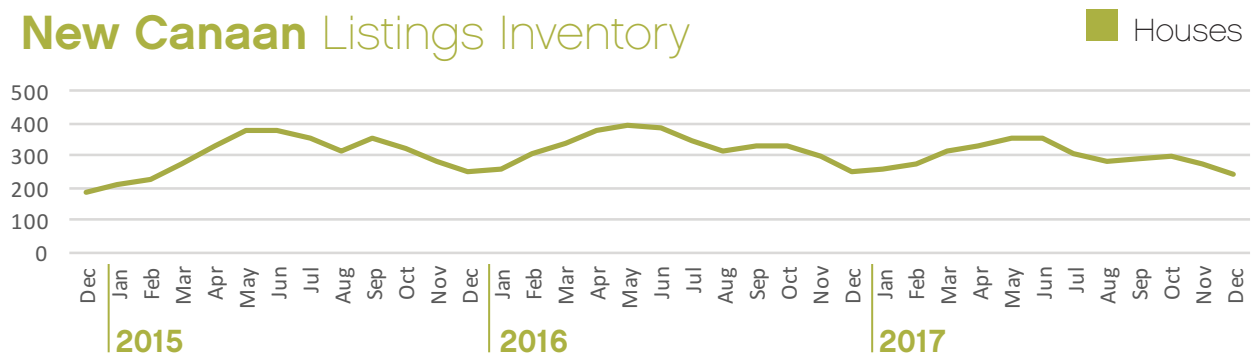
New Canaan Sold: Year End



Median Sold Price, Houses: Year End



New Canaan Listings Inventory

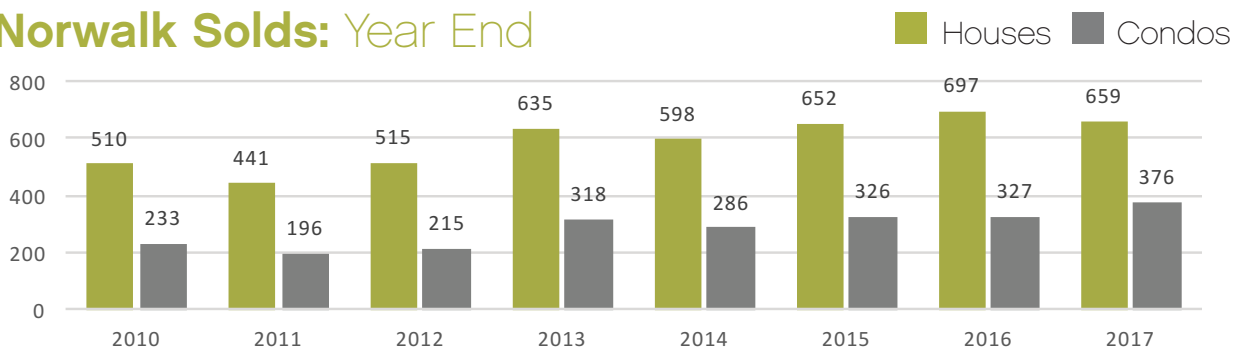


Norwalk Overview

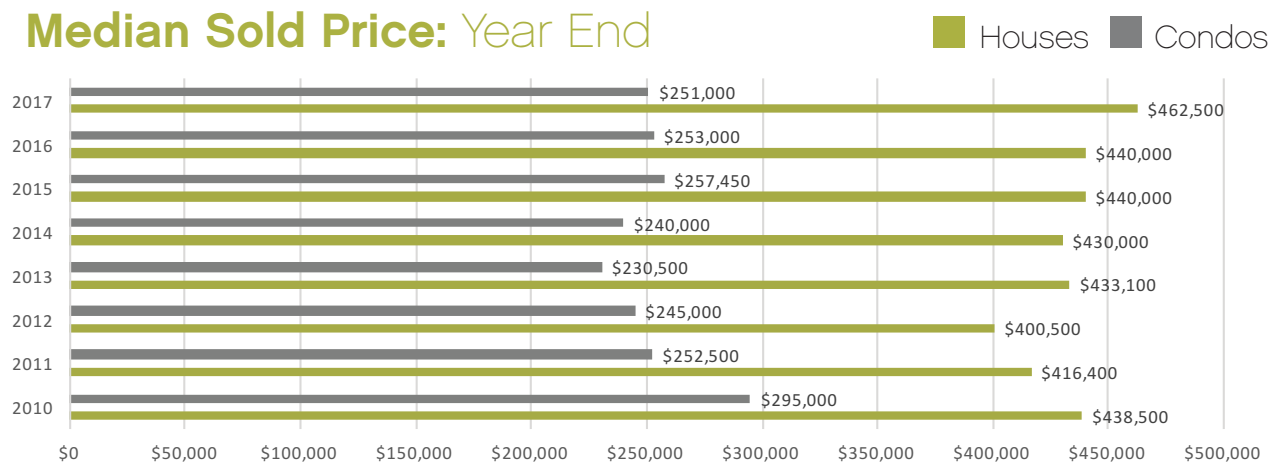
YEAR END 2017

	2017	2016	CHANGE
Houses: Sold	659	697	-5.5%
Houses: Median Sold Price	\$462,500	\$440,000	+5.1%
Houses: Inventory on Dec. 31st	282	313	-9.9%
Condos/Co-Ops: Sold	376	327	+15%
Condos/Co-Ops: Median Sale Price	\$251,000	\$253,000	-0.8%
Condos/Co-Ops: Inventory on Dec. 31st	140	140	0%

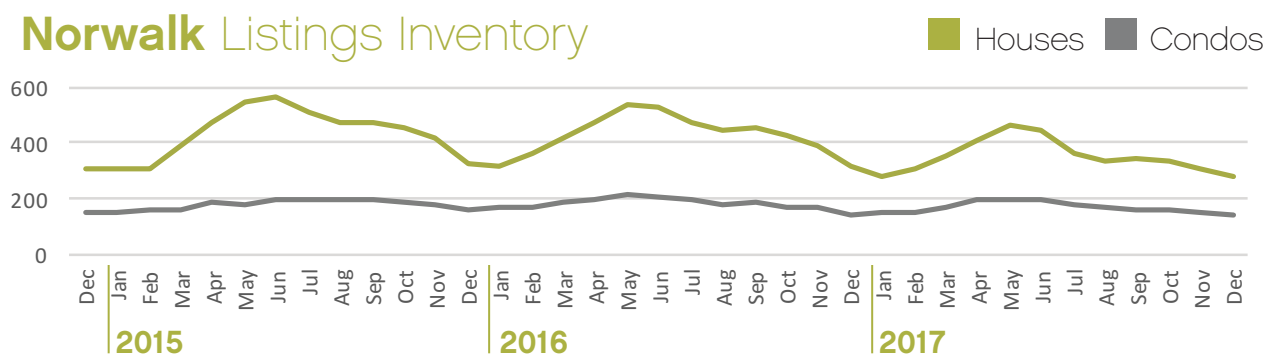
Norwalk Sold: Year End



Median Sold Price: Year End



Norwalk Listings Inventory

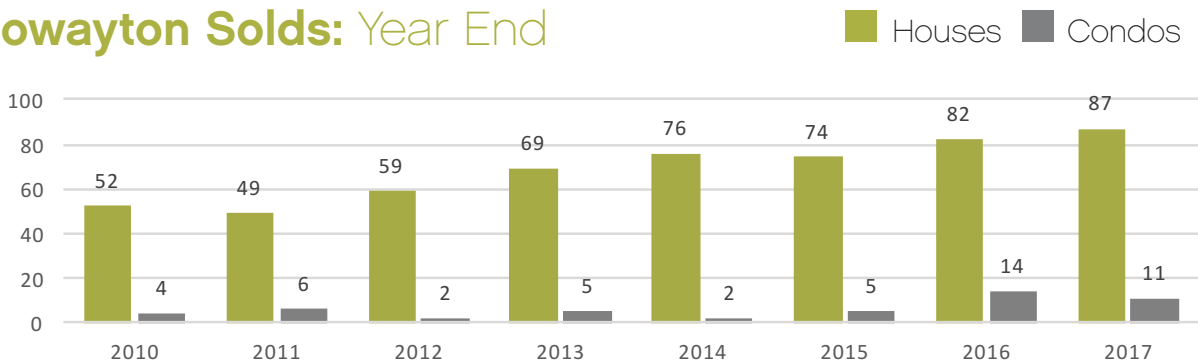


Rowayton Overview

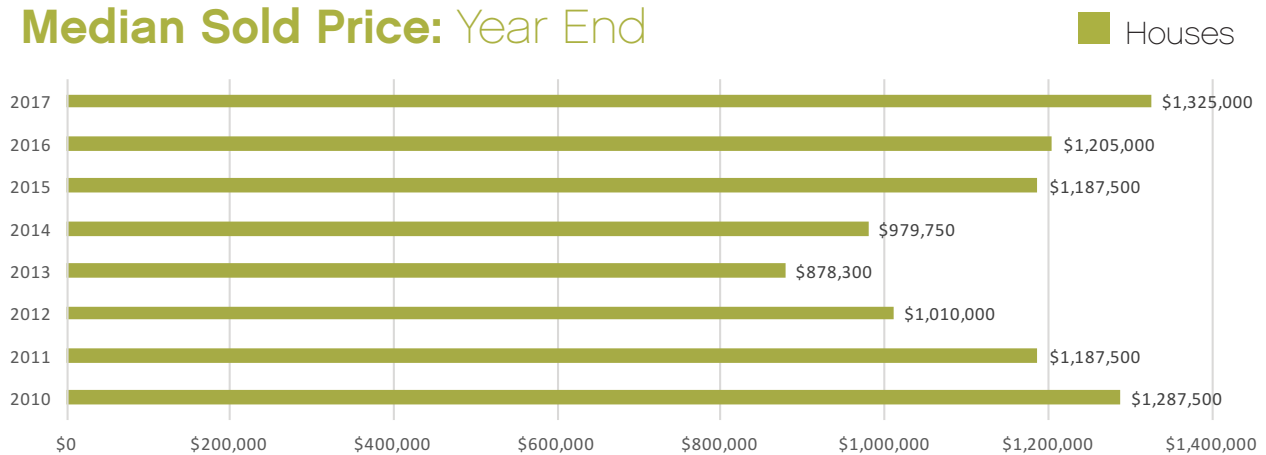
YEAR END 2017

	2017	2016	CHANGE
Houses: Sold	87	82	+6.1%
Houses: Median Sold Price	\$1,325,000	\$1,205,000	+10%
Houses: Inventory on Dec. 31st	41	51	-19.6%
Condos/Co-Ops: Sold	11	14	-21.4%
Condos/Co-Ops: Median Sold Price	\$1,249,545	\$1,378,257	-9.3%
Condos/Co-Ops: Inventory on Dec. 31st	6	9	-33.3%

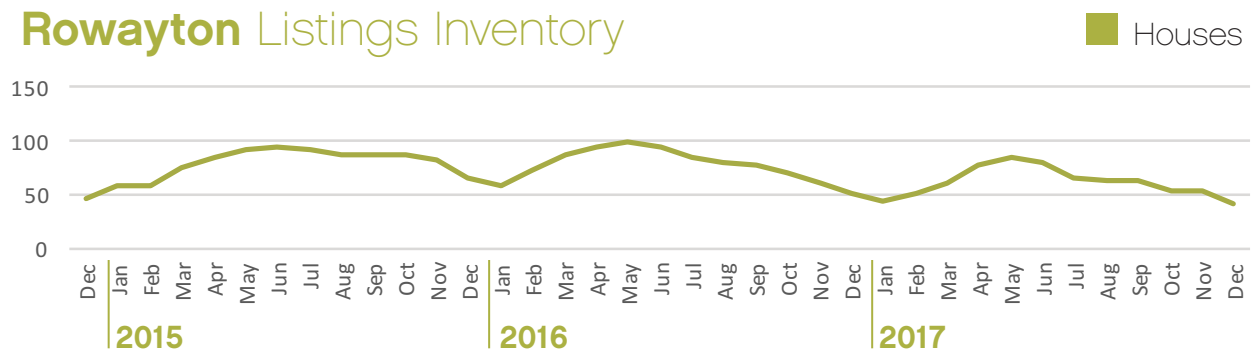
Rowayton Solds: Year End



Median Sold Price: Year End



Rowayton Listings Inventory

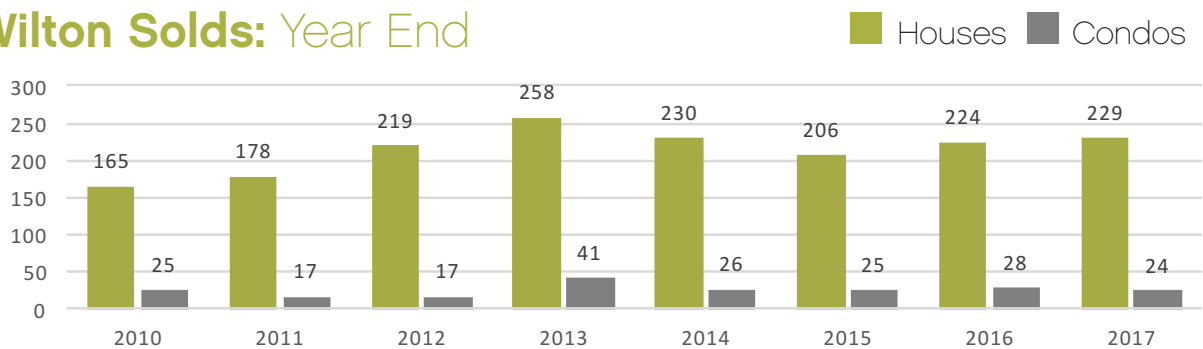


Wilton Overview

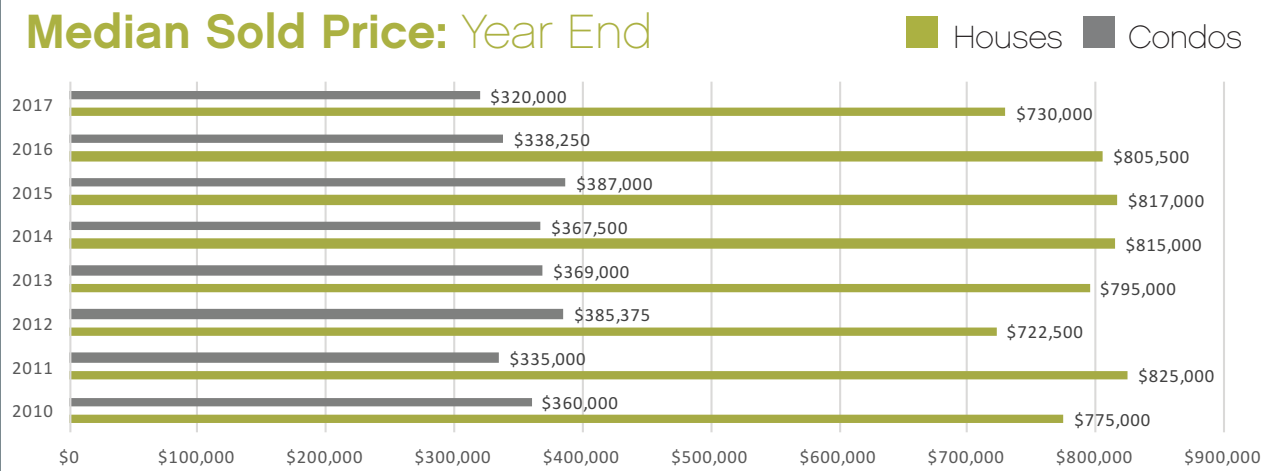
YEAR END 2017

	2017	2016	CHANGE
Houses: Sold	229	224	+2.2%
Houses: Median Sold Price	\$730,000	\$805,500	-9.4%
Houses: Inventory on Dec. 31st	146	184	-20.7%
Condos/Co-Ops: Sold	24	28	-14.3%
Condos/Co-Ops: Median Sale Price	\$320,000	\$338,250	-5.4%
Condos/Co-Ops: Inventory on Dec. 31st	13	12	+8.3%

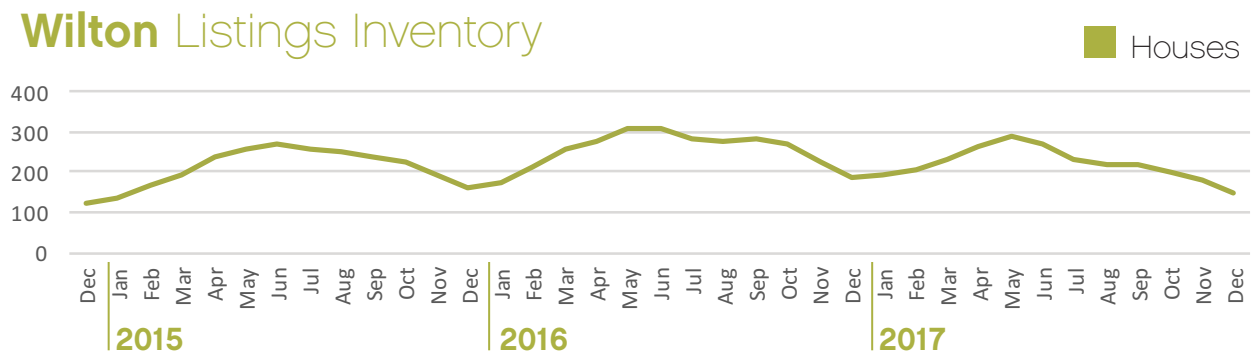
Wilton Solds: Year End



Median Sold Price: Year End



Wilton Listings Inventory

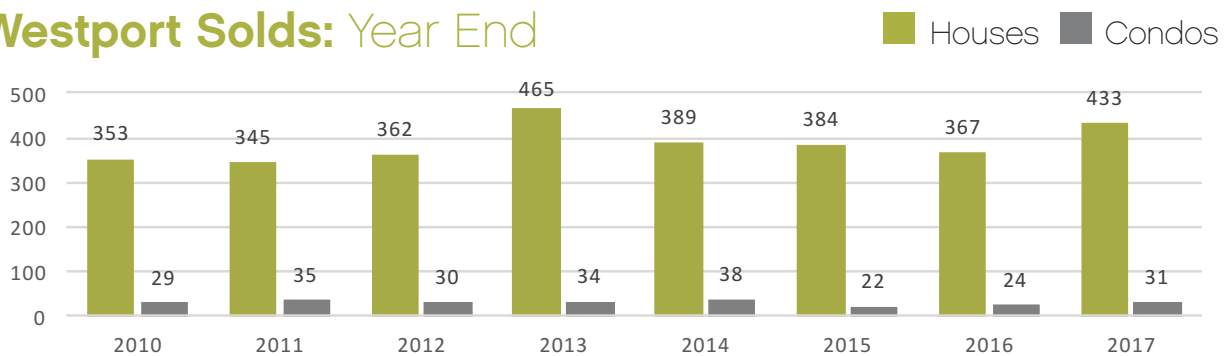


Westport Overview

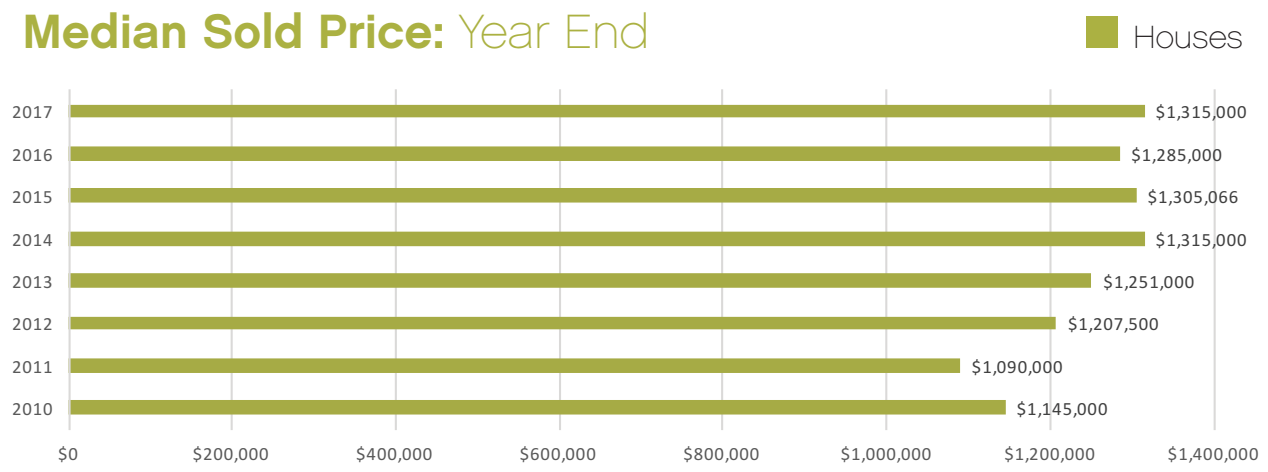
YEAR END 2017

	2017	2016	CHANGE
Houses: Sold	133	124	+7.3%
Houses: Median Sold Price	\$490,000	\$537,500	-8.8%
Houses: Inventory on Dec. 31st	99	97	+2.1%
Condos/Co-Ops: Sold	4	3	+33.3%
Condos/Co-Ops: Average Sale Price	\$402,500	\$365,333	+10.2%
Condos/Co-Ops: Median Sale Price	\$389,000	\$260,000	+49.6%
Condos/Co-Ops: Inventory on Dec. 31st	3	2	+50%

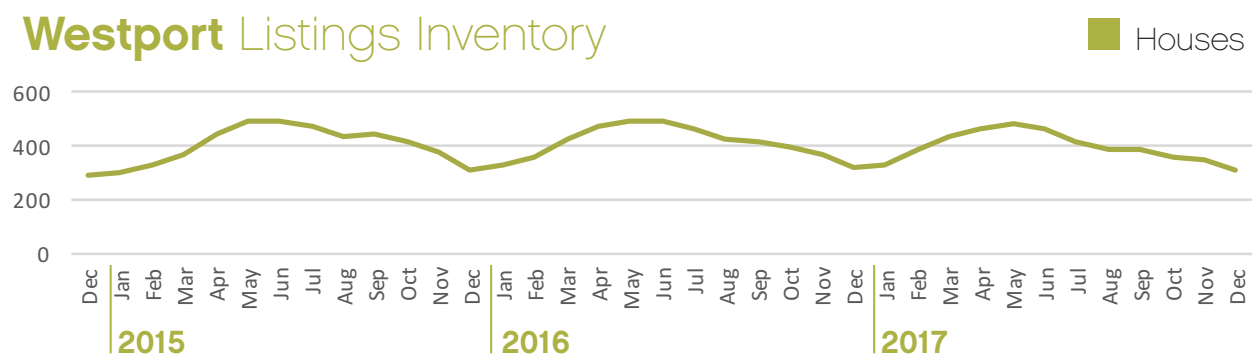
Westport Solds: Year End



Median Sold Price: Year End



Westport Listings Inventory

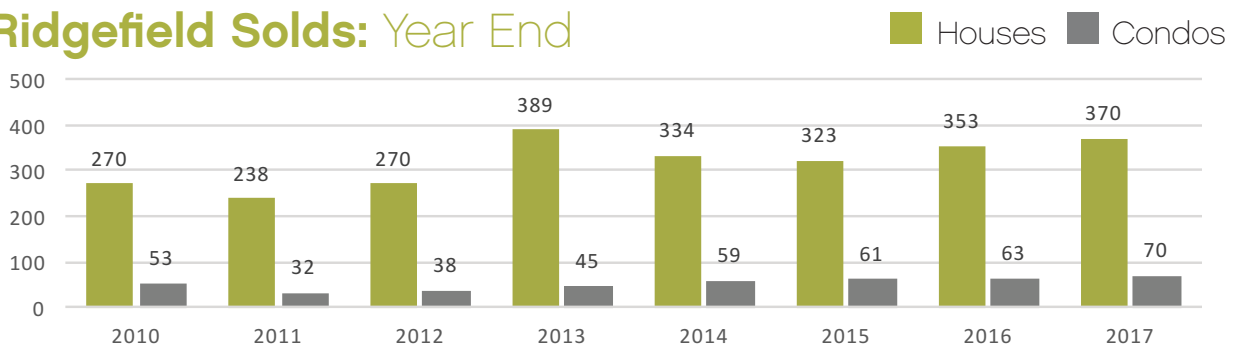


Ridgefield Overview

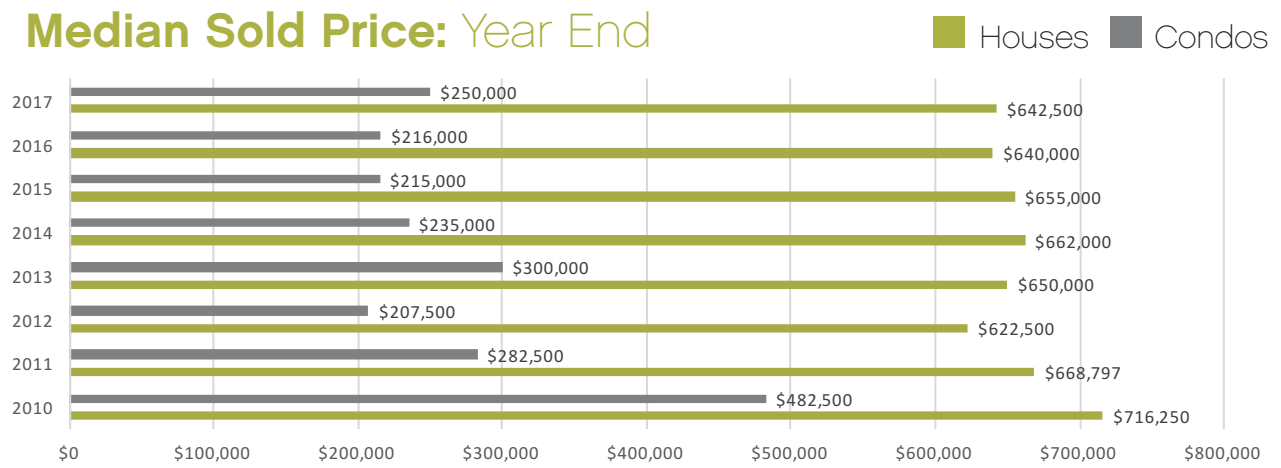
YEAR END 2017

	2017	2016	CHANGE
Houses: Sold	370	353	+4.8%
Houses: Median Sold Price	\$642,500	\$640,000	+0.4%
Houses: Inventory on Dec. 31st	214	231	-7.4%
Condos/Co-Ops: Sold	70	63	+11.1%
Condos/Co-Ops: Median Sale Price	\$250,000	\$216,000	+15.7%
Condos/Co-Ops: Inventory on Dec. 31st	30	38	-21.1%

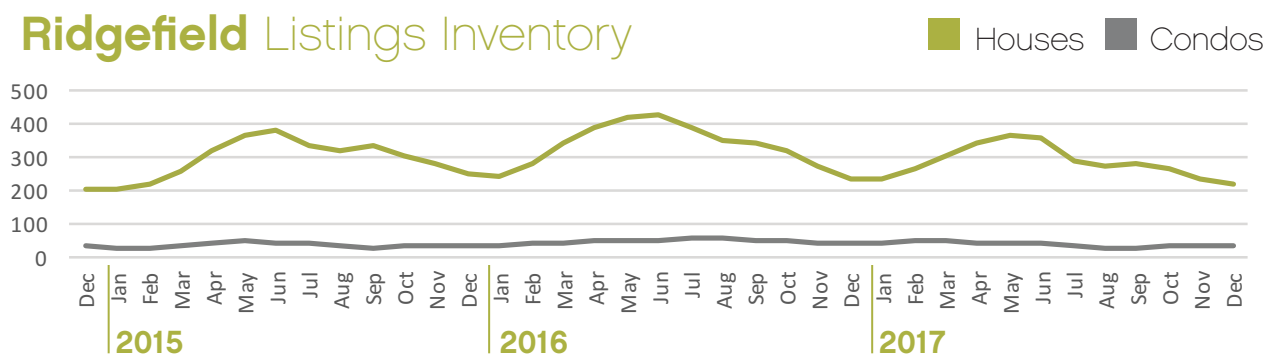
Ridgefield Solds: Year End



Median Sold Price: Year End

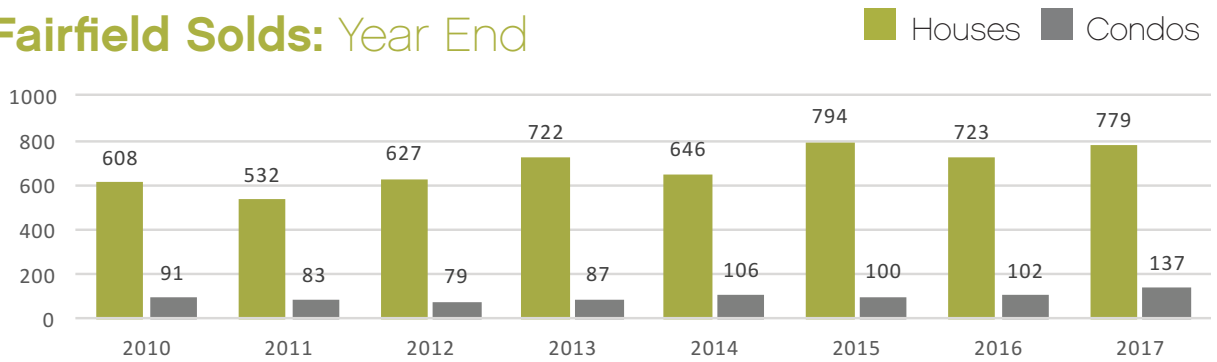


Ridgefield Listings Inventory

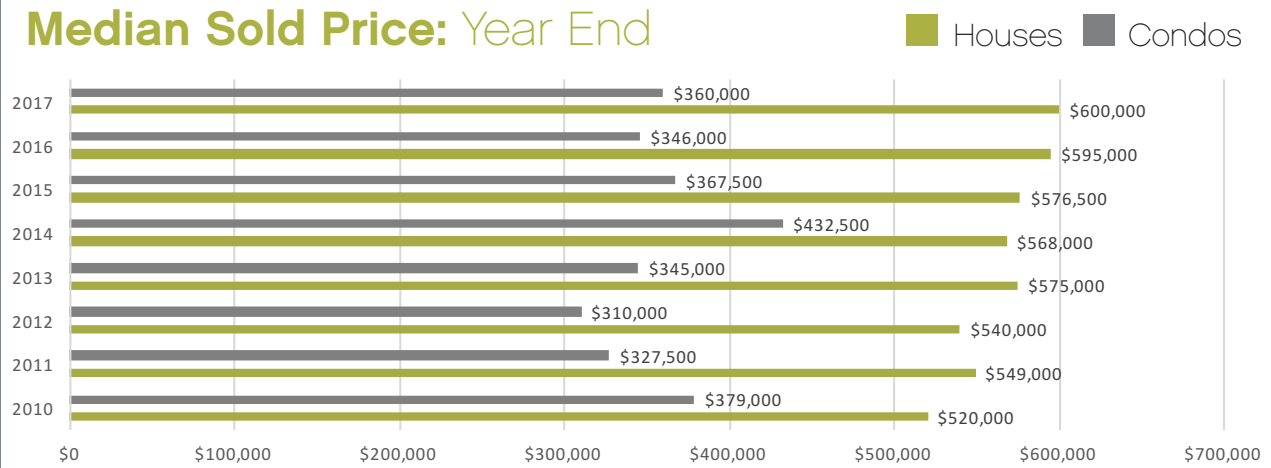


	2017	2016	CHANGE
Houses: Sold	779	723	+7.7%
Houses: Median Sold Price	\$600,000	\$595,000	+0.8%
Houses: Inventory on Dec. 31st	385	443	-13.1%
Condos/Co-Ops: Solds	137	102	+34.3%
Condos/Co-Ops: Median Sale Price	\$360,000	\$346,000	+4%
Condos/Co-Ops: Inventory on Dec. 31st	54	76	-28.9%

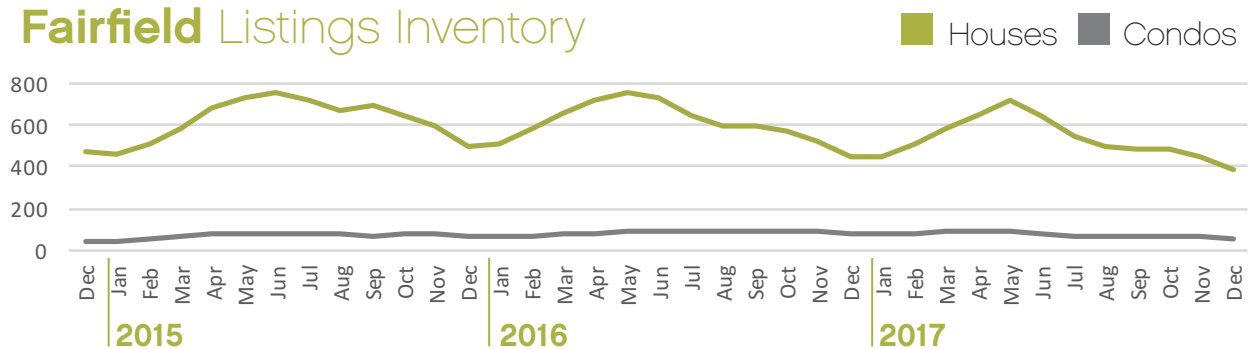
Fairfield Solds: Year End



Median Sold Price: Year End



Fairfield Listings Inventory

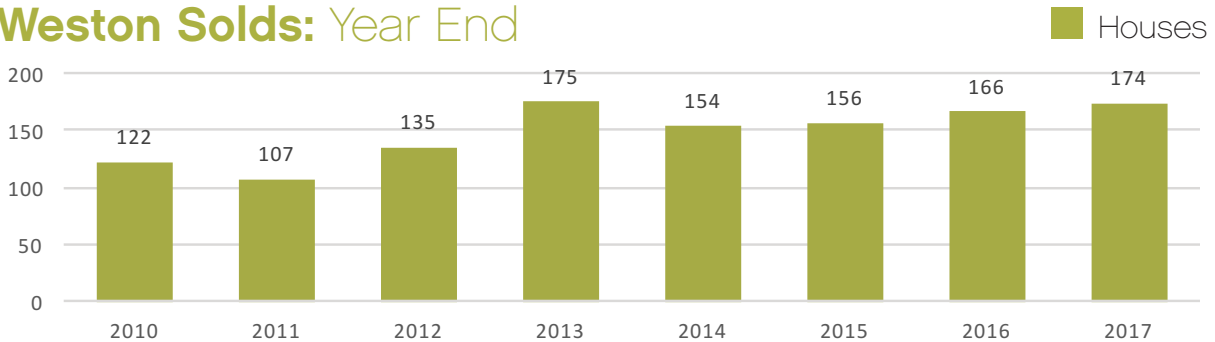


Weston Overview

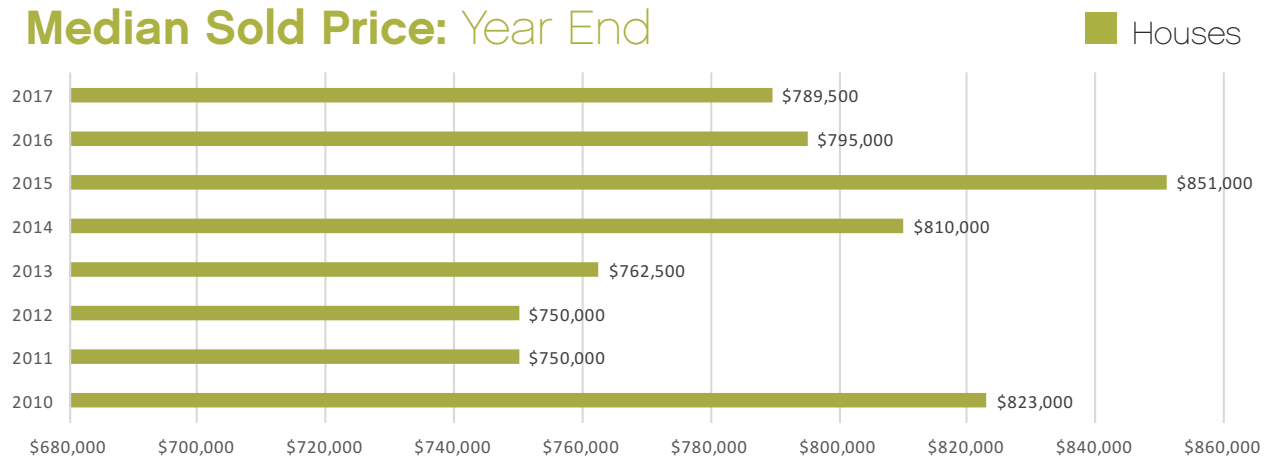
YEAR END 2017

	2017	2016	CHANGE
Houses: Sold	174	166	+4.8%
Houses: Median Sold Price	\$789,500	\$795,000	-0.7%
Houses: Inventory on Dec. 31st	132	130	+1.5%

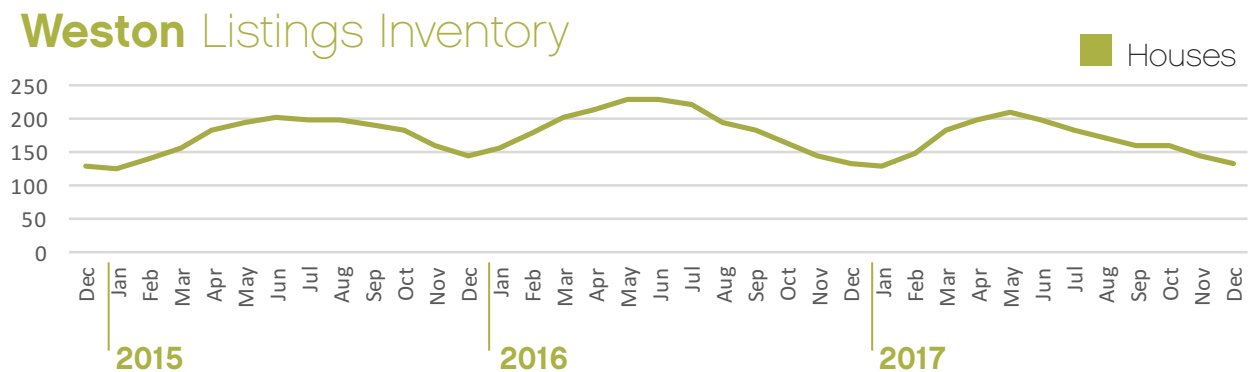
Weston Solds: Year End



Median Sold Price: Year End

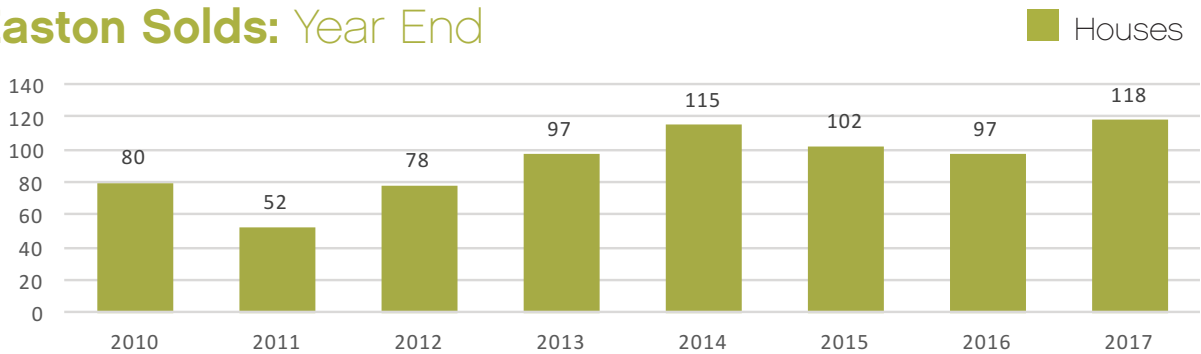


Weston Listings Inventory

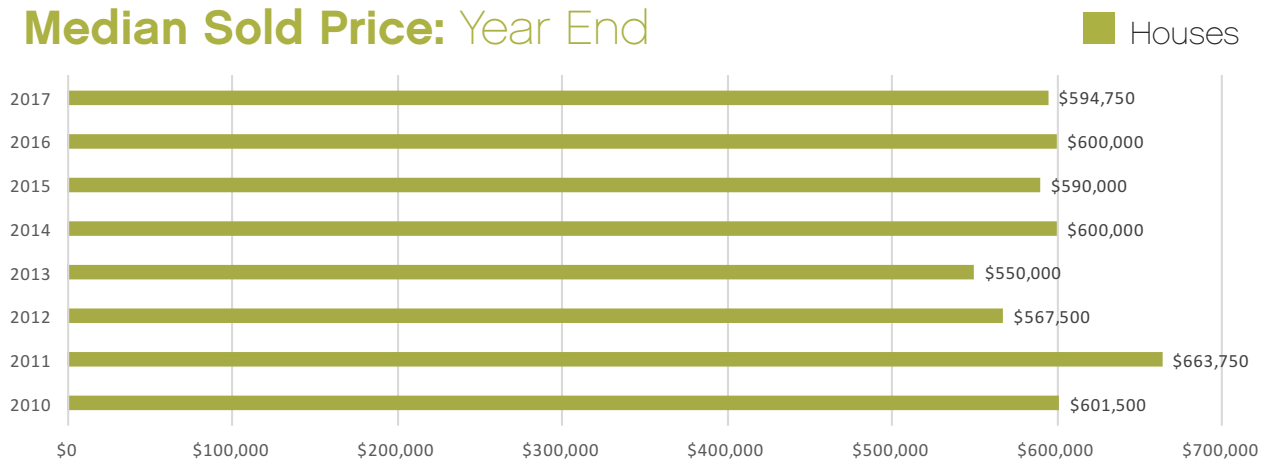


	2017	2016	CHANGE
Houses: Sold	118	97	+21.6%
Houses: Median Sold Price	\$594,750	\$600,000	-0.9%
Houses: Inventory on Dec. 31st	98	107	-8.4%

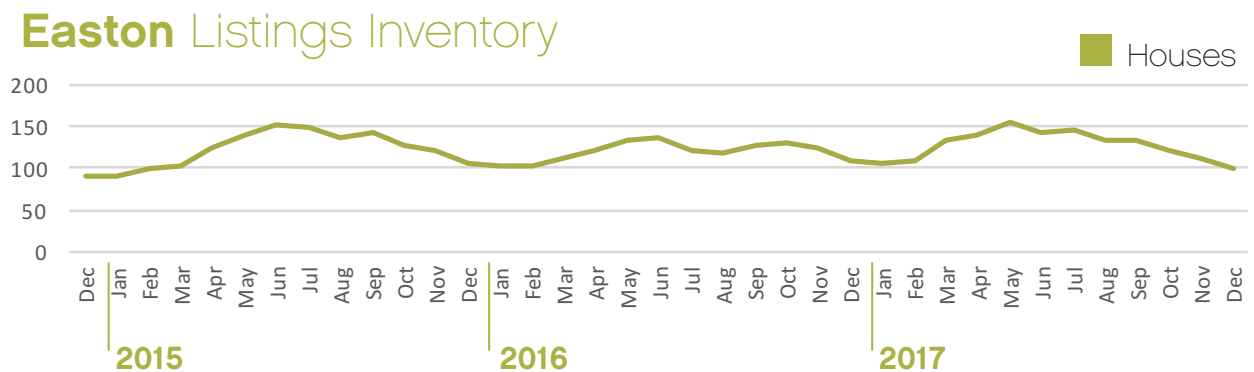
Easton Solds: Year End



Median Sold Price: Year End



Easton Listings Inventory

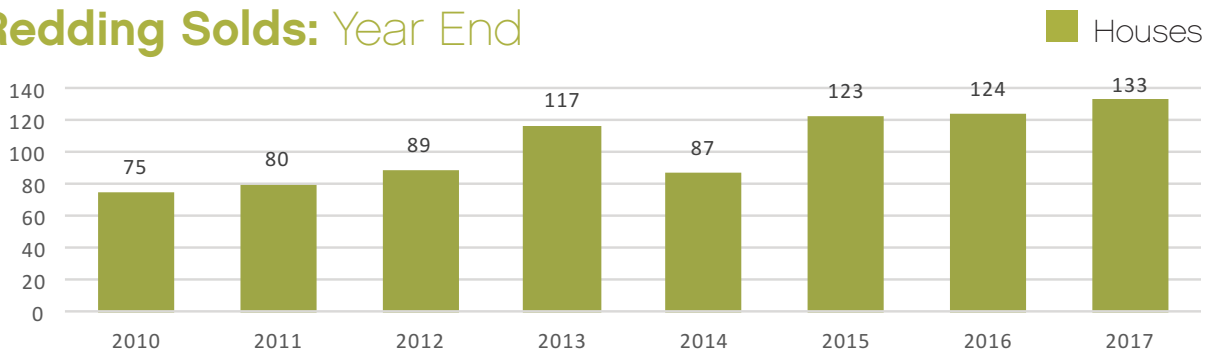


Redding Overview

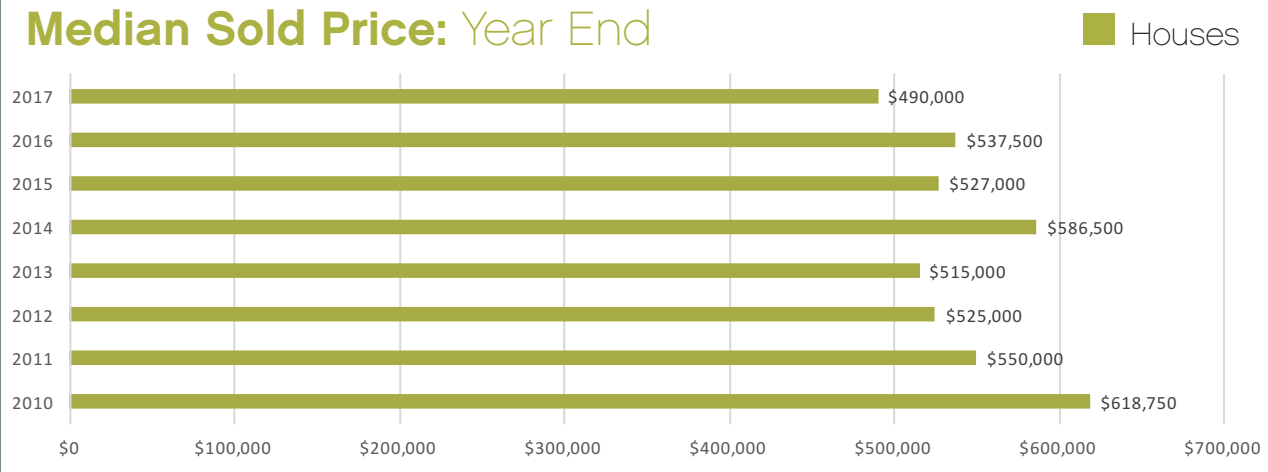
YEAR END 2017

	2017	2016	CHANGE
Houses: Sold	133	124	+7.3%
Houses: Median Sold Price	\$490,000	\$537,500	-8.8%
Houses: Inventory on Dec. 31st	99	97	+2.1%

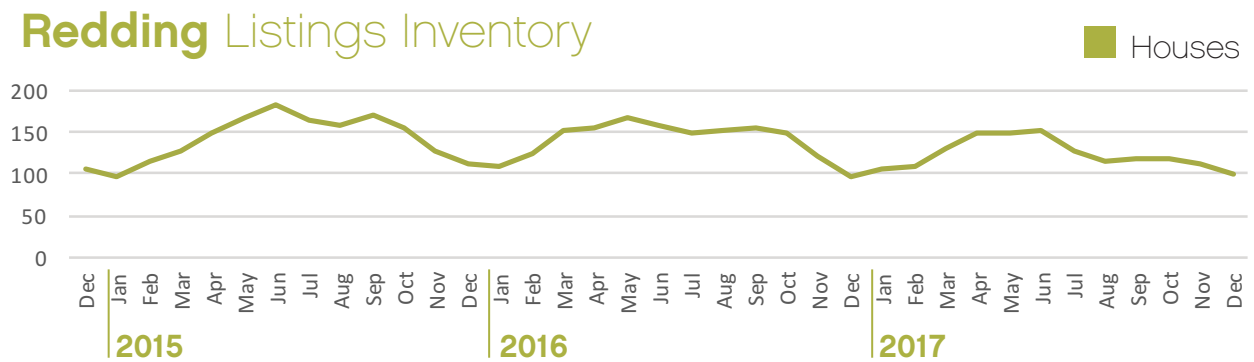
Redding Solds: Year End



Median Sold Price: Year End



Redding Listings Inventory

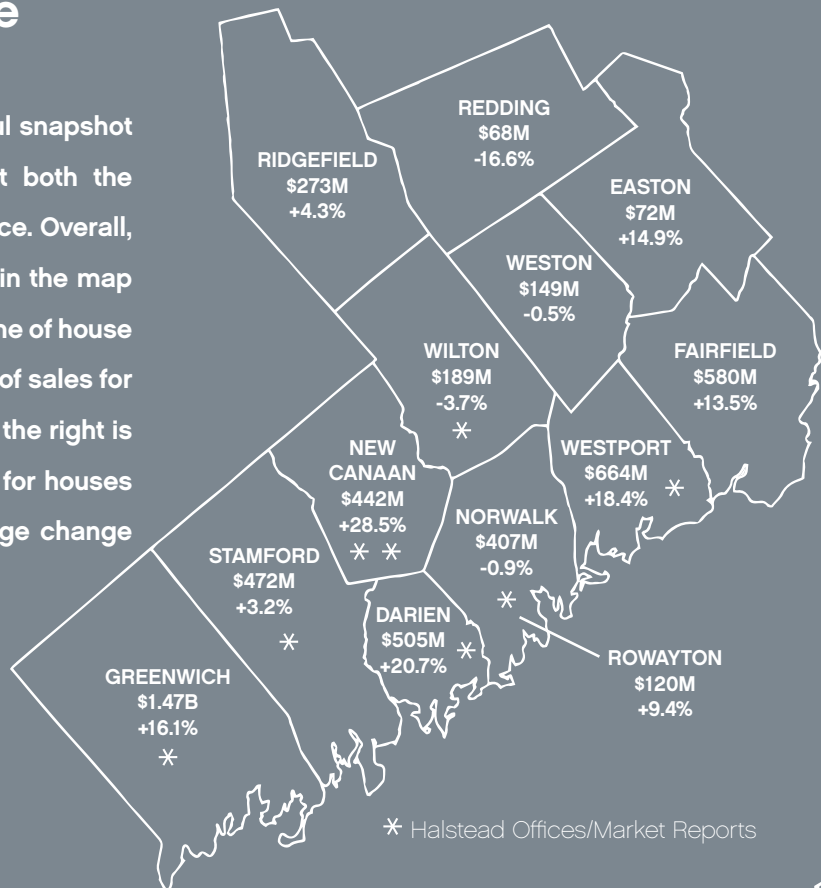


Town Comparison: Year End (Single Family Homes)

TOWN	# of Sold Houses		% change	Median Selling Price		% change
	2017	2016		2017	2016	
Greenwich	570	575	-0.9%	\$1,800,000	\$1,700,000	+5.9%
Stamford	724	718	+0.8%	\$575,000	\$555,000	+3.6%
Darien	302	250	+20.8%	\$1,420,000	\$1,350,000	+5.2%
New Canaan	256	194	+32%	\$1,477,500	\$1,447,500	+2.1%
Norwalk	659	697	-5.5%	\$462,500	\$440,000	+5.1%
Wilton	229	224	+2.2%	\$730,000	\$805,500	-9.4%
Westport	433	367	+18%	\$1,315,000	\$1,285,000	+2.3%
Weston	173	166	+4.2%	\$789,000	\$795,000	-0.8%
Ridgefield	370	353	+4.8%	\$642,500	\$640,000	+0.4%
Fairfield	779	723	+7.7%	\$600,000	\$595,000	+0.8%
Easton	118	97	+21.6%	\$594,750	\$600,000	-0.9%
Redding	133	124	+7.3%	\$490,000	\$537,500	-8.8%

Dollar Volume of House Sales 2017 vs. 2016

A town's dollar volume of sales is a useful snapshot of the market as it takes into account both the number of sales and the average sale price. Overall, 8 of the 12 Lower Fairfield County towns in the map to the right had an increase in dollar volume of house sales in 2017, and collectively the volume of sales for all 12 towns is up 12.1% year over year. To the right is a look at the total dollar volume of sales for houses in 2017 for each town, and the percentage change as it compares to 2016.



All data sourced from Connecticut Smart MLS and Greenwich MLS.

©2017 Halstead 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.

