



**HALSTEAD**  
REAL ESTATE

Connecticut | New York City | Hamptons | New Jersey | Hudson Valley

# New Canaan Market Report

Year To Date Through February 29, 2020

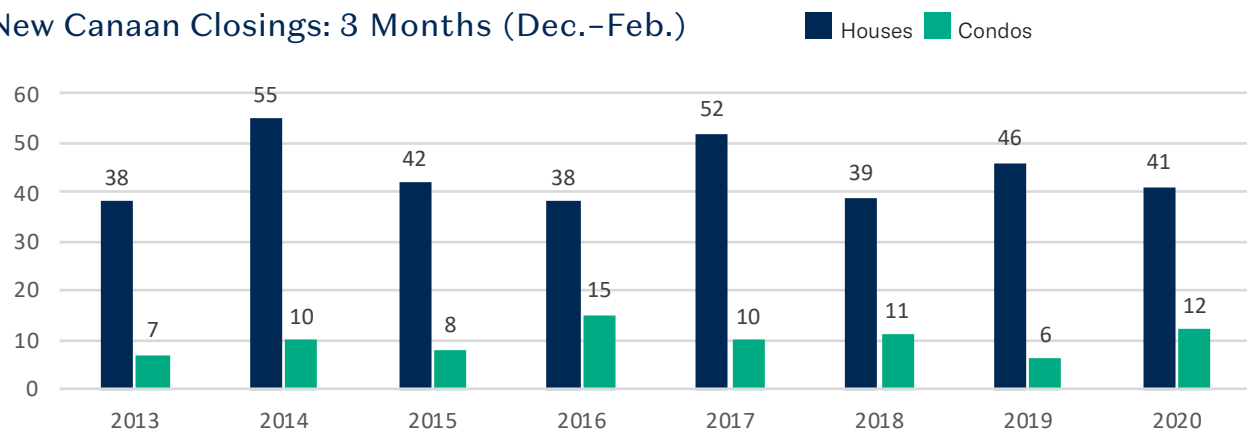
183 ELM STREET, NEW CANAAN, CT 06840 | (203) 966-7800

6 SOUTH AVENUE, NEW CANAAN, CT 06840 | (203) 966-7772

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in February	6	10	-40%
Houses: Closings Dec.-Feb. (3 months)	41	46	-10.9%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$1,591,153	\$1,342,314	+18.5%
Houses: Pending on February 29th	23	16	+43.8%
Houses: Active Inventory on February 29th	230	265	-13.2%
Condos: Closings Dec.-Feb. (3 months)	12	6	+100%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$546,292	\$762,333	-28.3%
Condos: Active Inventory on February 29th	28	37	-24.3%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$71,792,774	\$66,320,450	+8.3%

## New Canaan Closings: 3 Months (Dec.-Feb.)





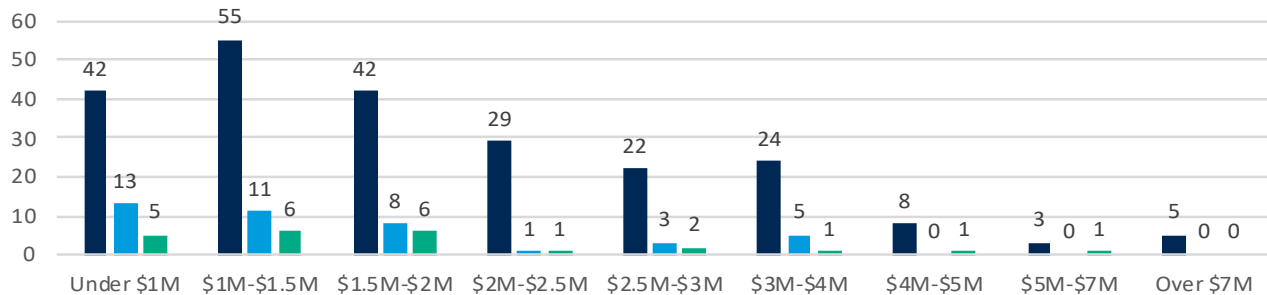
## Number of Houses Closed: 3 Months (Dec.-Feb.)

	2020	2019	%
Under \$1M	13	18	-27.8%
\$1M-\$1.5M	11	17	-35.3%
\$1.5M-\$2M	8	5	+60%
\$2M-\$2.5M	1	1	0%
\$2.5M-\$3M	3	4	-25%
\$3M-\$4M	5	0	NA
\$4M-\$5M	0	1	-100%
\$5M-\$7M	0	0	NA
Over \$7M	0	0	NA

## Houses Active/Closed/Pending 2020

Active/Pending as of February 29th; Closed: 3 Months (Dec.-Feb.)

Active Closed Pending



## Town Comparison: Sold Houses - 3 Months (Dec.-Feb.)

Town	# of Closed Houses		% change	Average Closing Price		% change
	2020	2019		2020	2019	
Darien	53	57	-7%	\$1,500,278	\$1,327,119	+13%
Easton	23	23	0%	\$579,117	\$669,785	-13.5%
Fairfield	116	130	-10.8%	\$830,646	\$751,512	+10.5%
All of Greenwich	106	98	+8.2%	\$2,299,308	\$2,526,763	-9%
New Canaan	41	46	-10.9%	\$1,591,153	\$1,342,314	+18.5%
Norwalk	154	118	+30.5%	\$580,539	\$560,748	+3.5%
Redding	29	19	+52.6%	\$554,174	\$508,016	+9.1%
Ridgefield	69	53	+30.2%	\$747,710	\$724,508	+3.2%
Rowayton*	22	9	+144.4%	\$936,391	\$973,167	-3.8%
Stamford	152	132	+15.2%	\$604,908	\$587,952	+2.9%
Weston	33	30	+10%	\$747,977	\$777,647	-3.8%
Westport	77	54	+42.6%	\$1,377,341	\$1,191,190	+15.6%
Wilton	52	42	+23.8%	\$712,929	\$735,595	-3.1%

\*Rowayton solds data also included in Norwalk.