



**HALSTEAD**  
REAL ESTATE

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

# New Canaan Market Report

Year To Date Through July 31, 2019

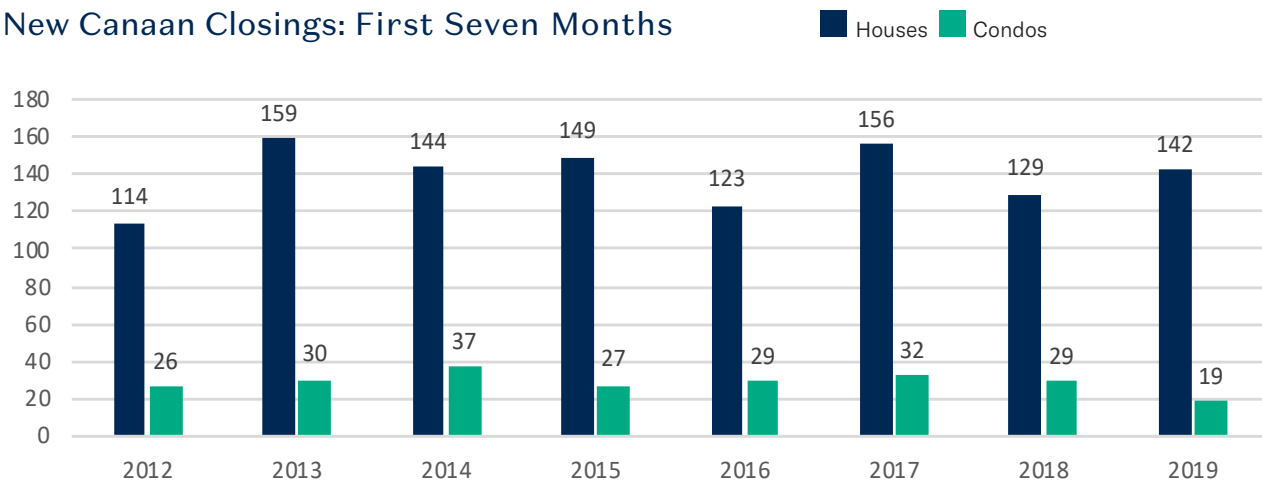
183 ELM STREET, NEW CANAAN, CT 06840 | (203) 966-7800

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	31	32	-3.1%
Houses: Closings First Seven Months	142	129	+10.1%
Houses: Average Closing Price First Seven Months	\$1,427,948	\$1,710,322	-16.5%
Houses: Active Inventory July 31st	302	331	-8.8%
Condos: Closings First Seven Months	19	29	-34.5%
Condos: Average Closing Price First Seven Months	\$734,921	\$732,474	+0.3%
Condos: Active Inventory July 31st	49	47	+4.3%
House & Condo \$ Volume of Closings First Seven Months	\$216,732,122	\$241,873,330	-10.4%

## New Canaan Closings: First Seven Months





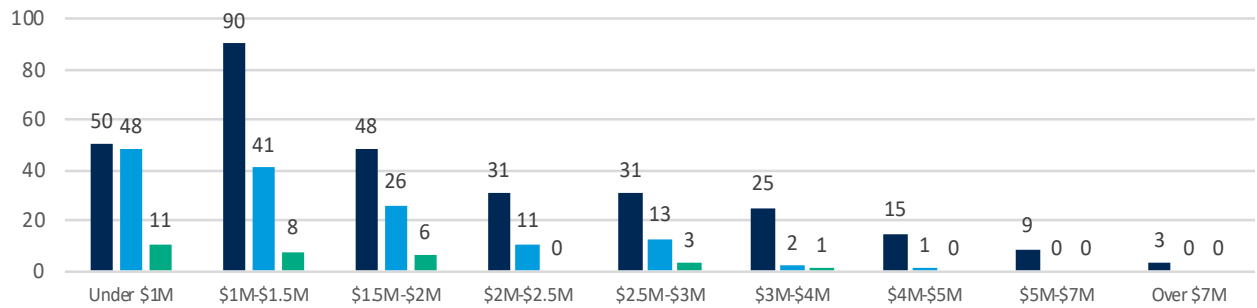
## Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$1M	48	33	+45.5%
\$1M-\$1.5M	41	36	+13.9%
\$1.5M-\$2M	26	24	+8.3%
\$2M-\$2.5M	11	19	-42.1%
\$2.5M-\$3M	13	5	+160%
\$3M-\$4M	2	4	-50%
\$4M-\$5M	1	4	-75%
\$5M-\$7M	0	4	NA
Over \$7M	0	0	NA

## Houses Active/Closed/Pending 2019

Active/Pending as of July 31st; Closed: First Seven Months

Active Closed Pending



## Town Comparison: Sold Houses - First Seven Months

Town	# of Closed Houses		% change	Median Closing Price		% change
	2019	2018		2019	2018	
Darien	170	158	+7.6%	\$1,230,000	\$1,502,500	-18.1%
Easton	73	79	-7.6%	\$562,500	\$550,000	+2.3%
Fairfield	471	440	+7%	\$580,000	\$635,000	-8.7%
All of Greenwich	295	351	-16%	\$1,950,000	\$1,855,000	+5.1%
New Canaan	142	129	+10.1%	\$1,212,500	\$1,400,000	-13.4%
Norwalk	371	390	-4.9%	\$487,890	\$511,025	-4.5%
Redding	74	71	+4.2%	\$534,000	\$549,000	-2.7%
Ridgefield	190	193	-1.6%	\$635,500	\$639,000	-0.5%
Rowayton*	43	48	-10.4%	\$1,181,250	\$859,500	+37.4%
Stamford	400	439	-8.9%	\$580,500	\$600,000	-3.3%
Weston	94	93	+1.1%	\$675,000	\$690,000	-2.2%
Westport	191	245	-22%	\$1,195,000	\$1,247,500	-4.2%
Wilton	133	114	+16.7%	\$725,000	\$800,000	-9.4%

\*Rowayton solds data also included in Norwalk.