



# HALSTEAD REAL ESTATE

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

## Norwalk Market Report

### Year To Date Through August 31, 2019

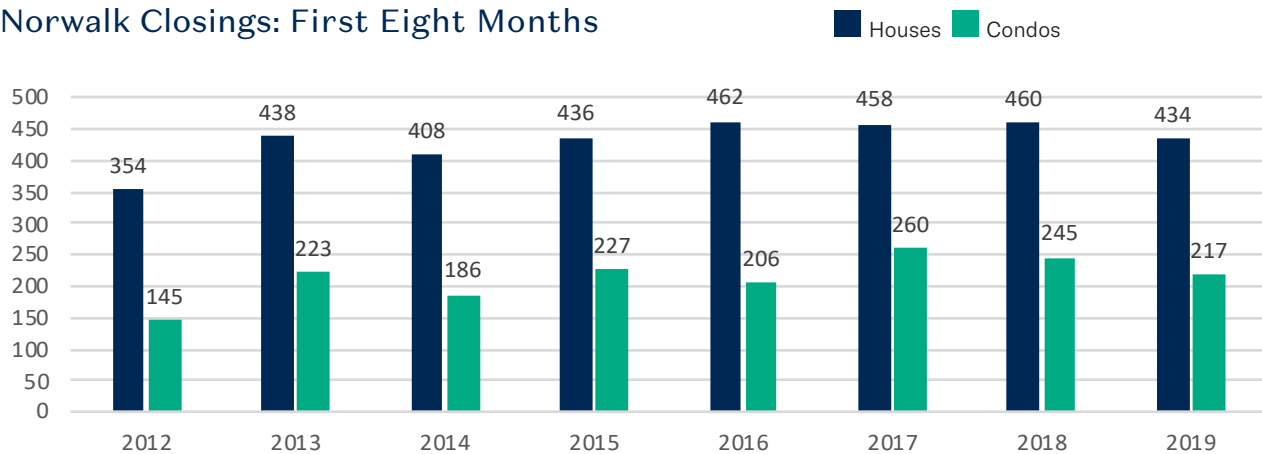
671 BOSTON POST ROAD, DARIEN, CT 06820 | (203) 655-1418

140 ROWAYTON AVENUE, ROWAYTON, CT 06853 | (203) 853-1419

HALSTEAD CONNECTICUT, LLC

|  | 2019          | 2018          | % CHANGE |
|--|---------------|---------------|----------|
| Houses: Closings in August                             | 62            | 70            | -11.4%   |
| Houses: Closings First Eight Months                    | 434           | 460           | -5.7%    |
| Houses: Average Closing Price First Eight Months       | \$574,723     | \$616,067     | -6.7%    |
| Houses: Active Inventory August 31st                   | 344           | 347           | -0.9%    |
| Condos: Closings First Eight Months                    | 217           | 245           | -11.4%   |
| Condos: Average Closing Price First Eight Months       | \$304,211     | \$283,776     | +7.2%    |
| Condos: Active Inventory August 31st                   | 149           | 119           | +25.2%   |
| House & Condo \$ Volume of Closings First Eight Months | \$315,443,655 | \$352,916,033 | -10.6%   |

### Norwalk Closings: First Eight Months





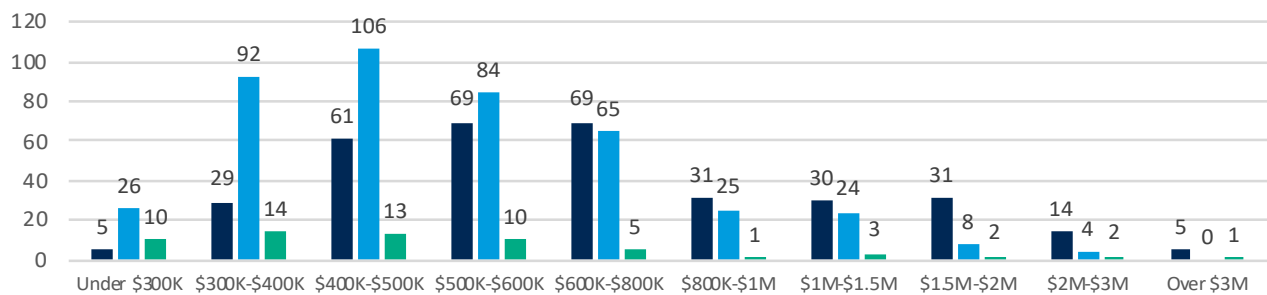
## Number of Houses Closed: First Eight Months

|               | 2019 | 2018 | %      |
|---------------|------|------|--------|
| Under \$300K  | 26   | 21   | +23.8% |
| \$300K-\$400K | 92   | 83   | +10.8% |
| \$400K-\$500K | 106  | 119  | -10.9% |
| \$500K-\$600K | 84   | 90   | -6.7%  |
| \$600K-\$800K | 65   | 85   | -23.5% |
| \$800K-\$1M   | 25   | 26   | -3.8%  |
| \$1M-\$1.5M   | 24   | 18   | +33.3% |
| \$1.5M-\$2M   | 8    | 10   | -20%   |
| \$2M-\$3M     | 4    | 5    | -20%   |
| Over \$3M     | 0    | 3    | NA     |

## Houses Active/Closed/Pending 2019

Active/Pending as of August 31st; Closed: First Eight Months

■ Active ■ Closed ■ Pending



## Town Comparison: Sold Houses - First Eight Months

| Town             | # of Closed Houses |      | % change | Median Closing Price |             | % change |
|------------------|--------------------|------|----------|----------------------|-------------|----------|
|                  | 2019               | 2018 |          | 2019                 | 2018        |          |
| Darien           | 206                | 192  | +7.3%    | \$1,250,000          | \$1,426,250 | -12.4%   |
| Easton           | 89                 | 96   | -7.3%    | \$560,000            | \$558,500   | +0.3%    |
| Fairfield        | 548                | 536  | +2.2%    | \$580,000            | \$639,000   | -9.2%    |
| All of Greenwich | 354                | 412  | -14.1%   | \$1,950,000          | \$1,850,000 | +5.4%    |
| New Canaan       | 172                | 155  | +11%     | \$1,212,500          | \$1,380,000 | -12.1%   |
| Norwalk          | 434                | 460  | -5.7%    | \$489,500            | \$515,000   | -5%      |
| Redding          | 83                 | 90   | -7.8%    | \$535,000            | \$553,000   | -3.3%    |
| Ridgefield       | 232                | 238  | -2.5%    | \$638,000            | \$648,000   | -1.5%    |
| Rowayton*        | 49                 | 52   | -5.8%    | \$1,111,000          | \$885,750   | +25.4%   |
| Stamford         | 490                | 512  | -4.3%    | \$584,838            | \$590,000   | -0.9%    |
| Weston           | 111                | 113  | -1.8%    | \$699,000            | \$690,000   | +1.3%    |
| Westport         | 239                | 305  | -21.6%   | \$1,197,500          | \$1,247,500 | -4%      |
| Wilton           | 164                | 142  | +15.5%   | \$722,500            | \$823,750   | -12.3%   |

\*Rowayton solds data also included in Norwalk.