



HALSTEAD

REAL ESTATE

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

Old Greenwich Market Report

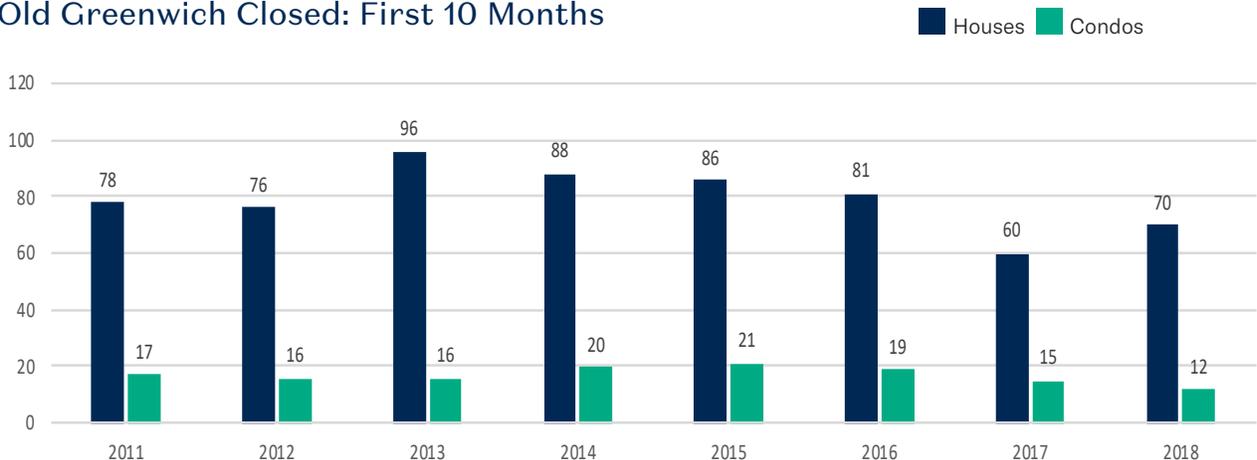
Year To Date Through October 31, 2018

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

HALSTEAD CONNECTICUT, LLC

| | 2018 | 2017 | % CHANGE |
|---|---------------|---------------|----------|
| Houses: Closings in October | 5 | 3 | +66.7% |
| Houses: Closings First 10 Months | 70 | 60 | +16.7% |
| Houses: Median Closing Price First 10 Months | \$1,929,000 | \$2,082,500 | -7.4% |
| Houses: Average Closing Price First 10 Months | \$2,235,977 | \$2,586,994 | -13.6% |
| Houses: Active Inventory October 31st | 71 | 71 | 0% |
| Condos: Closings First 10 Months | 12 | 15 | -20% |
| Condos: Average Closing Price First 10 Months | \$498,057 | \$771,800 | -35.5% |
| Condos: Active Inventory on October 31st | 5 | 9 | -44.4% |
| House & Condo \$ Volume of Closings First 10 Months | \$162,495,089 | \$166,796,625 | -2.6% |

Old Greenwich Closed: First 10 Months





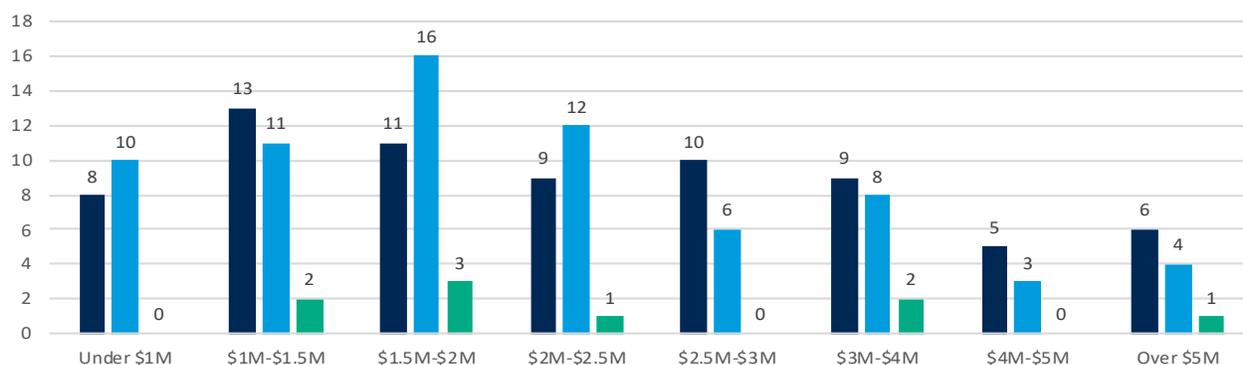
Number of Houses Closed: First 10 Months

| | 2018 | 2017 | % |
|-------------|------|------|--------|
| Under \$1M | 10 | 2 | +400% |
| \$1M-\$1.5M | 11 | 14 | -21.4% |
| \$1.5M-\$2M | 16 | 13 | +23.1% |
| \$2M-\$2.5M | 12 | 10 | +20% |
| \$2.5M-\$3M | 6 | 6 | 0% |
| \$3M-\$4M | 8 | 4 | +100% |
| \$4M-\$5M | 3 | 5 | -40% |
| Over \$5M | 4 | 6 | -33.3% |

Houses Active/Closed/Pending 2018

Active/Pending as of October 31st; Closed: First 10 Months

Active Closed Pending



Lower Fairfield County Town Comparison: First 10 Months (Houses)

| Town | # of Closed Houses | | % change | Median Closing Price | | % change |
|------------------|--------------------|------|----------|----------------------|-------------|----------|
| | 2018 | 2017 | | 2018 | 2017 | |
| Darien | 215 | 265 | -18.9% | \$1,385,000 | \$1,400,000 | -1.1% |
| Easton | 109 | 94 | +16% | \$562,000 | \$602,500 | -6.7% |
| Fairfield | 640 | 672 | -4.8% | \$630,000 | \$599,950 | +5% |
| All of Greenwich | 495 | 474 | +4.4% | \$1,825,000 | \$1,797,500 | +1.9% |
| New Canaan | 182 | 222 | -18% | \$1,355,000 | \$1,453,000 | -6.7% |
| Norwalk | 572 | 571 | +0.2% | \$497,500 | \$470,000 | +5.9% |
| Redding | 107 | 115 | -7% | \$550,000 | \$485,000 | +13.4% |
| Ridgefield | 280 | 322 | -13% | \$640,630 | \$640,000 | +0.1% |
| Rowayton* | 61 | 77 | -20.8% | \$950,000 | \$1,325,000 | -28.3% |
| Stamford | 601 | 620 | -3.1% | \$580,000 | \$580,000 | 0% |
| Weston | 137 | 138 | -0.7% | \$699,000 | \$780,000 | -10.4% |
| Westport | 353 | 359 | -1.7% | \$1,242,500 | \$1,331,000 | -6.6% |
| Wilton | 179 | 193 | -7.3% | \$799,000 | \$765,000 | +4.4% |

*Rowayton solds data also included in Norwalk.