



# HALSTEAD REAL ESTATE

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

## Old Greenwich Market Report

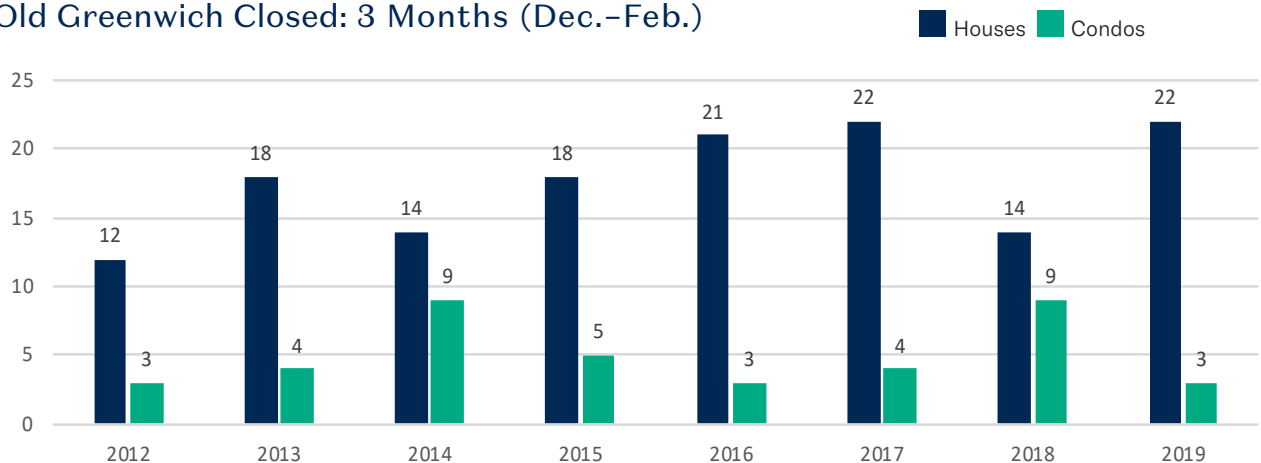
Year To Date Through February 28, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in February	3	4	-25%
Houses: Closings Dec.-Feb. (3 months)	22	14	+57.1%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$2,213,386	\$1,971,464	+12.3%
Houses: Active Inventory on February 28th	56	62	-9.7%
Condos: Closings Dec.-Feb. (3 months)	3	9	-66.7%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$401,000	\$542,333	-26.1%
Condos: Active Inventory on February 28th	10	6	+66.7%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$49,897,500	\$32,481,500	+53.6%

### Old Greenwich Closed: 3 Months (Dec.-Feb.)





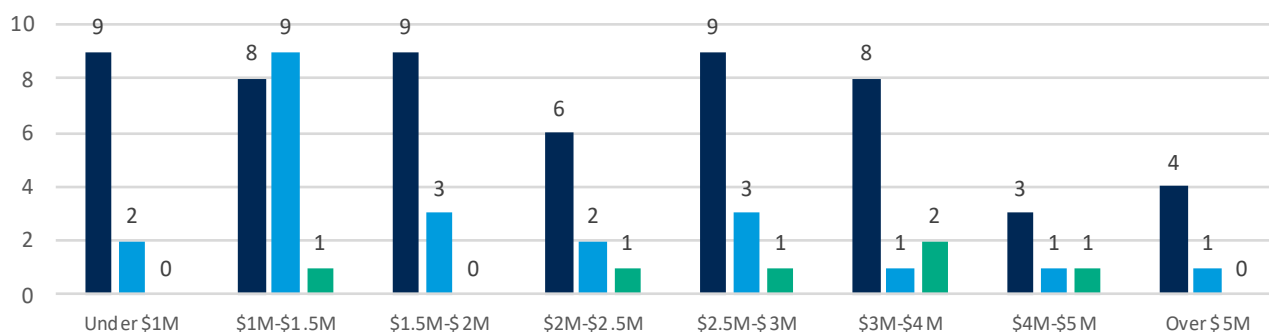
## Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$1M	2	2	0%
\$1M-\$1.5M	9	2	+350%
\$1.5M-\$2M	3	4	-25%
\$2M-\$2.5M	2	3	-33.3%
\$2.5M-\$3M	3	2	+50%
\$3M-\$4M	1	0	NA
\$4M-\$5M	1	1	0%
Over \$5M	1	0	NA

## Houses Active/Closed/Pending 2019

Active/Pending as of February 28th; 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
	2019	2018		2019	2018	
Darien	55	49	+12.2%	\$1,321,683	\$1,438,899	-8.1%
Easton	23	26	-11.5%	\$669,785	\$506,092	+32.3%
Fairfield	130	135	-3.7%	\$751,512	\$786,498	-4.4%
All of Greenwich	98	118	-16.9%	\$2,526,763	\$2,562,182	-1.4%
New Canaan	46	39	+17.9%	\$1,342,314	\$1,716,994	-21.8%
Norwalk	115	116	-0.9%	\$563,351	\$582,001	-3.2%
Redding	19	19	0%	\$508,016	\$513,458	-1.1%
Ridgefield	53	61	-13.1%	\$724,508	\$727,541	-0.4%
Rowayton*	9	10	-10%	\$973,167	\$1,257,975	-22.6%
Stamford	131	144	-9%	\$589,006	\$655,109	-10.1%
Weston	30	39	-23.1%	\$777,647	\$872,833	-10.9%
Westport	54	87	-37.9%	\$1,191,190	\$1,431,981	-16.8%
Wilton	41	39	+5.1%	\$714,939	\$835,715	-14.5%

\*Rowayton solds data also included in Norwalk.