



**HALSTEAD**  
REAL ESTATE

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

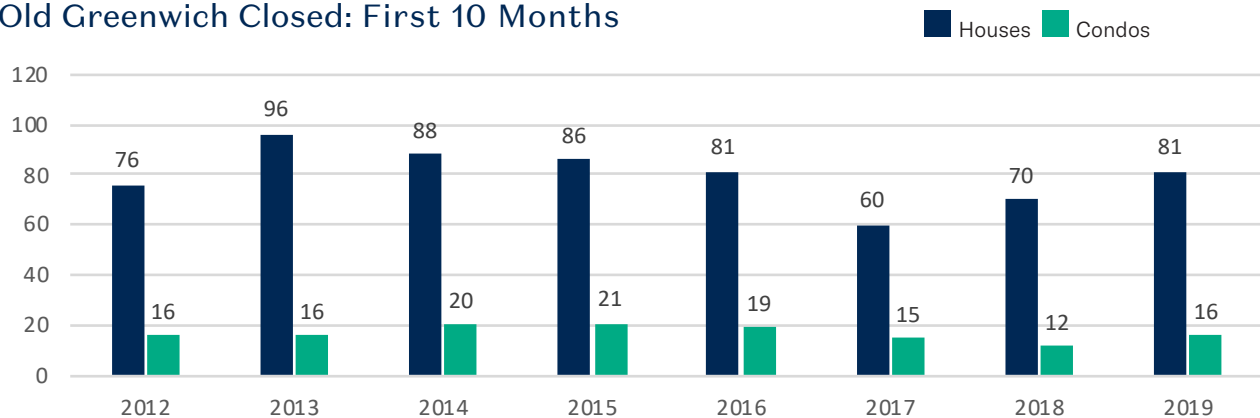
# Old Greenwich Market Report

Year To Date Through October 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in October	8	5	+60%
Houses: Closings First 10 Months	81	70	+15.7%
Houses: Average Closing Price First 10 Months	\$2,304,527	\$2,235,977	+3.1%
Houses: Pending on October 31st	13	9	+44.4%
Houses: Active Inventory October 31st	60	71	-15.5%
Condos: Closings First 10 Months	16	12	+33.3%
Condos: Average Closing Price First 10 Months	\$525,469	\$498,057	+5.5%
Condos: Active Inventory October 31st	14	5	+180%
House & Condo \$ Volume of Closings First 10 Months	\$195,074,160	\$162,495,089	+20%

## Old Greenwich Closed: First 10 Months





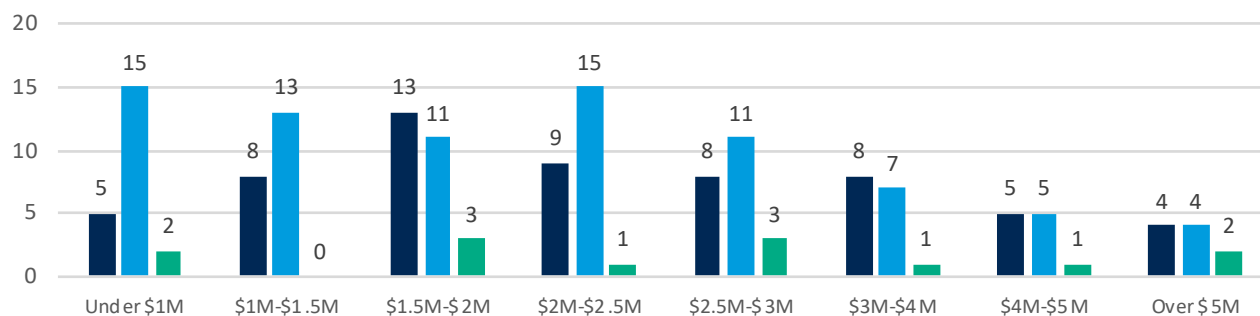
## Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$1M	15	10	+50%
\$1M-\$1.5M	13	11	+18.2%
\$1.5M-\$2M	11	16	-31.3%
\$2M-\$2.5M	15	12	+25%
\$2.5M-\$3M	11	6	+83.3%
\$3M-\$4M	7	8	-12.5%
\$4M-\$5M	5	3	+66.7%
Over \$5M	4	4	0%

## Houses Active/Closed/Pending 2019

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

Active Closed Pending



## Town Comparison: Sold Houses - First 10 Months

Town	# of Closed Houses		% change	Median Closing Price		% change
	2019	2018		2019	2018	
Darien	236	217	+8.8%	\$1,230,000	\$1,368,240	-10.1%
Easton	104	110	-5.5%	\$565,750	\$566,000	0%
Fairfield	665	641	+3.7%	\$580,000	\$630,000	-7.9%
All of Greenwich	447	496	-9.9%	\$1,905,000	\$1,825,000	+4.4%
New Canaan	213	183	+16.4%	\$1,215,000	\$1,360,000	-10.7%
Norwalk	530	573	-7.5%	\$485,064	\$497,500	-2.5%
Redding	104	108	-3.7%	\$529,000	\$549,500	-3.7%
Ridgefield	279	280	-0.4%	\$635,000	\$640,630	-0.9%
Rowayton*	66	61	+8.2%	\$1,190,625	\$950,000	+25.3%
Stamford	631	601	+5%	\$575,000	\$580,000	-0.9%
Weston	138	139	-0.7%	\$685,000	\$699,000	-2%
Westport	296	355	-16.6%	\$1,147,500	\$1,242,500	-7.6%
Wilton	192	179	+7.3%	\$716,250	\$799,000	-10.4%

\*Rowayton solds data also included in Norwalk.