HALSTEAD
REAL ESTATE

Connecticut | New York City | Hamptons | New Jersey | Hudson Valley
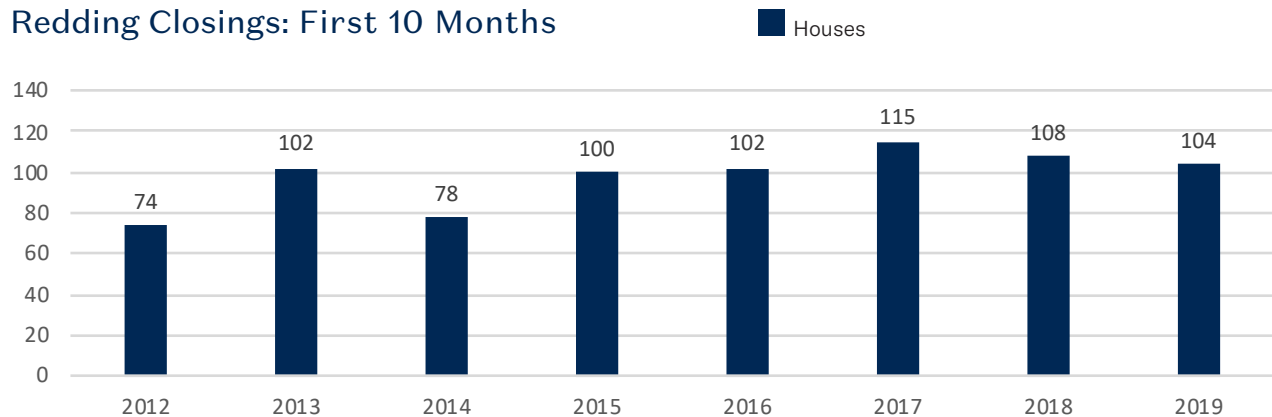
Redding Market Report

Year To Date Through October 31, 2019

21 RIVER ROAD, WILTON, CT 06897 | (203) 762-8118

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in October	14	9	+55.6%
Houses: Closings First 10 Months	104	108	-3.7%
Houses: Average Closing Price First 10 Months	$542,897	$584,822	-7.2%
Houses: Active Inventory October 31st	122	108	+13%
Condos: Closings First 10 Months	4	2	+100%
Condos: Average Closing Price First 10 Months	$387,500	$485,000	-20.1%
Condos: Active Inventory on October 31st	2	1	+100%
House & Condo $ Volume of Closings First 10 Months	$58,011,310	$64,130,803	-9.5%

Redding Closings: First 10 Months

■ Houses

Year	Houses
2012	74
2013	102
2014	78
2015	100
2016	102
2017	115
2018	108
2019	104

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Redding

Number of Houses Closed: First 10 Months

	2019	2018	%
Under $250K	4	3	+33.3%
$250K-$400K	16	13	+23.1%
$400K-$500K	22	26	-15.4%
$500K-$600K	35	22	+59.1%
$600K-$800K	21	32	-34.4%
$800K-$1M	2	8	-75%
Over $1M	4	4	0%

Houses Active/Closed/Pending 2019
Active/Pending as of October 31st; Closed: First 10 Months

■ Active ■ Closed ■ Pending

	Under $250K	$250K-$400K	$400K-$500K	$500K-$600K	$600K-$800K	$800K-$1M	Over $1M
Active	2	11	20	28	26	19	16
Closed	4	16	22	35	21	2	4
Pending	0	2	1	1	1	1	0
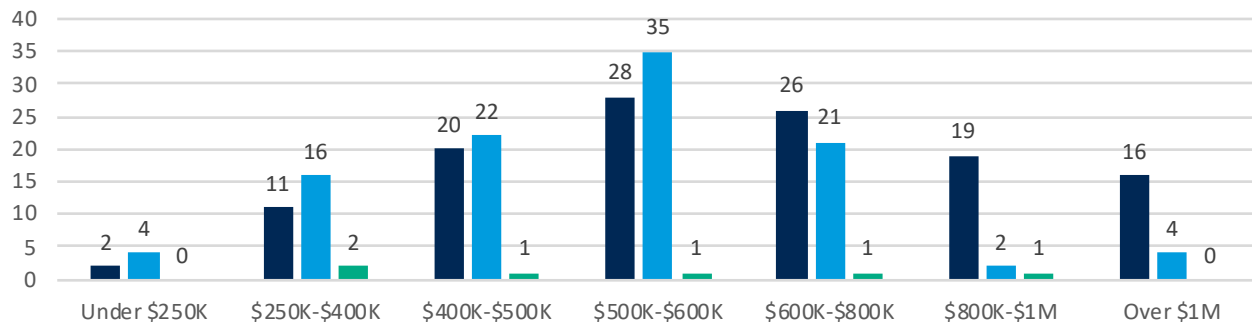
Town Comparison: Sold Houses - First 10 Months

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 closing data also included in Norwalk.

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