

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

Riverside Market Report

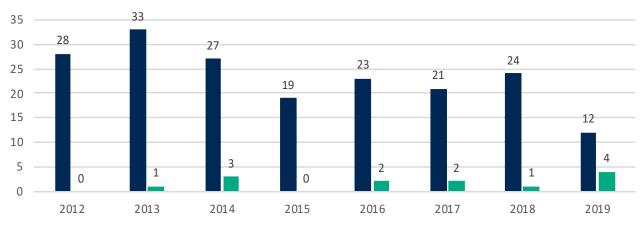
Year To Date Through April 30, 2019

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

	2019	2018	% CHANGE
Houses: Closings in April	5	10	-50%
Houses: Closings First Four Months	12	24	-50%
Houses: Average Closing Price First Four Months	\$1,938,985	\$2,740,208	-29.2%
Houses: Active Inventory on April 30th	102	95	+7.4%
House & Condo \$ Volume of Closings First Four Months	\$26,192,072	\$66,505,000	-60.6%

Riverside Closed: First Four Months





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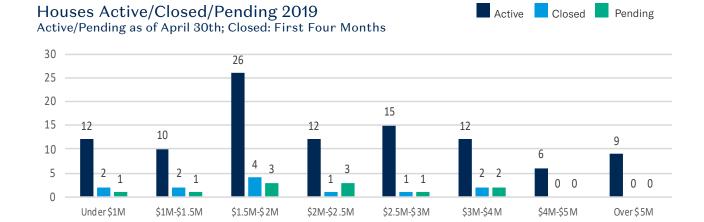
Data sourced from Greenwich MLS and Connecticut Smart MLS. Active Inventory includes Active and Contingent Contract status. Closings do not include non-mls, multi-family or land properties.

Riverside



Number of Houses Closed: First Four Months

	2019	2018	%	
Under \$1M	2	5	-60%	
\$1M-\$1.5M	2	4	-50%	
\$1.5M-\$2M	4	2	+100%	
\$2M-\$2.5M	1	7	-85.7%	
\$2.5M-\$3M	1	1	0%	
\$3M-\$4M	2	2	0%	
\$4M-\$5M	0	0	NA	
Over \$5M	0	3	NA	



Town Comparison: Sold Houses - First Four Months

# of Close	# of Closed Houses		Average Closing Price		% change
2019	2018	/o onlingo	2019	2018	/~ entenige
65	65	0%	\$1,506,419	\$1,573,524	-4.3%
34	33	+3%	\$577,608	\$569,203	+1.5%
194	191	+1.6%	\$727,137	\$757,109	-4%
107	153	-30.1%	\$2,534,522	\$2,502,622	+1.3%
57	44	+29.5%	\$1,357,733	\$1,799,849	-24.6%
141	162	-13%	\$559,862	\$562,298	-0.4%
28	31	-9.7%	\$491,579	\$523,140	-6%
75	76	-1.3%	\$715,517	\$662,425	+8%
16	14	+14.3%	\$1,108,906	\$1,100,720	+0.7%
170	200	-15%	\$586,374	\$648,166	-9.5%
37	39	-5.1%	\$701,958	\$745,401	-5.8%
81	122	-33.6%	\$1,334,725	\$1,569,667	-15%
56	50	+12%	\$752,625	\$832,096	-9.6%
	2019 65 34 194 107 57 141 28 75 16 170 37 81	65 65 34 33 194 191 107 153 57 44 141 162 28 31 75 76 16 14 170 200 37 39 81 122	2019 2018 65 65 0% 34 33 +3% 194 191 +1.6% 107 153 -30.1% 57 44 +29.5% 141 162 -13% 28 31 -9.7% 75 76 -1.3% 16 14 +14.3% 170 200 -15% 37 39 -5.1% 81 122 -33.6%	20192018201965650%\$1,506,4193433+3%\$577,608194191+1.6%\$727,137107153-30.1%\$2,534,5225744+29.5%\$1,357,733141162-13%\$559,8622831-9.7%\$491,5797576-1.3%\$715,5171614+14.3%\$1,108,906170200-15%\$586,3743739-5.1%\$701,95881122-33.6%\$1,334,725	201920182019201865650%\$1,506,419\$1,573,5243433+3%\$577,608\$569,203194191+1.6%\$727,137\$757,109107153-30.1%\$2,534,522\$2,502,6225744+29.5%\$1,357,733\$1,799,849141162-13%\$559,862\$562,2982831-9.7%\$491,579\$523,1407576-1.3%\$715,517\$662,4251614+14.3%\$1,108,906\$1,100,720170200-15%\$586,374\$648,1663739-5.1%\$701,958\$745,40181122-33.6%\$1,334,725\$1,569,667

*Rowayton solds data also included in Norwalk.





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