



HALSTEAD
REAL ESTATE

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

Rowayton Market Report

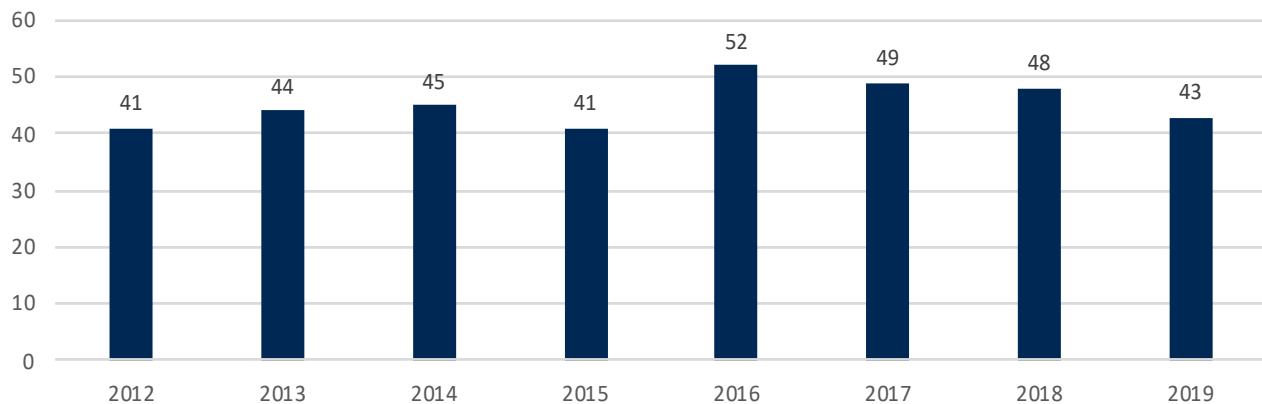
Year To Date Through July 31, 2019

671 BOSTON POST ROAD, DARIEN, CT 06820 | (203) 655-1418
140 ROWAYTON AVENUE, ROWAYTON, CT 06853 | (203) 853-1419
HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	8	16	-50%
Houses: Closings First Seven Months	43	48	-10.4%
Houses: Average Closing Price First Seven Months	\$1,175,552	\$1,195,744	-1.7%
Houses: Active Inventory July 31st	86	66	+30.3%
House & Condo \$ Volume of Closings First Seven Months	\$55,698,750	\$58,027,722	-4%

Rowayton Closings: First Seven Months

■ Houses ■ Condos



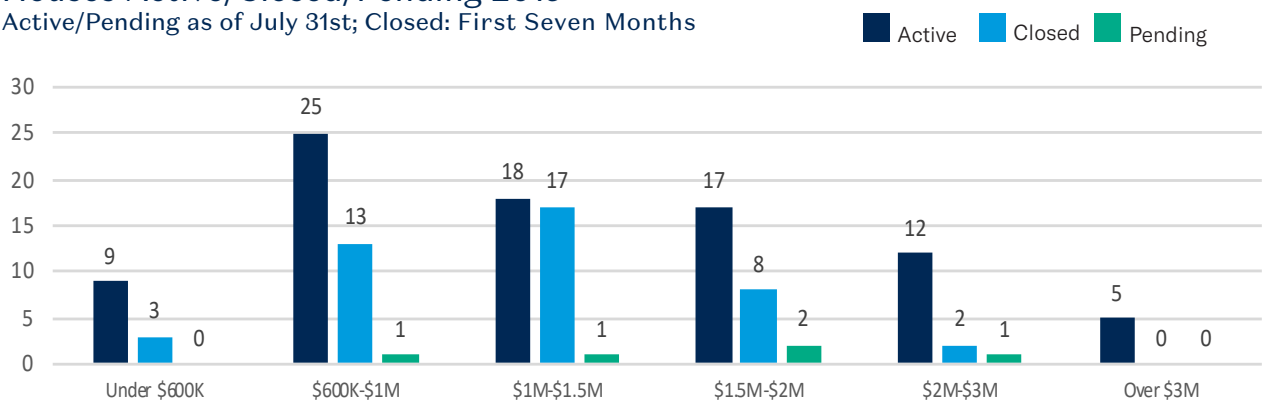


Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$600K	3	6	-50%
\$600K-\$1M	13	22	-40.9%
\$1M-\$1.5M	17	7	+142.9%
\$1.5M-\$2M	8	7	+14.3%
\$2M-\$3M	2	5	-60%
Over \$3M	0	1	NA

Houses Active/Closed/Pending 2019

Active/Pending as of July 31st; Closed: First Seven Months



Town Comparison: Sold Houses - First Seven Months

Town	# of Closed Houses		% change	Median Closing Price		% change
	2019	2018		2019	2018	
Darien	170	158	+7.6%	\$1,230,000	\$1,502,500	-18.1%
Easton	73	79	-7.6%	\$562,500	\$550,000	+2.3%
Fairfield	471	440	+7%	\$580,000	\$635,000	-8.7%
All of Greenwich	295	351	-16%	\$1,950,000	\$1,855,000	+5.1%
New Canaan	142	129	+10.1%	\$1,212,500	\$1,400,000	-13.4%
Norwalk	371	390	-4.9%	\$487,890	\$511,025	-4.5%
Redding	74	71	+4.2%	\$534,000	\$549,000	-2.7%
Ridgefield	190	193	-1.6%	\$635,500	\$639,000	-0.5%
Rowayton*	43	48	-10.4%	\$1,181,250	\$859,500	+37.4%
Stamford	400	439	-8.9%	\$580,500	\$600,000	-3.3%
Weston	94	93	+1.1%	\$675,000	\$690,000	-2.2%
Westport	191	245	-22%	\$1,195,000	\$1,247,500	-4.2%
Wilton	133	114	+16.7%	\$725,000	\$800,000	-9.4%

*Rowayton sales data also included in Norwalk.