



HALSTEAD
REAL ESTATE

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

Stamford Market Report

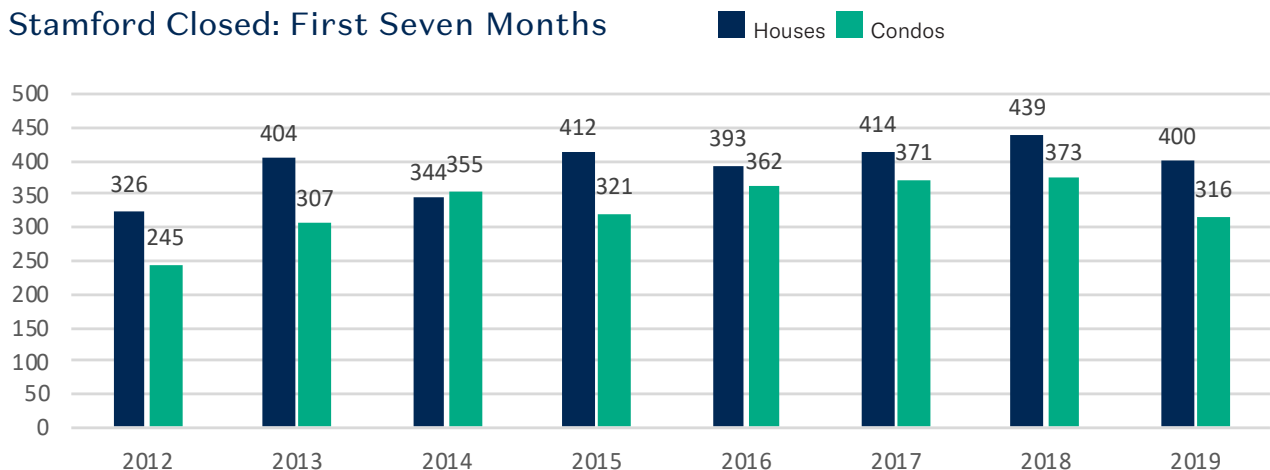
Year To Date Through July 31, 2019

1099 HIGH RIDGE ROAD, STAMFORD, CT 06905 | (203) 329-8801

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	77	70	+10%
Houses: Closings First Seven Months	400	439	-8.9%
Houses: Average Closing Price First Seven Months	\$636,874	\$650,659	-2.1%
Houses: Active Inventory July 31st	489	480	+1.9%
Condos: Closings First Seven Months	316	373	-15.3%
Condos: Average Closing Price First Seven Months	\$332,562	\$350,725	-5.2%
Condos: Active Inventory July 31st	288	290	-0.7%
House & Condo \$ Volume of Closings First Seven Months	\$359,839,133	\$416,459,347	-13.6%

Stamford Closed: First Seven Months





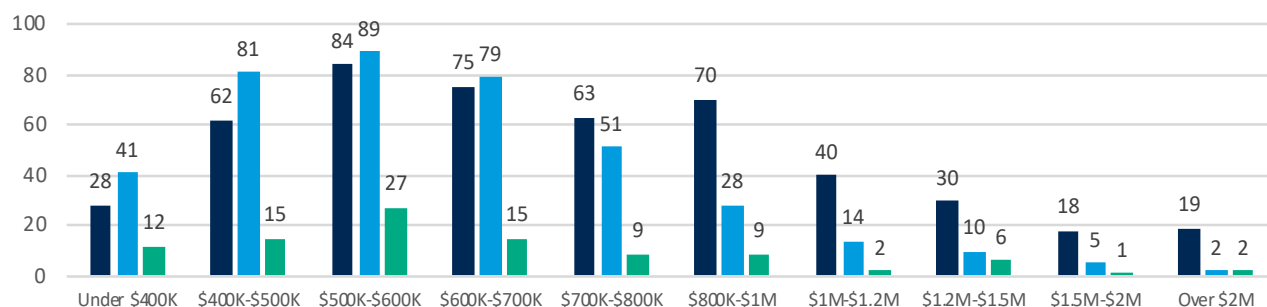
Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$400K	41	42	-2.4%
\$400K-\$500K	81	99	-18.2%
\$500K-\$600K	89	78	+14.1%
\$600K-\$700K	79	79	0%
\$700K-\$800K	51	52	-1.9%
\$800K-\$1M	28	52	-46.2%
\$1M-\$1.2M	14	18	-22.2%
\$1.2M-\$1.5M	10	12	-16.7%
\$1.5M-\$2M	5	6	-16.7%
Over \$2M	2	1	+100%

Houses Active/Closed/Pending 2019

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

Active Closed Pending



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 solds data also included in Norwalk.