

# HALSTEAD *is joining* Brown Harris Stevens

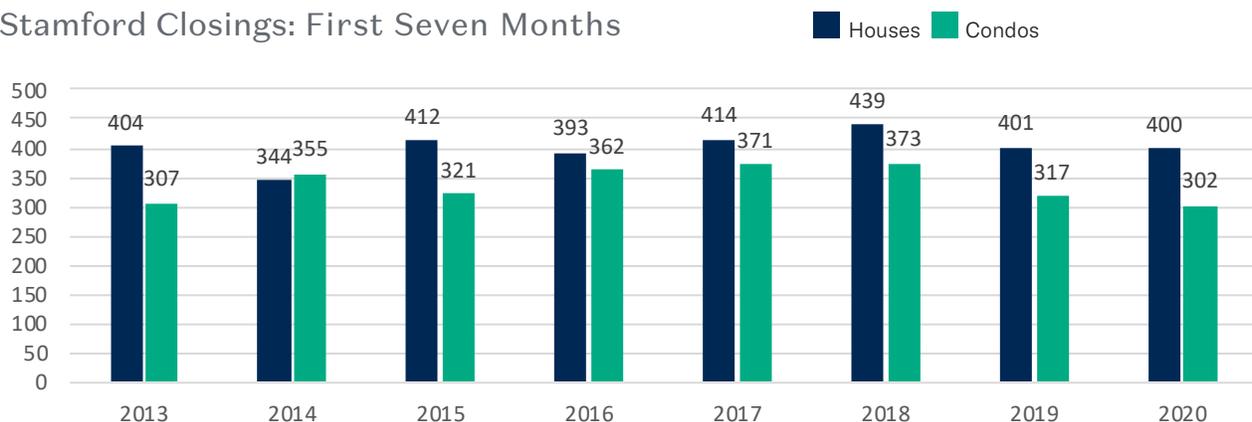
Connecticut | New York City | Hamptons | New Jersey | Hudson Valley

## Stamford Market Report Year To Date Through July 31, 2020

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

|  | 2020          | 2019          | % CHANGE |
|--|---------------|---------------|----------|
| Houses: Closings in July                               | 100           | 78            | +28.2%   |
| Houses: Average Closing Price in July                  | \$761,881     | \$661,900     | +15.1%   |
| Houses: Closings First Seven Months                    | 400           | 401           | -0.2%    |
| Houses: Average Closing Price First Seven Months       | \$650,597     | \$637,691     | +2%      |
| Houses: Pending on July 31st                           | 123           | 98            | +25.5%   |
| Houses: Active Inventory on July 31st                  | 412           | 489           | -15.7%   |
| Condos: Closings First Seven Months                    | 302           | 317           | -4.7%    |
| Condos: Average Closing Price First Seven Months       | \$358,689     | \$333,180     | +7.7%    |
| Condos: Active Inventory on July 31st                  | 302           | 288           | +4.9%    |
| House & Condo \$ Volume of Closings First Seven Months | \$368,562,683 | \$361,332,058 | +2%      |

### Stamford Closings: First Seven Months



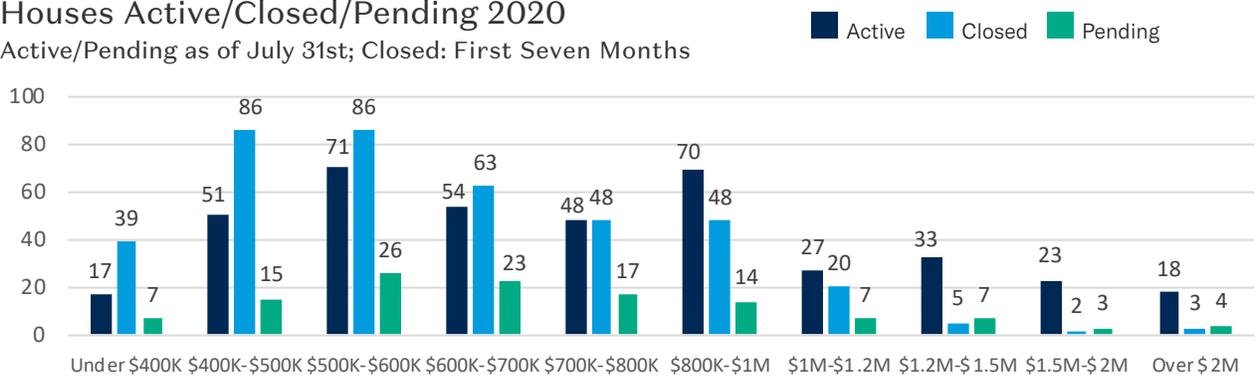
# Stamford

## Number of Houses Closed: First Seven Months

|               | 2020 | 2019 | %      |
|---------------|------|------|--------|
| Under \$400K  | 39   | 41   | -4.9%  |
| \$400K-\$500K | 86   | 80   | +7.5%  |
| \$500K-\$600K | 86   | 89   | -3.4%  |
| \$600K-\$700K | 63   | 80   | -21.3% |
| \$700K-\$800K | 48   | 52   | -7.7%  |
| \$800K-\$1M   | 48   | 28   | +71.4% |
| \$1M-\$1.2M   | 20   | 14   | +42.9% |
| \$1.2M-\$1.5M | 5    | 10   | -50%   |
| \$1.5M-\$2M   | 2    | 5    | -60%   |
| Over \$2M     | 3    | 2    | +50%   |

## Houses Active/Closed/Pending 2020

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



## Town Comparison: Sold Houses: First Seven Months

| Town             | # of Closed Houses |      | % change | Average Closing Price |             | % change |
|------------------|--------------------|------|----------|-----------------------|-------------|----------|
|                  | 2020               | 2019 |          | 2020                  | 2019        |          |
| Darien           | 203                | 171  | +18.7%   | \$1,520,678           | \$1,491,651 | +1.9%    |
| Easton           | 83                 | 73   | +13.7%   | \$566,220             | \$597,986   | -5.3%    |
| Fairfield        | 489                | 471  | +3.8%    | \$780,141             | \$720,991   | +8.2%    |
| All of Greenwich | 351                | 297  | +18.2%   | \$2,481,122           | \$2,515,574 | -1.4%    |
| New Canaan       | 168                | 143  | +17.5%   | \$1,617,878           | \$1,430,795 | +13.1%   |
| Norwalk          | 391                | 372  | +5.1%    | \$613,827             | \$578,299   | +6.1%    |
| Redding          | 90                 | 74   | +21.6%   | \$584,439             | \$544,829   | +7.3%    |
| Ridgefield       | 227                | 190  | +19.5%   | \$737,871             | \$707,043   | +4.4%    |
| Rowayton*        | 48                 | 43   | +11.6%   | \$1,175,398           | \$1,175,552 | 0%       |
| Stamford         | 400                | 401  | -0.2%    | \$650,597             | \$637,691   | +2%      |
| Weston           | 126                | 94   | +34%     | \$822,463             | \$781,548   | +5.2%    |
| Westport         | 294                | 191  | +53.9%   | \$1,473,229           | \$1,348,510 | +9.2%    |
| Wilton           | 164                | 134  | +22.4%   | \$843,832             | \$794,547   | +6.2%    |

\*Rowayton solds data also included in Norwalk.

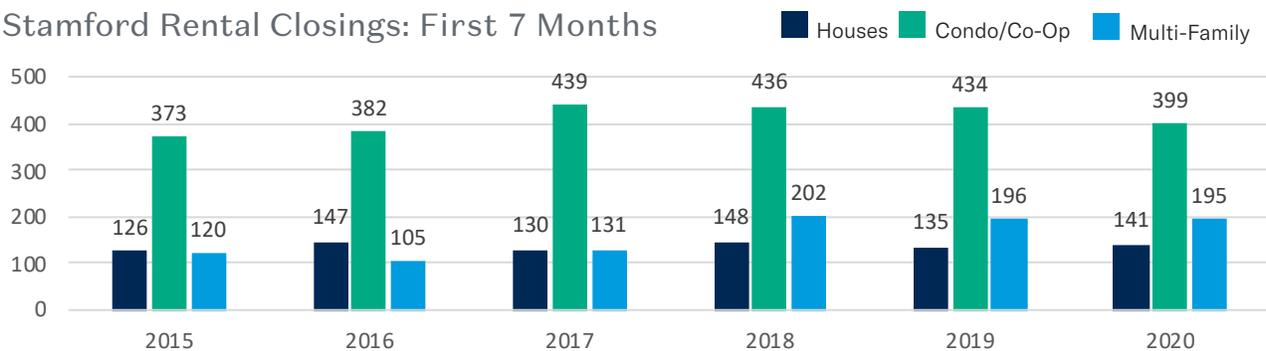
# Stamford Rental Report

Year To Date Through July 31, 2020

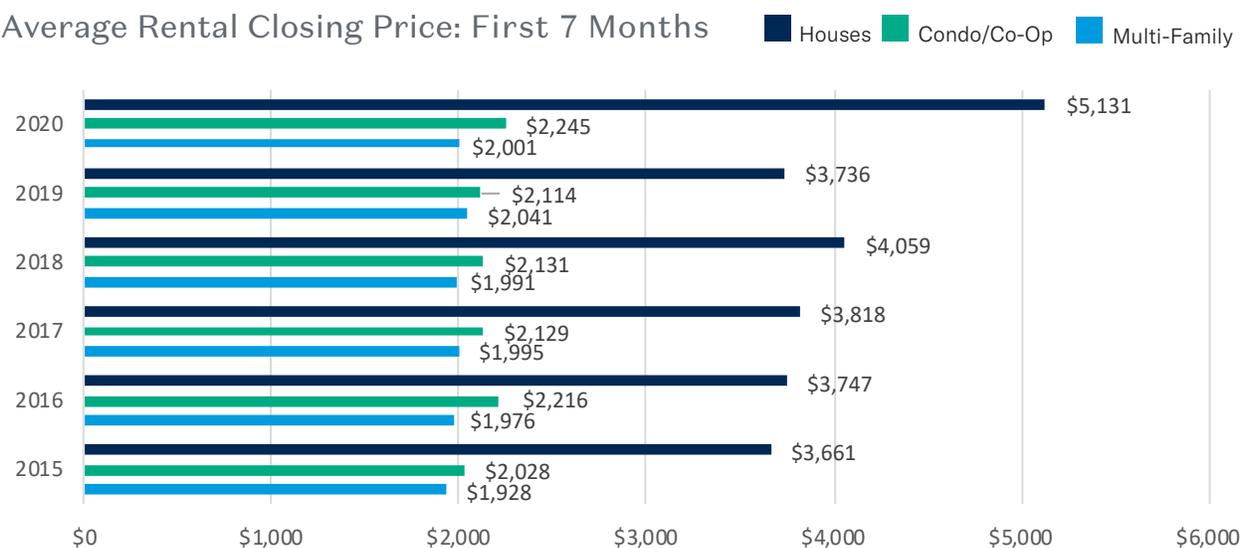
Totals Include Long, Short, and Flexible-Term Rentals

|  | 2020    | 2019    | % CHANGE |
|--|---------|---------|----------|
| SF Houses: Number of Rental Closings First 7 Months    | 141     | 135     | +4.4%    |
| SF Houses: Average Rental Closing Price                | \$5,131 | \$3,736 | +37.3%   |
| Condo/Co-Op: Number of Rental Closings First 7 Months  | 399     | 434     | -8.1%    |
| Condo/Co-Op: Average Rental Closing Price              | \$2,245 | \$2,114 | +6.2%    |
| Multi-Family: Number of Rental Closings First 7 Months | 195     | 196     | -0.5%    |
| Multi-Family: Average Rental Closing Price             | \$2,001 | \$2,041 | -2%      |

## Stamford Rental Closings: First 7 Months



## Average Rental Closing Price: First 7 Months



In Stamford in the first seven months of 2020 there were 6 houses and one condo that rented for \$10,000 per month or more as compared to 1 house in the same time frame in 2019, reflecting the large demand for short-term rentals in 2020.

# Lower Fairfield County July Review

## Lower Fairfield County: Sold Houses - July

| Town             | # of Closed Houses |      | % change | Average Closing Price |             | % change |
|------------------|--------------------|------|----------|-----------------------|-------------|----------|
|                  | 2020               | 2019 |          | 2020                  | 2019        |          |
| Darien           | 52                 | 38   | +36.8%   | \$1,424,307           | \$1,465,500 | -2.8%    |
| Easton           | 24                 | 9    | +166.7%  | \$542,537             | \$617,801   | -12.2%   |
| Fairfield        | 144                | 101  | +42.6%   | \$761,621             | \$708,746   | +7.5%    |
| All of Greenwich | 84                 | 71   | +18.3%   | \$2,135,545           | \$2,378,283 | -10.2%   |
| New Canaan       | 46                 | 32   | +43.8%   | \$1,610,109           | \$1,371,791 | +17.4%   |
| Norwalk          | 94                 | 76   | +23.7%   | \$569,296             | \$576,945   | -1.3%    |
| Redding          | 28                 | 12   | +133.3%  | \$515,772             | \$542,584   | -4.9%    |
| Ridgefield       | 70                 | 41   | +70.7%   | \$720,408             | \$706,878   | +1.9%    |
| Rowayton*        | 12                 | 8    | +50%     | \$1,027,450           | \$1,108,604 | -7.3%    |
| Stamford         | 100                | 78   | +28.2%   | \$605,182             | \$624,601   | -3.1%    |
| Weston           | 34                 | 30   | +13.3%   | \$836,417             | \$785,792   | +6.4%    |
| Westport         | 95                 | 32   | +196.9%  | \$1,325,873           | \$1,344,844 | -1.4%    |
| Wilton           | 57                 | 32   | +78.1%   | \$774,793             | \$764,266   | +1.4%    |

\*Rowayton closing data also included in Norwalk.

## Dollar Volume of House Sales July 2020

To the right is a look at the total dollar volume of house sales for each Lower Fairfield County town in July of 2020 and the percentage change as it compares to July of 2019, in a historically strong July month. **Collectively, the dollar volume of closings was \$944 million, an increase of 55 percent vs. the same time period in 2019, and the highest dollar volume of closings for July in at least the past 15 years. The number of house closings—828 in Lower Fairfield County in July—was also the highest total in at least the past 15 years.**

All data sourced from Connecticut Smart MLS and Greenwich MLS.

Actives from the Connecticut Smart MLS include Active and Show status. Actives from the Greenwich MLS include Active and Contingent Contract status.

Condos in report include Condos and Co-Ops.

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