



**HALSTEAD**  
REAL ESTATE

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

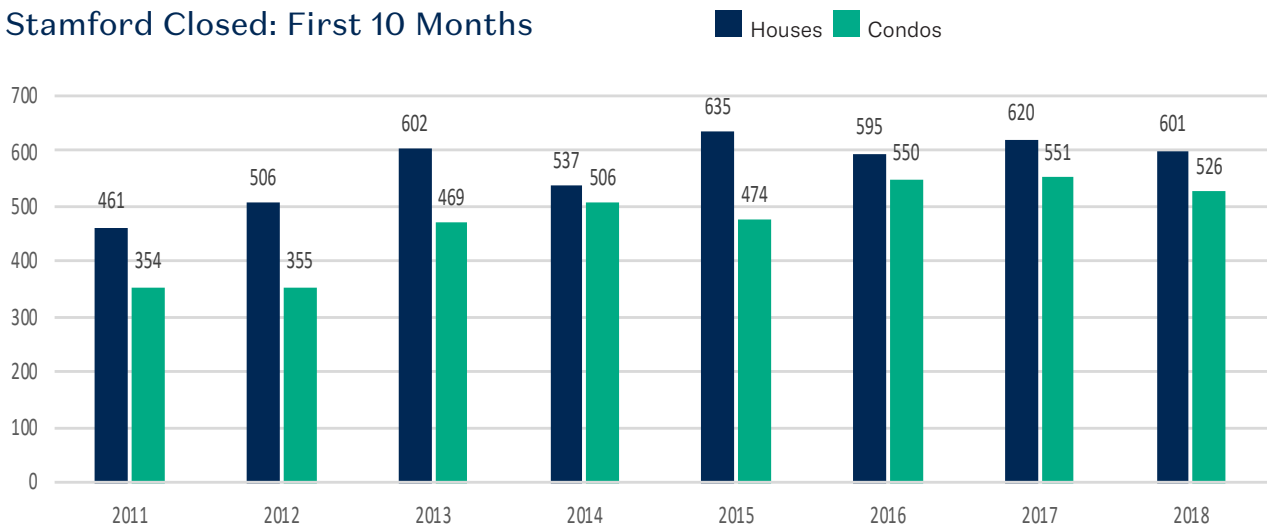
# Stamford Market Report

Year To Date Through October 31, 2018

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

	2018	2017	% CHANGE
Houses: Closings in October	45	51	-11.8%
Houses: Closings First 10 Months	601	620	-3.1%
Houses: Median Closing Price First 10 Months	\$580,000	\$580,000	0%
Houses: Average Closing Price First 10 Months	\$647,834	\$654,622	-1%
Houses: Active Inventory October 31st	417	432	-3.5%
Condos: Closings First 10 Months	526	551	-4.5%
Condos: Average Closing Price First 10 Months	\$348,078	\$336,030	+3.6%
Condos: Active Inventory on October 31st	232	296	-21.6%
House & Condo \$ Volume of Closings First 10 Months	\$572,437,316	\$591,018,029	-3.1%

Stamford Closed: First 10 Months





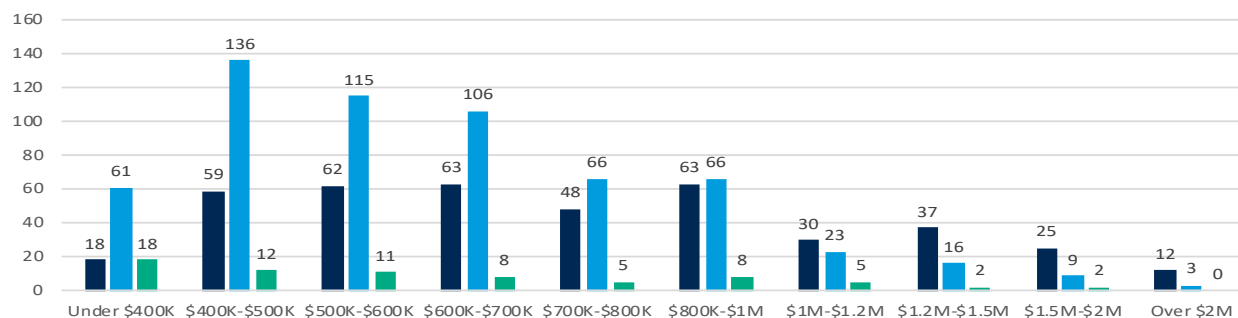
## Number of Houses Closed: First 10 Months

	2018	2017	%
Under \$400K	61	87	-29.9%
\$400K-\$500K	136	121	+12.4%
\$500K-\$600K	115	120	-4.2%
\$600K-\$700K	106	111	-4.5%
\$700K-\$800K	66	47	+40.4%
\$800K-\$1M	66	68	-2.9%
\$1M-\$1.2M	23	28	-17.9%
\$1.2M-\$1.5M	16	20	-20%
\$1.5M-\$2M	9	13	-30.8%
Over \$2M	3	5	-40%

## Houses Active/Closed/Pending 2018

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

Active Closed Pending



## Town Comparison: First 10 Months (Single Family Homes)

Town	# of Closed Houses		% change	Median Closing Price		% change
	2018	2017		2018	2017	
Darien	215	265	-18.9%	\$1,385,000	\$1,400,000	-1.1%
Easton	109	94	+16%	\$562,000	\$602,500	-6.7%
Fairfield	640	672	-4.8%	\$630,000	\$599,950	+5%
All of Greenwich	495	474	+4.4%	\$1,825,000	\$1,797,500	+1.9%
New Canaan	182	222	-18%	\$1,355,000	\$1,453,000	-6.7%
Norwalk	572	571	+0.2%	\$497,500	\$470,000	+5.9%
Redding	107	115	-7%	\$550,000	\$485,000	+13.4%
Ridgefield	280	322	-13%	\$640,630	\$640,000	+0.1%
Rowayton*	61	77	-20.8%	\$950,000	\$1,325,000	-28.3%
Stamford	601	620	-3.1%	\$580,000	\$580,000	0%
Weston	137	138	-0.7%	\$699,000	\$780,000	-10.4%
Westport	353	359	-1.7%	\$1,242,500	\$1,331,000	-6.6%
Wilton	179	193	-7.3%	\$799,000	\$765,000	+4.4%

\*Rowayton solds data also included in Norwalk.