



**HALSTEAD**  
REAL ESTATE

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

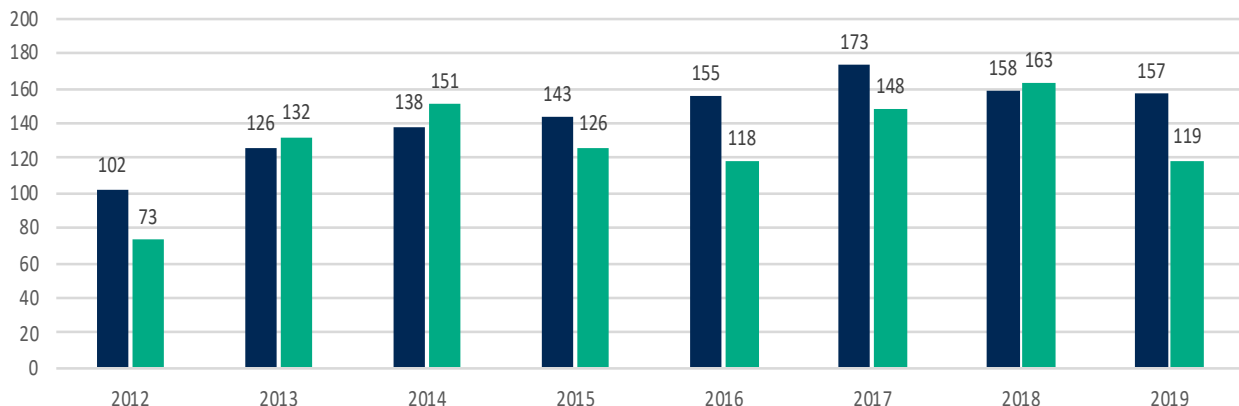
# Stamford Market Report

## Year To Date Through January 31st, 2019

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

|  | 2019          | 2018          | % CHANGE |
|--|---------------|---------------|----------|
| Houses: Closings in January                                | 34            | 54            | -37%     |
| Houses: Closings Nov. - Jan. (3 months)                    | 157           | 158           | -0.6%    |
| Houses: Average Closing Price Nov. - Jan. (3 months)       | \$622,282     | \$628,615     | -1%      |
| Houses: Active Inventory January 31st                      | 312           | 318           | -1.9%    |
| Condos: Closings Nov. - Jan. (3 months)                    | 119           | 163           | -27%     |
| Condos: Average Closing Price Nov. - Jan. (3 months)       | \$329,926     | \$314,012     | +5.1%    |
| Condos: Active Inventory on January 31st                   | 233           | 238           | -2.1%    |
| House & Condo \$ Volume of Closings Nov. - Jan. (3 months) | \$136,959,481 | \$150,505,078 | -9%      |

Stamford Closed: 3 Months (Nov.-Jan.) ■ Houses ■ Condos



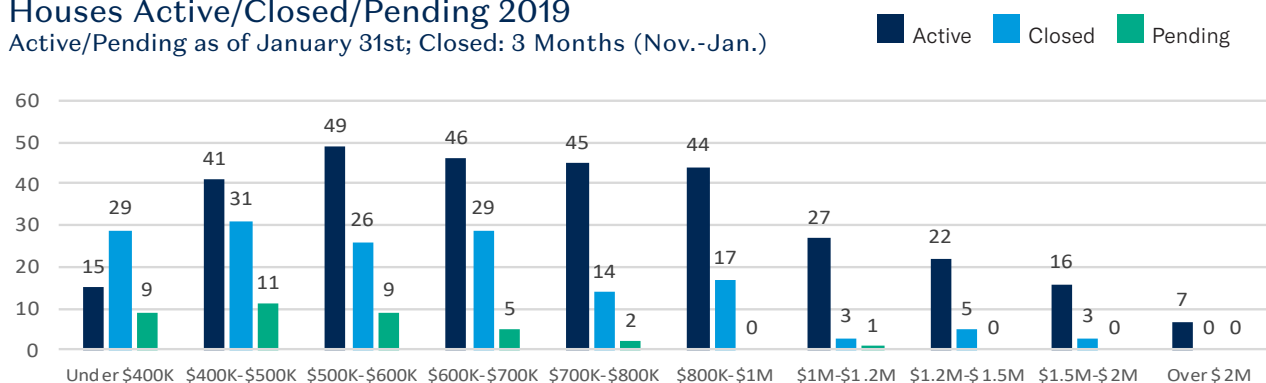


## Number of Houses Closed: 3 Months (Nov.-Jan.)

|               | 2019 | 2018 | %      |
|---------------|------|------|--------|
| Under \$400K  | 29   | 21   | +38.1% |
| \$400K-\$500K | 31   | 42   | -26.2% |
| \$500K-\$600K | 26   | 27   | -3.7%  |
| \$600K-\$700K | 29   | 27   | +7.4%  |
| \$700K-\$800K | 14   | 16   | -12.5% |
| \$800K-\$1M   | 17   | 12   | +41.7% |
| \$1M-\$1.2M   | 3    | 7    | -57.1% |
| \$1.2M-\$1.5M | 5    | 4    | +25%   |
| \$1.5M-\$2M   | 3    | 0    | NA     |
| Over \$2M     | 0    | 2    | NA     |

## Houses Active/Closed/Pending 2019

Active/Pending as of January 31st; Closed: 3 Months (Nov.-Jan.)



## Town Comparison: Sold Houses - 3 Months (Nov.-Jan.)

| Town             | # of Closed Houses |      | % change | Average Closing Price |             | % change |
|------------------|--------------------|------|----------|-----------------------|-------------|----------|
|                  | 2019               | 2018 |          | 2019                  | 2018        |          |
| Darien           | 60                 | 56   | +7.1%    | \$1,276,484           | \$1,760,425 | -27.5%   |
| Easton           | 22                 | 34   | -35.3%   | \$681,093             | \$545,403   | +24.9%   |
| Fairfield        | 132                | 155  | -14.8%   | \$733,991             | \$790,573   | -7.2%    |
| All of Greenwich | 124                | 127  | -2.4%    | \$2,301,022           | \$2,719,316 | -15.4%   |
| New Canaan       | 53                 | 48   | +10.4%   | \$1,472,042           | \$1,897,015 | -22.4%   |
| Norwalk          | 133                | 129  | +3.1%    | \$548,948             | \$577,684   | -5%      |
| Redding          | 25                 | 23   | +8.7%    | \$619,192             | \$532,686   | +16.2%   |
| Ridgefield       | 61                 | 67   | -9%      | \$720,120             | \$732,733   | -1.7%    |
| Rowayton*        | 9                  | 13   | -30.8%   | \$1,009,833           | \$1,220,871 | -17.3%   |
| Stamford         | 157                | 158  | -0.6%    | \$622,282             | \$628,615   | -1%      |
| Weston           | 35                 | 46   | -23.9%   | \$844,596             | \$824,978   | +2.4%    |
| Westport         | 70                 | 102  | -31.4%   | \$1,344,897           | \$1,389,619 | -3.2%    |
| Wilton           | 38                 | 48   | -20.8%   | \$749,487             | \$715,945   | +4.7%    |

\*Rowayton solds data also included in Norwalk.