



# HALSTEAD

REAL ESTATE

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

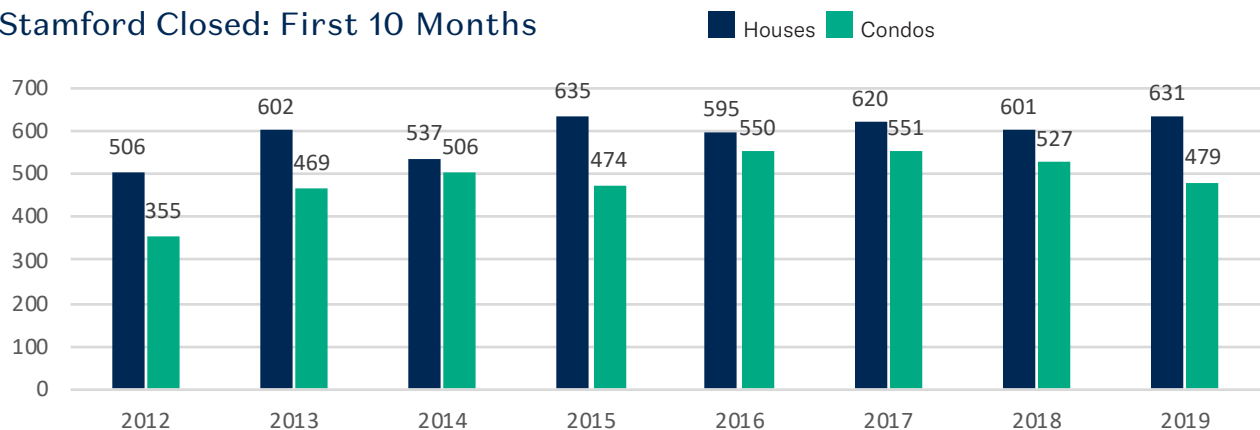
## Stamford Market Report

Year To Date Through October 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in October	57	45	+26.7%
Houses: Closings First 10 Months	631	601	+5%
Houses: Average Closing Price First 10 Months	\$642,860	\$647,843	-0.8%
Houses: Pending on October 31st	71	71	0%
Houses: Active Inventory October 31st	433	414	+4.6%
Condos: Closings First 10 Months	479	527	-9.1%
Condos: Average Closing Price First 10 Months	\$326,791	\$347,697	-6%
Condos: Active Inventory October 31st	287	229	+25.3%
House & Condo \$ Volume of Closings First 10 Months	\$562,177,228	\$572,589,816	-1.8%

### Stamford Closed: First 10 Months





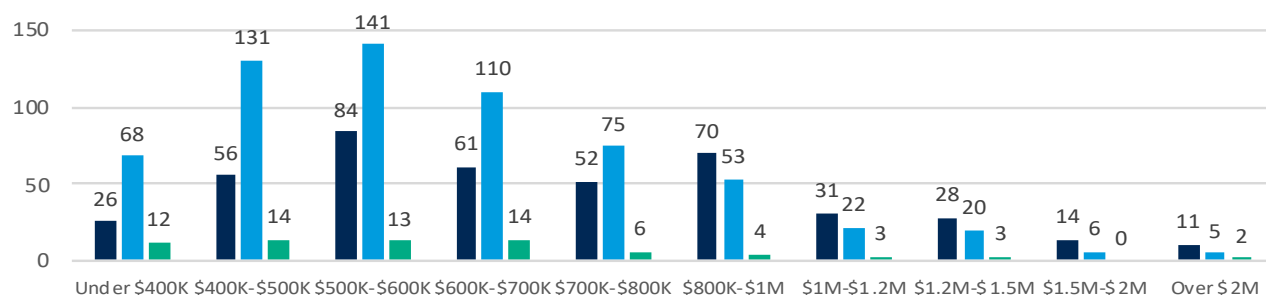
## Number of Houses Closed: First 10 Months

	2019	2018	%
Under \$400K	68	61	+11.5%
\$400K-\$500K	131	136	-3.7%
\$500K-\$600K	141	115	+22.6%
\$600K-\$700K	110	106	+3.8%
\$700K-\$800K	75	66	+13.6%
\$800K-\$1M	53	66	-19.7%
\$1M-\$1.2M	22	23	-4.3%
\$1.2M-\$1.5M	20	16	+25%
\$1.5M-\$2M	6	9	-33.3%
Over \$2M	5	3	+66.7%

## Houses Active/Closed/Pending 2019

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

Active Closed Pending



## Town Comparison: Sold Houses - First 10 Months

Town	# of Closed Houses		% change	Median Closing Price		% change
	2019	2018		2019	2018	
Darien	236	217	+8.8%	\$1,230,000	\$1,368,240	-10.1%
Easton	104	110	-5.5%	\$565,750	\$566,000	0%
Fairfield	665	641	+3.7%	\$580,000	\$630,000	-7.9%
All of Greenwich	447	496	-9.9%	\$1,905,000	\$1,825,000	+4.4%
New Canaan	213	183	+16.4%	\$1,215,000	\$1,360,000	-10.7%
Norwalk	530	573	-7.5%	\$485,064	\$497,500	-2.5%
Redding	104	108	-3.7%	\$529,000	\$549,500	-3.7%
Ridgefield	279	280	-0.4%	\$635,000	\$640,630	-0.9%
Rowayton*	66	61	+8.2%	\$1,190,625	\$950,000	+25.3%
Stamford	631	601	+5%	\$575,000	\$580,000	-0.9%
Weston	138	139	-0.7%	\$685,000	\$699,000	-2%
Westport	296	355	-16.6%	\$1,147,500	\$1,242,500	-7.6%
Wilton	192	179	+7.3%	\$716,250	\$799,000	-10.4%

\*Rowayton solds data also included in Norwalk.