25 Butlers Island Road in Darien, located on a secluded peninsula in the Tokeneke section of Darien, is set on 1.2 acres, with 550 feet of direct Long Island Sound frontage, heated pool with waterfall spa, and dock. $10,900,000. Web # 170278922.
Summer 2020 Waterfront Report

Greenwich • Stamford • Darien • Norwalk • Westport • Fairfield

Long Island Waterfront Single Family Houses

Halstead’s Summer Waterfront Report takes a look at Lower Fairfield County’s most recent L.I. Sound waterfront sales data and trends.

Waterfront property has been in high demand in 2020, particularly when taking into account both sales and rentals. There were 20 L.I. Sound waterfront house sale closings this year through June 20th, highlighted by two that closed for over $16 million, one in Greenwich and one in Fairfield. Meanwhile, there were 48 L.I. Sound waterfront rental house closings from March 1 to June 20th, many of them short term or summer rentals, up 85% as compared to the same time frame in 2019. The average sold price of the houses closed was $4.3 million while the average rental closing price for a waterfront house between March 1st and June 20th was $18,000 per month.

$17.1 Million
The closing price of 54 Byram Drive in Greenwich in May (details below), the highest priced closing in Connecticut so far 2020. Listed by Halstead, the home is set on 3.96 acres and has 375 feet of direct Long Island Sound shoreline.

54 Byram Drive, a Halstead listing located in Greenwich’s exclusive Belle Haven Association, sold in May for $17.1 million. Along with its 375 feet of shoreline the property has an over-sized swimming pool and a contoured golf practice green with bunkers.

Data in report sourced from the Smart, Greenwich, and Darien MLS, and includes Halstead off-market closings.
Halstead Is The Leader in Waterfront Real Estate in Southern Fairfield County

Dollar Volume of Closed L. I. Sound Waterfront Listings in Southern Fairfield County, 2013-2020

- Halstead: $377 million
- William Raveis: $281 million
- Houlihan: $248 million
- Coldwell Banker: $209 million
- Sotheby’s International: $202 million
- William Pitt: $117 million
- Higgins: $62 million
- Berkshire Hathaway: $47 million

Number of Closed L. I. Sound Waterfront Listings in Southern Fairfield County, 2013-2020

- Halstead: 69 listings
- William Raveis: 68 listings
- Houlihan: 65 listings
- Coldwell Banker: 60 listings
- William Pitt: 37 listings
- Sotheby’s International: 36 listings
- Higgins: 25 listings
- Berkshire Hathaway: 15 listings

* 2020 Through June 20.
**Greenwich, Stamford, Darien, Norwalk and Westport.
Data in report sourced from the Smart, Greenwich, and Darien MLS, and includes Halstead off-market closings.

Summer 2020 Waterfront Report
Long Island Waterfront Single Family Houses

Houses: Number of Waterfront Closings: 2015-2020*

<table>
<thead>
<tr>
<th></th>
<th>Stamford</th>
<th>Darien</th>
<th>Westport</th>
<th>Norwalk</th>
<th>Fairfield</th>
<th>All of Greenwich</th>
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<tbody>
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<td>2015</td>
<td>49</td>
<td>52</td>
<td>55</td>
<td>65</td>
<td>72</td>
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<tr>
<td>2020</td>
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<td></td>
<td>20</td>
</tr>
</tbody>
</table>

* 2020 Through June 20.

16 Marlow Court in Riverside (Greenwich) has 200’ of direct waterfront frontage, an extra .15-acre island, and among its spaces to enjoy the beautiful scenery, a 3-season enclosed and screened-in gazebo. $5,850,000. Web ID 170309055.

Data in report sourced from the Smart, Greenwich, and Darien MLS, and includes Halstead off-market closings.
Summer 2020 Waterfront Report
Greenwich • Stamford • Darien • Norwalk • Westport • Fairfield

Long Island Waterfront Single Family Houses

**Highest and Average Closing Price L.I. Sound Waterfront Houses, by Town: 2015-2020***

- **Greenwich**
  - H: $48M
  - A: $6.5M

- **Darien**
  - H: $18M
  - A: $5.1M

- **Stamford**
  - H: $4.16M
  - A: $2.0M

- **Norwalk**
  - H: $16M
  - A: $3.8M

- **Westport**
  - H: $16.4M
  - A: $2.3M

- **Fairfield**
  - H: $16M
  - A: $3.8M

187 Shore Road, Old Greenwich. $3,465,000. Web # 170290028.

Data in report sourced from the Smart, Greenwich, and Darien MLS, and includes Halstead off-market closings.

*2020 Through June 20.
Average Closing Price of a L.I. Sound Waterfront House, by Neighborhood: 2015-2020*

- Greenwich: $8.40
- Greens Farms (Westport): $6.89
- Tokeneke (Darien): $6.02
- Riverside (Greenwich): $5.81
- Old Greenwich: $4.87
- Southport (Fairfield): $4.77
- Noroton (Darien): $3.91
- Compo Beach (Westport): $3.86
- Saugatuck (Norwalk): $3.69
- Wilson Point (Norwalk): $3.37
- Saugatuck Shore (Westport): $3.26
- Rowayton: $2.75
- East Norwalk: $2.27
- Waterside (Stamford): $2.10
- Shippan (Stamford): $1.91
- Cove (Stamford): $1.64
- Beach (Fairfield): $1.52
- South Norwalk: $1.39
- Harborview (Norwalk): $0.91
- Harbor Shores (Norwalk): $0.60

* 2020 Through June 20.
The above chart is for neighborhoods with at least 3 closings during this time frame.

Data in report sourced from the Smart, Greenwich, and Darien MLS, and includes Halstead off-market closings.
Summer 2020 Waterfront Report
Greenwich • Stamford • Darien • Norwalk • Westport • Fairfield

Waterfront Single Family Houses

Busiest Time for Waterfront Closings?

Interest in waterfront property continues unabated throughout the year, as the chart below reveals. However, from 2015 to 2020, 198 of the 392 L.I. Sound waterfront house closings (51%) took place in the June to October time period.

Number of Lower Fairfield County L.I. Sound Waterfront House Closings by Month, 2015-2020*

* 2020 Through June 20.

9 Stony Point Road, Westport has a deep water dock, expansive decks, and spectacular views of the Saugatuck River and beyond. $3,888,888. Web ID: 170156420.

Data in report sourced from the Smart, Greenwich, and Darien MLS, and includes Halstead off-market closings.
The number of waterfront summer rentals on Fairfield Beach Road in Fairfield between March 1 and June 20th, slightly higher than 2019, when there were 6. Prices ranged from $8,333 to $20,000 per month, with an average closing price of $14,000.

29 Glen Avon Drive in Riverside (Greenwich) has 154 feet of waterfront frontage, dock, and wrap-around porch and stone patio overlooking the water. $4,495,000. Web ID 170306961.
5 North Crossway in Old Greenwich, a HOBI-award winning waterfront home that features a dock, multiple waterside decks, and a floor plan designed to maximize water views. $4,695,000. Web ID: 170248203.

18 Wallacks Drive in Stamford is a 6.2-acre waterfront compound that consists of 2 coastal homes, 5 cottages, sweeping lawns, a Gunite pool, a dock, and over 500 feet of private, sandy beaches. $13,000,000. Web ID: 170302209.
8 Butlers Island Road in Darien has its own large, private beach and outside terraces overlooking the water. $7,495,000. Web ID: 170184015.

88 Delafield Island Road in Darien, a Tuscan-style estate set on 1.42 acres, has sweeping lawns, 181 feet of direct waterfront, and magnificent views of Scott's Cove and the Long Island Sound. $4,250,000. Web ID: 170286894.
603 Steamboat Road, Unit #5, Greenwich, features stunning water views from all floors, waterside deck, and direct access to the Long Island Sound. $2,450,000. Web ID: 170240995.

1 Runkenhage Road in Darien, a 3.25-acre waterfront estate with an expansive, level lawn leading to the water, a large fishing pier, dock, pool, pool house, and separate guest house. $7,950,000. Web ID: 170163410.

6 Contentment Island Road in Darien, an eco-friendly home with geothermal heating and solar panels, heated pool, and dock. $4,975,000. Web ID: 170265511.