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REAL ESTATE

Connecticut
Market Report
First Half 2019 **2019**

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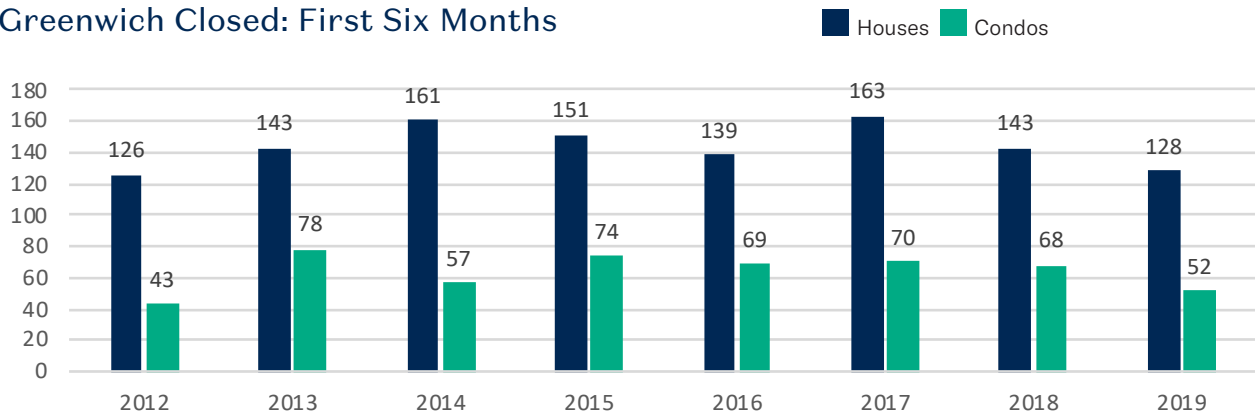
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HALSTEAD CONNECTICUT, LLC

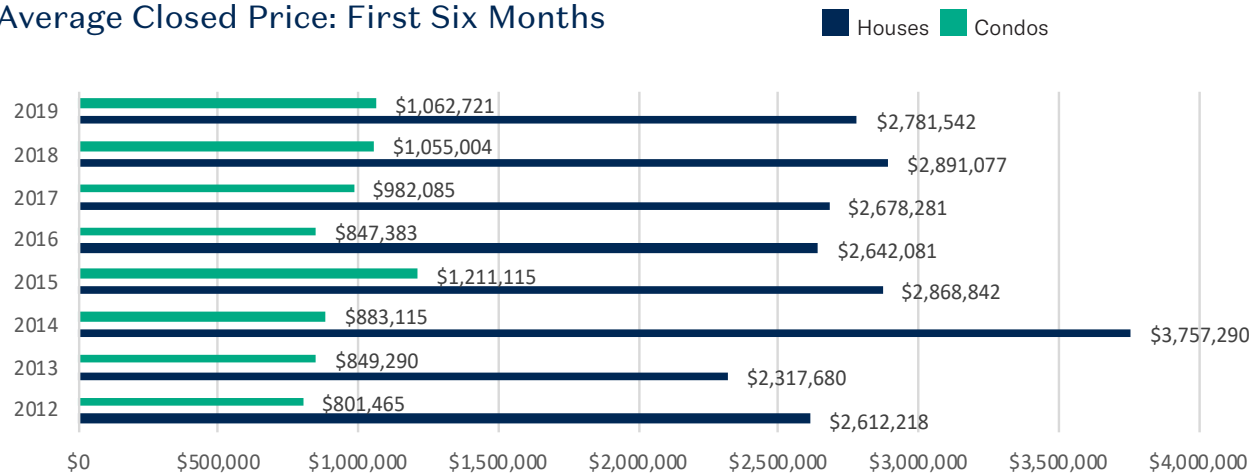


	2019	2018	% CHANGE
Houses: Closings in First Six Months	128	143	-10.5%
Houses: Average Closing Price First Six Months	\$2,781,542	\$2,891,077	-3.8%
Houses: Pending on June 30th	39	44	-11.4%
Houses: Inventory on June 30th	511	452	+13.1%
Condos: Closings First Six Months	52	68	-23.5%
Condos: Average Closing Price First Six Months	\$1,062,721	\$1,055,004	+0.7%
Condos: Inventory on June 30th	125	140	-10.7%

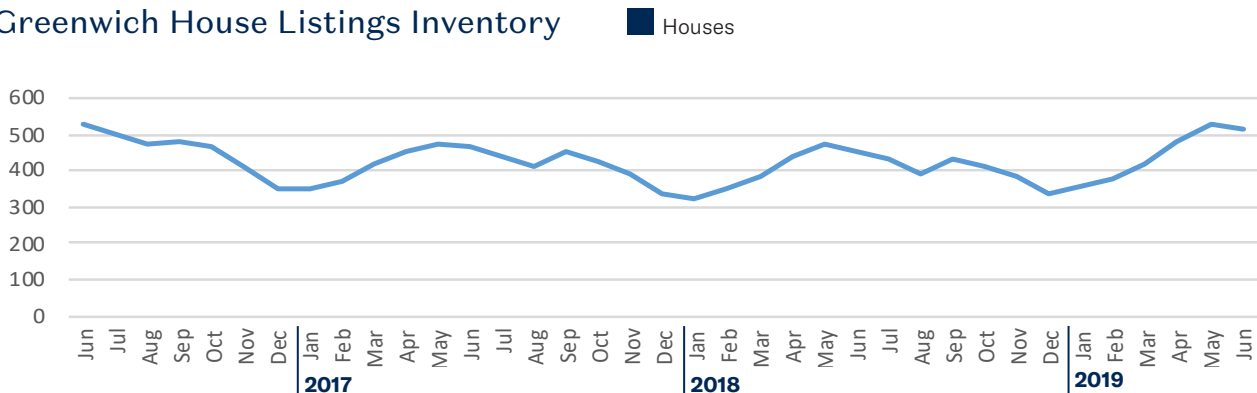
Greenwich Closed: First Six Months



Average Closed Price: First Six Months



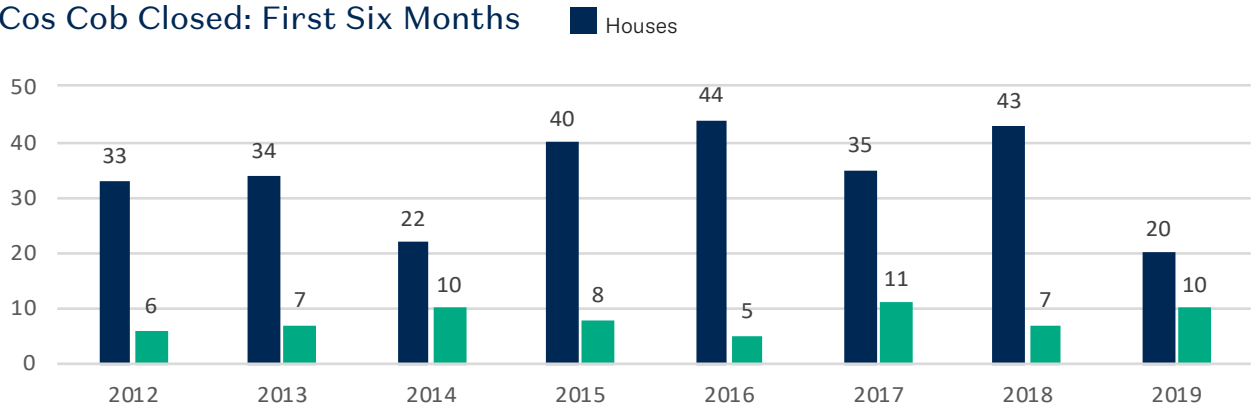
Greenwich House Listings Inventory



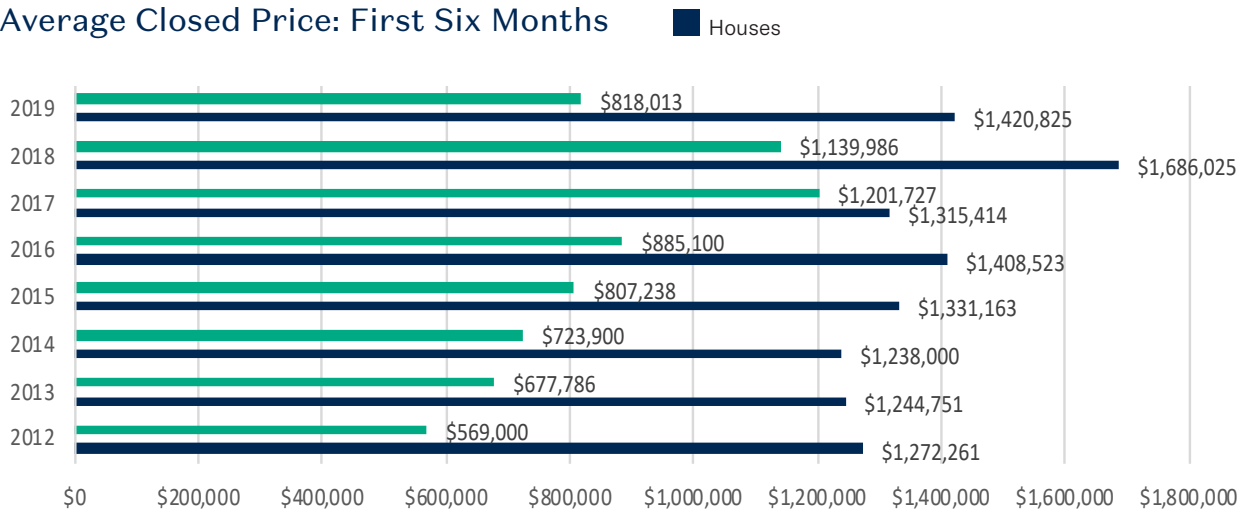
Cos Cob

	2019	2018	% CHANGE
Houses: Closings in First Six Months	20	43	-53.5%
Houses: Average Closing Price First Six Months	\$1,420,825	\$1,686,025	-15.7%
Houses: Pending on June 30th	3	5	-40%
Houses: Inventory on June 30th	71	59	+20.3%
Condos: Closings First Six Months	10	7	+42.9%
Condos: Average Closing Price First Six Months	\$818,013	\$1,139,986	-28.2%
Condos: Inventory on June 30th	16	15	+6.7%

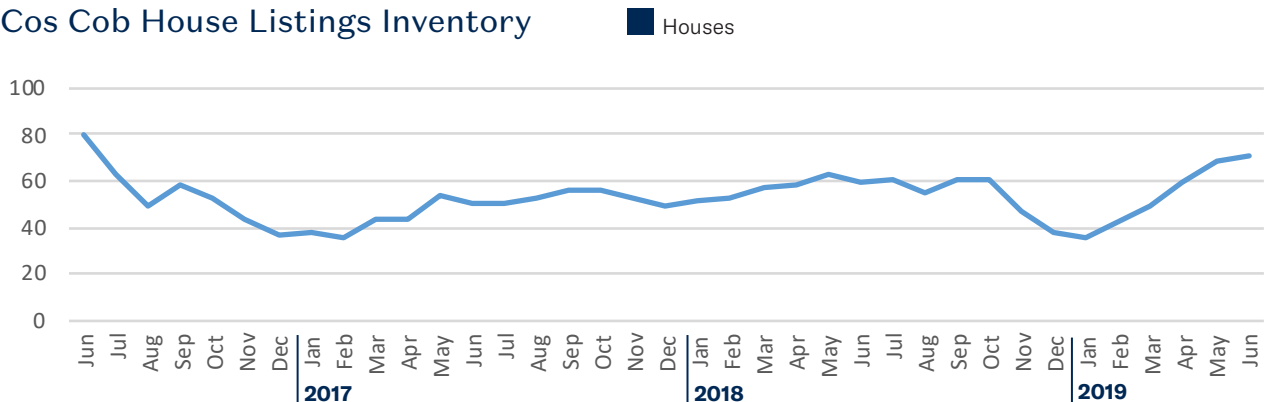
Cos Cob Closed: First Six Months



Average Closed Price: First Six Months



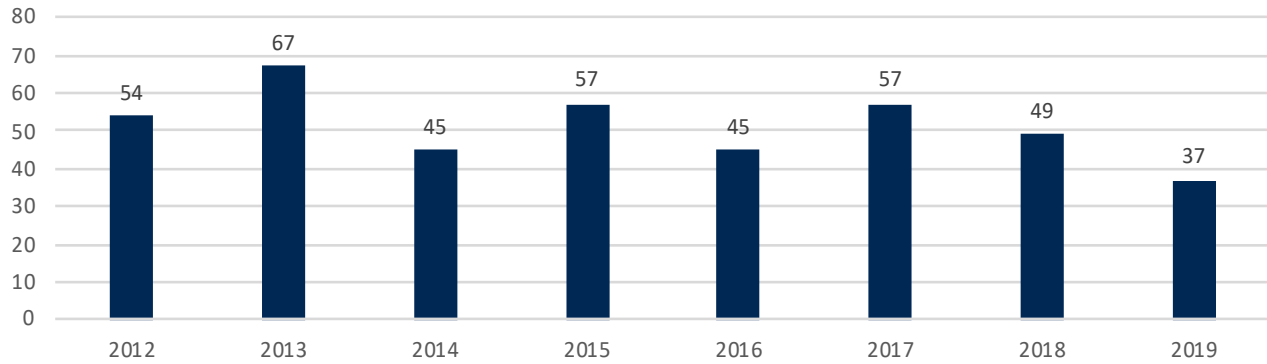
Cos Cob House Listings Inventory



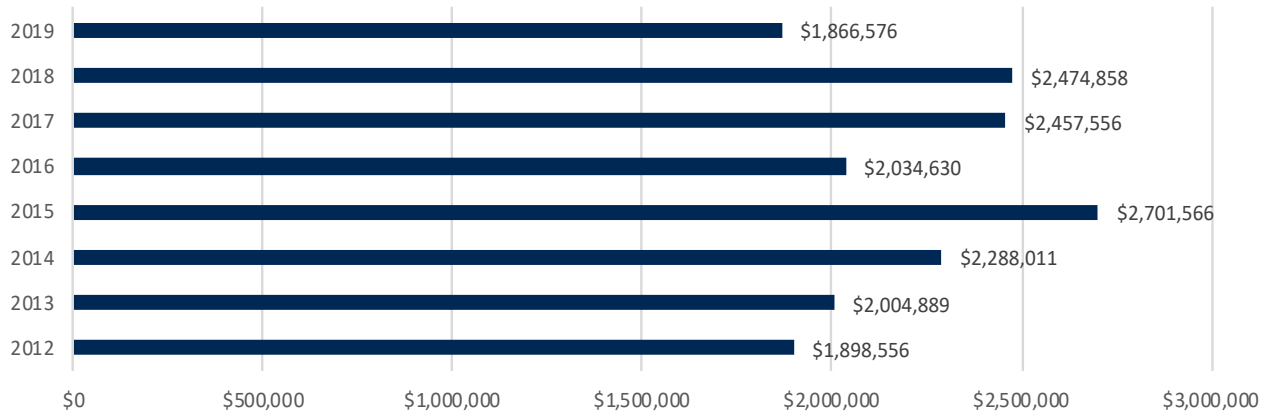
Riverside

	2019	2018	% CHANGE
Houses: Closings in First Six Months	37	49	-24.5%
Houses: Average Closing Price First Six Months	\$1,866,576	\$2,474,858	-24.6%
Houses: Pending on June 30th	13	12	+8.3%
Houses: Inventory on June 30th	92	108	-14.8%

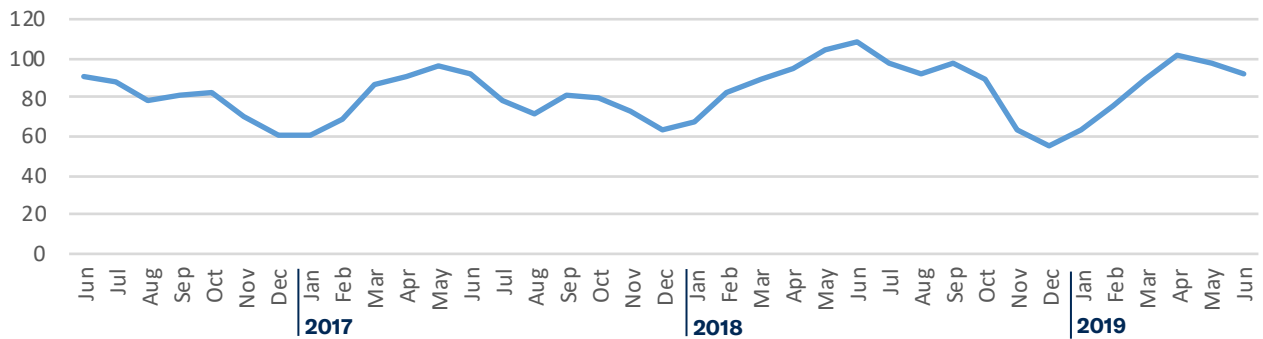
Riverside Closed: First Six Months ■ Houses



Average Closed Price: First Six Months ■ Houses



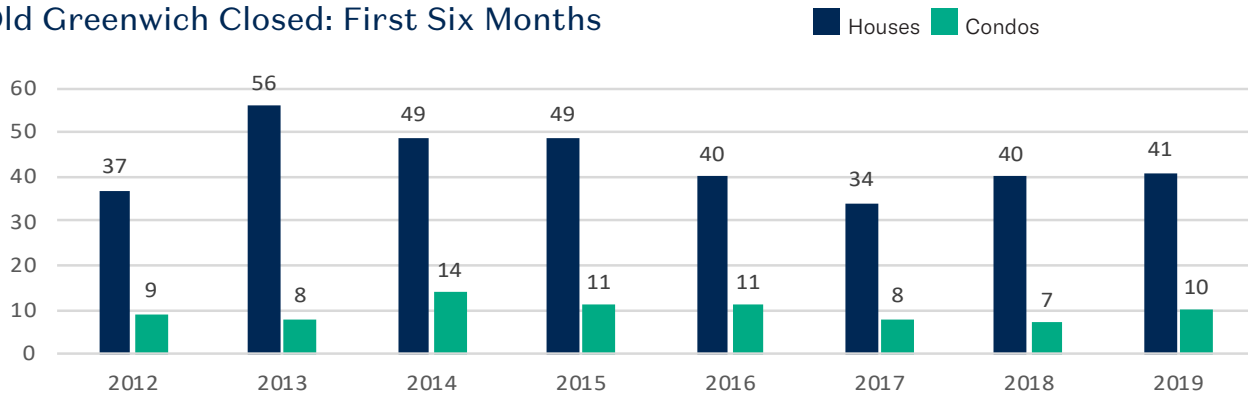
Riverside House Listings Inventory ■ Houses



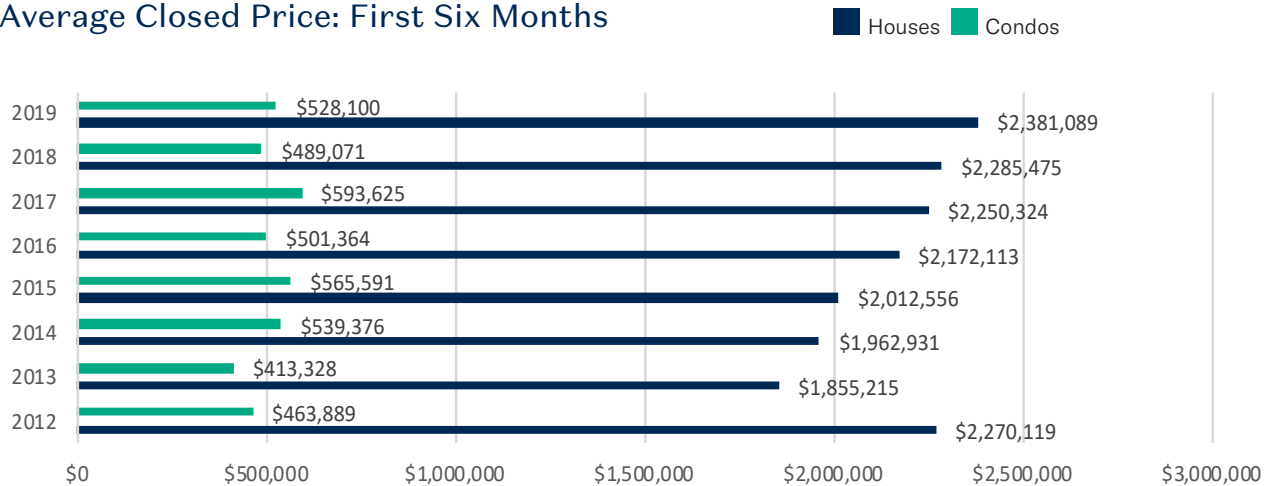


	2019	2018	% CHANGE
Houses: Closings in First Six Months	41	40	+2.5%
Houses: Average Closing Price First Six Months	\$2,381,089	\$2,285,475	+4.2%
Houses: Pending on June 30th	10	17	-41.2%
Houses: Inventory on June 30th	92	88	+4.5%
Condos: Closings First Six Months	10	7	+42.9%
Condos: Average Closing Price First Six Months	\$528,100	\$489,071	+8%
Condos: Inventory on June 30th	12	11	+9.1%

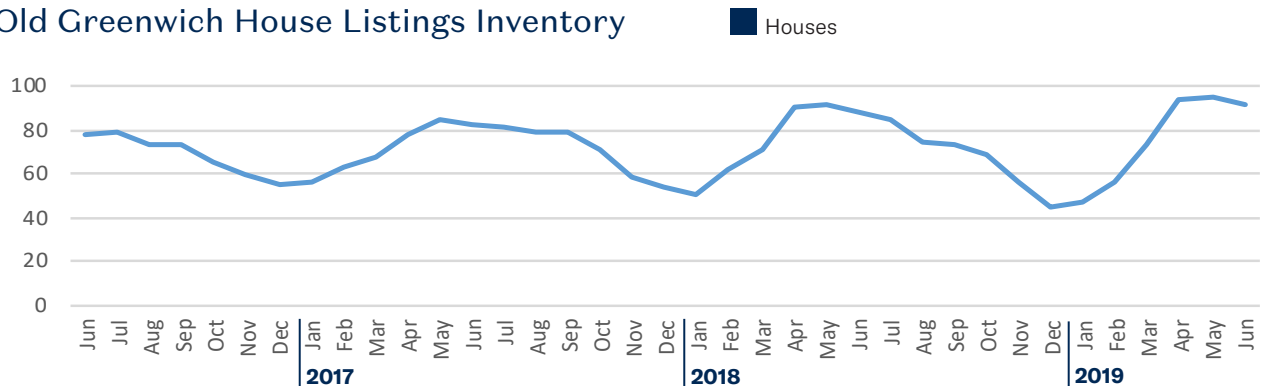
Old Greenwich Closed: First Six Months



Average Closed Price: First Six Months



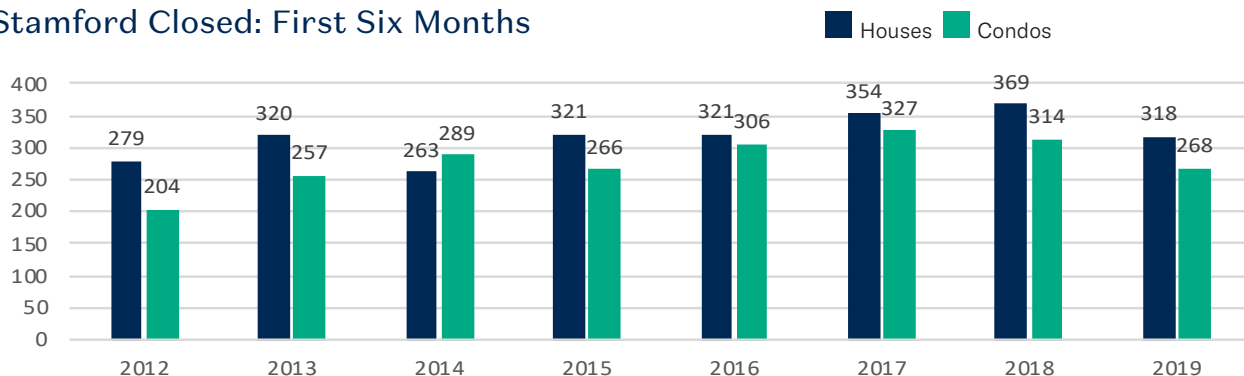
Old Greenwich House Listings Inventory



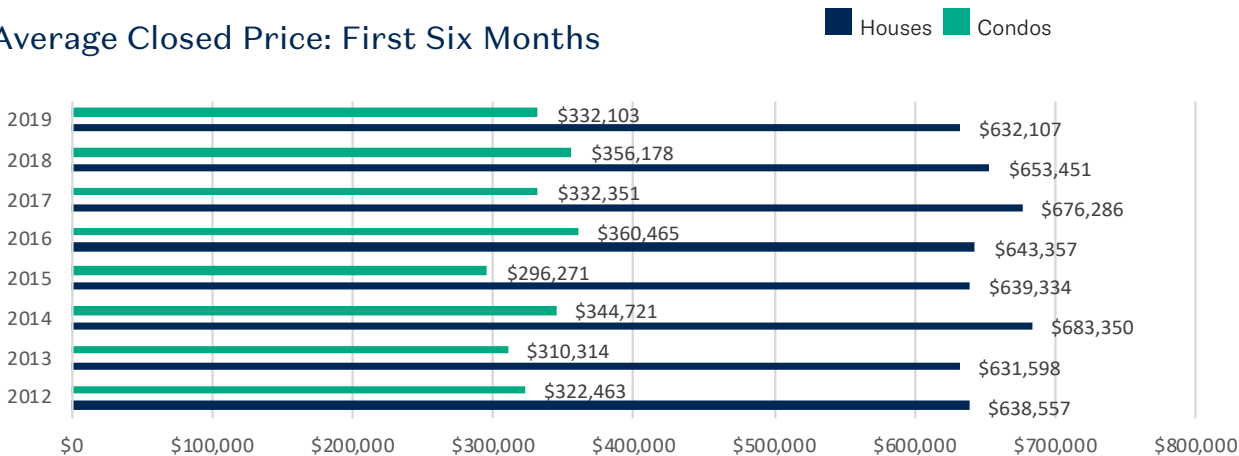


	2019	2018	% CHANGE
Houses: Closings in First Six Months	318	369	-13.8%
Houses: Average Closing Price First Six Months	\$632,107	\$653,451	-3.3%
Houses: Pending on June 30th	90	78	+15.4%
Houses: Inventory on June 30th	521	489	+6.5%
Condos: Closings First Six Months	268	314	-14.6%
Condos: Average Closing Price First Six Months	\$332,103	\$356,178	-6.8%
Condos: Inventory on June 30th	298	293	+1.7%

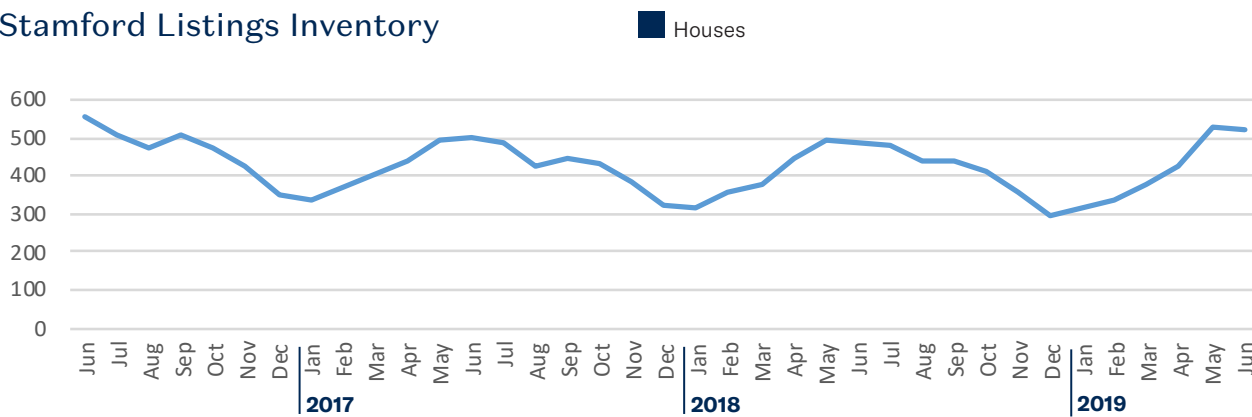
Stamford Closed: First Six Months



Average Closed Price: First Six Months



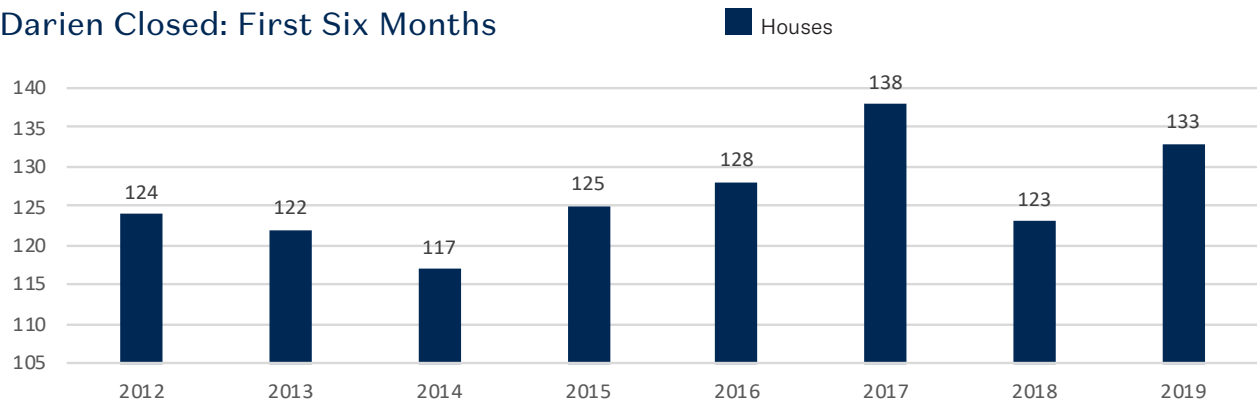
Stamford Listings Inventory



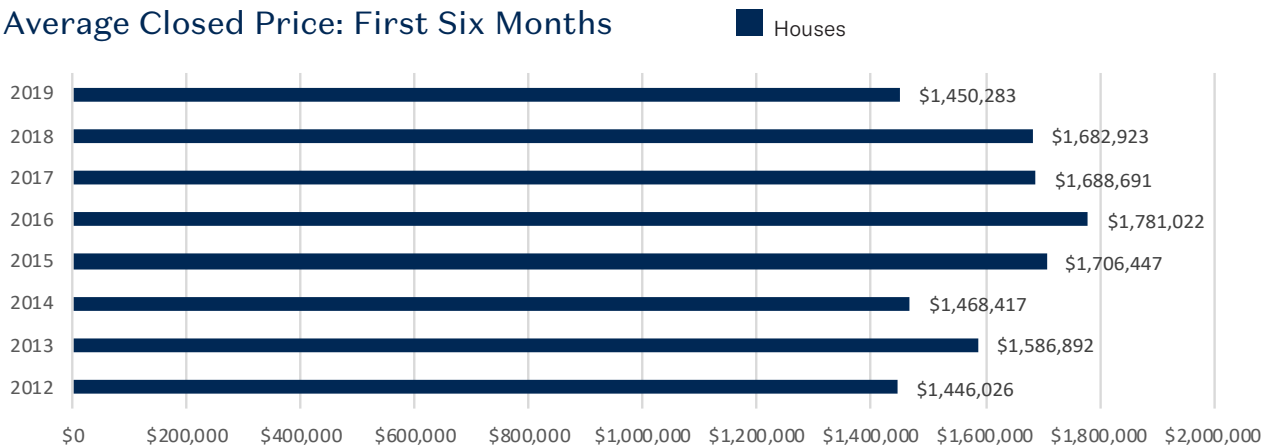
Darien

	2019	2018	% CHANGE
Houses: Closings in First Six Months	133	123	+8.1%
Houses: Average Closing Price First Six Months	\$1,450,283	\$1,682,923	-13.8%
Houses: Pending on June 30th	32	41	-22%
Houses: Inventory on June 30th	270	306	-11.8%
Condos: Closings First Six Months	6	2	+200%
Condos: Average Closing Price First Six Months	\$832,667	\$1,525,000	-45.4%
Condos: Inventory on June 30th	25	21	+19%

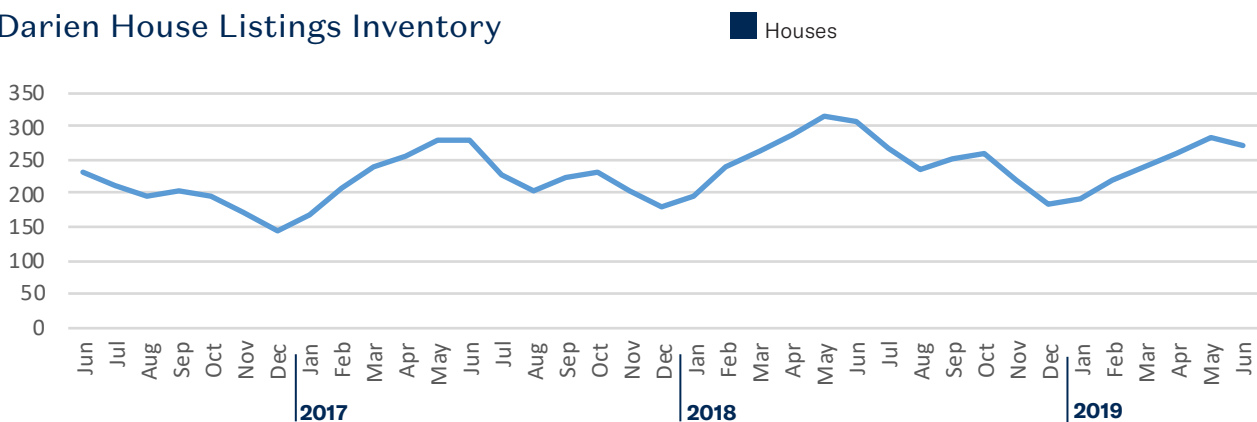
Darien Closed: First Six Months



Average Closed Price: First Six Months



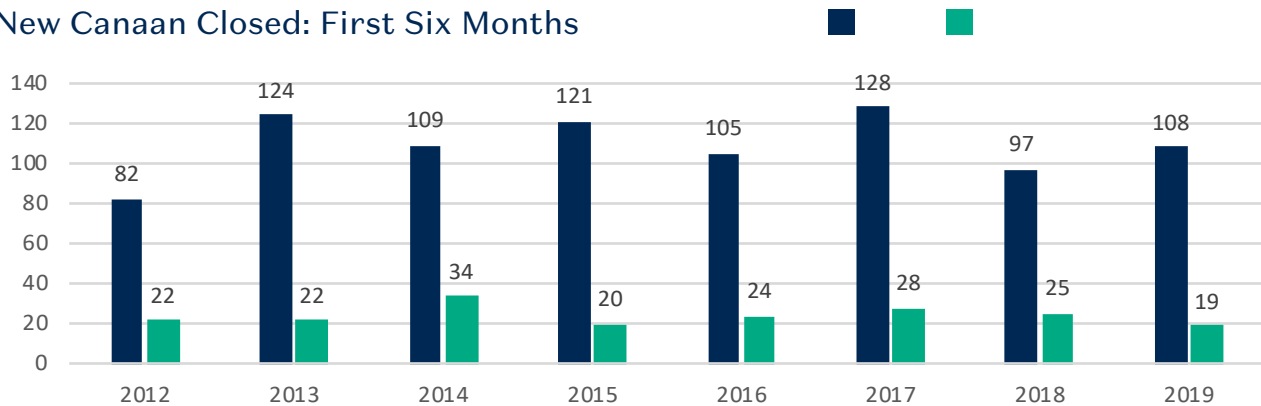
Darien House Listings Inventory



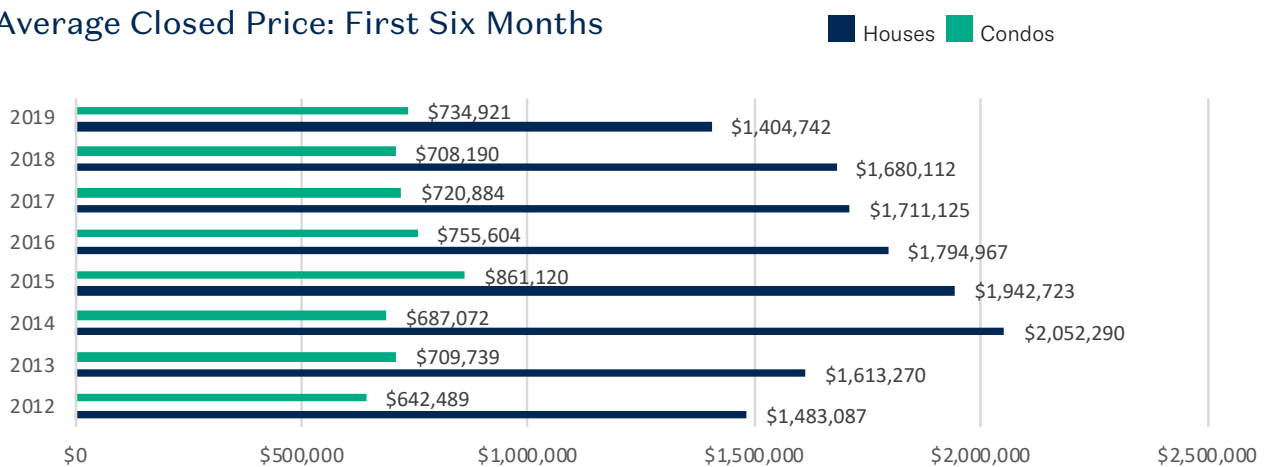


	2019	2018	% CHANGE
Houses: Closings in First Six Months	108	97	+11.3%
Houses: Average Closing Price First Six Months	\$1,404,742	\$1,680,112	-16.4%
Houses: Pending on June 30th	34	34	0%
Houses: Inventory on June 30th	330	364	-9.3%
Condos: Closings First Six Months	19	25	-24%
Condos: Average Closing Price First Six Months	\$734,921	\$708,190	+3.8%
Condos: Inventory on June 30th	50	48	+4.2%

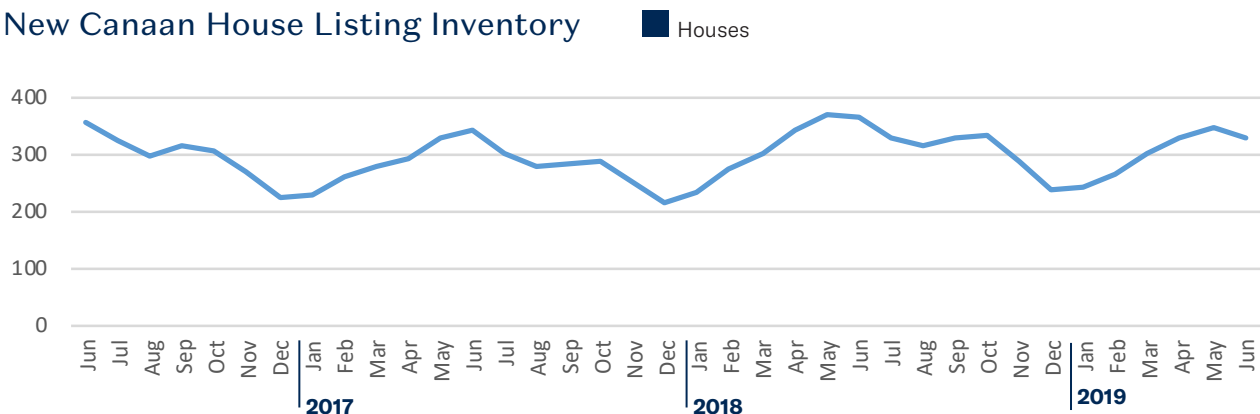
New Canaan Closed: First Six Months



Average Closed Price: First Six Months



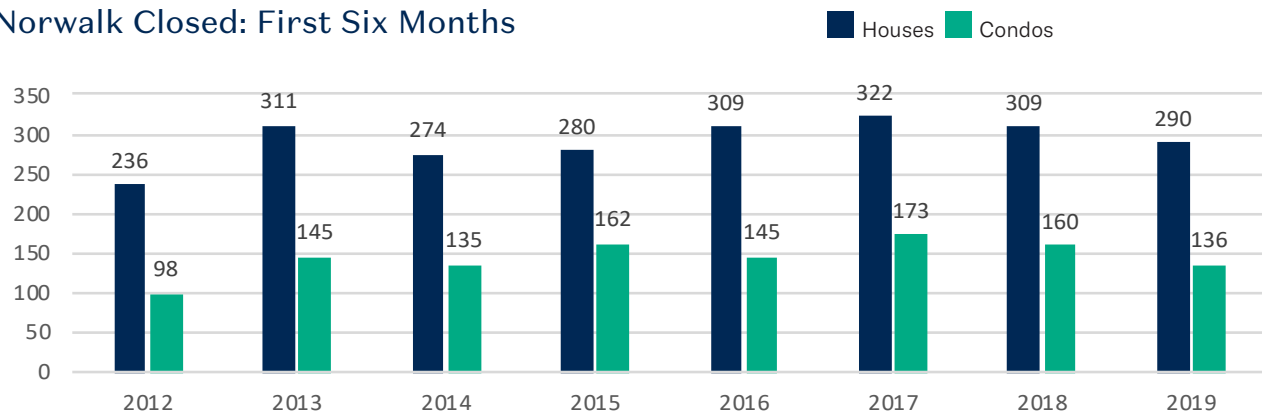
New Canaan House Listing Inventory



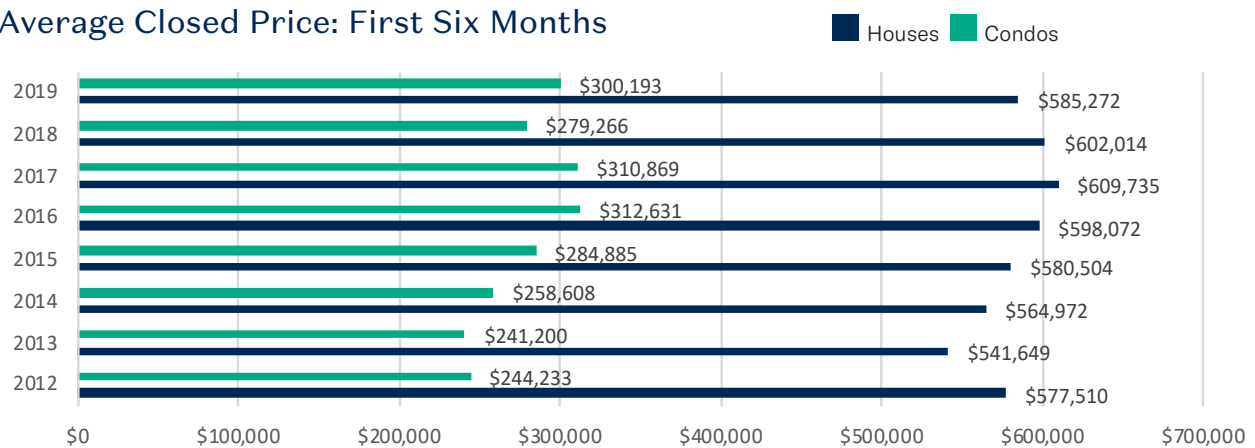


	2019	2018	% CHANGE
Houses: Closings in First Six Months	290	309	-6.1%
Houses: Average Closing Price First Six Months	\$585,272	\$602,014	-2.8%
Houses: Pending on June 30th	70	82	-14.6%
Houses: Inventory on June 30th	413	398	+3.8%
Condos: Closings First Six Months	136	160	-15%
Condos: Average Closing Price First Six Months	\$300,193	\$279,266	+7.5%
Condos: Inventory on June 30th	152	129	+17.8%

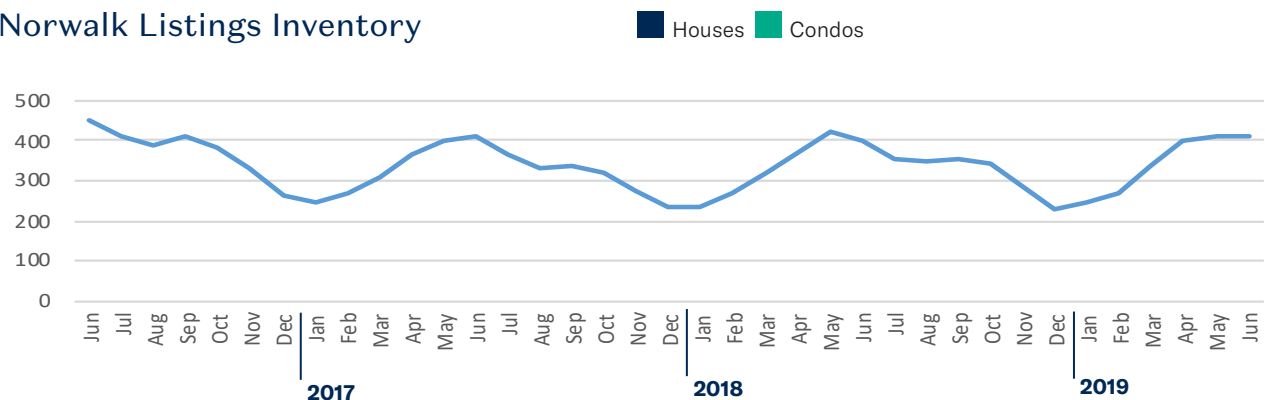
Norwalk Closed: First Six Months



Average Closed Price: First Six Months



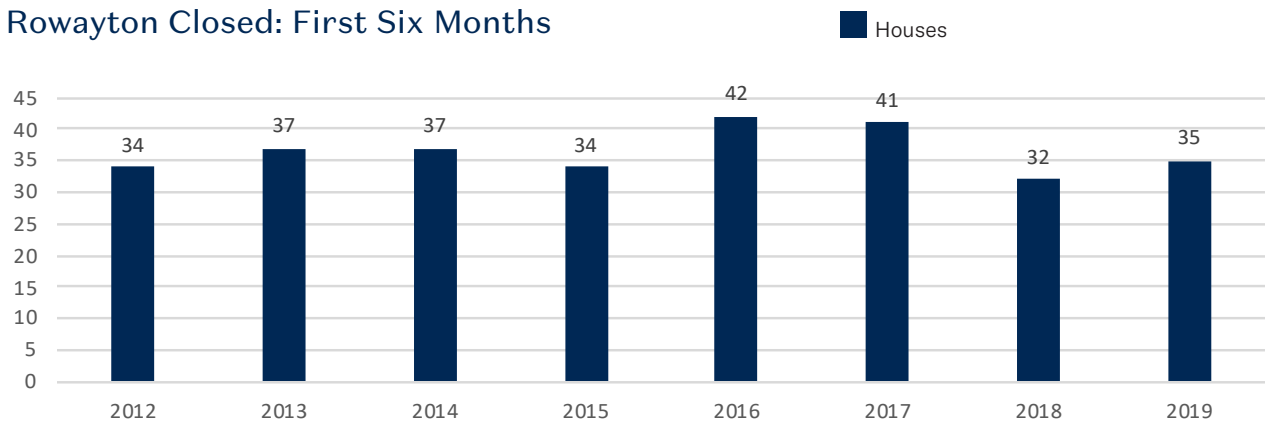
Norwalk Listings Inventory



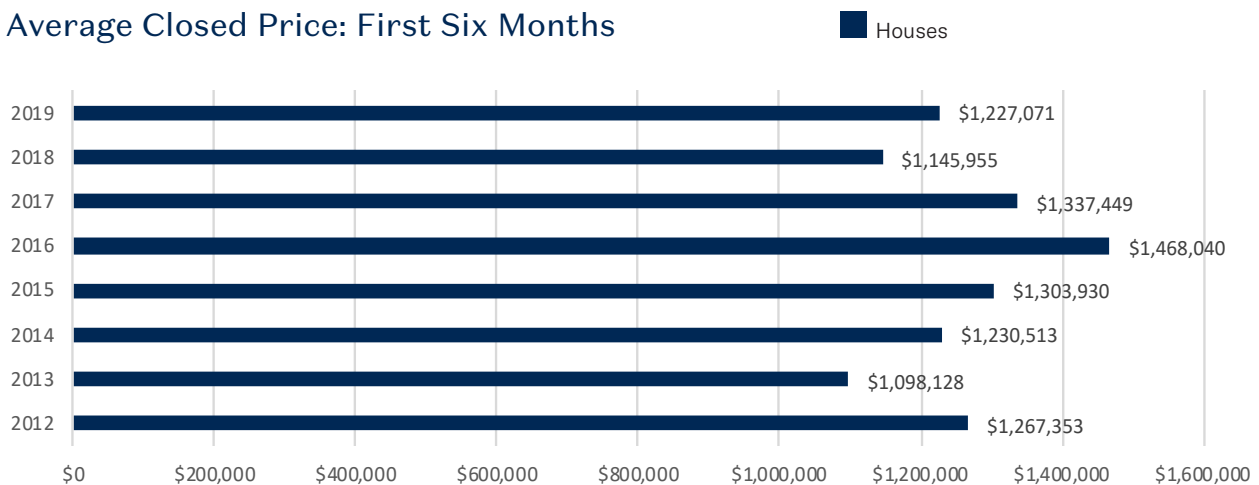


	2019	2018	% CHANGE
Houses: Closings in First Six Months	35	32	+9.4%
Houses: Average Closing Price First Six Months	\$1,227,071	\$1,145,955	+7.1%
Houses: Pending on June 30th	6	14	-57.1%
Houses: Inventory on June 30th	92	79	+16.5%

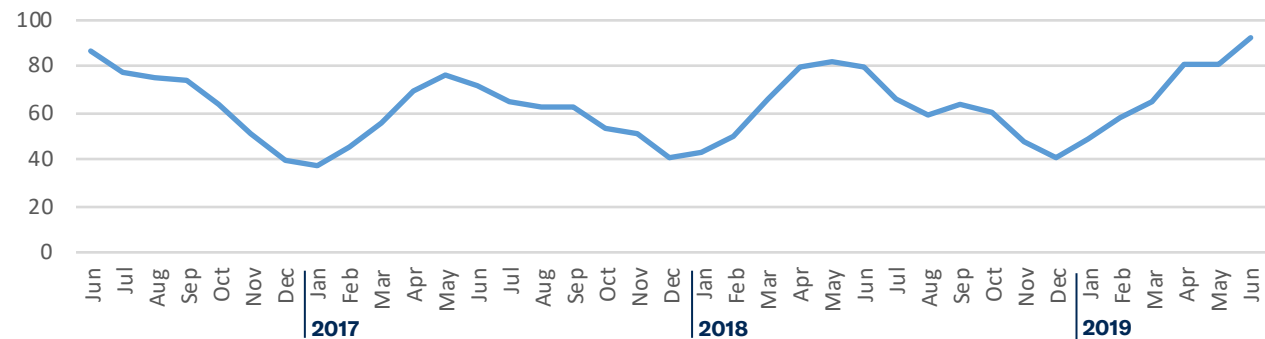
Rowayton Closed: First Six Months



Average Closed Price: First Six Months



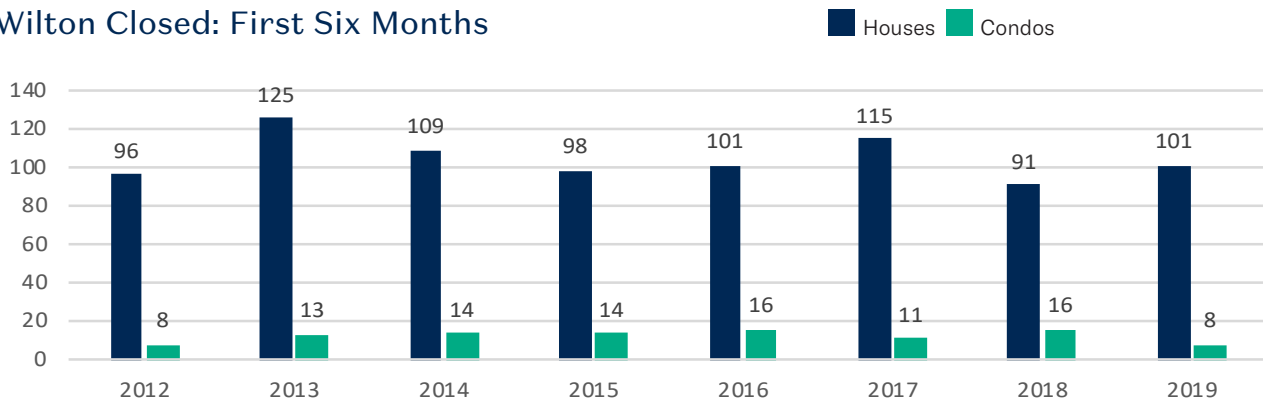
Rowayton House Listings Inventory



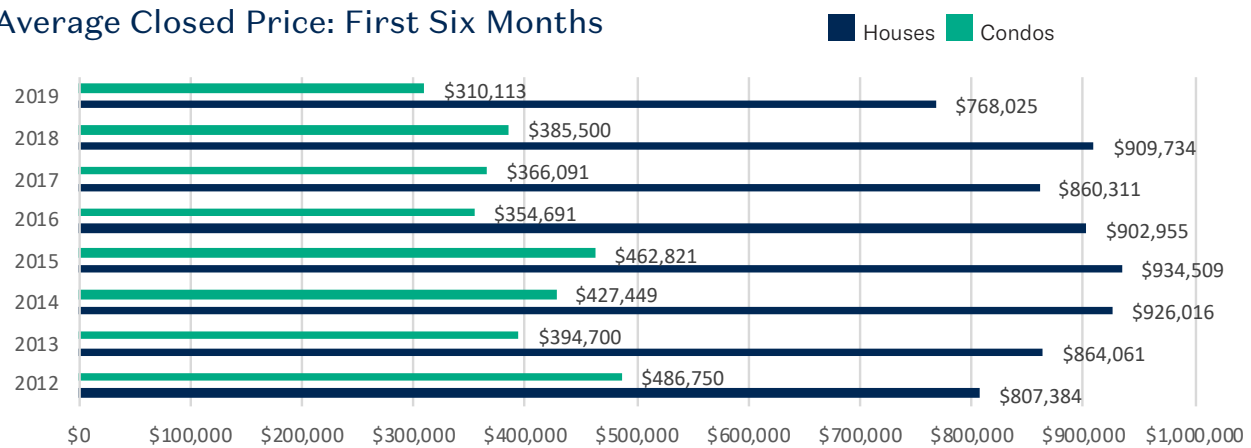


	2019	2018	% CHANGE
Houses: Closings in First Six Months	101	91	+11%
Houses: Average Closing Price First Six Months	\$768,025	\$909,734	-15.6%
Houses: Pending on June 30th	22	19	+15.8%
Houses: Inventory on June 30th	259	256	+1.2%
Condos: Closings First Six Months	8	16	-50%
Condos: Average Closing Price First Six Months	\$310,113	\$385,500	-19.6%
Condos: Inventory on June 30th	18	15	+20%

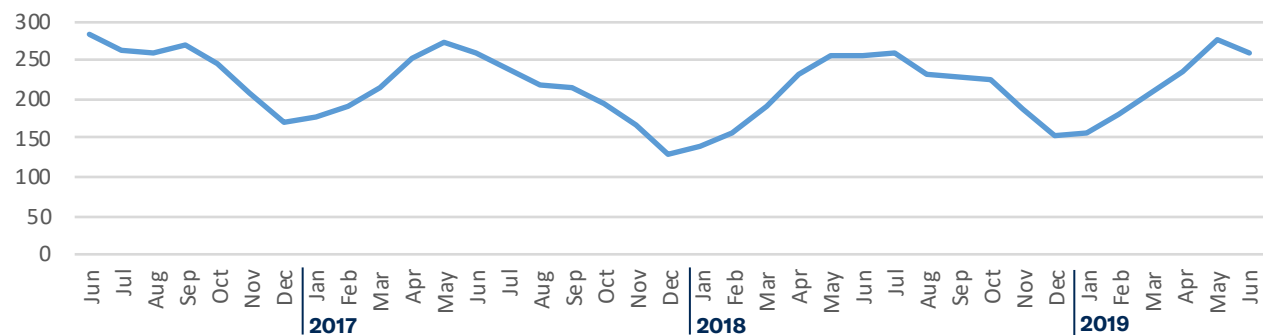
Wilton Closed: First Six Months



Average Closed Price: First Six Months



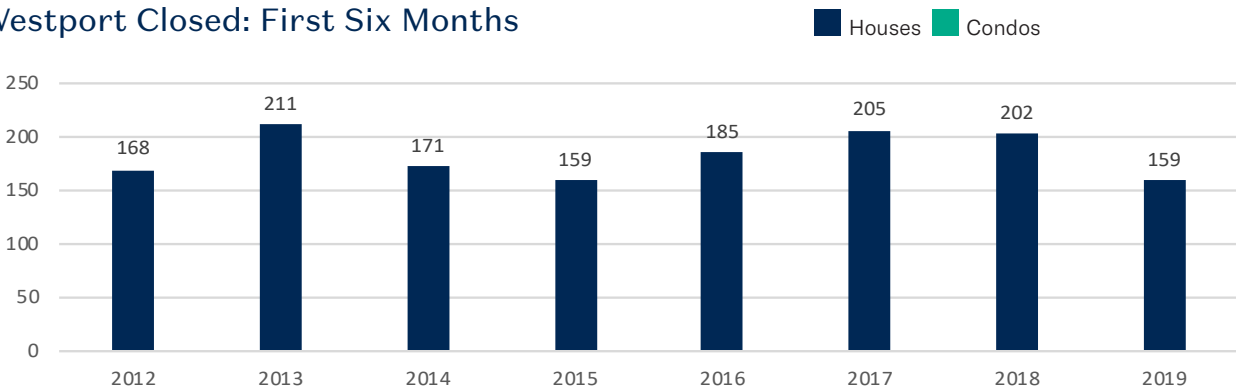
Wilton House Listings Inventory



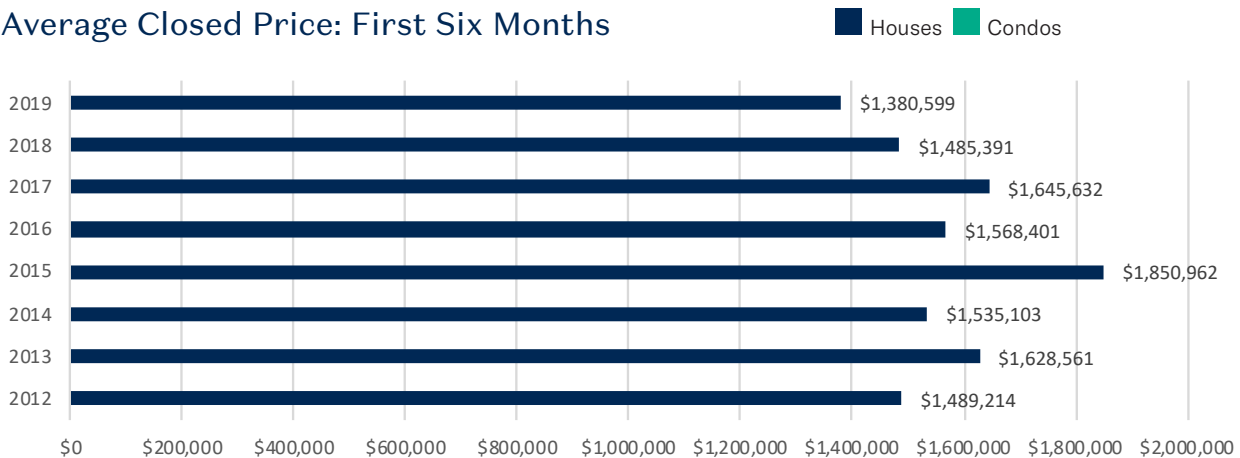


	2019	2018	% CHANGE
Houses: Closings in First Six Months	159	202	-21.3%
Houses: Average Closing Price First Six Months	\$1,380,599	\$1,485,391	-7.1%
Houses: Pending on June 30th	29	56	-48.2%
Houses: Inventory on June 30th	414	459	-9.8%
Condos: Closings First Six Months	16	12	+33.3%
Condos: Average Closing Price First Six Months	\$470,455	\$612,653	-23.2%
Condos: Inventory on June 30th	22	18	+22.2%

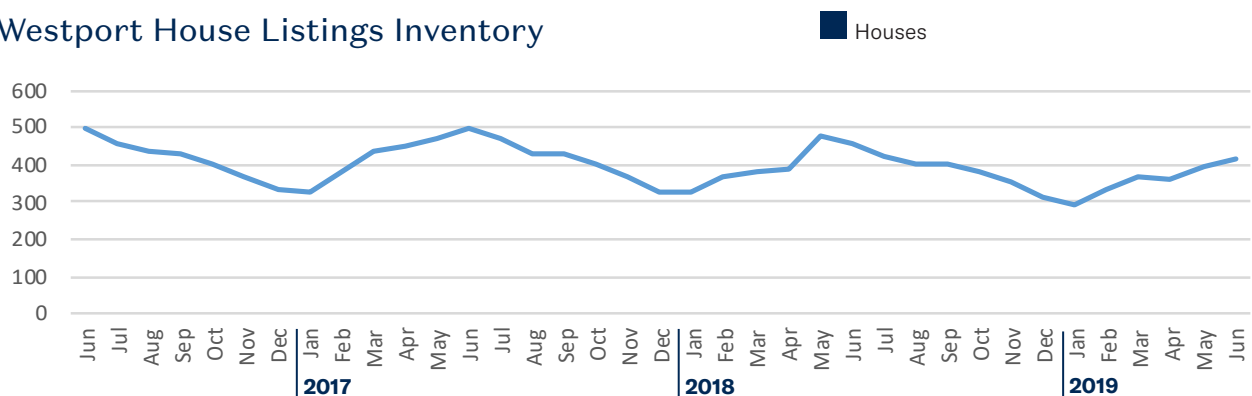
Westport Closed: First Six Months



Average Closed Price: First Six Months



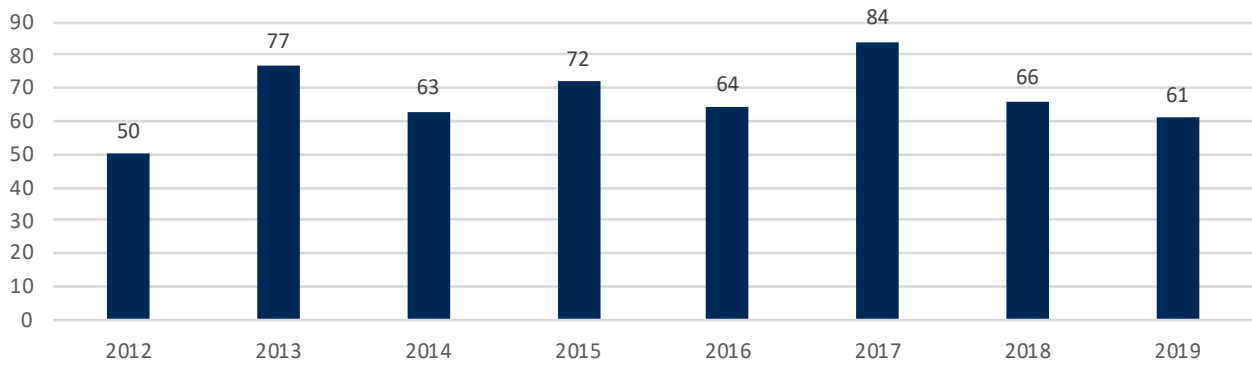
Westport House Listings Inventory



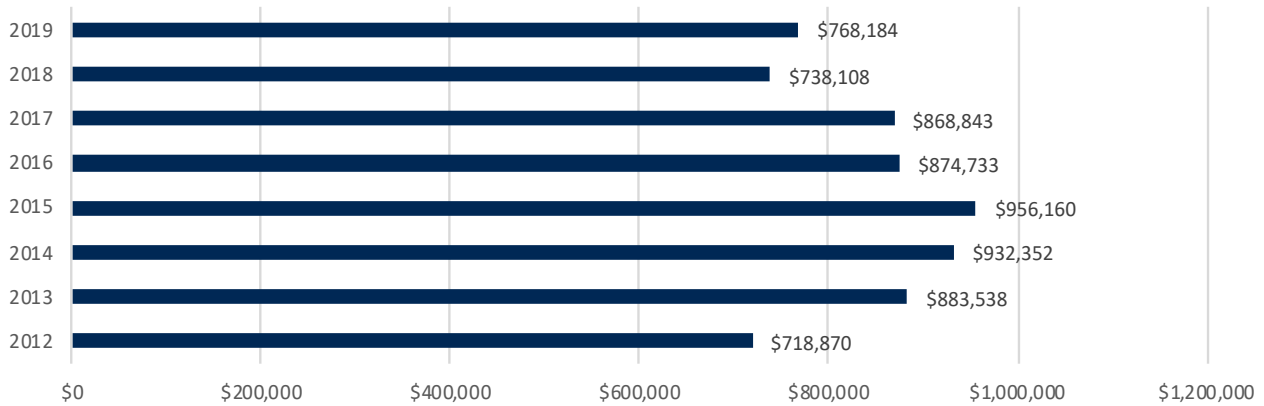
Weston

	2019	2018	% CHANGE
Houses: Closings in First Six Months	61	66	-7.6%
Houses: Average Closing Price First Six Months	\$768,184	\$738,108	+4.1%
Houses: Pending on June 30th	29	31	-6.5%
Houses: Inventory on June 30th	182	187	-2.7%

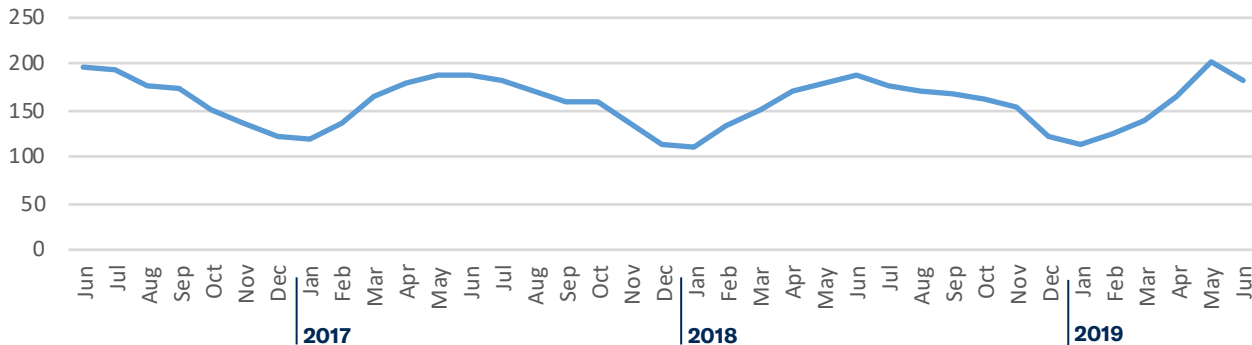
Weston Closed: First Six Months ■ Houses



Average Closed Price: First Six Months ■ Houses



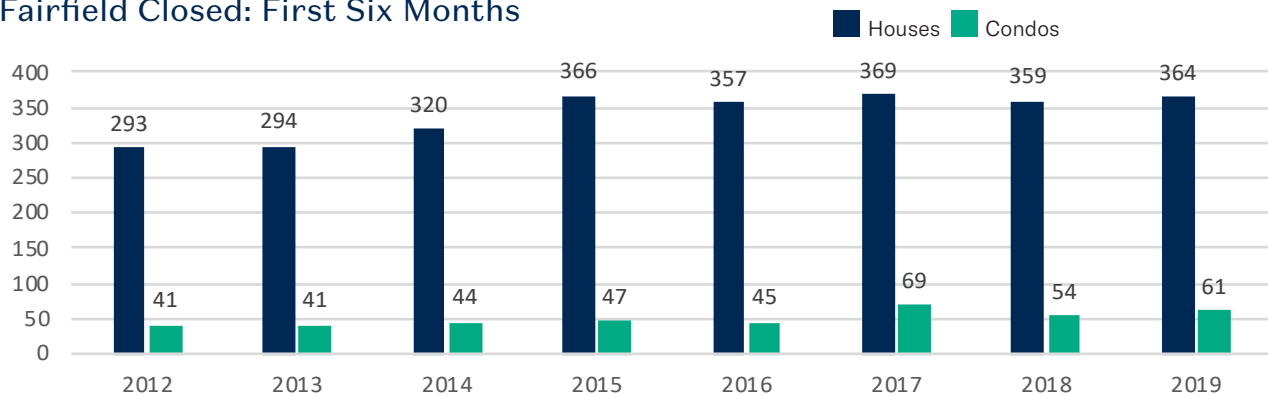
Weston House Listings Inventory ■ Houses



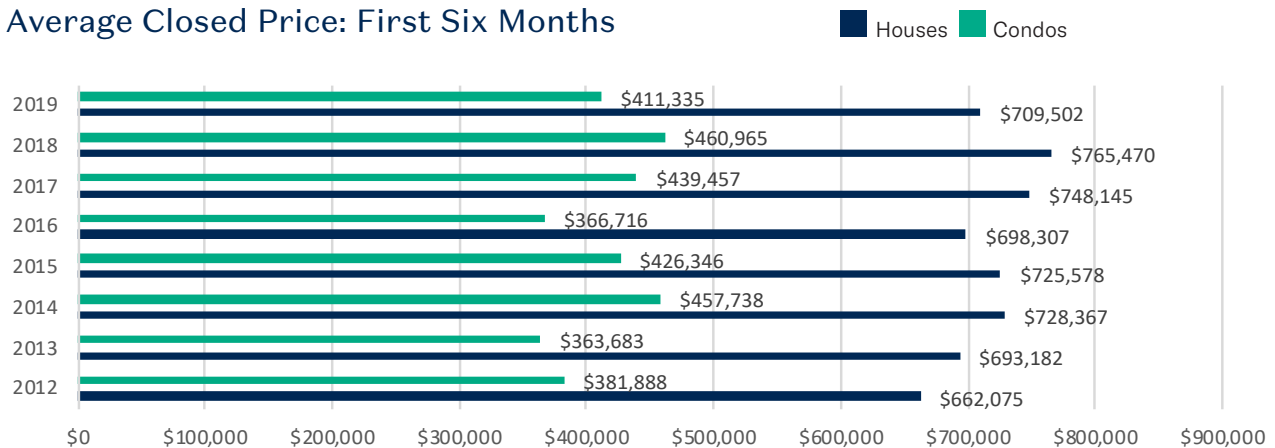


	2019	2018	% CHANGE
Houses: Closings in First Six Months	364	359	+1.4%
Houses: Average Closing Price First Six Months	\$709,502	\$765,470	-7.3%
Houses: Pending on June 30th	95	101	-5.9%
Houses: Inventory on June 30th	564	564	0%
Condos: Closings First Six Months	61	54	+13%
Condos: Average Closing Price First Six Months	\$411,335	\$460,965	-10.8%
Condos: Inventory on June 30th	64	64	0%

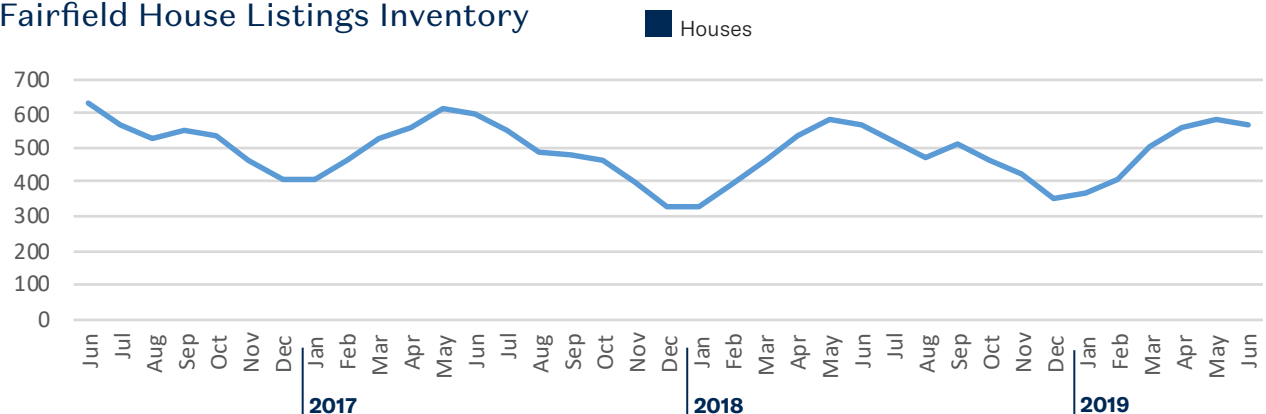
Fairfield Closed: First Six Months



Average Closed Price: First Six Months



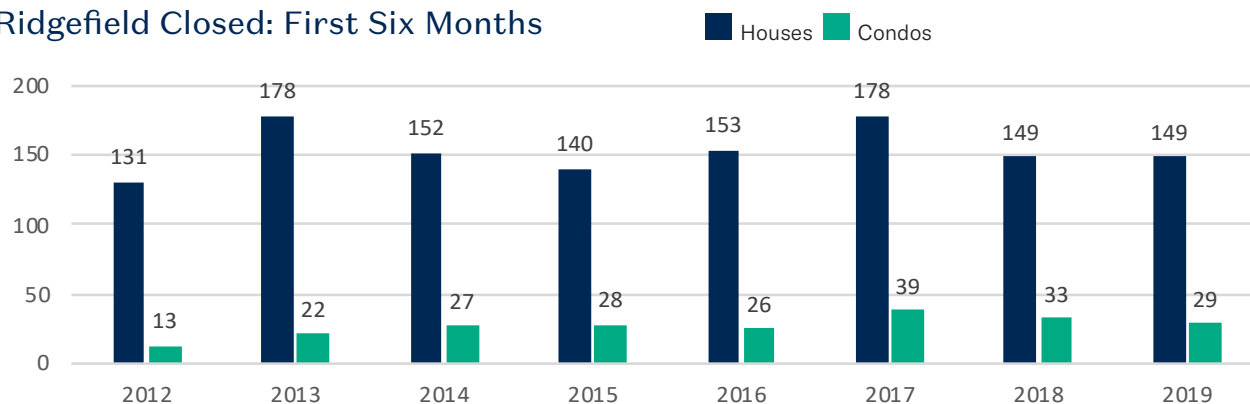
Fairfield House Listings Inventory



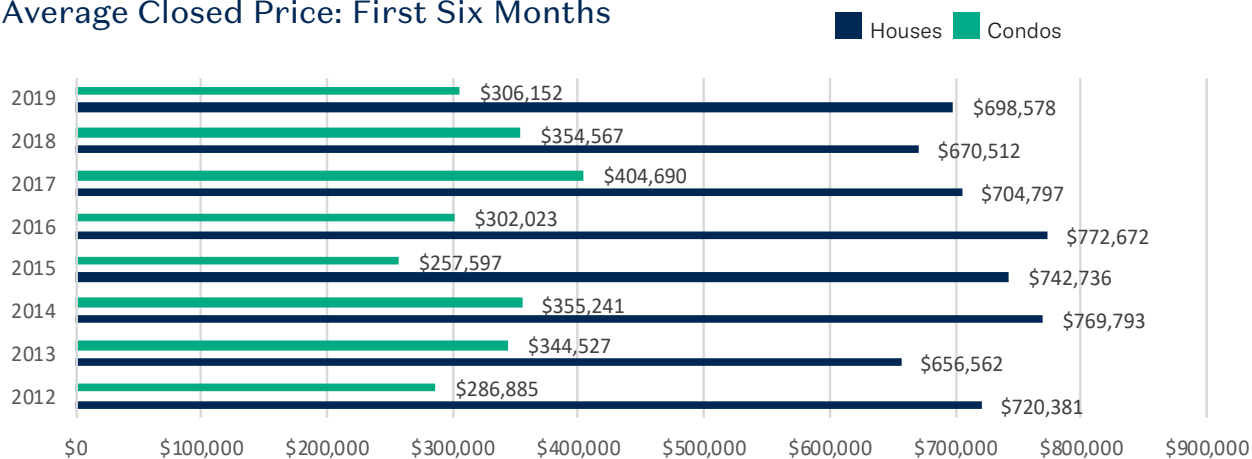


	2019	2018	% CHANGE
Houses: Closings in First Six Months	149	149	0%
Houses: Average Closing Price First Six Months	\$698,578	\$670,512	+4.2%
Houses: Pending on June 30th	37	50	-26%
Houses: Inventory on June 30th	327	301	+8.6%
Condos: Closings First Six Months	29	33	-12.1%
Condos: Average Closing Price First Six Months	\$306,152	\$354,567	-13.7%
Condos: Inventory on June 30th	27	27	0%

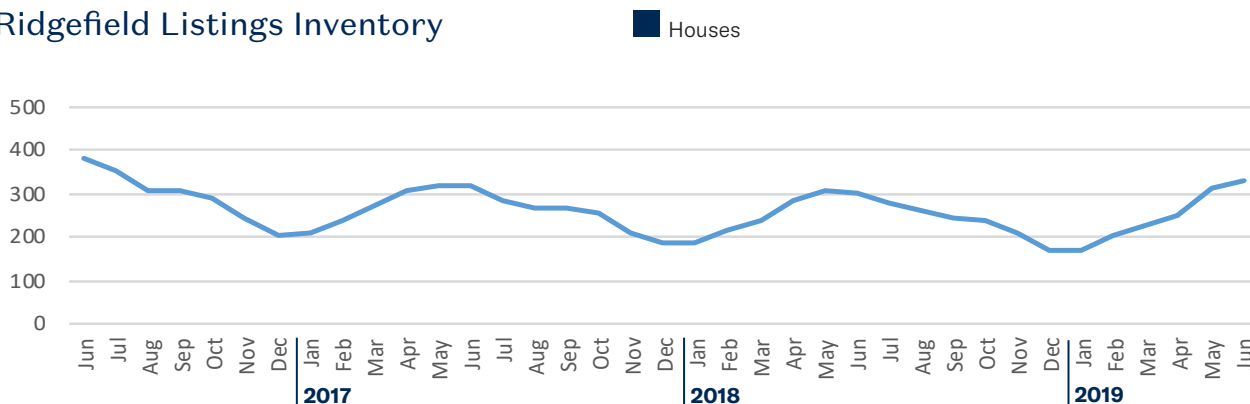
Ridgefield Closed: First Six Months



Average Closed Price: First Six Months



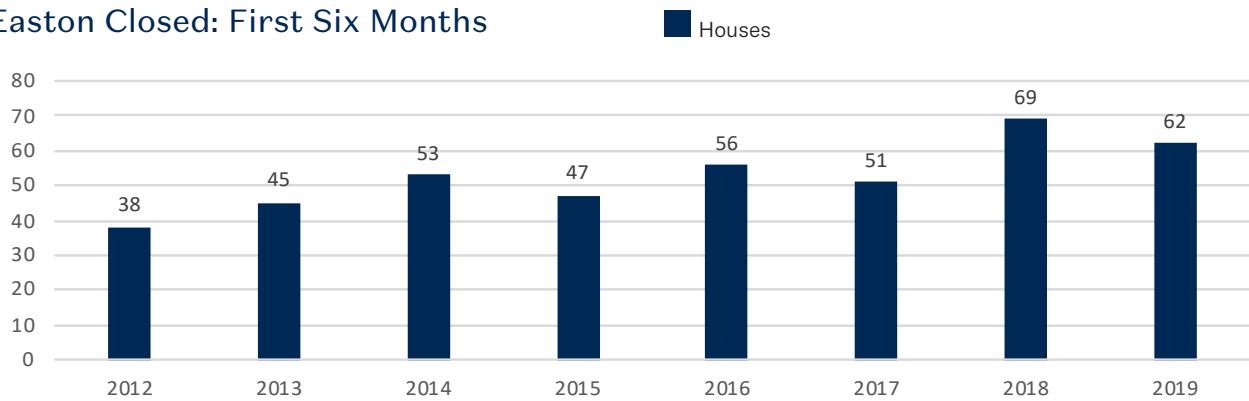
Ridgefield Listings Inventory



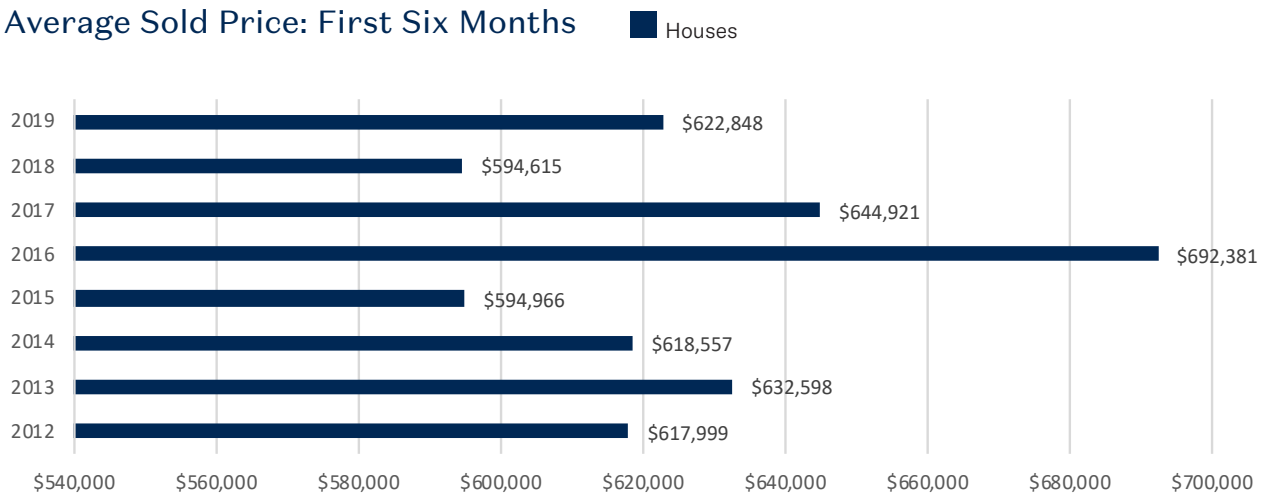
Easton

	2019	2018	% CHANGE
Houses: Closings in First Six Months	62	69	-10.1%
Houses: Average Closing Price First Six Months	\$622,848	\$594,615	+4.7%
Houses: Pending on June 30th	12	0	NA
Houses: Inventory on June 30th	99	121	-18.2%

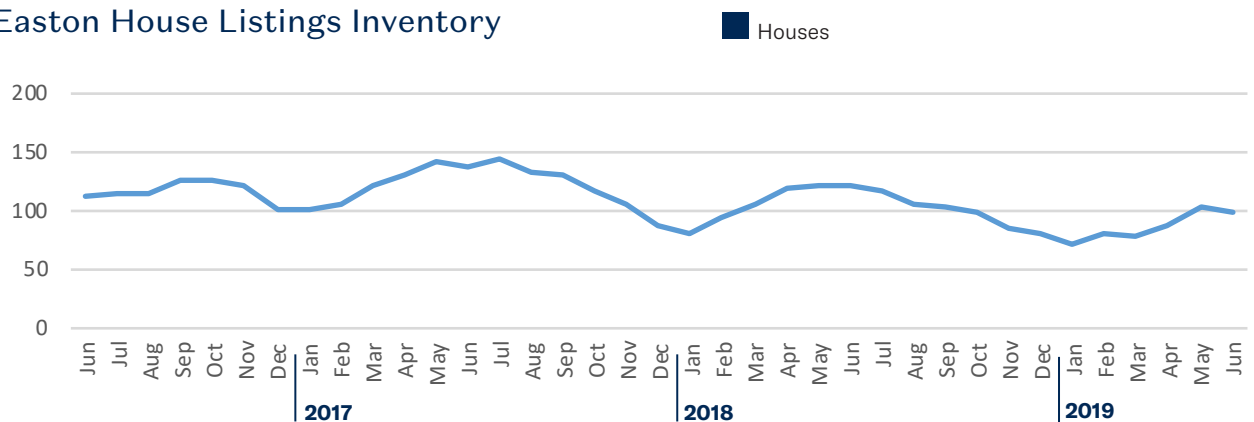
Easton Closed: First Six Months



Average Sold Price: First Six Months



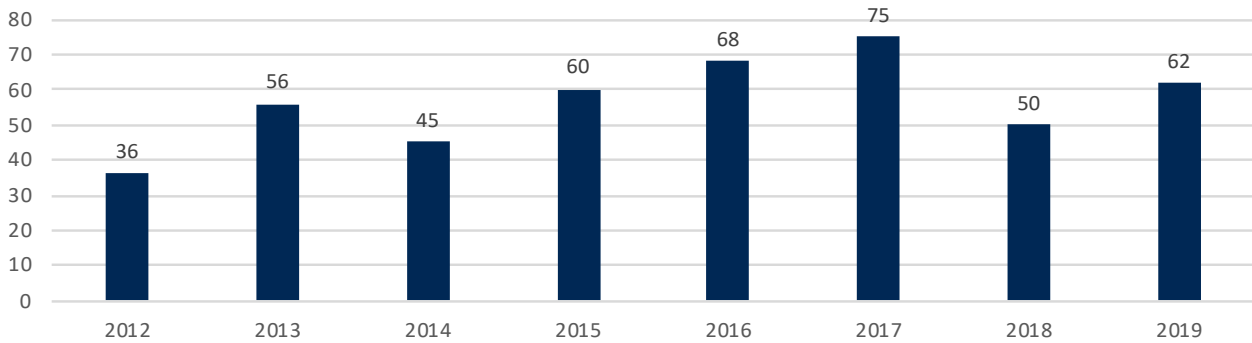
Easton House Listings Inventory



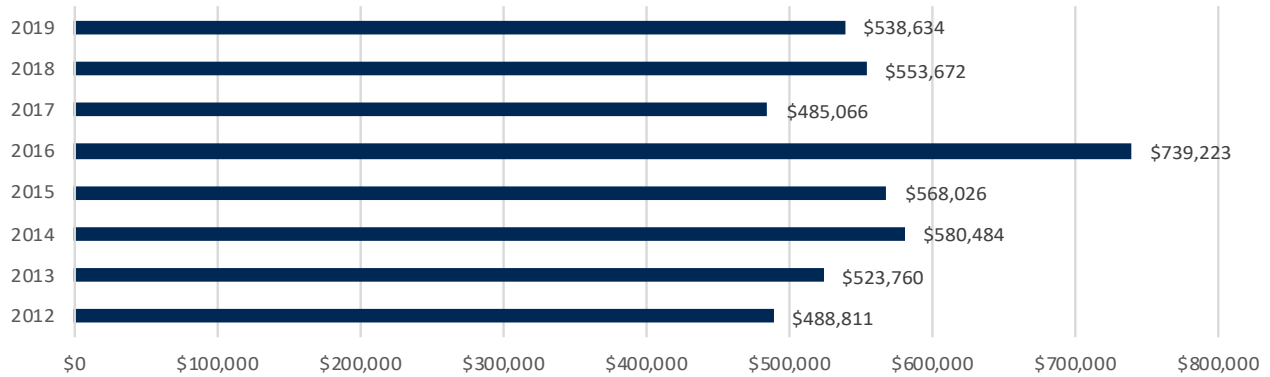
Redding

	2019	2018	% CHANGE
Houses: Closings in First Six Months	62	50	+24%
Houses: Average Closing Price First Six Months	\$538,634	\$553,672	-2.7%
Houses: Pending on June 30th	11	18	-38.9%
Houses: Inventory on June 30th	125	133	-6%

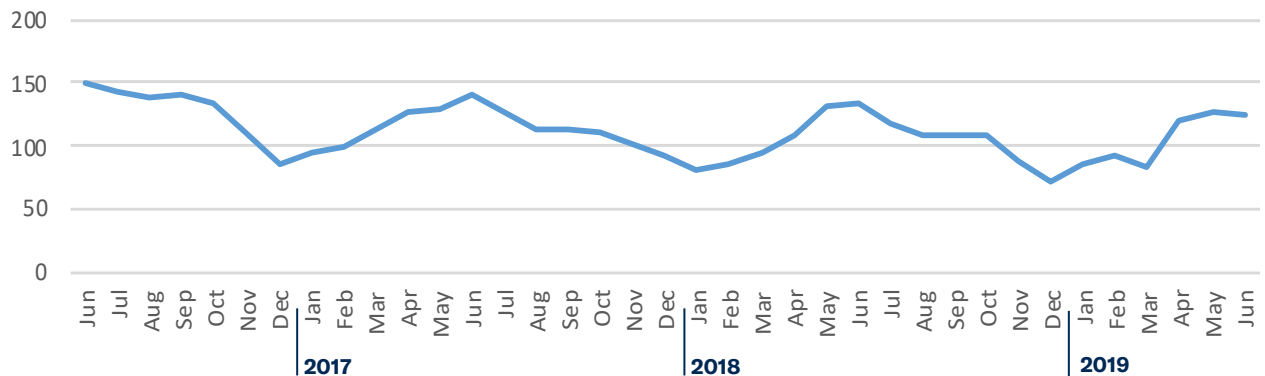
Redding Closed: First Six Months ■ Houses



Average Closed Price: First Six Months ■ Houses



Redding House Listings Inventory ■ Houses



Lower Fairfield County

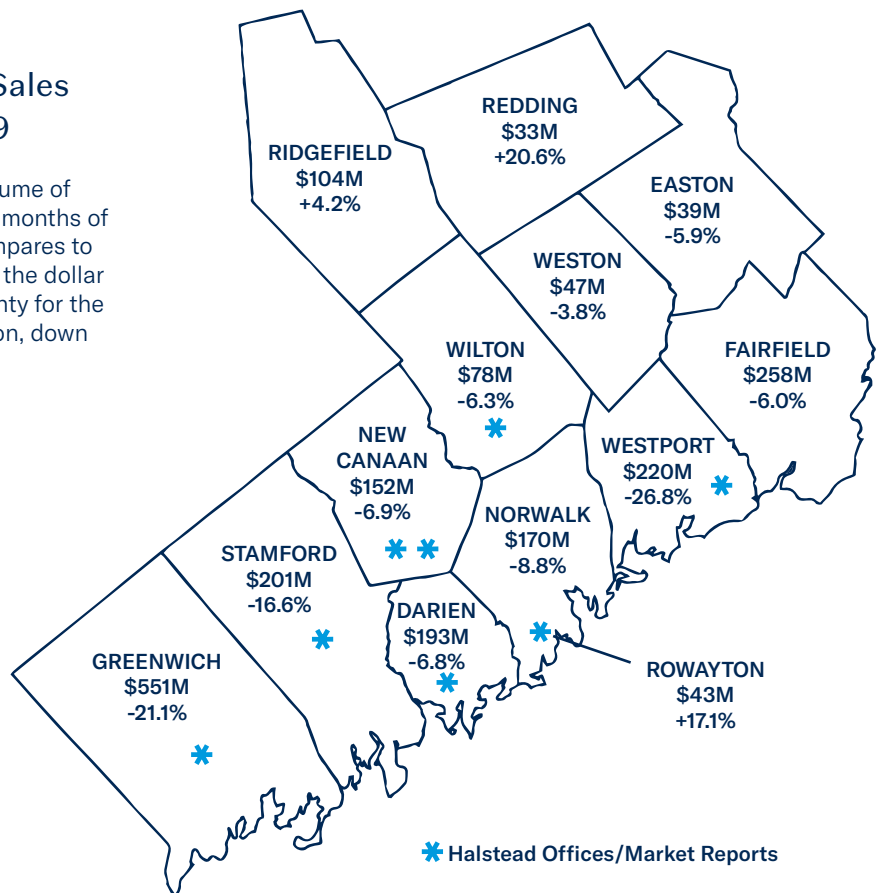
Town Comparison: Sold Houses - First Six Months

Town	# of Closed Houses		% change	Median Closing Price		% change
	2019	2018		2019	2018	
Darien	133	123	+8.1%	\$1,180,000	\$1,485,000	-20.5%
Easton	62	69	-10.1%	\$599,500	\$550,000	+9%
Fairfield	364	359	+1.4%	\$577,500	\$620,000	-6.9%
All of Greenwich	226	275	-17.8%	\$1,950,000	\$1,865,000	+4.6%
New Canaan	108	97	+11.3%	\$1,200,000	\$1,380,000	-13%
Norwalk	290	309	-6.1%	\$486,509	\$499,000	-2.5%
Redding	62	50	+24%	\$522,750	\$540,625	-3.3%
Ridgefield	149	149	0%	\$625,000	\$618,000	+1.1%
Rowayton*	35	32	+9.4%	\$1,217,500	\$810,000	+50.3%
Stamford	318	369	-13.8%	\$581,750	\$596,000	-2.4%
Weston	61	66	-7.6%	\$665,000	\$651,000	+2.2%
Westport	159	202	-21.3%	\$1,220,000	\$1,220,000	0%
Wilton	101	91	+11%	\$712,500	\$795,000	-10.4%

*Rowayton closing data also included in Norwalk.

Dollar Volume of House Sales First Six Months 2019

To the right is a look at the total dollar volume of house sales for each town for the first six months of 2019 and the percentage change as it compares to the same time frame in 2018. Collectively, the dollar volume of closings in Lower Fairfield County for the first six months of the year was \$2.4 billion, down 13% vs. January through June of 2018.



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.

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* Halstead Offices/Market Reports