



**HALSTEAD**  
REAL ESTATE

Stamford  
Market Report  
First Half 2019 **2019**

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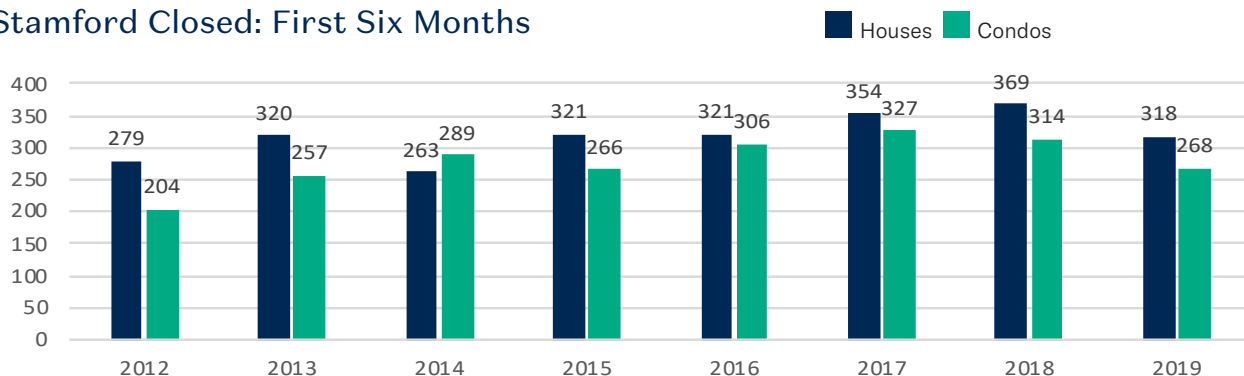
**HALSTEAD CONNECTICUT, LLC**

# Stamford Overview

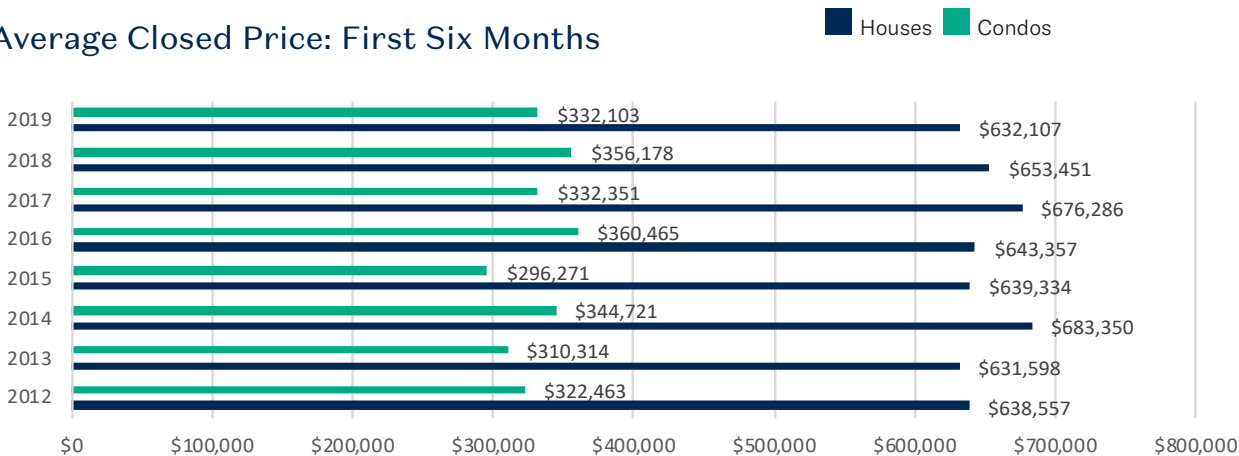


	2019	2018	% CHANGE
Houses: Closings in First Six Months	318	369	-13.8%
Houses: Average Closing Price First Six Months	\$632,107	\$653,451	-3.3%
Houses: Pending on June 30th	90	78	+15.4%
Houses: Inventory on June 30th	521	489	+6.5%
Condos: Closings First Six Months	268	314	-14.6%
Condos: Average Closing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

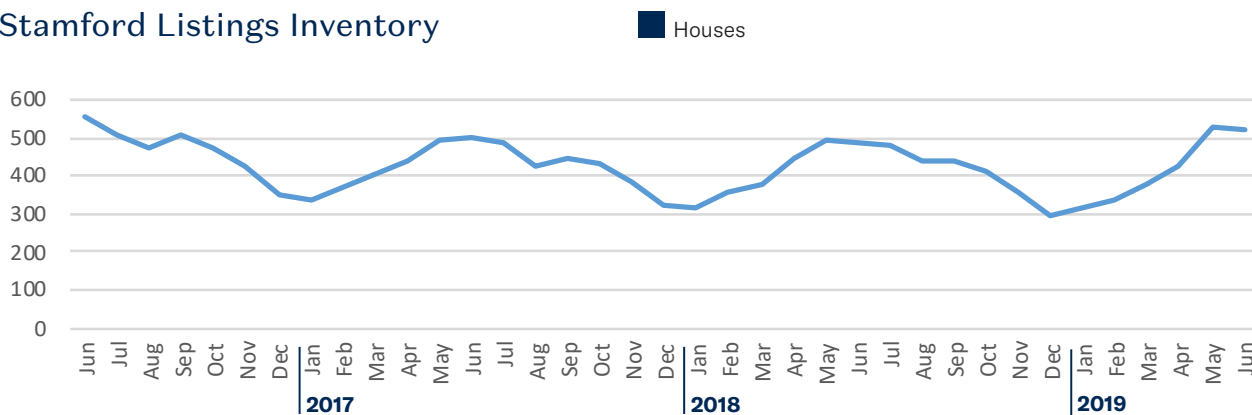
## Stamford Closed: First Six Months



## Average Closed Price: First Six Months



## Stamford Listings Inventory





## Active House Listings as of June 30th

	2019	2018	%
Under \$400K	23	23	0%
\$400K-\$500K	57	79	-27.8%
\$500K-\$600K	103	74	+39.2%
\$600K-\$700K	72	68	+5.9%
\$700K-\$800K	79	53	+49.1%
\$800K-\$1M	73	76	-3.9%
\$1M-\$1.2M	39	36	+8.3%
\$1.2M-\$1.5M	34	33	+3%
\$1.5M-\$2M	23	30	-23.3%
Over \$2M	18	17	+5.9%

## Number of Houses Closed: First Six Months

	2019	2018	%
Under \$400K	33	34	-2.9%
\$400K-\$500K	64	83	-22.9%
\$500K-\$600K	66	70	-5.7%
\$600K-\$700K	68	63	+7.9%
\$700K-\$800K	41	44	-6.8%
\$800K-\$1M	23	42	-45.2%
\$1M-\$1.2M	13	15	-13.3%
\$1.2M-\$1.5M	7	12	-41.7%
\$1.5M-\$2M	1	5	-80%
Over \$2M	2	1	+100%

## Average List-to-Sale-Price Ratio: Houses

Based on closing from First Six Months 2019

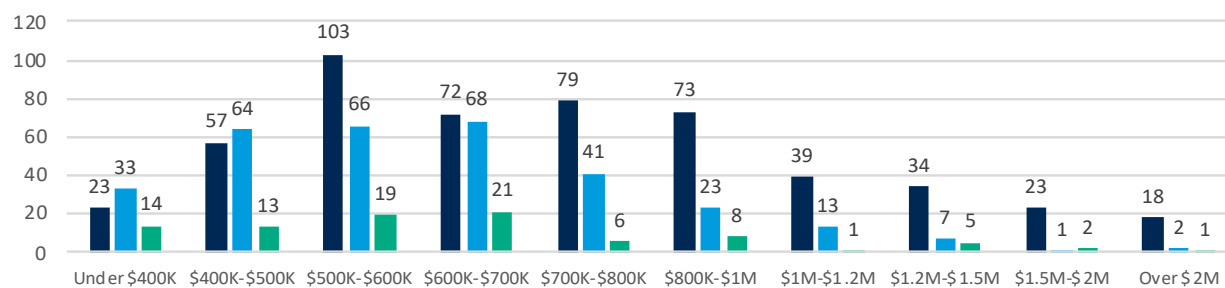
UNDER \$400K	\$400K-\$500K	\$500K-\$600K	\$600K-\$700K	\$700K-\$800K	\$800K-\$1M	\$1M-\$1.2M	\$1.2M-\$1.5M	\$1.5M-\$2M	OVER \$2M
94.1%	97.3%	98.1%	98.0%	98.1%	96.5%	97.1%	95.5%	97.0%	92.8%

Average for all price points: 97.2%

## Houses: Active/Closed/Pending

Active/Pending as of June 30th; Closed: First Six Months

Active Closed Pending





## Active Condo/Co-Op Listings as of June 30th

	2019	2018	%
Under \$200K	31	47	-34%
\$200K-\$300K	81	72	+12.5%
\$300K-\$400K	65	65	0%
\$400K-\$500K	53	49	+8.2%
\$500K-\$600K	28	22	+27.3%
\$600K-\$700K	15	10	+50%
\$700K-\$1M	20	22	-9.1%
Over \$1M	5	6	-16.7%

## Number of Condos/Co-Ops Closed: First Six Months

	2019	2018	%
Under \$200K	51	54	-5.6%
\$200K-\$300K	98	74	+32.4%
\$300K-\$400K	52	94	-44.7%
\$400K-\$500K	31	43	-27.9%
\$500K-\$600K	21	26	-19.2%
\$600K-\$700K	3	12	-75%
\$700K-\$1M	8	6	+33.3%
Over \$1M	4	5	-20%

## Average List-to-Sale-Price Ratio: Condos

Based on closing from First Six Months 2019

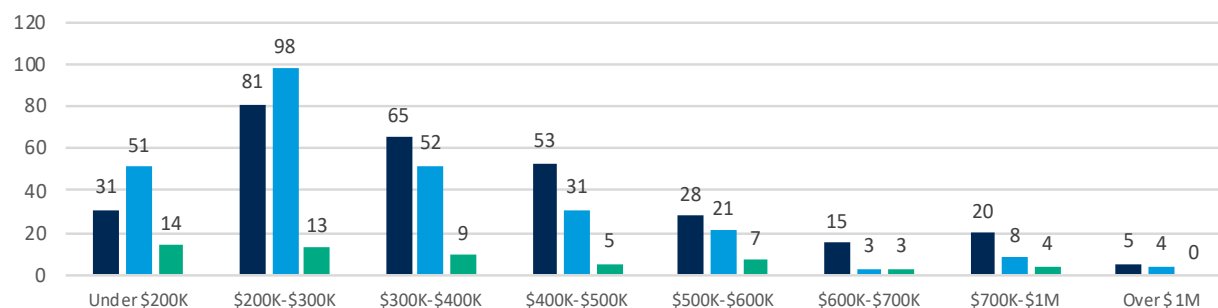
UNDER \$200K	\$200K-\$300K	\$300K-\$400K	\$400K-\$500K	\$500K-\$600K	\$600K-\$700K	\$700K-\$1M	OVER \$1M
95.1%	97.0%	97.3%	97.7%	97.6%	98.4%	97.1%	91.3%

Average for all price points: 96.8%

## Condos/Co-Ops: Active/Closed/Pending

Active/Pending as of June 30th; Closed: First Six Months

Active Closed Pending



# Stamford Neighborhoods



## Number of Houses Sold, First Six Months: By Neighborhood

	# of Sold Houses			Average House Sale Price			Avg Price Per SQ FT		
	2019	2018	% Change	2019	2018	% Change	2019	2018	% Change
Cove	20	21	-4.8%	\$447,917	\$467,774	-4.2%	\$258	\$223	+15.9%
Glenbrook	23	25	-8%	\$462,235	\$476,888	-3.1%	\$215	\$229	-6.2%
Mid City	21	18	+16.7%	\$571,857	\$571,083	+0.1%	\$248	\$225	+10.3%
Mid-Ridges	22	23	-4.3%	\$488,977	\$546,952	-10.6%	\$247	\$253	-2.2%
Newfield	31	43	-27.9%	\$581,106	\$600,047	-3.2%	\$260	\$221	+17.7%
North Stamford	108	107	+0.9%	\$725,011	\$727,191	-0.3%	\$201	\$201	+0.2%
Shippan	12	21	-42.9%	\$816,708	\$939,100	-13%	\$301	\$303	-0.8%
Springdale	28	33	-15.2%	\$558,061	\$535,395	+4.2%	\$261	\$244	+7%
Turn Of River	7	9	-22.2%	\$489,877	\$447,500	+9.5%	\$253	\$205	+23.2%
Waterside	4	10	-60%	\$1,438,750	\$865,400	+66.3%	\$487	\$309	+57.5%
West Side	5	4	+25%	\$346,450	\$344,625	+0.5%	\$213	\$186	+14.7%
Westover	25	42	-40.5%	\$790,390	\$843,158	-6.3%	\$231	\$219	+5.8%
Other	12	13	-7.7%	--	--	--	--	--	--

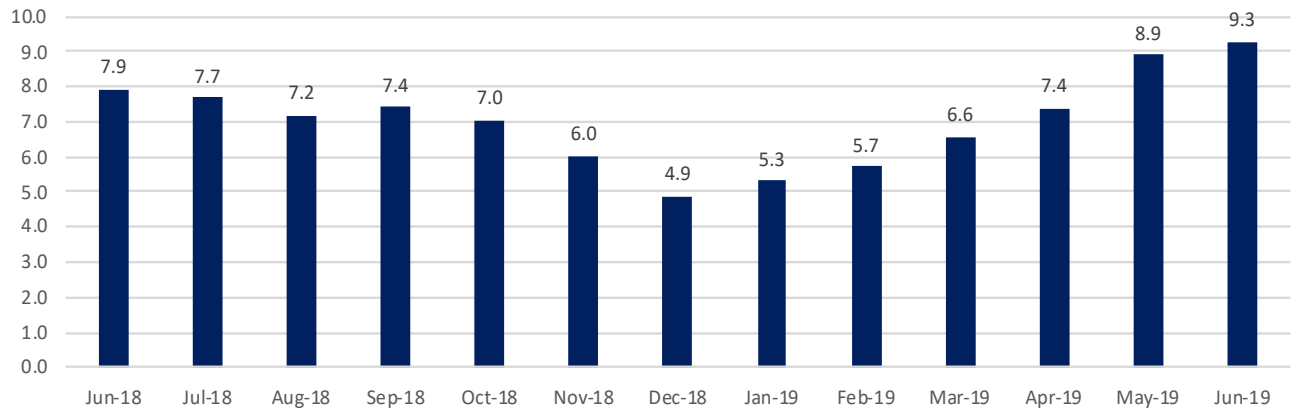
## Number of Condos/Co-ops Sold, First Six Months: By Neighborhood

	# of Sold Houses			Average House Sale Price			Avg Price Per SQ FT		
	2019	2018	% Change	2019	2018	% Change	2019	2018	% Change
Cove	22	27	-18.5%	\$297,091	\$279,444	+6.3%	\$228	\$208	+9.7%
Glenbrook	46	61	-24.6%	\$283,947	\$312,366	-9.1%	\$232	\$226	+2.6%
Mid City	129	129	0%	\$310,298	\$327,023	-5.1%	\$278	\$271	+2.5%
Mid-Ridges	3	6	-50%	\$562,667	\$568,017	-0.9%	\$206	\$239	-13.8%
Newfield	4	1	+300%	\$446,750	\$535,000	-16.5%	\$254	\$275	-7.6%
Shippan	7	8	-12.5%	\$358,871	\$495,563	-27.6%	\$209	\$262	-20%
Springdale	26	32	-18.8%	\$324,596	\$351,958	-7.8%	\$224	\$240	-6.8%
Turn Of River	1	3	-66.7%	\$558,000	\$586,333	-4.8%	\$287	\$272	+5.6%
Waterside	2	6	-66.7%	\$424,500	\$467,667	-9.2%	\$335	\$345	-3.1%
West Side	8	11	-27.3%	\$362,563	\$313,273	+15.7%	\$209	\$207	+0.9%
Westover	9	12	-25%	\$875,000	\$862,292	+1.5%	\$325	\$406	-20%
Other	11	18	-38.9%	--	--	--	--	--	--

# Stamford Absorption Rate: Houses

Absorption Rate: How many months it would take to sell all active listings in a given market or price range. We calculate it by taking the average number of closings over the prior 12 months and multiplying that by the number of active listings.

Absorption Rate in Months: Houses



	JUNE 2019		DECEMBER 2018		JUNE 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Under \$400K	23	3.3	17	2.4	23	3.3
\$400K-\$500K	57	4.9	44	3.3	79	5.5
\$500K-\$600K	103	9.4	48	4.2	74	6.0
\$600K-\$700K	72	6.5	39	3.7	68	6.4
\$700K-\$800K	79	13.2	39	6.2	53	9.2
\$800K-\$1M	73	14.1	36	5.3	76	12.5
\$1M-\$1.2M	39	19.5	27	12.5	36	14.4
\$1.2M-\$1.5M	34	25.5	17	9.7	33	17.2
\$1.5M-\$2M	23	39.4	19	20.7	30	40.0
Over \$2M	18	54.0	8	32.0	17	51.0

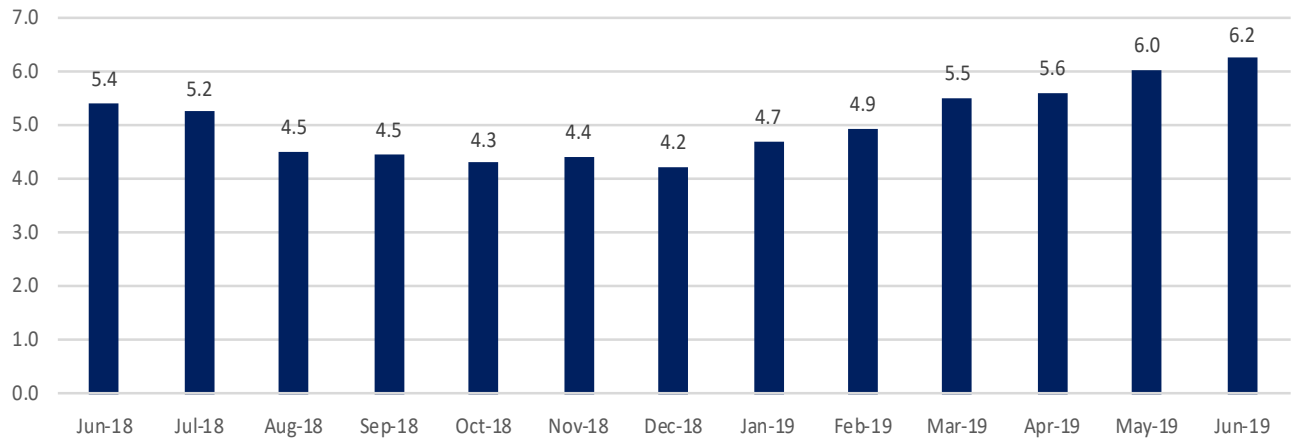
Stamford had a **9.3**-month supply of houses for sale in June, 18% higher than the same time last year, when there was a 7.9-month supply. Price ranges under \$700,000 averaged having a **6**-month supply of houses.



0 Wallacks Point, Stamford. \$9,800,000 Web# 170172717

# Stamford Absorption Rate: Condos

Absorption Rate in Months: Condos



	JUNE 2019		DECEMBER 2018		JUNE 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Under \$200K	31	3.2	32	3.3	47	4.7
\$200K-\$300K	81	5.3	69	5.2	72	5.2
\$300K-\$400K	65	6.1	35	2.5	65	3.9
\$400K-\$500K	53	8.2	25	3.3	49	7.4
\$500K-\$600K	28	7.6	23	5.6	22	6.9
\$600K-\$700K	15	36.0	11	9.4	10	6.7
\$700K-\$1M	20	14.1	15	12.0	22	15.5
Over \$1M	5	12.0	8	16.0	6	9.0

Stamford had a **6.2**-month supply of condos for sale in June, 15% higher than the same time last year, when the absorption rate was 5.4 months. From June 2018 to June 2019 Stamford averaged having a **5**-month supply of condos.



77 Havemeyer Lane, Unit #206, Stamford. \$575,000 Web #170161442

