



HALSTEAD
REAL ESTATE

Stamford
Market Report
First Half 2020 **2020**

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Stamford Overview



Single Family Houses

Number of Solds Q2
2020 Vs. 2019

↓ 17.9%

Average Sold Price Q2
2020 Vs. 2019

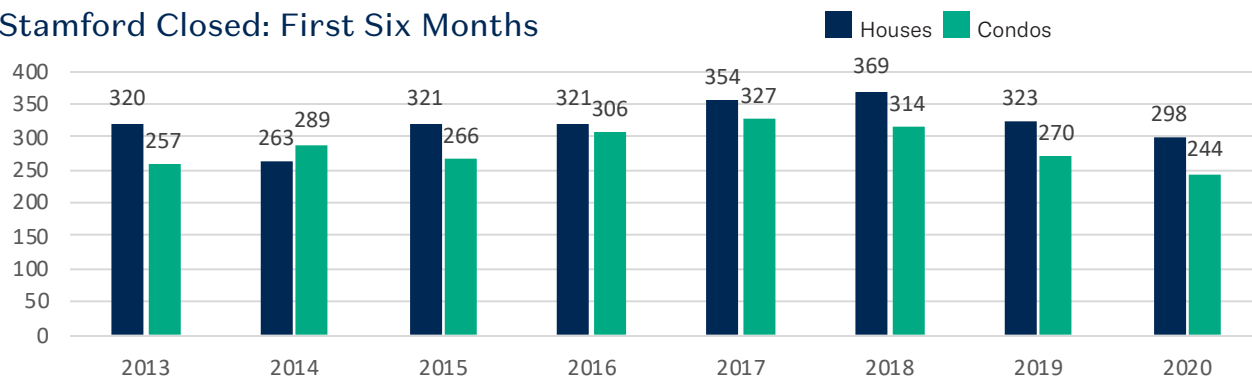
↓ 7.7%

June 30 Inventory
Vs. June 30, 2019

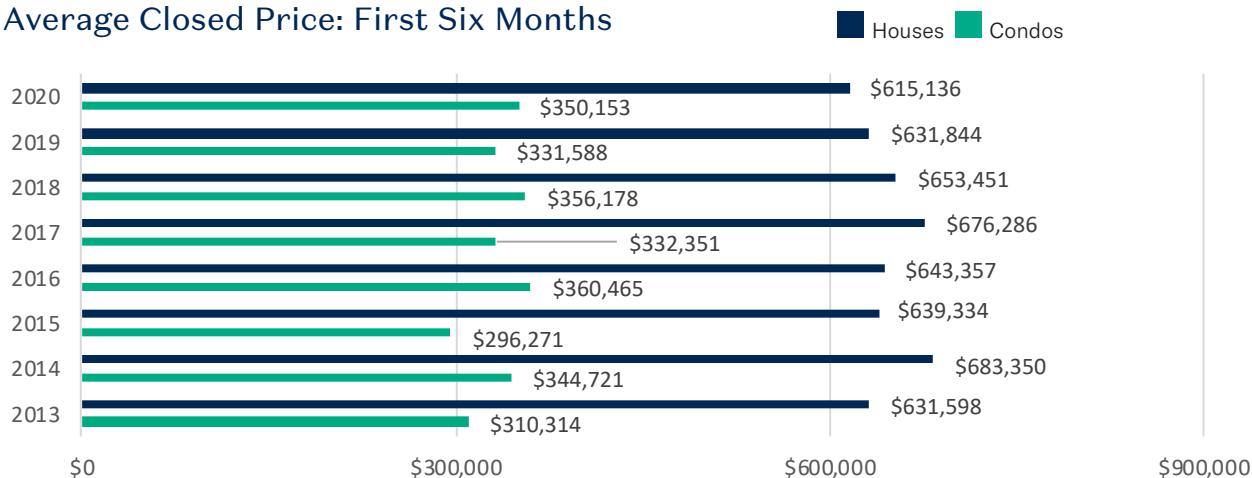
↓ 28.8%

	2020	2019	% CHANGE
Houses: Closings in Second Quarter	165	201	-17.9%
Houses: Average Closing Price in Second Quarter	\$621,770	\$673,313	-7.7%
Houses: Closings First Six Months	298	323	-7.7%
Houses: Average Closing Price First Six Months	\$615,136	\$631,844	-2.6%
Houses: Pending on June 30th	104	90	+15.6%
Houses: Inventory on June 30th	371	521	-28.8%
Condos: Closings First Six Months	244	270	-9.6%
Condos: Average Closing Price First Six Months	\$350,153	\$331,588	+5.6%
Condos: Inventory on June 30th	246	298	-17.4%

Stamford Closed: First Six Months



Average Closed Price: First Six Months





Active House Listings as of June 30th

	2020	2019	% CHANGE
Under \$400K	11	23	-52.2%
\$400K-\$500K	42	57	-26.3%
\$500K-\$600K	75	103	-27.2%
\$600K-\$700K	48	72	-33.3%
\$700K-\$800K	44	79	-44.3%
\$800K-\$1M	62	73	-15.1%
\$1M-\$1.2M	27	39	-30.8%
\$1.2M-\$1.5M	33	34	-2.9%
\$1.5M-\$2M	18	23	-21.7%
Over \$2M	11	18	-38.9%

Number of Houses Closed: First Six Months

	2020	2019	%
Under \$400K	32	33	-3%
\$400K-\$500K	72	64	+12.5%
\$500K-\$600K	68	69	-1.4%
\$600K-\$700K	40	69	-42%
\$700K-\$800K	33	42	-21.4%
\$800K-\$1M	35	23	+52.2%
\$1M-\$1.2M	14	13	+7.7%
\$1.2M-\$1.5M	3	7	-57.1%
\$1.5M-\$2M	0	1	-100%
Over \$2M	1	2	-50%

Average List-to-Sale-Price Ratio: Houses

Based on closing from First Six Months of 2020

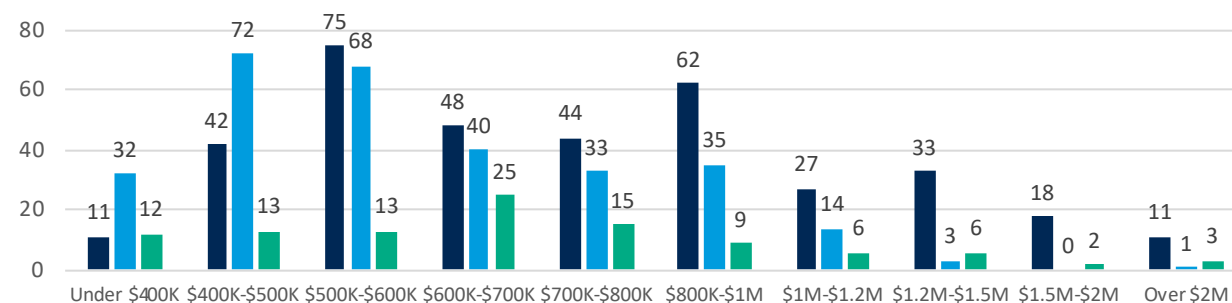
UNDER \$400K	\$400K-\$500K	\$500K-\$600K	\$600K-\$700K	\$700K-\$800K	\$800K-\$1M	\$1M-\$1.2M	\$1.2M-\$1.5M	\$1.5M-\$2M	OVER \$2M
95.5%	97.1%	97.5%	97.0%	96.6%	96.4%	93.5%	98.5%	N/A	95.9%*

*Only one closing in this price range. Average for all price points: 96.7%

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

	2020	2019	% CHANGE
Under \$200K	34	31	+9.7%
\$200K-\$300K	56	81	-30.9%
\$300K-\$400K	54	65	-16.9%
\$400K-\$500K	40	53	-24.5%
\$500K-\$600K	32	28	+14.3%
\$600K-\$700K	12	15	-20%
\$700K-\$1M	14	20	-30%
Over \$1M	4	5	-20%

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

	2020	2019	%
Under \$200K	44	51	-13.7%
\$200K-\$300K	74	99	-25.3%
\$300K-\$400K	57	53	+7.5%
\$400K-\$500K	28	31	-9.7%
\$500K-\$600K	26	21	+23.8%
\$600K-\$700K	5	3	+66.7%
\$700K-\$1M	5	8	-37.5%
Over \$1M	5	4	+25%

Average List-to-Sale-Price Ratio: Condos

Based on closing from First Six Months of 2020

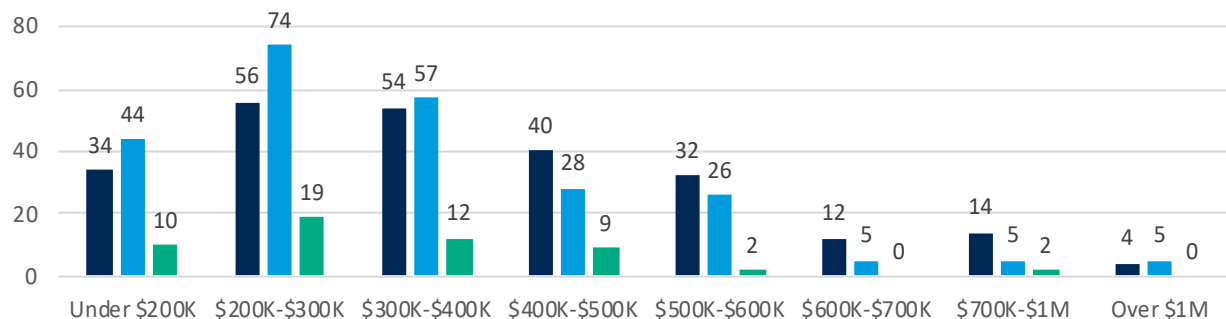
UNDER \$200K	\$200K-\$300K	\$300K-\$400K	\$400K-\$500K	\$500K-\$600K	\$600K-\$700K	\$700K-\$1M	OVER \$1M
95.6%	97.3%	97.5%	96.9%	98.0%	96.8%	94.7%	94.7%

Average for all price points: 97.0%

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		
	2020	2019	% Change	2020	2019	% Change	2020	2019	% Change
Cove	19	20	-5%	\$462,703	\$447,917	+3.3%	\$271	\$258	+5%
Glenbrook	29	23	+26.1%	\$494,052	\$462,235	+6.9%	\$259	\$215	+20.5%
Mid City	17	21	-19%	\$546,412	\$571,857	-4.4%	\$235	\$248	-5.1%
Mid-Ridges	17	22	-22.7%	\$518,965	\$488,977	+6.1%	\$244	\$247	-1.2%
Newfield	30	32	-6.3%	\$633,959	\$581,072	+9.1%	\$221	\$261	-15.5%
North Stamford	87	109	-20.2%	\$686,831	\$724,869	-5.2%	\$196	\$202	-3.1%
Shippan	14	13	+7.7%	\$748,371	\$802,346	-6.7%	\$297	\$288	+3.2%
Springdale	25	28	-10.7%	\$481,610	\$558,061	-13.7%	\$237	\$261	-9.3%
Turn Of River	8	8	0%	\$572,688	\$496,518	+15.3%	\$229	\$243	-5.7%
Waterside	9	4	+125%	\$763,389	\$1,438,750	-46.9%	\$275	\$487	-43.6%
West Side	1	4	-75%	\$245,000	\$359,313	-31.8%	\$136	\$208	-34.9%
Westover	29	25	+16%	\$783,966	\$790,390	-0.8%	\$203	\$231	-12.2%
Other	13	14	-7.1%	--	--	--	--	--	--

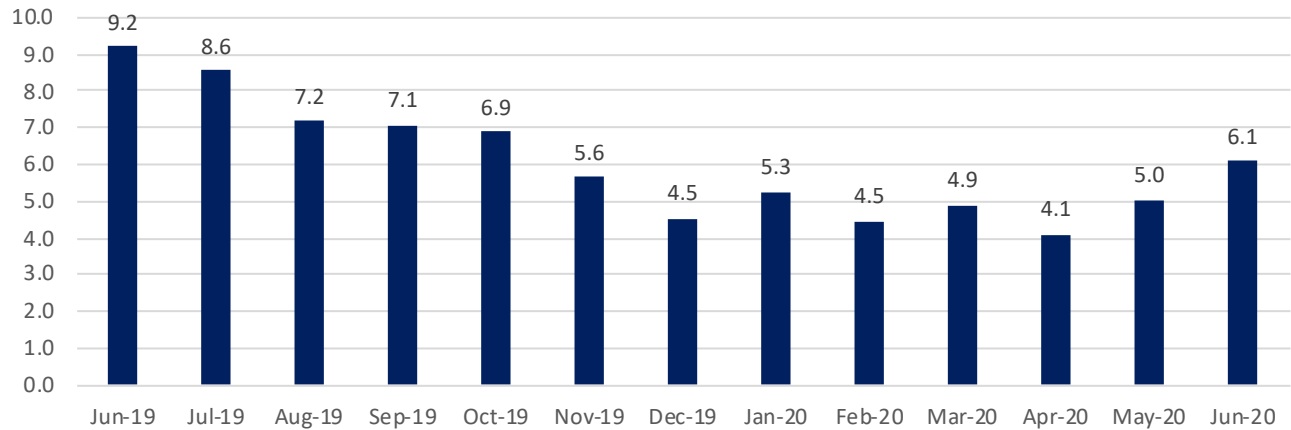
Number of Condos/Co-ops Sold, First Six Months: By Neighborhood

	# of Sold Houses			Average House Sale Price			Avg Price Per SQ FT		
	2020	2019	% Change	2020	2019	% Change	2020	2019	% Change
Cove	18	22	-18.2%	\$249,817	\$297,091	-15.9%	\$228	\$228	+0.2%
Glenbrook	48	46	+4.3%	\$336,813	\$283,947	+18.6%	\$241	\$232	+4.1%
Mid City	102	131	-22.1%	\$302,756	\$309,569	-2.2%	\$273	\$277	-1.7%
Mid-Ridges	2	3	-33.3%	\$942,500	\$562,667	+67.5%	\$267	\$206	+29.6%
Shippan	4	7	-42.9%	\$384,375	\$358,871	+7.1%	\$283	\$209	+35.3%
Springdale	22	26	-15.4%	\$336,172	\$324,596	+3.6%	\$244	\$224	+9.1%
Turn Of River	2	1	+100%	\$827,000	\$558,000	+48.2%	\$254	\$287	-11.5%
Waterside	8	2	+300%	\$557,800	\$424,500	+31.4%	\$350	\$335	+4.5%
West Side	8	8	0%	\$325,638	\$362,563	-10.2%	\$211	\$209	+1.1%
Westover	9	9	0%	\$659,094	\$875,000	-24.7%	\$309	\$325	-5%
Other	19	11	+72.7%	--	--	--	--	--	--

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 2020		DECEMBER 2019		JUNE 2019	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Under \$400K	11	1.6	16	2.3	23	3.3
\$400K-\$500K	42	3.0	45	3.4	57	4.9
\$500K-\$600K	75	5.2	45	3.1	103	9.2
\$600K-\$700K	48	5.5	39	3.5	72	6.5
\$700K-\$800K	44	6.8	31	4.3	79	13.0
\$800K-\$1M	62	10.2	58	11.4	73	14.1
\$1M-\$1.2M	27	12.0	17	7.8	39	19.5
\$1.2M-\$1.5M	33	22.0	19	10.4	34	25.5
\$1.5M-\$2M	18	36.0	11	18.9	23	39.4
Over \$2M	11	26.4	5	10.0	18	54.0

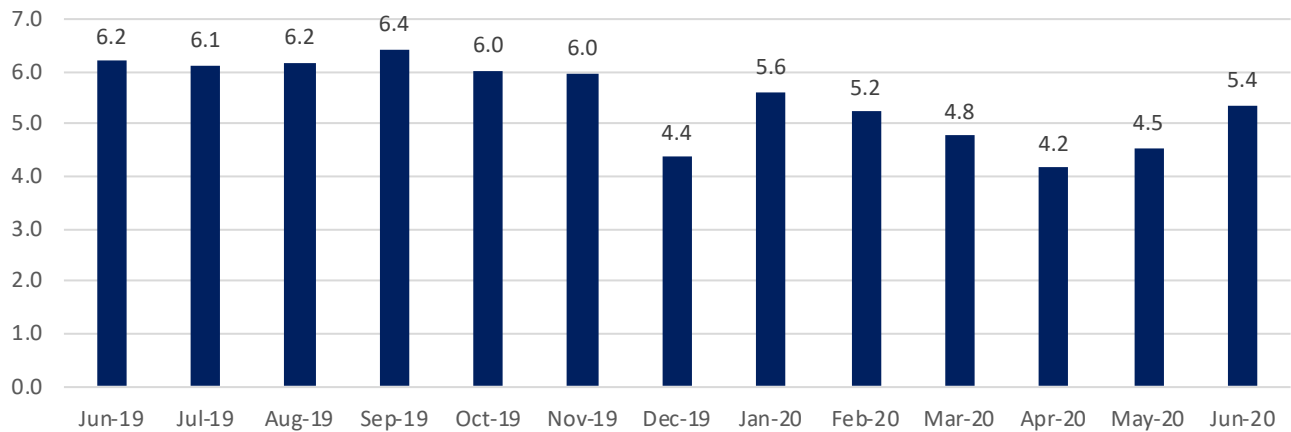
Stamford had a **6.1**-month supply of houses for sale in June 2020, 34% lower than the same time last year when the absorption rate was 9.2 months. For June 2020, price ranges under \$800,000 averaged having a **4.4**-month supply of houses.



1404 Shippan Avenue, Stamford. \$1,850,000. Web# 170309158.

Stamford Absorption Rate: Condos

Absorption Rate in Months: Condos



	JUNE 2020		DECEMBER 2019		JUNE 2019	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Under \$200K	34	3.7	27	2.8	31	3.2
\$200K-\$300K	56	4.0	54	3.4	81	5.3
\$300K-\$400K	54	5.1	43	4.2	65	6.1
\$400K-\$500K	40	6.4	23	3.5	53	8.2
\$500K-\$600K	32	9.4	29	9.7	28	7.6
\$600K-\$700K	12	12.0	9	10.8	15	36.0
\$700K-\$1M	14	12.0	22	15.5	20	14.1
Over \$1M	4	6.9	3	6.0	5	12.0

From June 2019 to June 2020 Stamford averaged having a **5.5**-month supply of condos for sale. For June 2020, price ranges under \$400,000 averaged having just a **4.3**-month supply of condos.



39 Maple Tree Avenue, #63, Stamford. \$415,000. Web# 170309430.

Lower Fairfield County

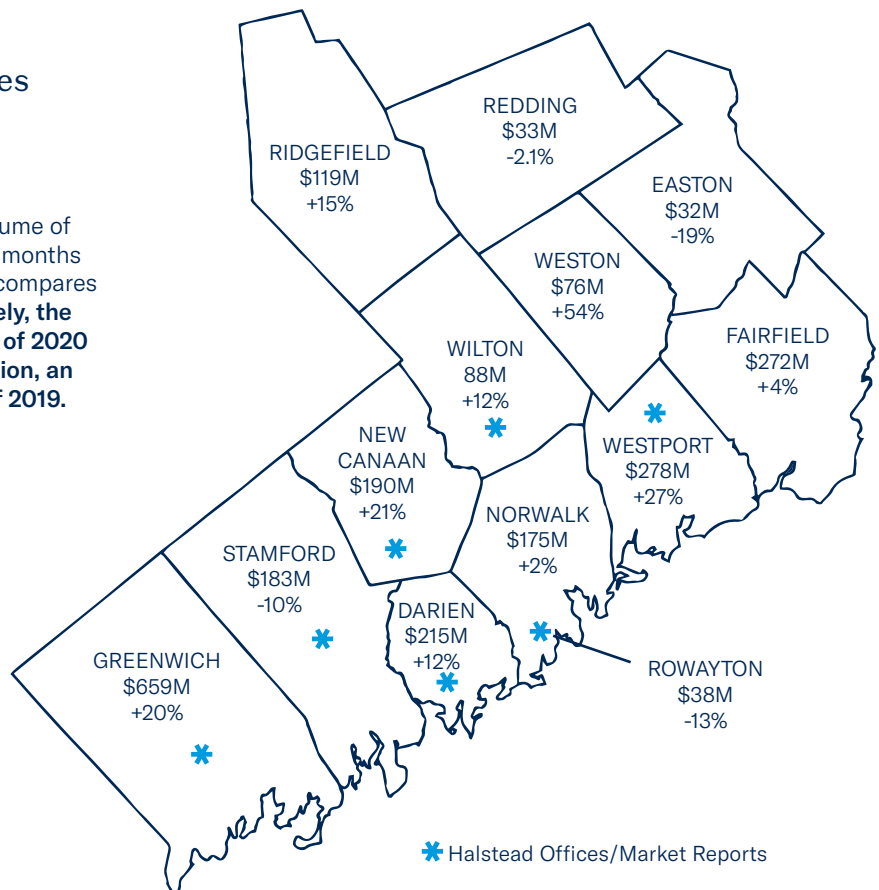
Town Comparison: Sold Houses - First Six Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2020	2019		2020	2019	
Darien	149	133	+12%	\$1,444,262	\$1,450,283	-0.4%
Easton	59	64	-7.8%	\$544,969	\$622,891	-12.5%
Fairfield	344	370	-7%	\$790,121	\$710,084	+11.3%
All of Greenwich	265	226	+17.3%	\$2,486,444	\$2,438,681	+2%
New Canaan	122	111	+9.9%	\$1,555,474	\$1,411,699	+10.2%
Norwalk	296	296	0%	\$592,549	\$583,945	+1.5%
Redding	62	62	0%	\$527,113	\$538,634	-2.1%
Ridgefield	157	149	+5.4%	\$760,491	\$698,578	+8.9%
Rowayton*	35	35	0%	\$1,073,903	\$1,227,071	-12.5%
Stamford	298	323	-7.7%	\$615,136	\$631,844	-2.6%
Weston	92	64	+43.8%	\$828,289	\$772,175	+7.3%
Westport	199	159	+25.2%	\$1,396,422	\$1,380,599	+1.1%
Wilton	107	102	+4.9%	\$820,329	\$766,103	+7.1%

*Rowayton closing data also included in Norwalk.

Dollar Volume of House Sales Year's First Six Months 2020 vs. 2019

To the right is a look at the total dollar volume of house sales for each town for the first six months of 2020 and the percentage change as it compares to the same time frame in 2019. **Collectively, the dollar volume of closings in the first half of 2020 for Lower Fairfield County was \$2.36 billion, an increase of 12 percent vs. the first half of 2019.**



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.

Condos in report include Condos and Co-Ops.

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