



**HALSTEAD**  
REAL ESTATE

# Connecticut Market Report

## Year To Date Through April 30, 2020

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

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HALSTEAD CONNECTICUT, LLC

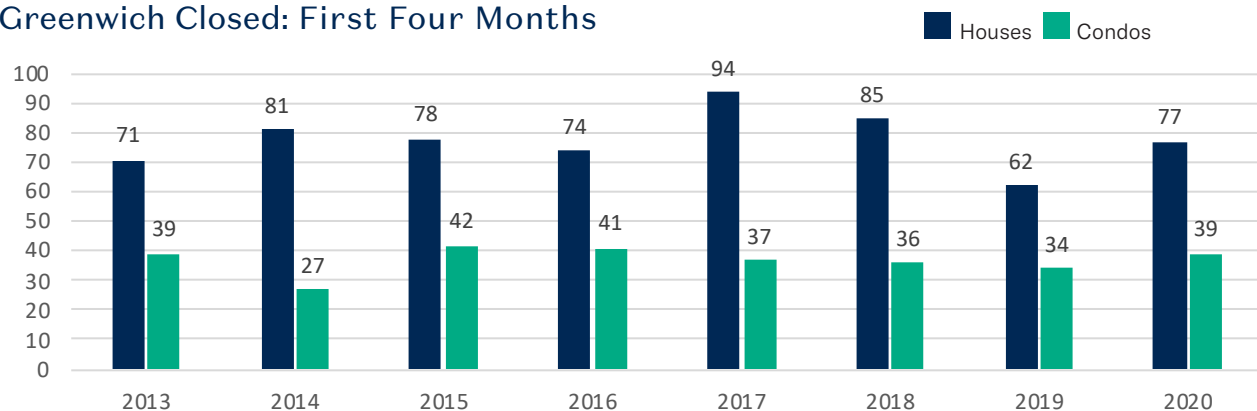
# Greenwich Market Report

Year To Date Through April 30, 2020

125 MASON STREET, GREENWICH, CT 06830 | (203) 869-8100  
HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in April	17	23	-26.1%
Houses: Closings First Four Months	77	62	+24.2%
Houses: Average Closing Price First Four Months	\$2,244,412	\$2,818,951	-20.4%
Houses: Pending on April 30th	27	0	NA
Houses: Active Inventory on April 30th	377	480	-21.5%
Condos: Closings First Four Months	39	34	+14.7%
Condos: Average Closing Price First Four Months	\$984,074	\$1,175,529	-16.3%
Condos: Active Inventory on April 30th	107	109	-1.8%
House & Condo \$ Volume of Closings First Four Months	\$211,198,598	\$214,742,988	-1.7%

## Greenwich Closed: First Four Months



## Number of Houses Closed: First Four Months

	2020	2019	%
Under \$1M	10	11	-9.1%
\$1M-\$1.5M	18	6	+200%
\$1.5M-\$2M	12	10	+20%
\$2M-\$2.5M	7	11	-36.4%
\$2.5M-\$3M	13	7	+85.7%
\$3M-\$4M	9	7	+28.6%
\$4M-\$5M	4	3	+33.3%
\$5M-\$7M	4	4	0%
Over \$7M	0	3	-100%

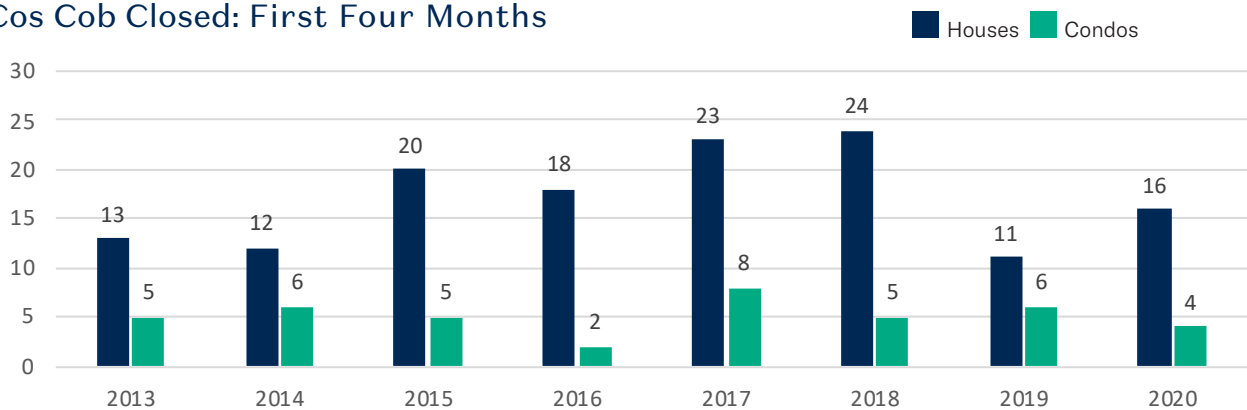
# Cos Cob Market Report

Year To Date Through April 30, 2020

125 MASON STREET, GREENWICH, CT 06830 | (203) 869-8100  
HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in April	4	2	+100%
Houses: Closings First Four Months	16	11	+45.5%
Houses: Average Closing Price First Four Months	\$1,135,656	\$1,478,623	-23.2%
Houses: Pending on April 30th	3	2	+50%
Houses: Active Inventory on April 30th	50	59	-15.3%
Condos: Closings First Four Months	4	6	-33.3%
Condos: Average Closing Price First Four Months	\$888,375	\$655,833	+35.5%
Condos: Active Inventory on April 30th	15	19	-21.1%
House & Condo \$ Volume of Closings First Four Months	\$21,724,000	\$20,199,850	+7.5%

## Cos Cob Closed: First Four Months



## Number of Houses Closed: First Four Months

	2020	2019	%
Under \$1M	8	2	+300%
\$1M-\$1.5M	5	5	0%
\$1.5M-\$2M	2	1	+100%
\$2M-\$2.5M	0	2	-100%
\$2.5M-\$3M	1	0	NA
Over \$3M	0	1	-100%

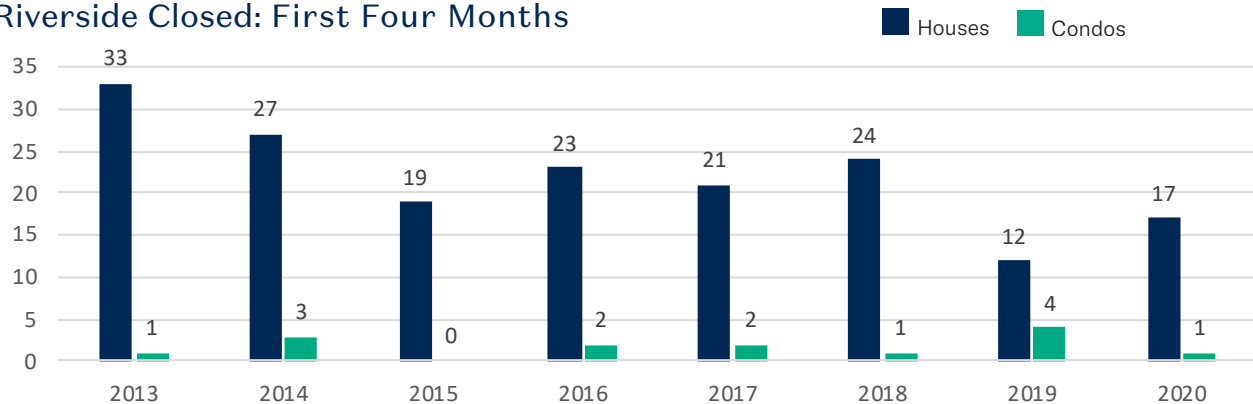
# Riverside Market Report

Year To Date Through April 30, 2020

125 MASON STREET, GREENWICH, CT 06830 | (203) 869-8100  
HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in April	2	5	-60%
Houses: Closings First Four Months	17	12	+41.7%
Houses: Average Closing Price First Four Months	\$2,170,441	\$1,938,985	+11.9%
Houses: Pending on April 30th	8	11	-27.3%
Houses: Active Inventory on April 30th	65	102	-36.3%
Condos: Closings First Four Months	1	4	-75%
Condos: Average Closing Price First Four Months	\$850,000	\$731,063	+16.3%
Condos: Active Inventory on April 30th	4	2	+100%
House & Condo \$ Volume of Closings First Four Months	\$37,747,500	\$26,192,072	+44.1%

## Riverside Closed: First Four Months



## Number of Houses Closed: First Four Months

	2020	2019	%
Under \$1M	4	2	+100%
\$1M-\$1.5M	3	2	+50%
\$1.5M-\$2M	1	4	-75%
\$2M-\$2.5M	3	1	+200%
\$2.5M-\$3M	1	1	0%
\$3M-\$4M	3	2	+50%
\$4M-\$5M	2	0	NA
Over \$5M	0	0	NA

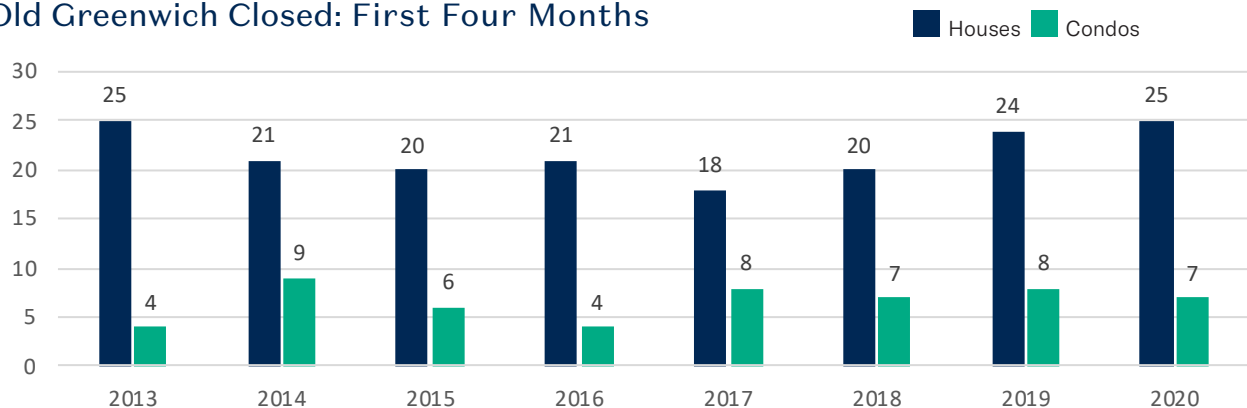
# Old Greenwich Market Report

Year To Date Through April 30, 2020

125 MASON STREET, GREENWICH, CT 06830 | (203) 869-8100  
HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in April	9	5	+80%
Houses: Closings First Four Months	25	24	+4.2%
Houses: Average Closing Price First Four Months	\$2,015,614	\$2,537,965	-20.6%
Houses: Pending on April 30th	6	8	-25%
Houses: Active Inventory on April 30th	67	94	-28.7%
Condos: Closings First Four Months	7	8	-12.5%
Condos: Average Closing Price First Four Months	\$646,857	\$533,188	+21.3%
Condos: Active Inventory on April 30th	10	8	+25%
House & Condo \$ Volume of Closings First Four Months	\$54,918,356	\$65,176,660	-15.7%

## Old Greenwich Closed: First Four Months



## Number of Houses Closed: First Four Months

	2020	2019	%
Under \$1M	3	3	0%
\$1M-\$1.5M	8	6	+33.3%
\$1.5M-\$2M	4	2	+100%
\$2M-\$2.5M	4	2	+100%
\$2.5M-\$3M	1	5	-80%
\$3M-\$4M	3	3	0%
\$4M-\$5M	1	2	-50%
Over \$5M	1	1	0%

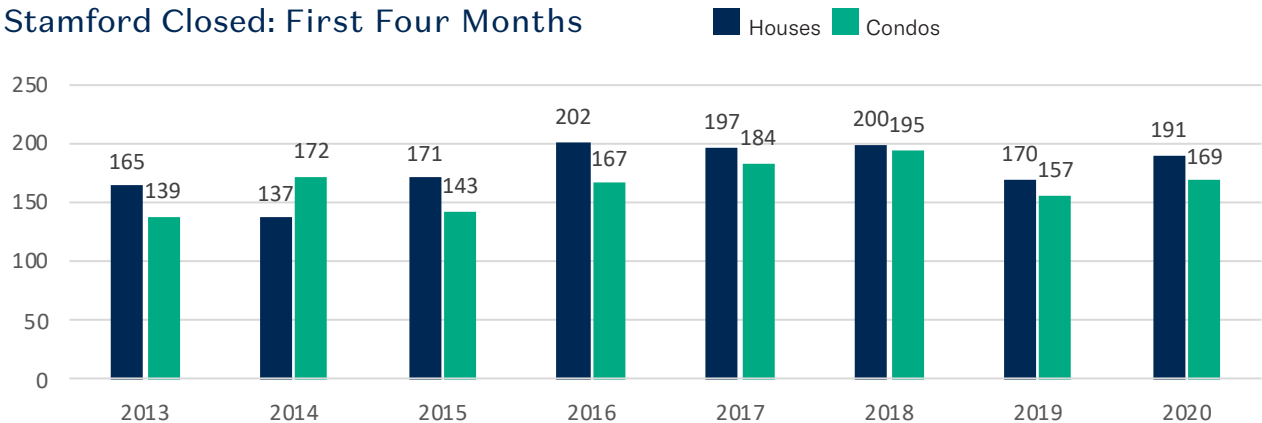
# Stamford Market Report

Year To Date Through April 30, 2020

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

	2020	2019	% CHANGE
Houses: Closings in April	58	48	+20.8%
Houses: Closings First Four Months	191	170	+12.4%
Houses: Average Closing Price First Four Months	\$612,941	\$586,374	+4.5%
Houses: Pending on April 30th	70	77	-9.1%
Houses: Active Inventory on April 30th	266	427	-37.7%
Condos: Closings First Four Months	169	157	+7.6%
Condos: Average Closing Price First Four Months	\$332,015	\$325,351	+2%
Condos: Active Inventory on April 30th	204	271	-24.7%
House & Condo \$ Volume of Closings First Four Months	\$173,182,298	\$150,763,772	+14.9%

## Stamford Closed: First Four Months



## Number of Houses Closed: First Four Months

	2020	2019	%
Under \$400K	24	22	+9.1%
\$400K-\$500K	50	40	+25%
\$500K-\$600K	37	38	-2.6%
\$600K-\$700K	24	36	-33.3%
\$700K-\$800K	23	18	+27.8%
\$800K-\$1M	20	8	+150%
\$1M-\$1.2M	10	4	+150%
\$1.2M-\$1.5M	2	3	-33.3%
\$1.5M-\$2M	0	1	-100%
Over \$2M	1	0	NA

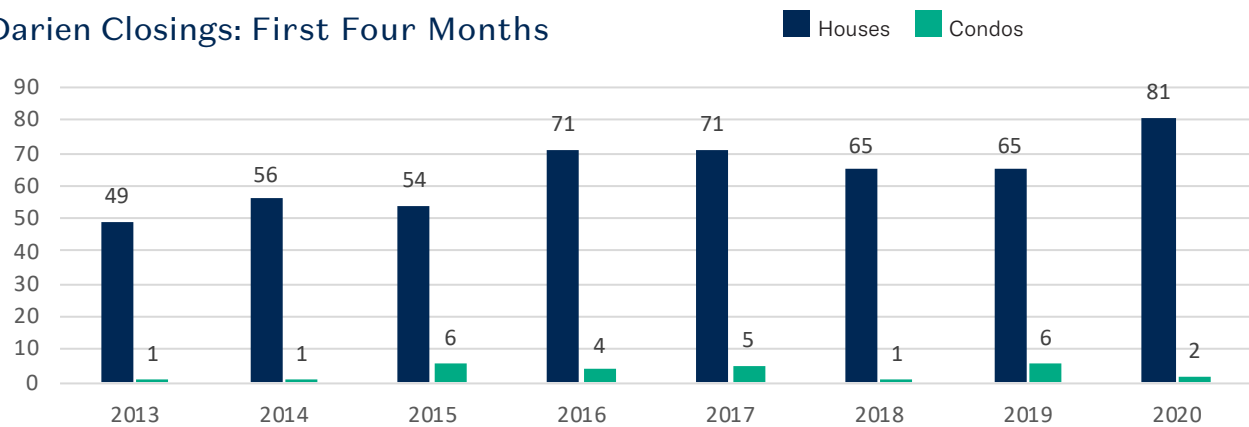
# Darien Market Report

Year To Date Through April 30, 2020

671 BOSTON POST ROAD, DARIEN, CT 06820 | (203) 655-1418  
HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in April	21	23	-8.7%
Houses: Closings First Four Months	81	65	+24.6%
Houses: Average Closing Price First Four Months	\$1,395,587	\$1,506,419	-7.4%
Houses: Pending on April 30th	32	37	-13.5%
Houses: Active Inventory on April 30th	172	260	-33.8%
Condos: Closings First Four Months	2	6	-66.7%
Condos: Average Closing Price First Four Months	\$902,000	\$832,667	+8.3%
Condos: Active Inventory on April 30th	14	19	-26.3%
House & Condo \$ Volume of Closings First Four Months	\$114,846,550	\$102,913,250	+11.6%

## Darien Closings: First Four Months



## Number of Houses Closed: First Four Months

	2020	2019	%
Under \$1M	27	22	+22.7%
\$1M-\$1.5M	25	19	+31.6%
\$1.5M-\$2M	17	11	+54.5%
\$2M-\$2.5M	4	4	0%
\$2.5M-\$3M	3	5	-40%
\$3M-\$4M	3	3	0%
\$4M-\$5M	2	0	NA
Over \$5M	0	1	-100%

# New Canaan Market Report

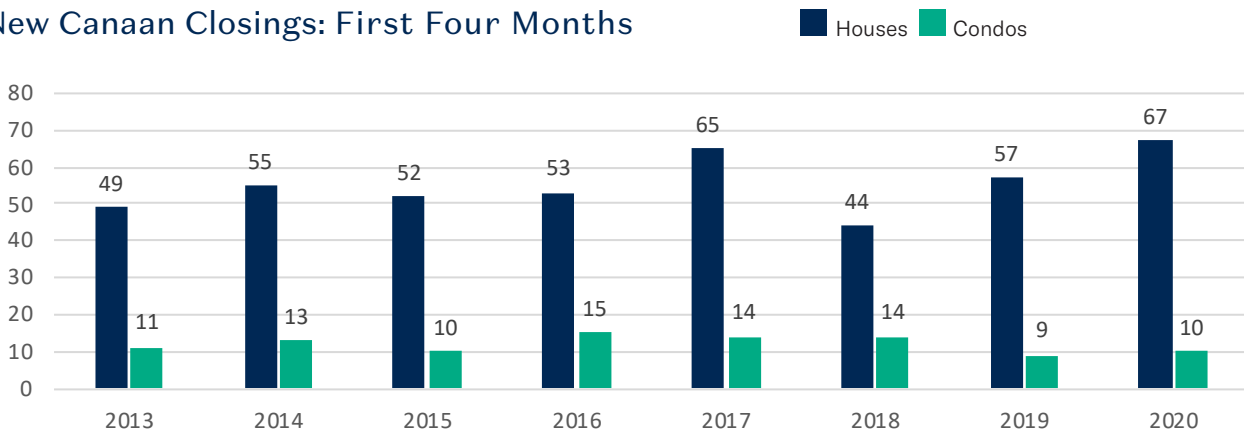
Year To Date Through April 30, 2020

183 ELM STREET, NEW CANAAN, CT 06840 | (203) 966-7800

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in April	23	15	+53.3%
Houses: Closings First Four Months	67	57	+17.5%
Houses: Average Closing Price First Four Months	\$1,564,549	\$1,357,733	+15.2%
Houses: Pending on April 30th	37	30	+23.3%
Houses: Active Inventory on April 30th	202	330	-38.8%
Condos: Closings First Four Months	10	9	+11.1%
Condos: Average Closing Price First Four Months	\$477,550	\$740,722	-35.5%
Condos: Active Inventory on April 30th	33	38	-13.2%
House & Condo \$ Volume of Closings First Four Months	\$109,600,287	\$84,057,272	+30.4%

## New Canaan Closings: First Four Months



## Number of Houses Closed: First Four Months

	2020	2019	%
Under \$1M	22	24	-8.3%
\$1M-\$1.5M	21	14	+50%
\$1.5M-\$2M	11	8	+37.5%
\$2M-\$2.5M	4	4	0%
\$2.5M-\$3M	2	7	-71.4%
\$3M-\$4M	5	0	NA
\$4M-\$5M	1	0	NA
\$5M-\$7M	1	0	NA
Over \$7M	0	0	NA



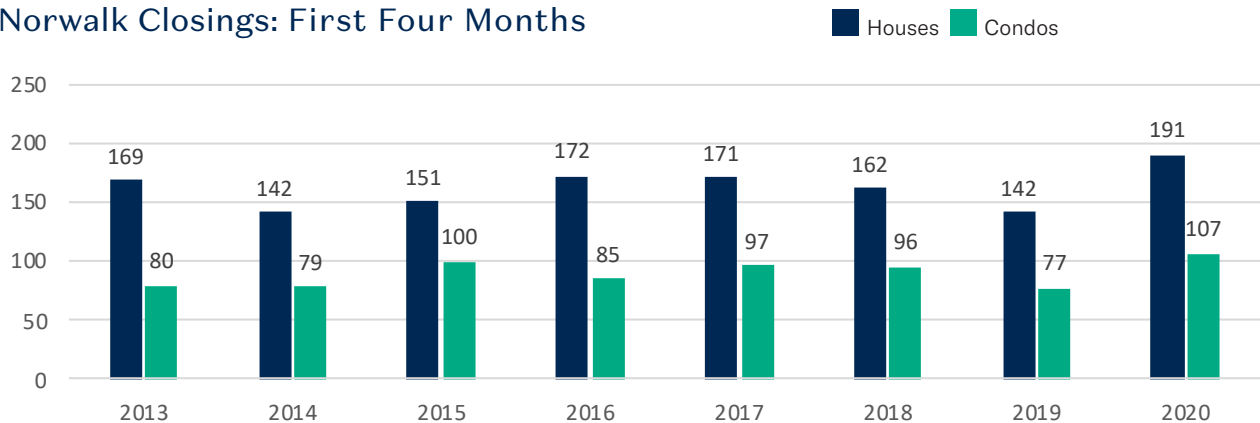
# Norwalk Market Report

## Year To Date Through April 30, 2020

671 BOSTON POST ROAD, DARIEN, CT 06820 | (203) 655-1418  
 140 ROWAYTON AVENUE, ROWAYTON, CT 06853 | (203) 853-1419  
 HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in April	42	40	+5%
Houses: Closings First Four Months	191	142	+34.5%
Houses: Average Closing Price First Four Months	\$562,593	\$558,666	+0.7%
Houses: Pending on April 30th	57	69	-17.4%
Houses: Active Inventory on April 30th	227	397	-42.8%
Condos: Closings First Four Months	107	77	+39%
Condos: Average Closing Price First Four Months	\$290,598	\$323,424	-10.1%
Condos: Active Inventory on April 30th	84	131	-35.9%
House & Condo \$ Volume of Closings First Four Months	\$138,549,246	\$104,234,197	+32.9%

### Norwalk Closings: First Four Months



### Number of Houses Closed: First Four Months

	2020	2019	%
Under \$300K	10	12	-16.7%
\$300K-\$400K	36	35	+2.9%
\$400K-\$500K	56	26	+115.4%
\$500K-\$600K	40	27	+48.1%
\$600K-\$800K	27	21	+28.6%
\$800K-\$1M	7	9	-22.2%
\$1M-\$1.5M	10	10	0%
\$1.5M-\$2M	4	1	+300%
\$2M-\$3M	1	1	0%
Over \$3M	0	0	NA

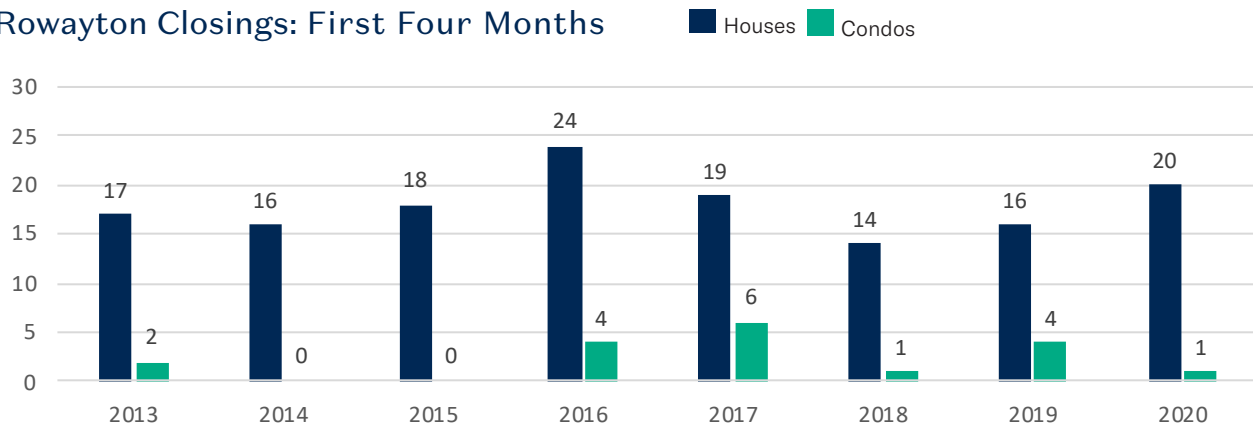
# Rowayton Market Report

Year To Date Through April 30, 2020

671 BOSTON POST ROAD, DARIEN, CT 06820 | (203) 655-1418  
 140 ROWAYTON AVENUE, ROWAYTON, CT 06853 | (203) 853-1419  
 HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in April	4	5	-20%
Houses: Closings First Four Months	20	16	+25%
Houses: Average Closing Price First Four Months	\$1,024,455	\$1,108,906	-7.6%
Houses: Pending on April 30th	8	10	-20%
Houses: Active Inventory on April 30th	43	81	-46.9%
Condos: Closings First Four Months	1	4	-75%
Condos: Average Closing Price First Four Months	\$280,000	\$843,750	-66.8%
Condos: Active Inventory on April 30th	7	4	+75%
House & Condo \$ Volume of Closings First Four Months	\$20,769,100	\$21,117,500	-1.6%

## Rowayton Closings: First Four Months



## Number of Houses Closed: First Four Months

	2020	2019	%
Under \$600K	3	0	NA
\$600K-\$1M	8	7	+14.3%
\$1M-\$1.5M	6	7	-14.3%
\$1.5M-\$2M	2	1	+100%
\$2M-\$3M	1	1	0%
Over \$3M	0	0	NA

# Wilton Market Report

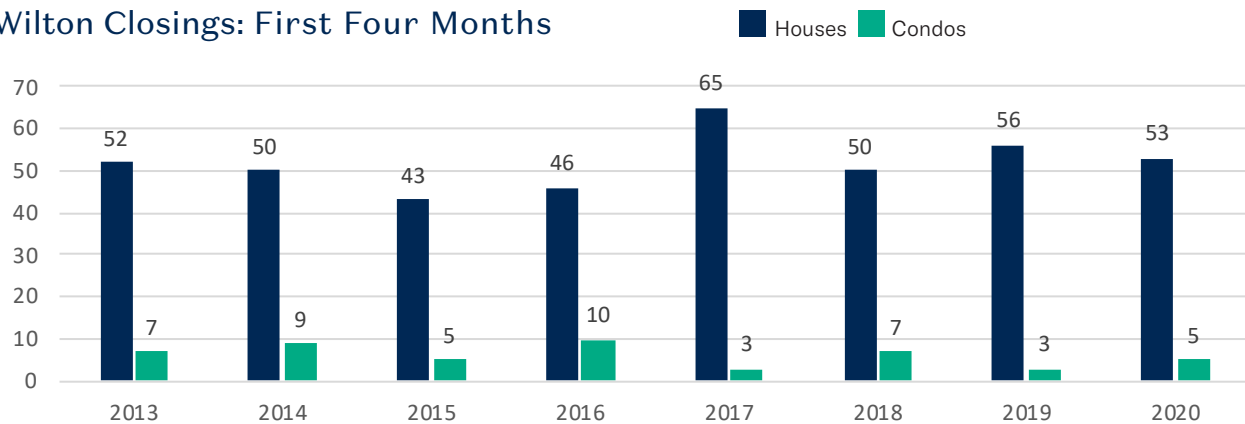
Year To Date Through April 30, 2020

21 RIVER ROAD, WILTON, CT 06897 | (203) 762-8118

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in April	14	15	-6.7%
Houses: Closings First Four Months	53	56	-5.4%
Houses: Average Closing Price First Four Months	\$778,102	\$752,625	+3.4%
Houses: Pending on April 30th	16	20	-20%
Houses: Active Inventory on April 30th	152	234	-35%
Condos: Closings First Four Months	5	3	+66.7%
Condos: Average Closing Price First Four Months	\$264,300	\$241,633	+9.4%
Condos: Active Inventory on April 30th	21	15	+40%
House & Condo \$ Volume of Closings First Four Months	\$42,560,900	\$42,871,900	-0.7%

## Wilton Closings: First Four Months



## Number of Houses Closed: First Four Months

	2020	2019	%
Under \$500K	9	11	-18.2%
\$500K-\$700K	12	19	-36.8%
\$700K-\$800K	12	6	+100%
\$800K-\$900K	7	6	+16.7%
\$900K-\$1M	4	3	+33.3%
\$1M-\$1.2M	4	4	0%
\$1.2M-\$1.5M	3	5	-40%
\$1.5M-\$2M	2	2	0%
Over \$2M	0	0	NA

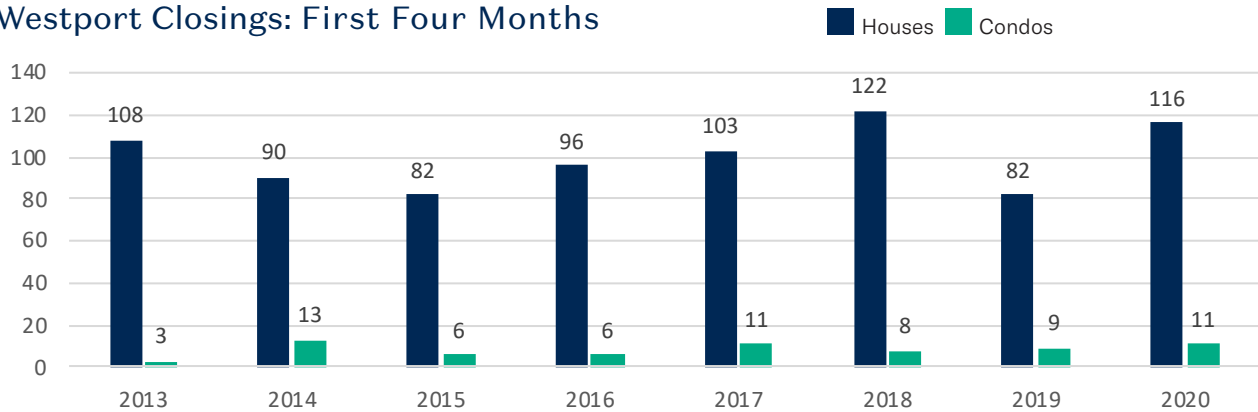
# Westport Market Report

Year To Date Through April 30, 2020

379 POST ROAD EAST, WESTPORT, CT 06880 | (203) 221-0666  
HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in April	38	36	+5.6%
Houses: Closings First Four Months	116	82	+41.5%
Houses: Average Closing Price First Four Months	\$1,314,296	\$1,323,143	-0.7%
Houses: Pending on April 30th	43	53	-18.9%
Houses: Active Inventory on April 30th	245	358	-31.6%
Condos: Closings First Four Months	11	9	+22.2%
Condos: Average Closing Price First Four Months	\$424,268	\$489,708	-13.4%
Condos: Active Inventory on April 30th	23	18	+27.8%
House & Condo \$ Volume of Closings First Four Months	\$157,125,343	\$112,905,136	+39.2%

## Westport Closings: First Four Months



## Number of Houses Closed: First Four Months

	2020	2019	%
Under \$750K	24	20	+20%
\$750K-\$1M	21	13	+61.5%
\$1M-\$1.2M	14	10	+40%
\$1.2M-\$1.5M	22	9	+144.4%
\$1.5M-\$2M	14	20	-30%
\$2M-\$2.5M	13	4	+225%
\$2.5M-\$3M	5	3	+66.7%
\$3M-\$4M	2	2	0%
\$4M-\$5M	0	0	NA
Over \$5M	1	1	0%

# Fairfield Market Report

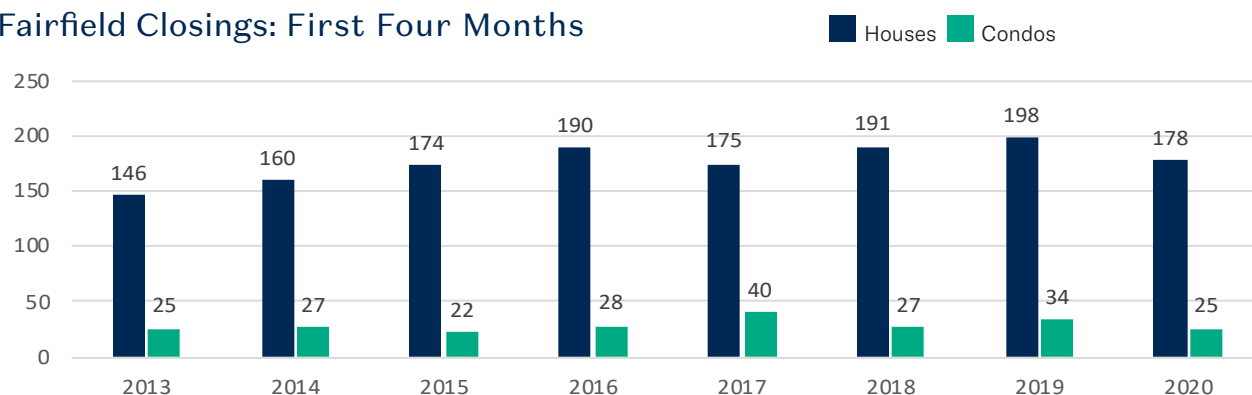
Year To Date Through April 30, 2020

379 POST ROAD EAST, WESTPORT, CT 06880 | (203) 221-0666

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in April	53	53	0%
Houses: Closings First Four Months	178	198	-10.1%
Houses: Average Closing Price First Four Months	\$779,287	\$722,978	+7.8%
Houses: Pending on April 30th	84	90	-6.7%
Houses: Active Inventory on April 30th	387	561	-31%
Condos: Closings First Four Months	25	34	-26.5%
Condos: Average Closing Price First Four Months	\$411,004	\$391,424	+5%
Condos: Active Inventory on April 30th	35	64	-45.3%
House & Condo \$ Volume of Closings First Four Months	\$148,988,271	\$156,458,032	-4.8%

## Fairfield Closings: First Four Months



## Number of Houses Closed: First Four Months

	2020	2019	%
Under \$300K	11	11	0%
\$300K-\$400K	24	28	-14.3%
\$400K-\$500K	30	35	-14.3%
\$500K-\$600K	28	30	-6.7%
\$600K-\$700K	17	22	-22.7%
\$700K-\$800K	15	15	0%
\$800K-\$1M	20	18	+11.1%
\$1M-\$1.2M	14	15	-6.7%
\$1.2M-\$1.5M	14	11	+27.3%
\$1.5M-\$2M	3	9	-66.7%
Over \$2M	2	4	-50%

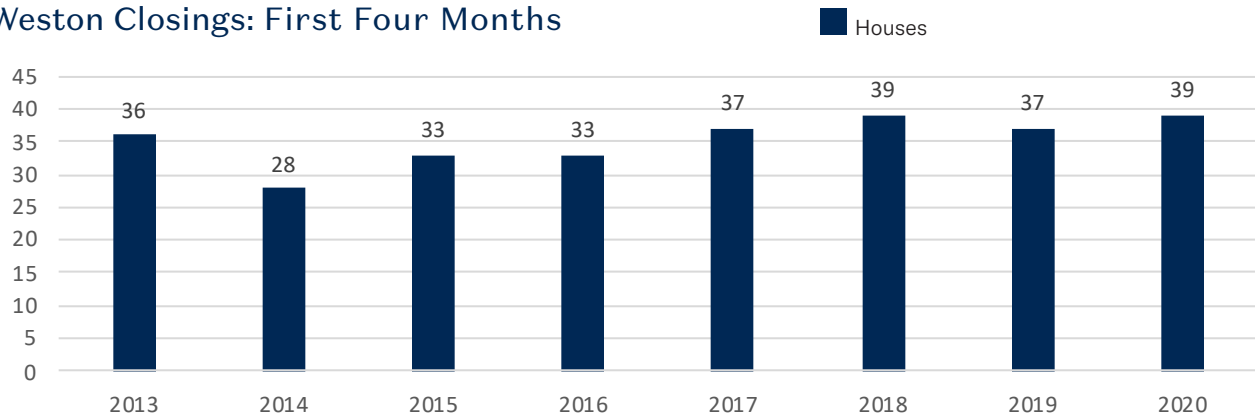
# Weston Market Report

Year To Date Through April 30, 2020

379 POST ROAD EAST, WESTPORT, CT 06880 | (203) 221-0666  
HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in April	11	10	+10%
Houses: Closings First Four Months	39	37	+5.4%
Houses: Average Closing Price First Four Months	\$750,801	\$701,958	+7%
Houses: Pending on April 30th	25	16	+56.3%
Houses: Active Inventory on April 30th	102	165	-38.2%
House & Condo \$ Volume of Closings First Four Months	\$29,281,250	\$25,972,455	+12.7%

## Weston Closings: First Four Months



## Number of Houses Closed: First Four Months

	2020	2019	%
Under \$500K	6	8	-25%
\$500K-\$700K	17	17	0%
\$700K-\$900K	7	4	+75%
\$900K-\$1.2M	5	4	+25%
\$1.2M-\$1.5M	4	4	0%
\$1.5M-\$2M	0	0	NA
Over \$2M	0	0	NA

# Ridgefield Market Report

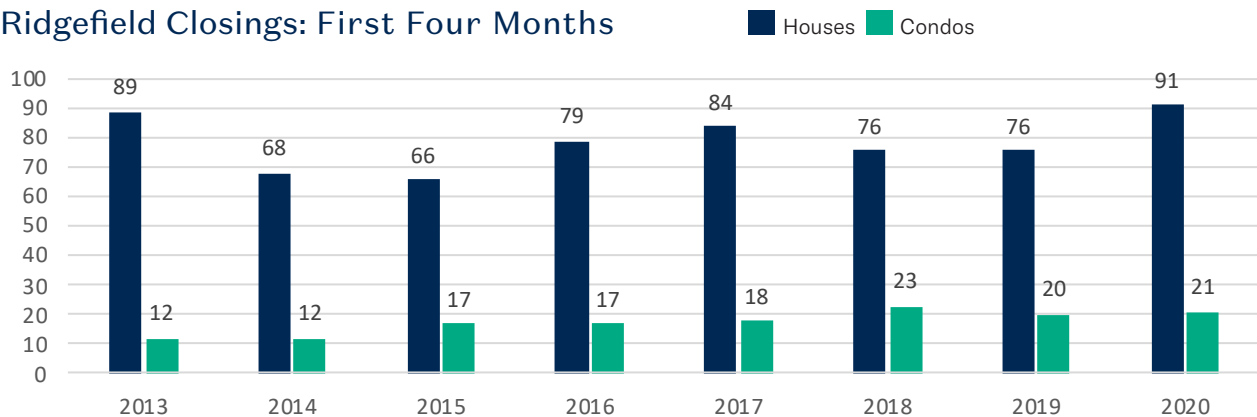
Year To Date Through April 30, 2020

21 RIVER ROAD, WILTON, CT 06897 | (203) 762-8118

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in April	21	28	-25%
Houses: Closings First Four Months	91	76	+19.7%
Houses: Average Closing Price First Four Months	\$702,507	\$723,866	-3%
Houses: Pending on April 30th	41	41	0%
Houses: Active Inventory on April 30th	184	252	-27%
Condos: Closings First Four Months	21	20	+5%
Condos: Average Closing Price First Four Months	\$313,671	\$308,325	+1.7%
Condos: Active Inventory on April 30th	23	29	-20.7%
House & Condo \$ Volume of Closings First Four Months	\$70,515,238	\$61,180,310	+15.3%

## Ridgefield Closings: First Four Months



## Number of Houses Closed: First Four Months

	2020	2019	%
Under \$400K	14	13	+7.7%
\$400K-\$500K	15	8	+87.5%
\$500K-\$600K	16	18	-11.1%
\$600K-\$700K	10	12	-16.7%
\$700K-\$800K	5	5	0%
\$800K-\$1M	19	8	+137.5%
\$1M-\$1.5M	7	7	0%
\$1.5M-\$2M	4	2	+100%
Over \$2M	1	3	-66.7%

# Redding Market Report

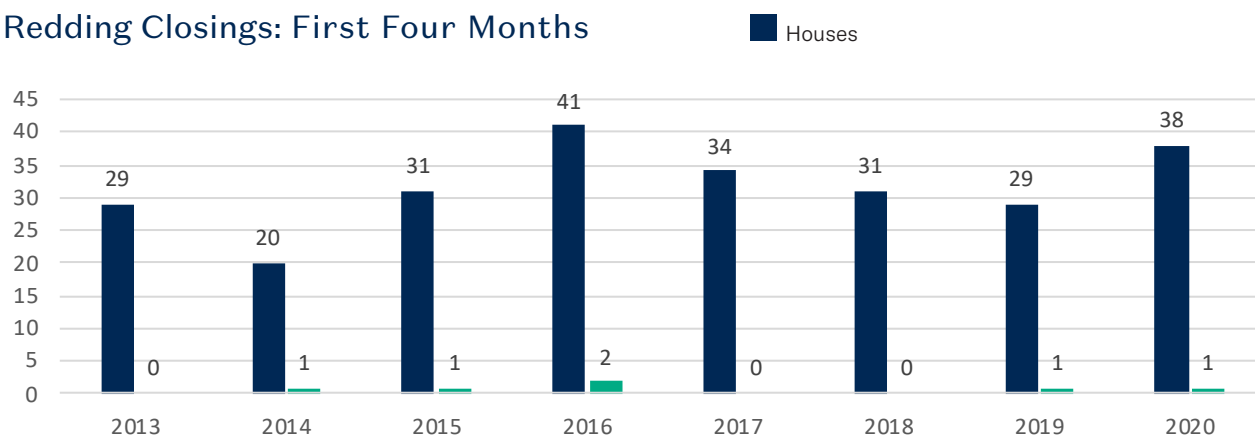
Year To Date Through April 30, 2020

21 RIVER ROAD, WILTON, CT 06897 | (203) 762-8118

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in April	8	12	-33.3%
Houses: Closings First Four Months	38	29	+31%
Houses: Average Closing Price First Four Months	\$532,803	\$494,628	+7.7%
Houses: Pending on April 30th	13	13	0%
Houses: Active Inventory on April 30th	76	120	-36.7%
Condos: Closings First Four Months	1	1	0%
Condos: Average Closing Price First Four Months	\$255,000	\$480,000	-46.9%
Condos: Active Inventory on April 30th	2	5	-60%
House & Condo \$ Volume of Closings First Four Months	\$20,501,500	\$14,824,210	+38.3%

## Redding Closings: First Four Months



## Number of Houses Closed: First Four Months

	2020	2019	%
Under \$250K	2	4	-50%
\$250K-\$400K	6	5	+20%
\$400K-\$500K	9	4	+125%
\$500K-\$600K	11	9	+22.2%
\$600K-\$800K	8	7	+14.3%
\$800K-\$1M	1	0	NA
Over \$1M	1	0	NA



# Easton Market Report

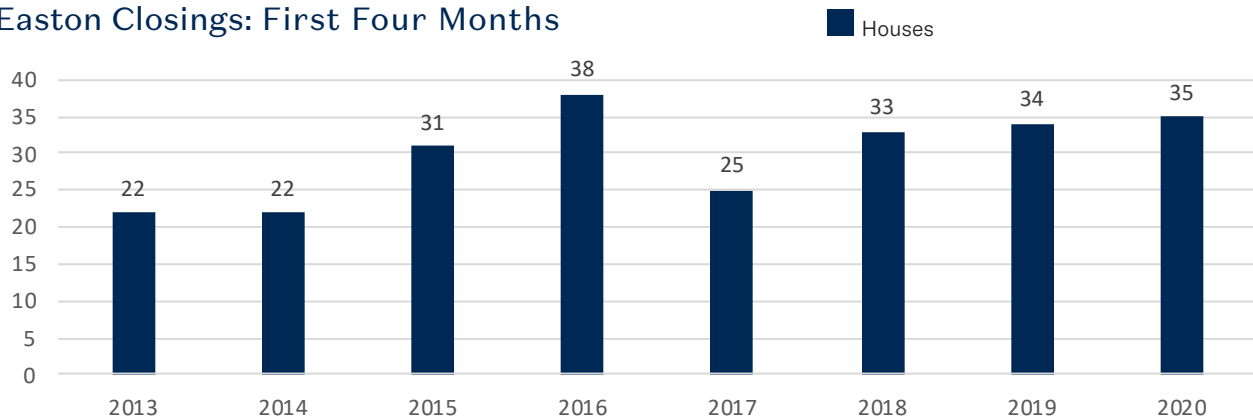
Year To Date Through April 30, 2020

379 POST ROAD EAST, WESTPORT, CT 06880 | (203) 221-0666

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in April	8	13	-38.5%
Houses: Closings First Four Months	35	34	+2.9%
Houses: Average Closing Price First Four Months	\$535,763	\$577,608	-7.2%
Houses: Pending on April 30th	13	14	-7.1%
Houses: Active Inventory on April 30th	65	87	-25.3%
House \$ Volume of Closings First Four Months	\$18,751,700	\$19,638,664	-4.5%

## Easton Closings: First Four Months



## Number of Houses Closed: First Four Months

	2020	2019	%
Under \$400K	7	3	+133.3%
\$400K-\$500K	10	8	+25%
\$500K-\$600K	9	10	-10%
\$600K-\$700K	3	5	-40%
\$700K-\$1M	6	8	-25%
\$1M-\$1.5M	0	0	NA
Over \$1.5M	0	0	NA

# Lower Fairfield County

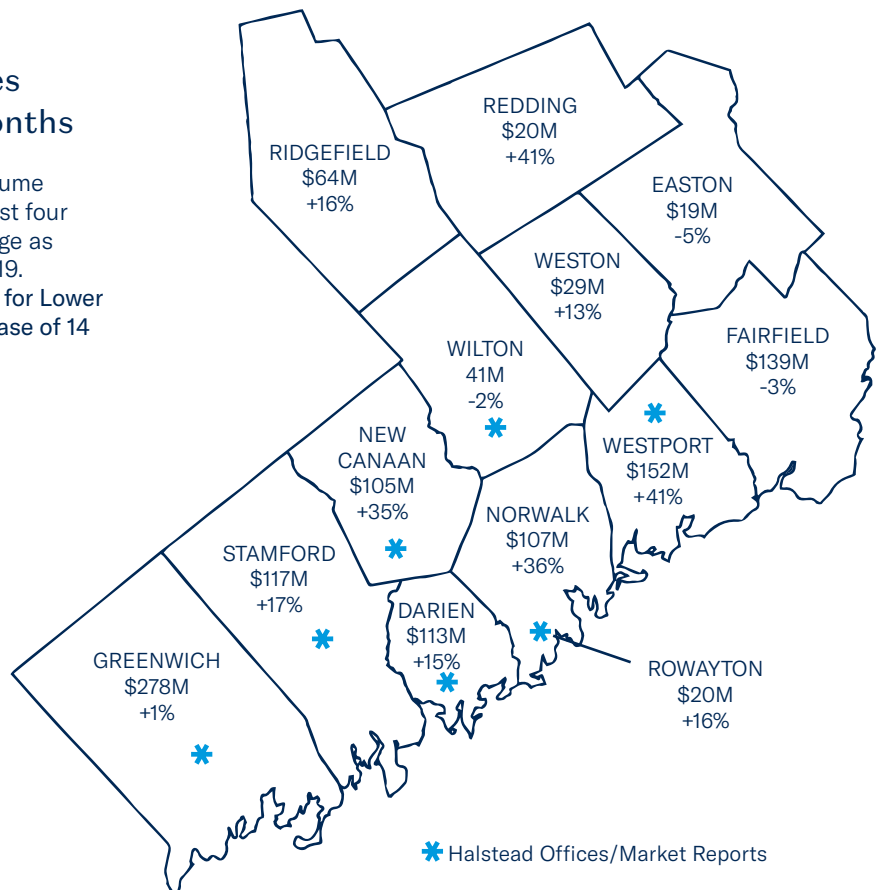
## Town Comparison: Sold Houses - First Four Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2020	2019		2020	2019	
Darien	81	65	+24.6%	\$1,395,587	\$1,506,419	-7.4%
Easton	35	34	+2.9%	\$535,763	\$577,608	-7.2%
Fairfield	178	198	-10.1%	\$779,287	\$722,978	+7.8%
All of Greenwich	135	109	+23.9%	\$2,061,319	\$2,524,943	-18.4%
New Canaan	67	57	+17.5%	\$1,564,549	\$1,357,733	+15.2%
Norwalk	191	142	+34.5%	\$562,593	\$558,666	+0.7%
Redding	38	29	+31%	\$532,803	\$494,628	+7.7%
Ridgefield	91	76	+19.7%	\$702,507	\$723,866	-3%
Rowayton*	20	16	+25%	\$1,024,455	\$1,108,906	-7.6%
Stamford	191	170	+12.4%	\$612,941	\$586,374	+4.5%
Weston	39	37	+5.4%	\$750,801	\$701,958	+7%
Westport	116	82	+41.5%	\$1,314,296	\$1,323,143	-0.7%
Wilton	53	56	-5.4%	\$778,102	\$752,625	+3.4%

\*Rowayton closing data also included in Norwalk.

## Dollar Volume of House Sales 2020 vs. 2019: First Four Months

To the right is a look at the total dollar volume of house closings for each town for the first four months of 2020 and the percentage change as it compares to the first four months of 2019. Collectively, the dollar volume of closings for Lower Fairfield County was \$1.2 billion, an increase of 14 percent vs. the first four months 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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