



HALSTEAD
REAL ESTATE

Connecticut Market Report

Year To Date Through July 31, 2019

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HALSTEAD CONNECTICUT, LLC

Greenwich Market Report

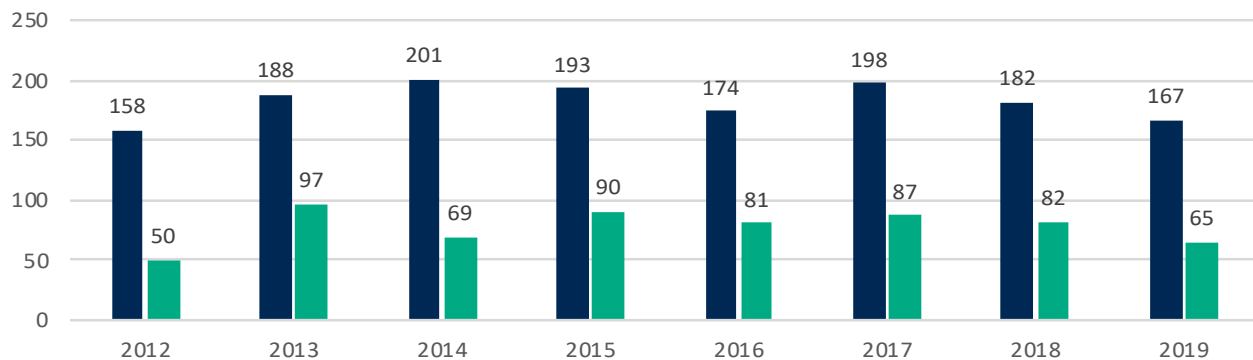
Year To Date Through July 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	39	39	0%
Houses: Closings First Seven Months	167	182	-8.2%
Houses: Average Closing Price First Seven Months	\$2,859,446	\$2,819,478	+1.4%
Houses: Active Inventory July 31st	470	431	+9%
Condos: Closings First Seven Months	65	82	-20.7%
Condos: Average Closing Price First Seven Months	\$985,708	\$997,868	-1.2%
Condos: Active Inventory July 31st	117	131	-10.7%
House & Condo \$ Volume of Closings First Seven Months	\$541,598,417	\$594,970,143	-9%

Greenwich Closed: First Seven Months



Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$1M	30	41	-26.8%
\$1M-\$1.5M	22	24	-8.3%
\$1.5M-\$2M	22	24	-8.3%
\$2M-\$2.5M	26	15	+73.3%
\$2.5M-\$3M	12	14	-14.3%
\$3M-\$4M	24	25	-4%
\$4M-\$5M	10	13	-23.1%
\$5M-\$7M	12	18	-33.3%
Over \$7M	9	8	+12.5%

Cos Cob Market Report

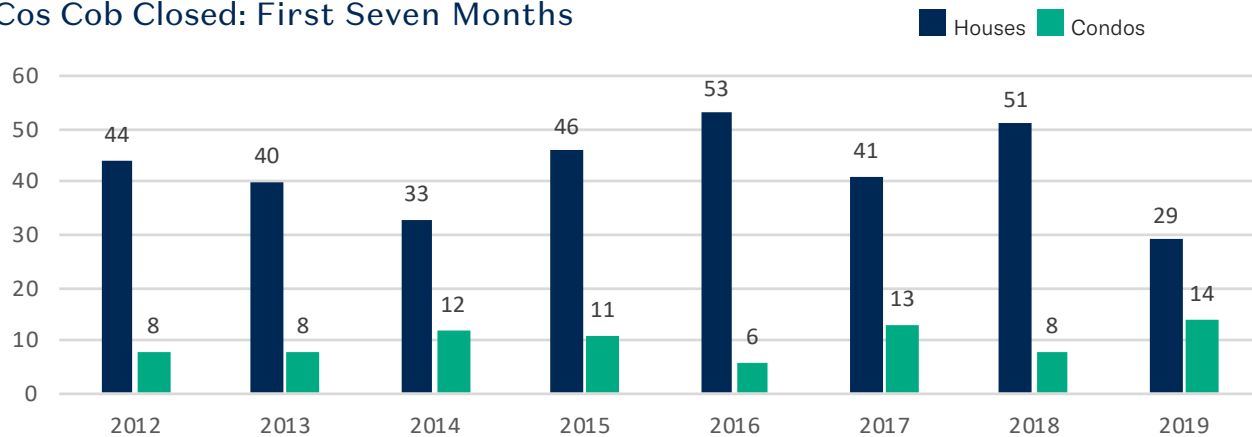
Year To Date Through July 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	9	8	+12.5%
Houses: Closings First Seven Months	29	51	-43.1%
Houses: Average Closing Price First Seven Months	\$1,411,431	\$1,697,187	-16.8%
Houses: Active Inventory July 31st	66	60	+10%
Condos: Closings First Seven Months	14	8	+75%
Condos: Average Closing Price First Seven Months	\$773,652	\$1,046,863	-26.1%
Condos: Active Inventory July 31st	13	14	-7.1%
House & Condo \$ Volume of Closings First Seven Months	\$51,762,625	\$94,931,457	-45.5%

Cos Cob Closed: First Seven Months



Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$1M	7	10	-30%
\$1M-\$1.5M	12	15	-20%
\$1.5M-\$2M	5	13	-61.5%
\$2M-\$2.5M	3	6	-50%
\$2.5M-\$3M	1	1	0%
Over \$3M	1	6	-83.3%

Riverside Market Report

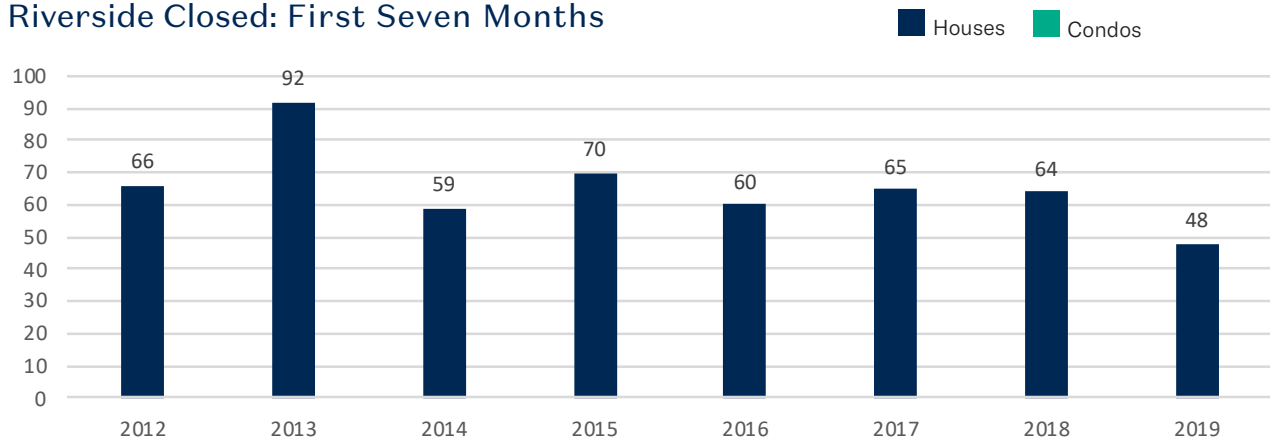
Year To Date Through July 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	11	15	-26.7%
Houses: Closings First Seven Months	48	64	-25%
Houses: Average Closing Price First Seven Months	\$1,900,246	\$2,403,052	-20.9%
Houses: Active Inventory July 31st	78	97	-19.6%
House & Condo \$ Volume of Closings First Seven Months	\$95,970,072	\$155,875,350	-38.4%

Riverside Closed: First Seven Months



Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$1M	9	15	-40%
\$1M-\$1.5M	9	8	+12.5%
\$1.5M-\$2M	15	13	+15.4%
\$2M-\$2.5M	5	9	-44.4%
\$2.5M-\$3M	4	7	-42.9%
\$3M-\$4M	5	5	0%
\$4M-\$5M	0	3	NA
Over \$5M	1	4	-75%

Old Greenwich Market Report

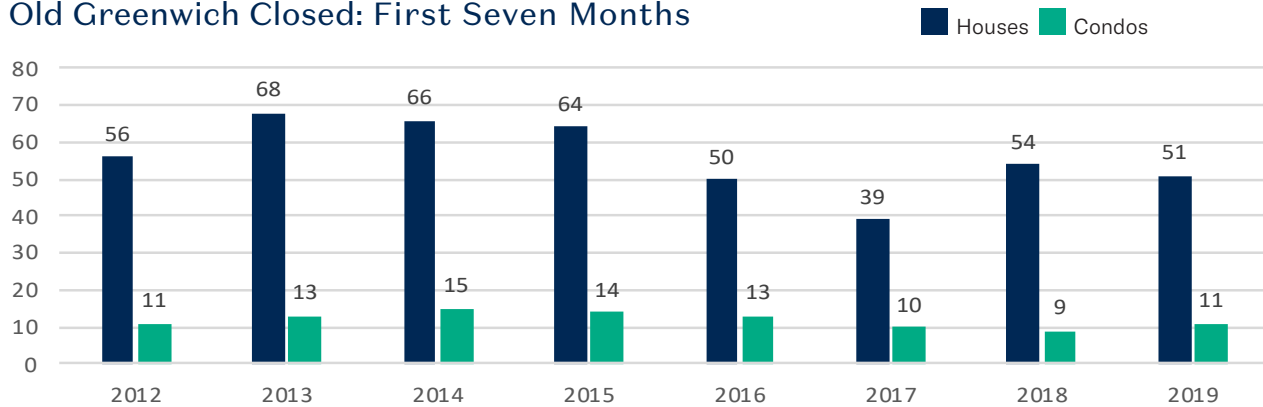
Year To Date Through July 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	10	14	-28.6%
Houses: Closings First Seven Months	51	54	-5.6%
Houses: Average Closing Price First Seven Months	\$2,367,738	\$2,311,406	+2.4%
Houses: Active Inventory July 31st	82	85	-3.5%
Condos: Closings First Seven Months	11	9	+22.2%
Condos: Average Closing Price First Seven Months	\$596,455	\$475,188	+25.5%
Condos: Active Inventory July 31st	14	8	+75%
House & Condo \$ Volume of Closings First Seven Months	\$127,315,660	\$129,092,589	-1.4%

Old Greenwich Closed: First Seven Months



Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$1M	8	6	+33.3%
\$1M-\$1.5M	11	10	+10%
\$1.5M-\$2M	2	11	-81.8%
\$2M-\$2.5M	9	9	0%
\$2.5M-\$3M	9	5	+80%
\$3M-\$4M	7	7	0%
\$4M-\$5M	3	3	0%
Over \$5M	2	3	-33.3%

Stamford Market Report

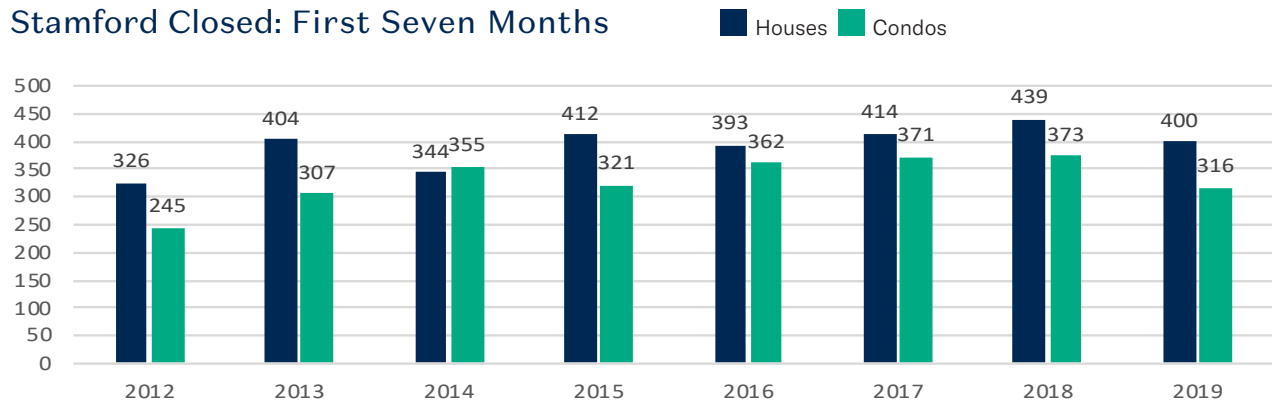
Year To Date Through July 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	77	70	+10%
Houses: Closings First Seven Months	400	439	-8.9%
Houses: Average Closing Price First Seven Months	\$636,874	\$650,659	-2.1%
Houses: Active Inventory July 31st	489	480	+1.9%
Condos: Closings First Seven Months	316	373	-15.3%
Condos: Average Closing Price First Seven Months	\$332,562	\$350,725	-5.2%
Condos: Active Inventory July 31st	288	290	-0.7%
House & Condo \$ Volume of Closings First Seven Months	\$359,839,133	\$416,459,347	-13.6%

Stamford Closed: First Seven Months



Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$400K	41	42	-2.4%
\$400K-\$500K	81	99	-18.2%
\$500K-\$600K	89	78	+14.1%
\$600K-\$700K	79	79	0%
\$700K-\$800K	51	52	-1.9%
\$800K-\$1M	28	52	-46.2%
\$1M-\$1.2M	14	18	-22.2%
\$1.2M-\$1.5M	10	12	-16.7%
\$1.5M-\$2M	5	6	-16.7%
Over \$2M	2	1	+100%

Darien Market Report

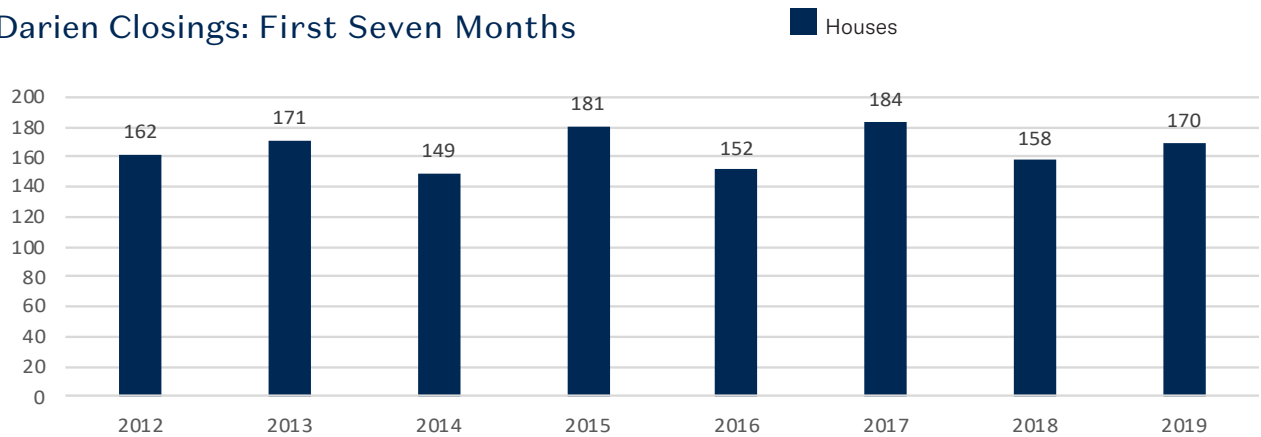
Year To Date Through July 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	37	35	+5.7%
Houses: Closings First Seven Months	170	158	+7.6%
Houses: Average Closing Price First Seven Months	\$1,492,220	\$1,677,361	-11%
Houses: Active Inventory July 31st	229	266	-13.9%
Condos: Closings First Seven Months	10	4	+150%
Condos: Average Closing Price First Seven Months	\$952,170	\$1,346,875	-29.3%
Condos: Active Inventory July 31st	21	21	0%
House & Condo \$ Volume of Closings First Seven Months	\$263,199,033	\$270,410,481	-2.7%

Darien Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$1M	54	44	+22.7%
\$1M-\$1.5M	55	35	+57.1%
\$1.5M-\$2M	28	42	-33.3%
\$2M-\$2.5M	15	14	+7.1%
\$2.5M-\$3M	8	7	+14.3%
\$3M-\$4M	6	12	-50%
\$4M-\$5M	2	1	+100%
Over \$5M	2	3	-33.3%

New Canaan Market Report

Year To Date Through July 31, 2019

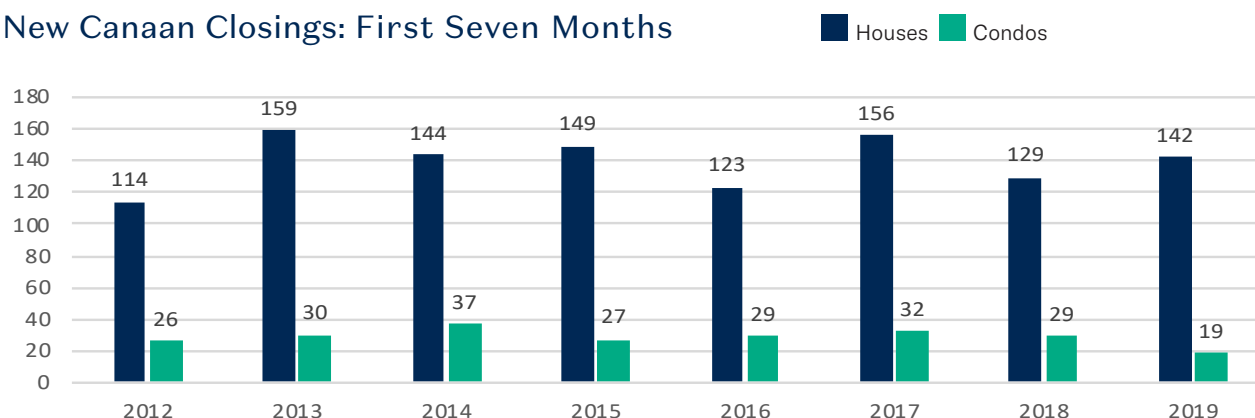
183 ELM STREET, NEW CANAAN, CT 06840 | (203) 966-7800

6 SOUTH AVENUE, NEW CANAAN, CT 06840 | (203) 966-7772

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	31	32	-3.1%
Houses: Closings First Seven Months	142	129	+10.1%
Houses: Average Closing Price First Seven Months	\$1,427,948	\$1,710,322	-16.5%
Houses: Active Inventory July 31st	302	331	-8.8%
Condos: Closings First Seven Months	19	29	-34.5%
Condos: Average Closing Price First Seven Months	\$734,921	\$732,474	+0.3%
Condos: Active Inventory July 31st	49	47	+4.3%
House & Condo \$ Volume of Closings First Seven Months	\$216,732,122	\$241,873,330	-10.4%

New Canaan Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$1M	48	33	+45.5%
\$1M-\$1.5M	41	36	+13.9%
\$1.5M-\$2M	26	24	+8.3%
\$2M-\$2.5M	11	19	-42.1%
\$2.5M-\$3M	13	5	+160%
\$3M-\$4M	2	4	-50%
\$4M-\$5M	1	4	-75%
\$5M-\$7M	0	4	NA
Over \$7M	0	0	NA

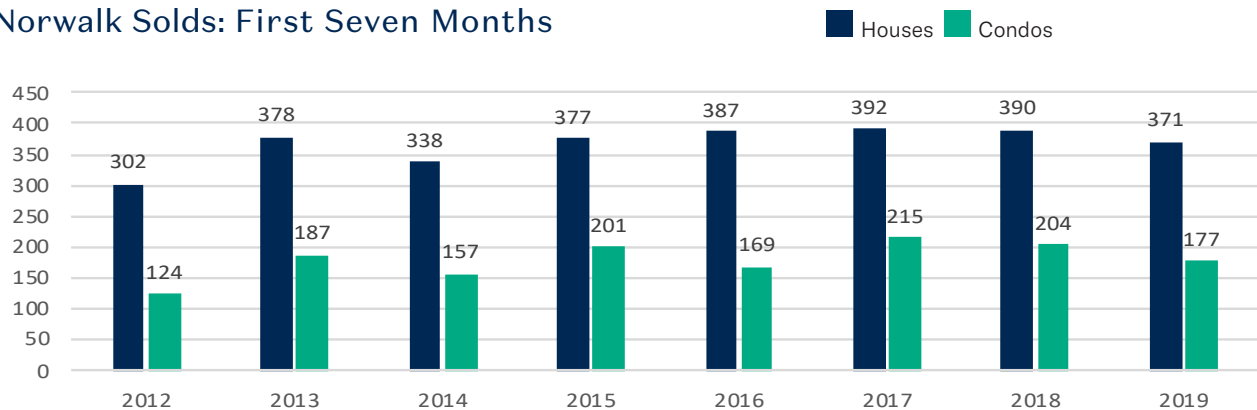
Norwalk Market Report

Year To Date Through July 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in July	75	81	-7.4%
Houses: Closings First Seven Months	371	390	-4.9%
Houses: Average Closing Price First Seven Months	\$578,361	\$615,532	-6%
Houses: Active Inventory July 31st	377	355	+6.2%
Condos: Closings First Seven Months	177	204	-13.2%
Condos: Average Closing Price First Seven Months	\$307,872	\$286,447	+7.5%
Condos: Active Inventory July 31st	150	126	+19%
House & Condo \$ Volume of Closings First Seven Months	\$269,065,490	\$298,492,508	-9.9%

Norwalk Sold: First Seven Months



Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$300K	24	19	+26.3%
\$300K-\$400K	83	71	+16.9%
\$400K-\$500K	87	101	-13.9%
\$500K-\$600K	67	72	-6.9%
\$600K-\$800K	54	74	-27%
\$800K-\$1M	22	23	-4.3%
\$1M-\$1.5M	23	15	+53.3%
\$1.5M-\$2M	8	8	0%
\$2M-\$3M	3	5	-40%
Over \$3M	0	2	NA

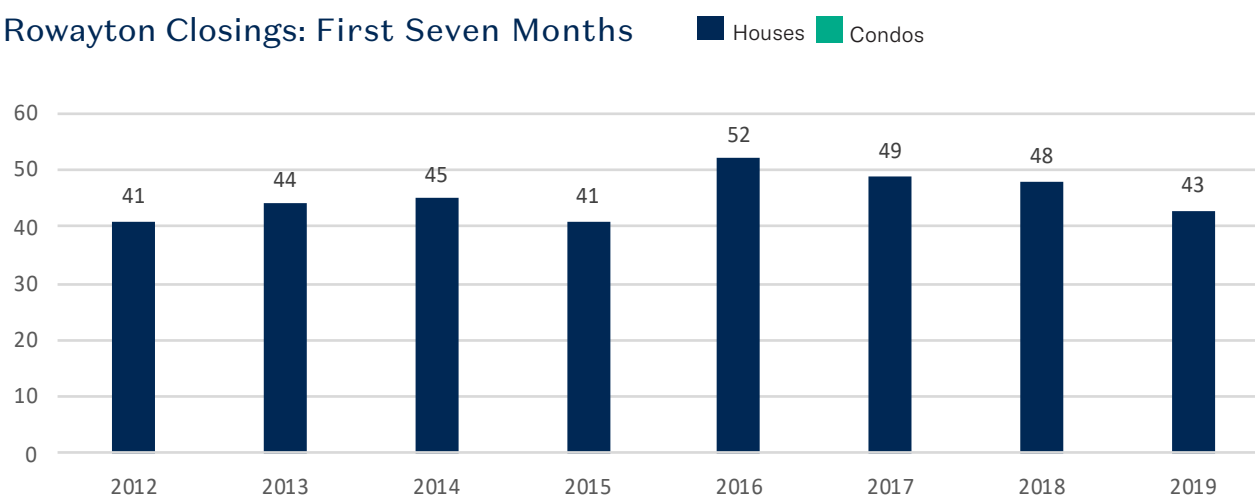
Rowayton Market Report

Year To Date Through July 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in July	8	16	-50%
Houses: Closings First Seven Months	43	48	-10.4%
Houses: Average Closing Price First Seven Months	\$1,175,552	\$1,195,744	-1.7%
Houses: Active Inventory July 31st	86	66	+30.3%
House & Condo \$ Volume of Closings First Seven Months	\$55,698,750	\$58,027,722	-4%

Rowayton Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$600K	3	6	-50%
\$600K-\$1M	13	22	-40.9%
\$1M-\$1.5M	17	7	+142.9%
\$1.5M-\$2M	8	7	+14.3%
\$2M-\$3M	2	5	-60%
Over \$3M	0	1	NA

Wilton Market Report

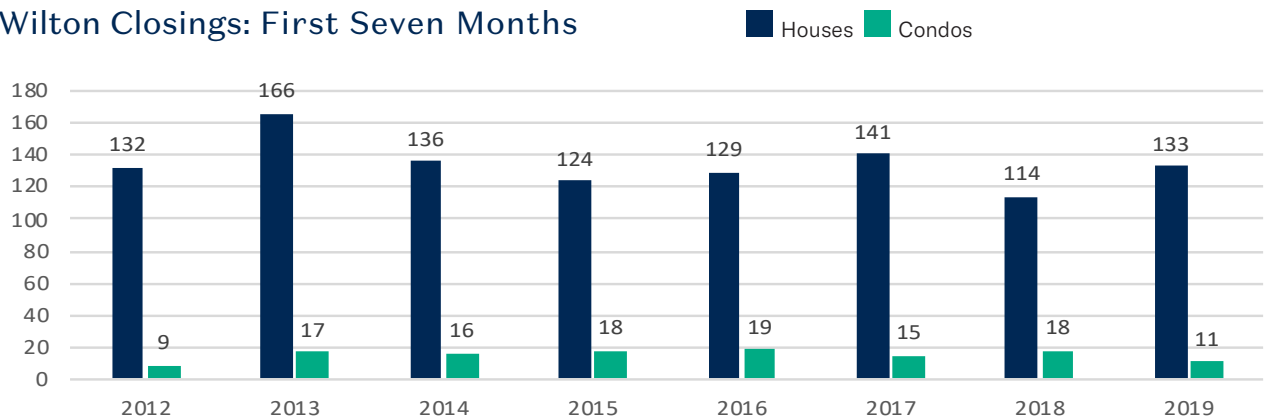
Year To Date Through July 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	31	23	+34.8%
Houses: Closings First Seven Months	133	114	+16.7%
Houses: Average Closing Price First Seven Months	\$791,498	\$893,592	-11.4%
Houses: Active Inventory July 31st	221	258	-14.3%
Condos: Closings First Seven Months	11	18	-38.9%
Condos: Average Closing Price First Seven Months	\$314,173	\$406,833	-22.8%
Condos: Active Inventory July 31st	14	15	-6.7%
House & Condo \$ Volume of Closings First Seven Months	\$108,725,138	\$109,192,525	-0.4%

Wilton Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$500K	20	11	+81.8%
\$500K-\$700K	42	31	+35.5%
\$700K-\$800K	20	15	+33.3%
\$800K-\$900K	16	21	-23.8%
\$900K-\$1M	7	10	-30%
\$1M-\$1.2M	10	15	-33.3%
\$1.2M-\$1.5M	13	7	+85.7%
\$1.5M-\$2M	4	2	+100%
Over \$2M	1	2	-50%

Westport Market Report

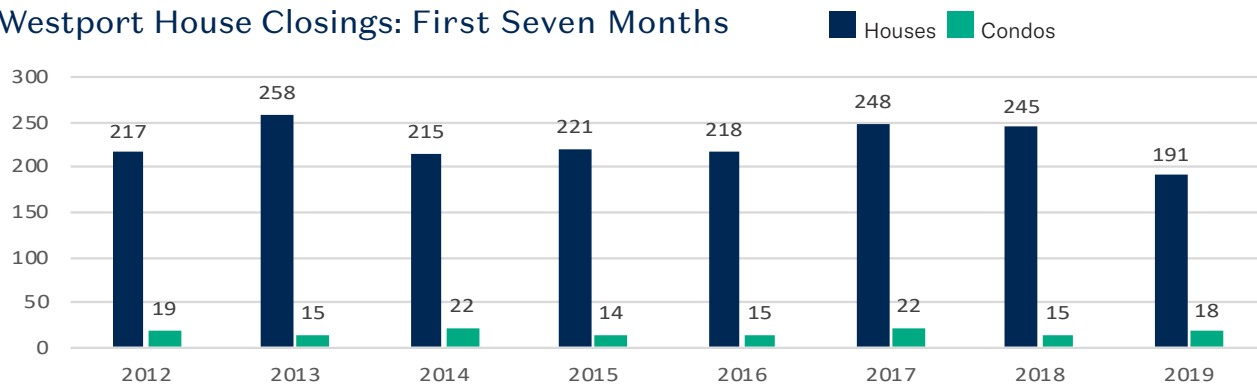
Year To Date Through July 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	32	43	-25.6%
Houses: Closings First Seven Months	191	245	-22%
Houses: Average Closing Price First Seven Months	\$1,348,510	\$1,495,596	-9.8%
Houses: Active Inventory July 31st	385	420	-8.3%
Condos: Closings First Seven Months	18	15	+20%
Condos: Average Closing Price First Seven Months	\$474,988	\$628,455	-24.4%
Condos: Active Inventory July 31st	28	19	+47.4%
House & Condo \$ Volume of Closings First Seven Months	\$266,115,269	\$375,847,835	-29.2%

Westport House Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$750K	38	44	-13.6%
\$750K-\$1M	37	34	+8.8%
\$1M-\$1.2M	22	36	-38.9%
\$1.2M-\$1.5M	27	39	-30.8%
\$1.5M-\$2M	40	44	-9.1%
\$2M-\$2.5M	12	13	-7.7%
\$2.5M-\$3M	7	18	-61.1%
\$3M-\$4M	7	11	-36.4%
\$4M-\$5M	0	2	NA
Over \$5M	1	4	-75%

Weston Market Report

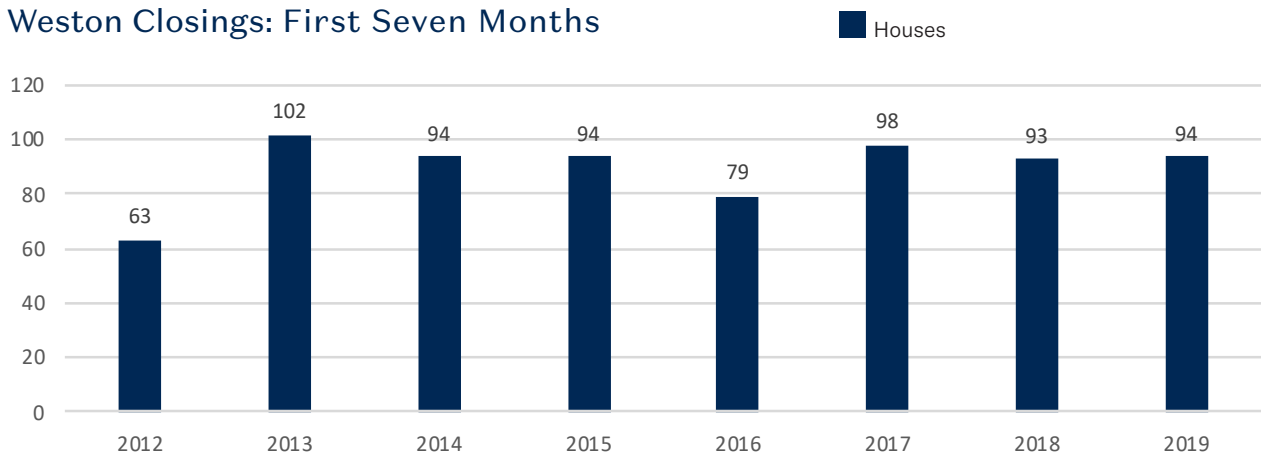
Year To Date Through July 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	30	27	+11.1%
Houses: Closings First Seven Months	94	93	+1.1%
Houses: Average Closing Price First Seven Months	\$781,548	\$792,426	-1.4%
Houses: Active Inventory July 31st	171	177	-3.4%
House \$ Volume of Closings First Seven Months	\$73,465,524	\$73,695,640	-0.3%

Weston Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$500K	15	14	+7.1%
\$500K-\$700K	36	34	+5.9%
\$700K-\$900K	18	18	0%
\$900K-\$1.2M	10	10	0%
\$1.2M-\$1.5M	12	14	-14.3%
\$1.5M-\$2M	2	3	-33.3%
Over \$2M	1	0	NA

Fairfield Market Report

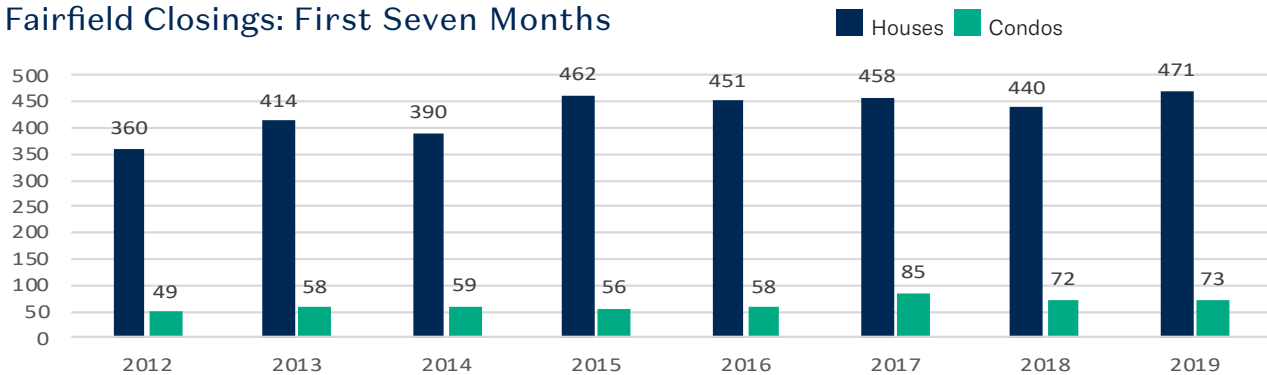
Year To Date Through July 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	101	81	+24.7%
Houses: Closings First Seven Months	471	440	+7%
Houses: Average Closing Price First Seven Months	\$719,265	\$771,150	-6.7%
Houses: Active Inventory July 31st	545	523	+4.2%
Condos: Closings First Seven Months	73	72	+1.4%
Condos: Average Closing Price First Seven Months	\$424,259	\$461,806	-8.1%
Condos: Active Inventory July 31st	55	52	+5.8%
House & Condo \$ Volume of Closings First Seven Months	\$369,744,892	\$372,555,864	-0.8%

Fairfield Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$300K	23	19	+21.1%
\$300K-\$400K	61	57	+7%
\$400K-\$500K	83	71	+16.9%
\$500K-\$600K	73	54	+35.2%
\$600K-\$700K	50	48	+4.2%
\$700K-\$800K	43	51	-15.7%
\$800K-\$1M	56	51	+9.8%
\$1M-\$1.2M	29	30	-3.3%
\$1.2M-\$1.5M	27	29	-6.9%
\$1.5M-\$2M	15	13	+15.4%
Over \$2M	11	17	-35.3%

Ridgefield Market Report

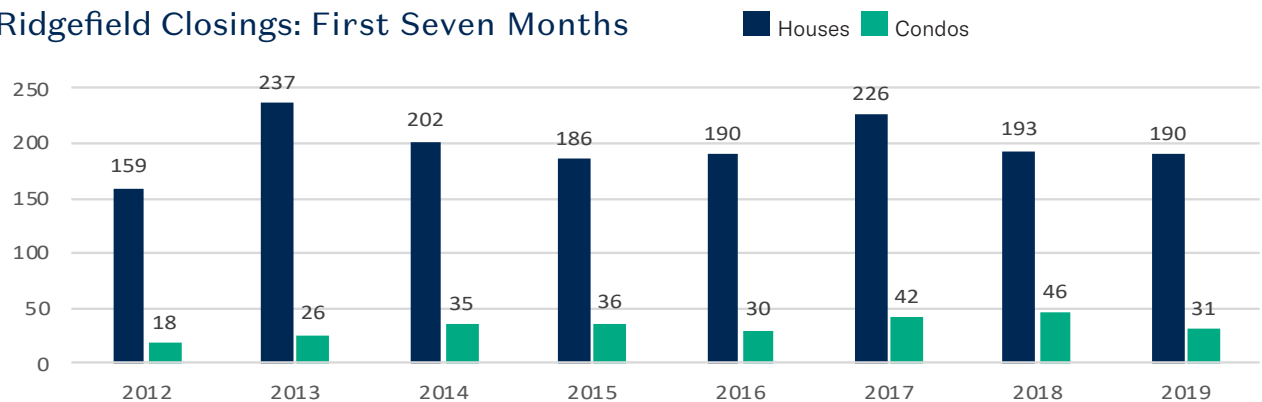
Year To Date Through July 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	41	44	-6.8%
Houses: Closings First Seven Months	190	193	-1.6%
Houses: Average Closing Price First Seven Months	\$707,043	\$694,865	+1.8%
Houses: Active Inventory July 31st	305	277	+10.1%
Condos: Closings First Seven Months	31	46	-32.6%
Condos: Average Closing Price First Seven Months	\$325,594	\$344,583	-5.5%
Condos: Active Inventory July 31st	32	20	+60%
House & Condo \$ Volume of Closings First Seven Months	\$144,431,602	\$149,959,825	-3.7%

Ridgefield Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$400K	17	12	+41.7%
\$400K-\$500K	31	28	+10.7%
\$500K-\$600K	33	37	-10.8%
\$600K-\$700K	38	41	-7.3%
\$700K-\$800K	25	31	-19.4%
\$800K-\$1M	26	21	+23.8%
\$1M-\$1.5M	11	21	-47.6%
\$1.5M-\$2M	6	1	+500%
Over \$2M	3	1	+200%

Easton Market Report

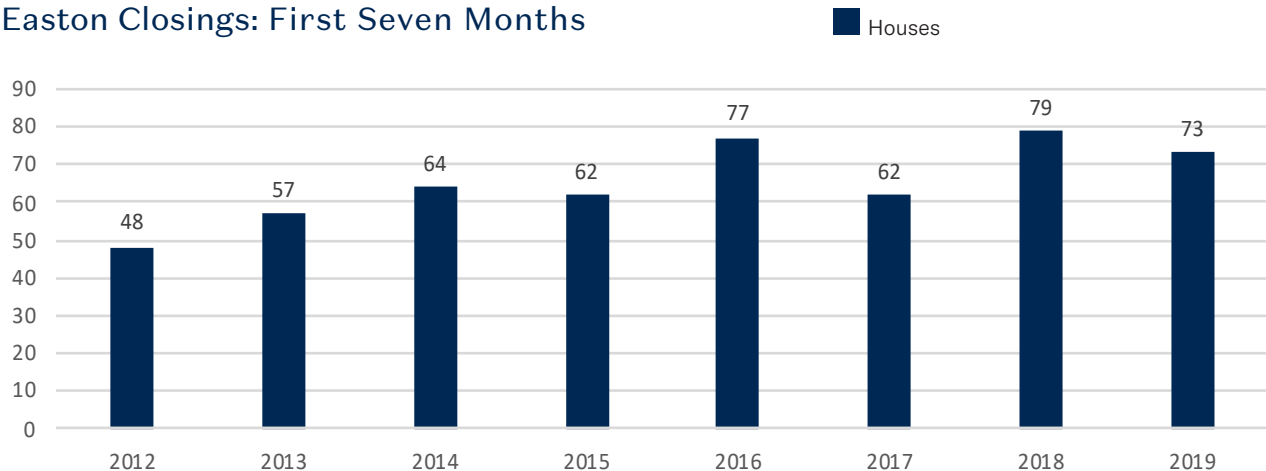
Year To Date Through July 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	9	10	-10%
Houses: Closings First Seven Months	73	79	-7.6%
Houses: Average Closing Price First Seven Months	\$597,986	\$589,411	+1.5%
Houses: Active Inventory July 31st	94	117	-19.7%
House \$ Volume of Closings First Seven Months	\$43,653,014	\$46,563,450	-6.3%

Easton Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2019	2018	%
Under \$400K	6	11	-45.5%
\$400K-\$500K	17	15	+13.3%
\$500K-\$600K	17	20	-15%
\$600K-\$700K	15	15	0%
\$700K-\$1M	17	14	+21.4%
\$1M-\$1.5M	0	4	NA
Over \$1.5M	1	0	NA

Redding Market Report

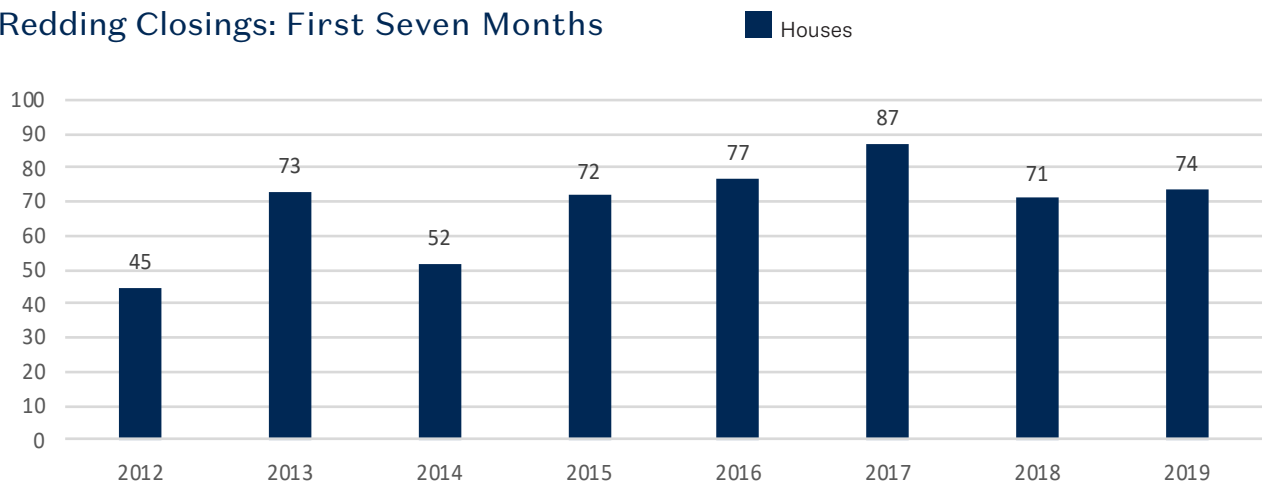
Year To Date Through July 31, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in July	12	21	-42.9%
Houses: Closings First Seven Months	74	71	+4.2%
Houses: Average Closing Price First Seven Months	\$544,829	\$586,342	-7.1%
Houses: Active Inventory July 31st	127	119	+6.7%
House & Condo \$ Volume of Closings First Seven Months	\$41,342,310	\$42,100,303	-1.8%

Redding Closings: First Seven Months



Number of Houses Closed: First Seven Months

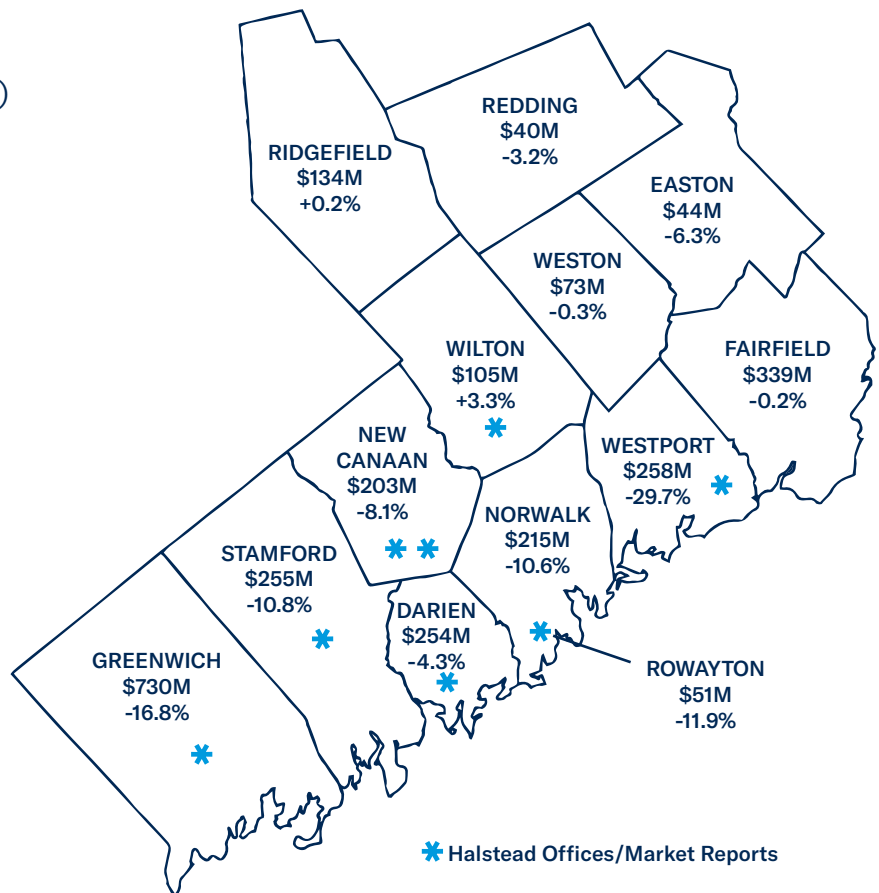
	2019	2018	%
Under \$250K	4	2	+100%
\$250K-\$400K	9	8	+12.5%
\$400K-\$500K	16	16	0%
\$500K-\$600K	25	18	+38.9%
\$600K-\$800K	16	19	-15.8%
\$800K-\$1M	1	6	-83.3%
Over \$1M	3	2	+50%

Town Comparison: Sold Houses - Seven Months (Dec.–July)

Town	# of Closed Houses		% change	Median Closing Price		% change
	2019	2018		2019	2018	
Darien	170	158	+7.6%	\$1,230,000	\$1,502,500	-18.1%
Easton	73	79	-7.6%	\$562,500	\$550,000	+2.3%
Fairfield	471	440	+7%	\$580,000	\$635,000	-8.7%
All of Greenwich	295	351	-16%	\$1,950,000	\$1,855,000	+5.1%
New Canaan	142	129	+10.1%	\$1,212,500	\$1,400,000	-13.4%
Norwalk	371	390	-4.9%	\$487,890	\$511,025	-4.5%
Redding	74	71	+4.2%	\$534,000	\$549,000	-2.7%
Ridgefield	190	193	-1.6%	\$635,500	\$639,000	-0.5%
Rowayton*	43	48	-10.4%	\$1,181,250	\$859,500	+37.4%
Stamford	400	439	-8.9%	\$580,500	\$600,000	-3.3%
Weston	94	93	+1.1%	\$675,000	\$690,000	-2.2%
Westport	191	245	-22%	\$1,195,000	\$1,247,500	-4.2%
Wilton	133	114	+16.7%	\$725,000	\$800,000	-9.4%

Dollar Volume of House Sales - 7 Months (Dec.–July)

To the right is a look at the total dollar volume of house sales for each town for the past five months, and the percentage change as it compares to the same time frame last year.



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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*Rowayton closing data also included in Norwalk.