



HALSTEAD *is joining*
Brown Harris Stevens

Connecticut
Market Report
Year To Date Through July 31, 2020

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

Data sourced from the Connecticut Smart MLS and Greenwich MLS. Active Inventory includes Active and Show status.



Halstead Connecticut, LLC

halstead.com

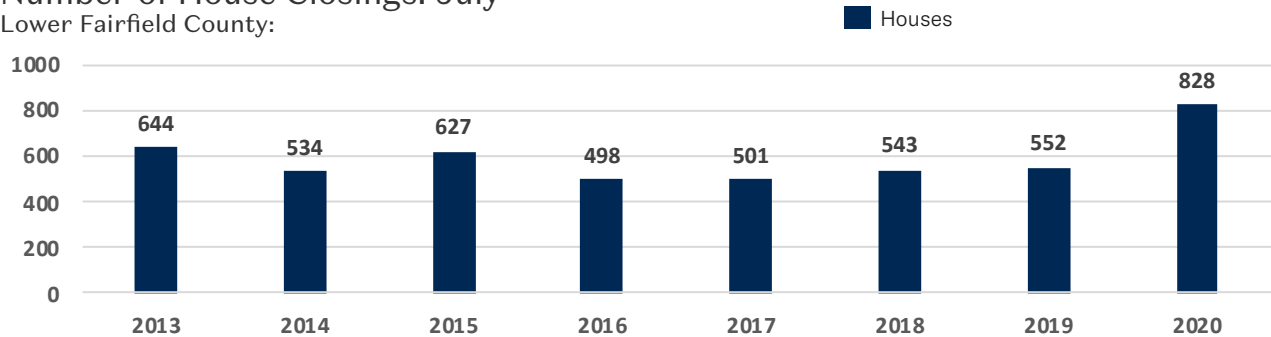
Lower Fairfield County Overview

July 2020

July 2020 was one of the strongest months in recent history for Lower Fairfield County* single-family house closings and buyer demand.

Number of House Closings: July

Lower Fairfield County:

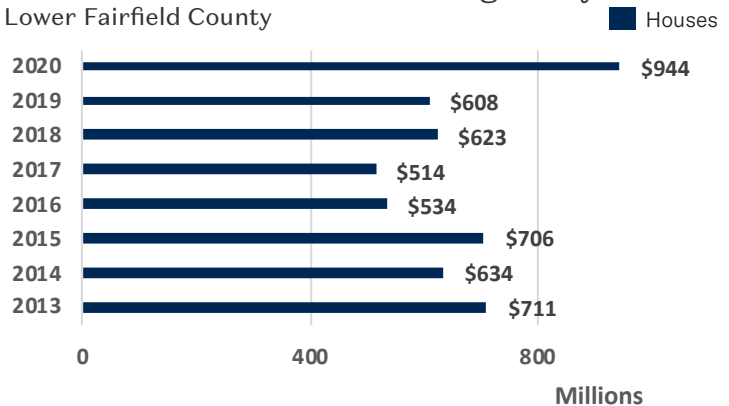


There were 828 houses that closed in July, the most in this month in at least the past 15 years, and a 50% increase over July of 2019.

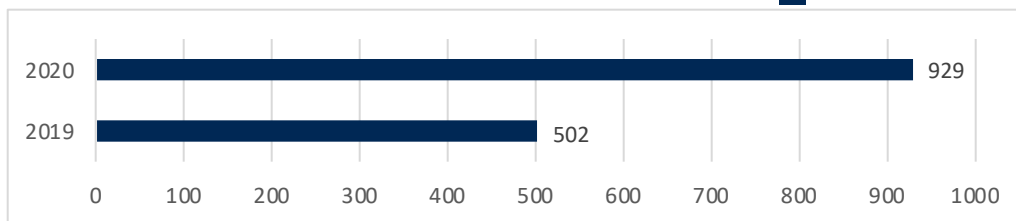
Dollar Volume of House Closings: July

Lower Fairfield County

The volume of closings in July for Lower Fairfield County houses was \$944 million, also the highest for the month of July in at least the past 15 years, and a 55% increase over 2019.



Number of Houses Pending on July 31st



There were 929 houses pending on July 31st, 85% more than at the same time in 2019.

*Lower Fairfield County in this report includes Greenwich, Stamford, Darien, New Canaan, Norwalk, Westport, Wilton, Fairfield, Ridgefield, Weston, Redding, and Easton.

All of Greenwich

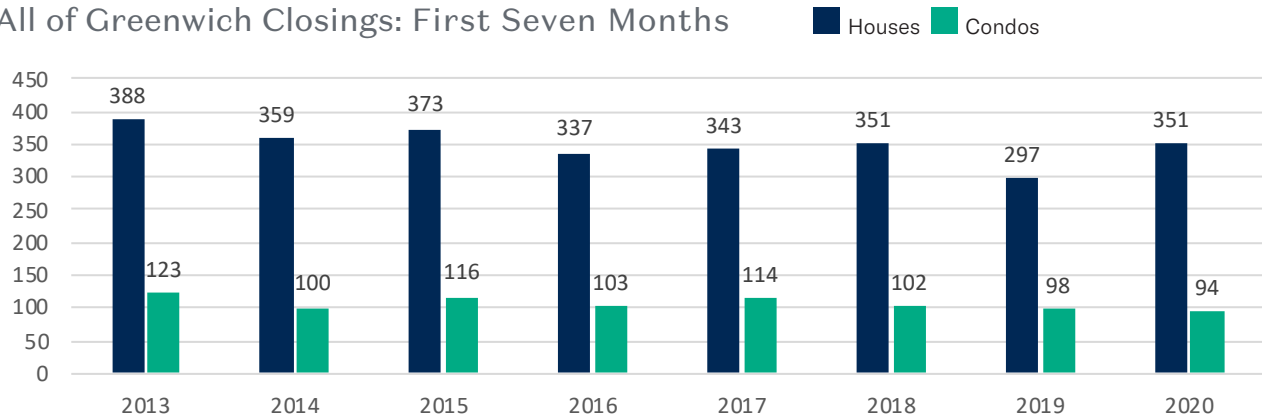
Year To Date Through July 31, 2020

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

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in July	84	71	+18.3%
Houses: Average Closing Price in July	\$2,471,026	\$2,760,331	-10.5%
Houses: Closings First Seven Months	351	297	+18.2%
Houses: Average Closing Price First Seven Months	\$2,481,122	\$2,515,574	-1.4%
Houses: Pending on July 31st	125	48	+160.4%
Houses: Active Inventory on July 31st	\$636	\$696	-8.6%
Condos: Closings First Seven Months	94	98	-4.1%
Condos: Average Closing Price First Seven Months	\$910,951	\$904,810	+0.7%
Condos: Active Inventory on July 31st	159	145	+9.7%
House & Condo \$ Volume of Closings First Seven Months	\$956,503,358	\$835,796,774	+14.4%

All of Greenwich Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$1M	53	54	-1.9%
\$1M-\$1.5M	71	54	+31.5%
\$1.5M-\$2M	54	44	+22.7%
\$2M-\$2.5M	41	43	-4.7%
\$2.5M-\$3M	37	26	+42.3%
\$3M-\$4M	54	37	+45.9%
\$4M-\$5M	16	13	+23.1%
\$5M-\$7M	15	14	+7.1%
Over \$7M	10	12	-16.7%

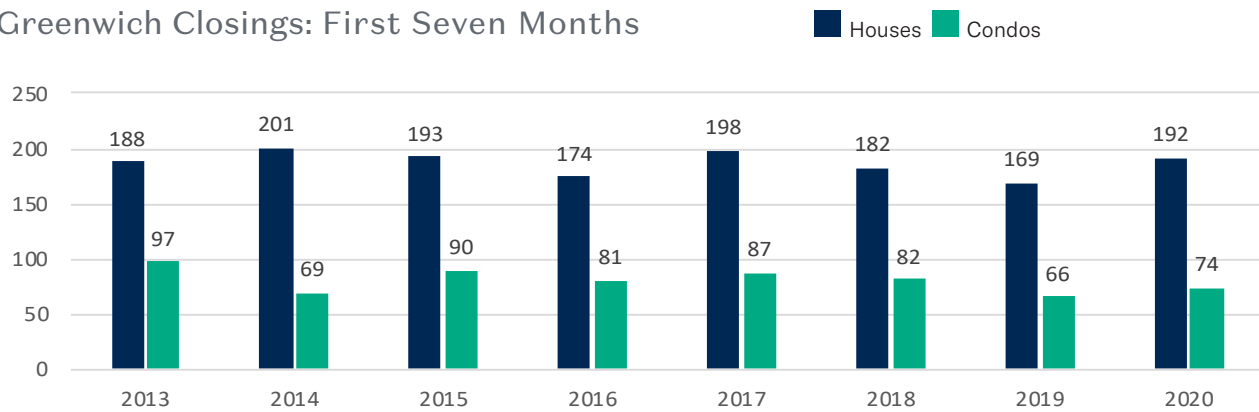
Greenwich Market Report

Year To Date Through July 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in July	42	41	+2.4%
Houses: Average Closing Price in July	\$2,862,774	\$3,370,488	-15.1%
Houses: Closings First Seven Months	192	169	+13.6%
Houses: Average Closing Price First Seven Months	\$2,746,466	\$2,924,423	-6.1%
Houses: Pending on July 31st	78	28	+178.6%
Houses: Active Inventory on July 31st	434	470	-7.7%
Condos: Closings First Seven Months	74	66	+12.1%
Condos: Average Closing Price First Seven Months	\$960,269	\$1,007,894	-4.7%
Condos: Active Inventory on July 31st	117	117	0%
House & Condo \$ Volume of Closings First Seven Months	\$598,381,402	\$560,748,417	+6.7%

Greenwich Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$1M	26	30	-13.3%
\$1M-\$1.5M	38	22	+72.7%
\$1.5M-\$2M	22	22	0%
\$2M-\$2.5M	23	26	-11.5%
\$2.5M-\$3M	20	12	+66.7%
\$3M-\$4M	35	24	+45.8%
\$4M-\$5M	10	10	0%
\$5M-\$7M	10	12	-16.7%
Over \$7M	8	11	-27.3%

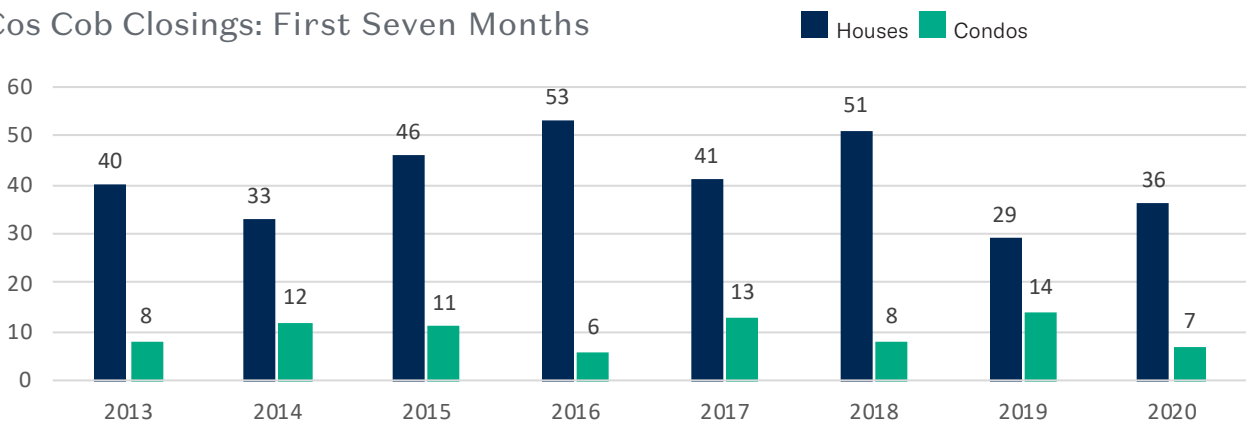
Cos Cob Market Report

Year To Date Through July 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in July	8	9	-11.1%
Houses: Average Closing Price in July	\$1,743,594	\$1,390,556	+25.4%
Houses: Closings First Seven Months	36	29	+24.1%
Houses: Average Closing Price First Seven Months	\$1,428,021	\$1,411,431	+1.2%
Houses: Pending on July 31st	10	2	+400%
Houses: Active Inventory on July 31st	57	66	-13.6%
Condos: Closings First Seven Months	7	14	-50%
Condos: Average Closing Price First Seven Months	\$823,357	\$773,652	+6.4%
Condos: Active Inventory on July 31st	19	13	+46.2%
House & Condo \$ Volume of Closings First Seven Months	\$57,172,250	\$51,762,625	+10.5%

Cos Cob Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$1M	10	7	+42.9%
\$1M-\$1.5M	11	12	-8.3%
\$1.5M-\$2M	9	5	+80%
\$2M-\$2.5M	3	3	0%
\$2.5M-\$3M	3	1	+200%
Over \$3M	0	1	-100%

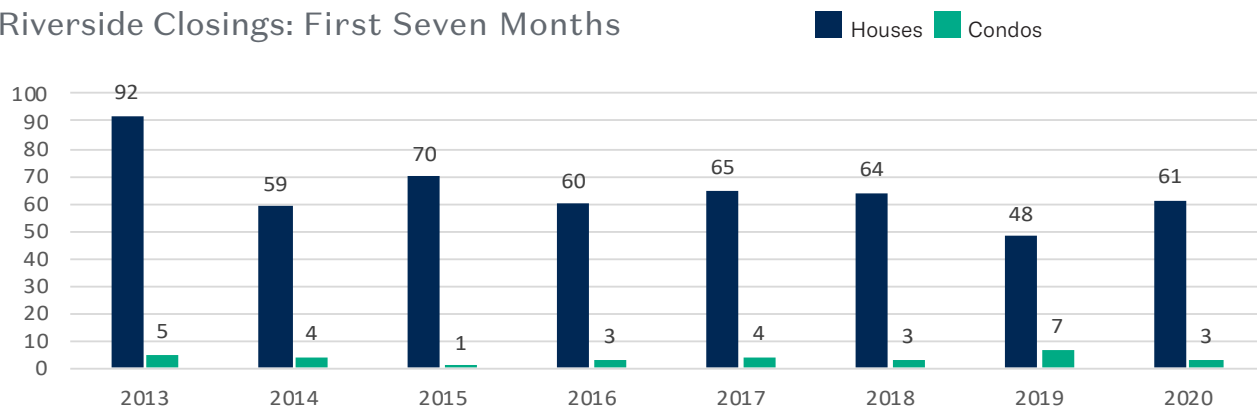
Riverside Market Report

Year To Date Through July 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in July	16	11	+45.5%
Houses: Average Closing Price in July	\$2,208,122	\$2,013,500	+9.7%
Houses: Closings First Seven Months	61	48	+27.1%
Houses: Average Closing Price First Seven Months	\$2,596,882	\$1,900,246	+36.7%
Houses: Pending on July 31st	17	9	+88.9%
Houses: Active Inventory on July 31st	79	78	+1.3%
Condos: Closings First Seven Months	3	7	-57.1%
Condos: Average Closing Price First Seven Months	\$669,333	\$679,750	-1.5%
Condos: Active Inventory on July 31st	8	1	+700%
House & Condo \$ Volume of Closings First Seven Months	\$160,417,825	\$95,970,072	+67.2%

Riverside Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$1M	9	9	0%
\$1M-\$1.5M	6	9	-33.3%
\$1.5M-\$2M	12	15	-20%
\$2M-\$2.5M	7	5	+40%
\$2.5M-\$3M	8	4	+100%
\$3M-\$4M	12	5	+140%
\$4M-\$5M	3	0	NA
Over \$5M	4	1	+300%

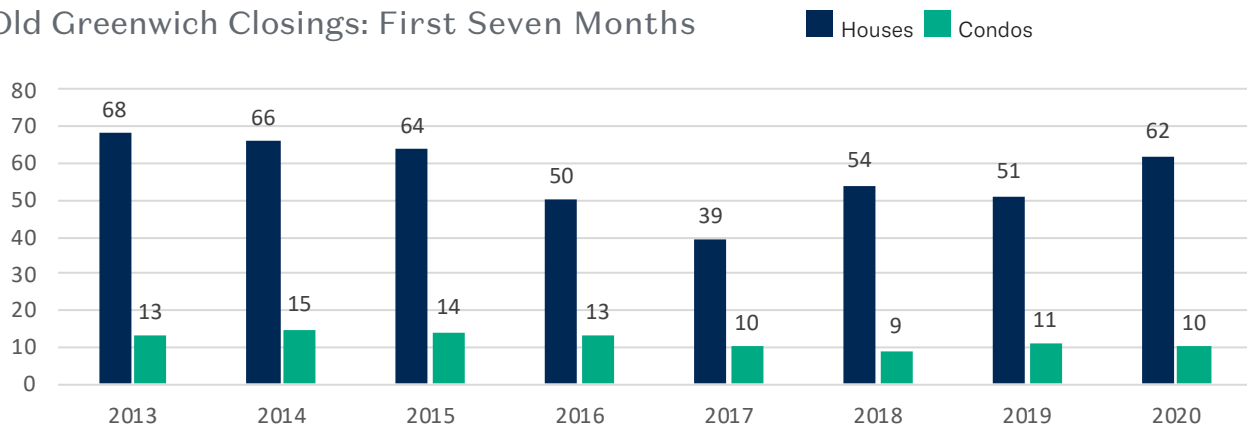
Old Greenwich Market Report

Year To Date Through July 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in July	18	10	+80%
Houses: Average Closing Price in July	\$2,113,944	\$2,313,000	-8.6%
Houses: Closings First Seven Months	62	51	+21.6%
Houses: Average Closing Price First Seven Months	\$2,156,998	\$2,367,738	-8.9%
Houses: Pending on July 31st	20	9	+122.2%
Houses: Active Inventory on July 31st	66	82	-19.5%
Condos: Closings First Seven Months	10	11	-9.1%
Condos: Average Closing Price First Seven Months	\$679,800	\$596,455	+14%
Condos: Active Inventory on July 31st	15	14	+7.1%
House & Condo \$ Volume of Closings First Seven Months	\$140,531,881	\$127,315,660	+10.4%

Old Greenwich Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$1M	8	8	0%
\$1M-\$1.5M	16	11	+45.5%
\$1.5M-\$2M	11	2	+450%
\$2M-\$2.5M	8	9	-11.1%
\$2.5M-\$3M	6	9	-33.3%
\$3M-\$4M	7	7	0%
\$4M-\$5M	3	3	0%
Over \$5M	3	2	+50%

Stamford Market Report

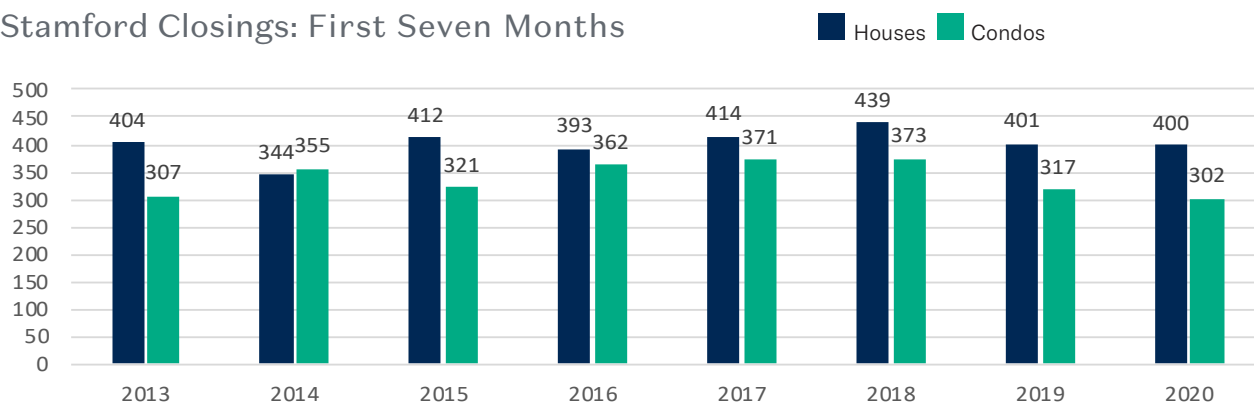
Year To Date Through July 31, 2020

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

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in July	100	78	+28.2%
Houses: Average Closing Price in July	\$761,881	\$661,900	+15.1%
Houses: Closings First Seven Months	400	401	-0.2%
Houses: Average Closing Price First Seven Months	\$650,597	\$637,691	+2%
Houses: Pending on July 31st	123	98	+25.5%
Houses: Active Inventory on July 31st	412	489	-15.7%
Condos: Closings First Seven Months	302	317	-4.7%
Condos: Average Closing Price First Seven Months	\$358,689	\$333,180	+7.7%
Condos: Active Inventory on July 31st	302	288	+4.9%
House & Condo \$ Volume of Closings First Seven Months	\$368,562,683	\$361,332,058	+2%

Stamford Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$400K	39	41	-4.9%
\$400K-\$500K	86	80	+7.5%
\$500K-\$600K	86	89	-3.4%
\$600K-\$700K	63	80	-21.3%
\$700K-\$800K	48	52	-7.7%
\$800K-\$1M	48	28	+71.4%
\$1M-\$1.2M	20	14	+42.9%
\$1.2M-\$1.5M	5	10	-50%
\$1.5M-\$2M	2	5	-60%
Over \$2M	3	2	+50%

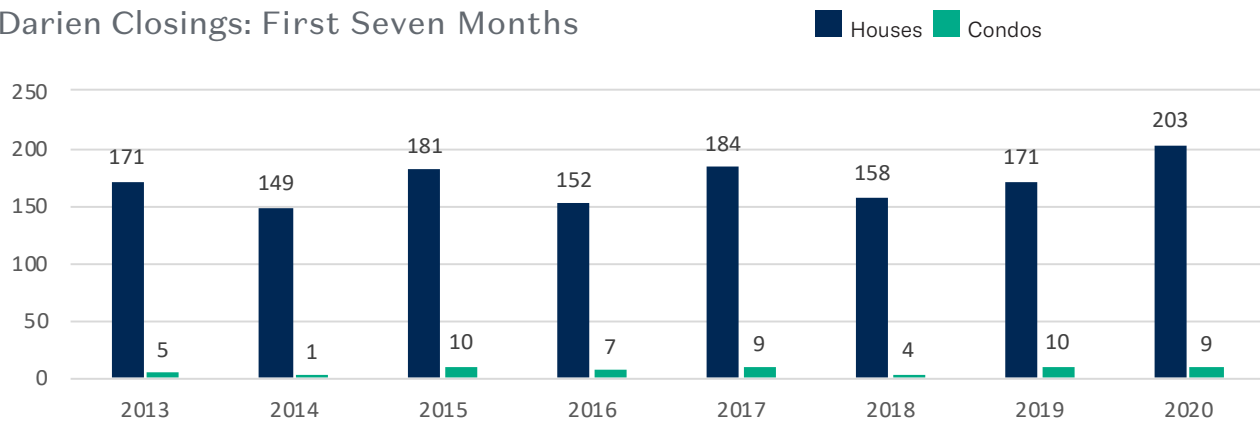
Darien Market Report

Year To Date Through July 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in July	52	38	+36.8%
Houses: Average Closing Price in July	\$1,752,125	\$1,636,439	+7.1%
Houses: Closings First Seven Months	203	171	+18.7%
Houses: Average Closing Price First Seven Months	\$1,520,678	\$1,491,651	+1.9%
Houses: Pending on July 31st	70	38	+84.2%
Houses: Active Inventory on July 31st	207	229	-9.6%
Condos: Closings First Seven Months	9	10	-10%
Condos: Average Closing Price First Seven Months	\$986,278	\$952,170	+3.6%
Condos: Active Inventory on July 31st	12	21	-42.9%
House & Condo \$ Volume of Closings First Seven Months	\$317,574,075	\$264,594,033	+20%

Darien Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$1M	60	54	+11.1%
\$1M-\$1.5M	66	56	+17.9%
\$1.5M-\$2M	40	28	+42.9%
\$2M-\$2.5M	14	15	-6.7%
\$2.5M-\$3M	9	8	+12.5%
\$3M-\$4M	10	6	+66.7%
\$4M-\$5M	3	2	+50%
Over \$5M	1	2	-50%

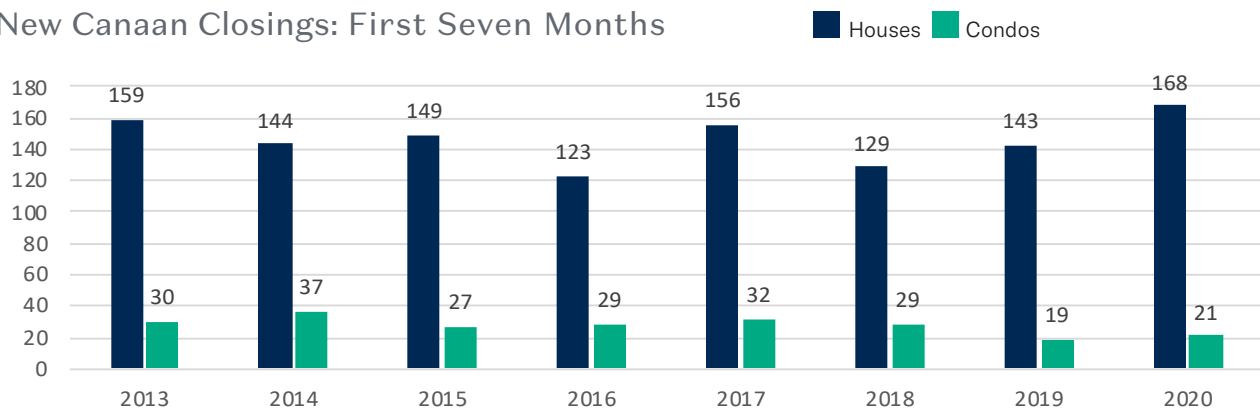
New Canaan Market Report

Year To Date Through July 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in July	46	32	+43.8%
Houses: Average Closing Price in July	\$1,783,383	\$1,497,031	+19.1%
Houses: Closings First Seven Months	168	143	+17.5%
Houses: Average Closing Price First Seven Months	\$1,617,878	\$1,430,795	+13.1%
Houses: Pending on July 31st	64	29	+120.7%
Houses: Active Inventory on July 31st	230	302	-23.8%
Condos: Closings First Seven Months	21	19	+10.5%
Condos: Average Closing Price First Seven Months	\$586,452	\$734,921	-20.2%
Condos: Active Inventory on July 31st	44	49	-10.2%
House & Condo \$ Volume of Closings First Seven Months	\$284,118,987	\$218,567,122	+30%

New Canaan Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$1M	43	48	-10.4%
\$1M-\$1.5M	52	41	+26.8%
\$1.5M-\$2M	31	27	+14.8%
\$2M-\$2.5M	18	11	+63.6%
\$2.5M-\$3M	11	13	-15.4%
\$3M-\$4M	9	2	+350%
\$4M-\$5M	2	1	+100%
\$5M-\$7M	2	0	NA
Over \$7M	0	0	NA

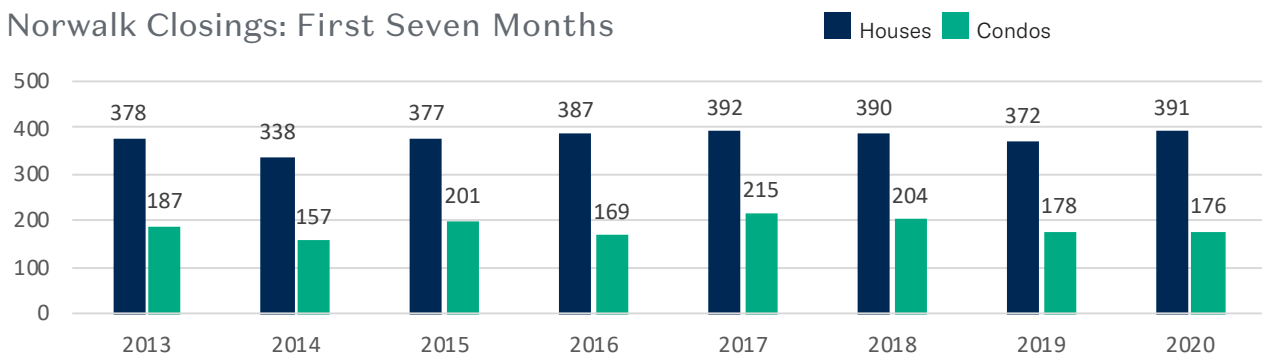
Norwalk Market Report

Year To Date Through July 31, 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 July	94	76	+23.7%
Houses: Average Closing Price in July	\$679,646	\$556,306	+22.2%
Houses: Closings First Seven Months	391	372	+5.1%
Houses: Average Closing Price First Seven Months	\$613,827	\$578,299	+6.1%
Houses: Pending on July 31st	86	72	+19.4%
Houses: Active Inventory on July 31st	293	377	-22.3%
Condos: Closings First Seven Months	176	178	-1.1%
Condos: Average Closing Price First Seven Months	\$299,278	\$307,188	-2.6%
Condos: Active Inventory on July 31st	149	150	-0.7%
House & Condo \$ Volume of Closings First Seven Months	\$292,679,105	\$269,806,490	+8.5%

Norwalk Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$300K	13	24	-45.8%
\$300K-\$400K	60	83	-27.7%
\$400K-\$500K	115	87	+32.2%
\$500K-\$600K	88	68	+29.4%
\$600K-\$800K	57	54	+5.6%
\$800K-\$1M	15	22	-31.8%
\$1M-\$1.5M	30	23	+30.4%
\$1.5M-\$2M	9	8	+12.5%
\$2M-\$3M	3	3	0%
Over \$3M	1	0	NA

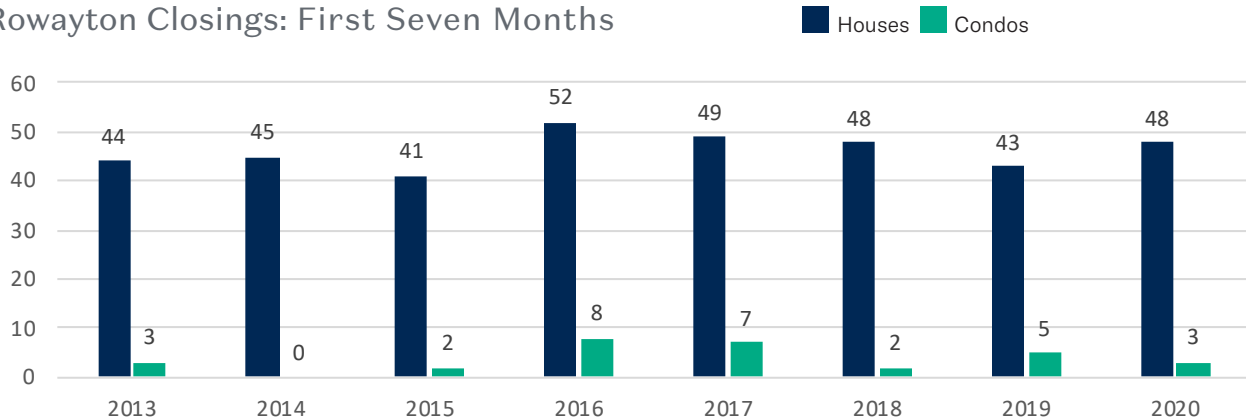
Rowayton Market Report

Year To Date Through July 31, 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 July	12	8	+50%
Houses: Average Closing Price in July	\$1,508,958	\$950,156	+58.8%
Houses: Closings First Seven Months	48	43	+11.6%
Houses: Average Closing Price First Seven Months	\$1,175,398	\$1,175,552	0%
Houses: Pending on July 31st	13	5	+160%
Houses: Active Inventory on July 31st	54	86	-37.2%
Condos: Closings First Seven Months	3	5	-40%
Condos: Average Closing Price First Seven Months	\$876,667	\$1,030,000	-14.9%
Condos: Active Inventory on July 31st	3	5	-40%
House & Condo \$ Volume of Closings First Seven Months	\$59,049,100	\$55,698,750	+6%

Rowayton Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$600K	7	3	+133.3%
\$600K-\$1M	12	13	-7.7%
\$1M-\$1.5M	20	17	+17.6%
\$1.5M-\$2M	6	8	-25%
\$2M-\$3M	2	2	0%
Over \$3M	1	0	NA

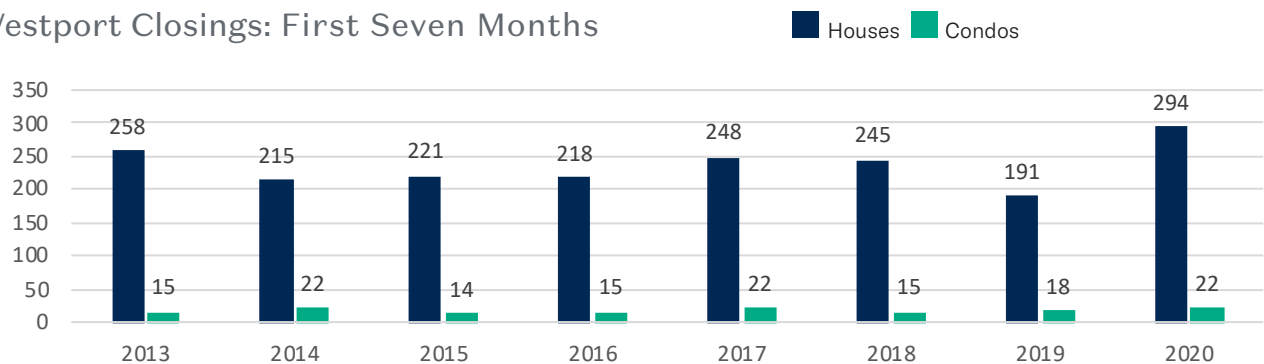
Westport Market Report

Year To Date Through July 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in July	95	32	+196.9%
Houses: Average Closing Price in July	\$1,634,119	\$1,189,070	+37.4%
Houses: Closings First Seven Months	294	191	+53.9%
Houses: Average Closing Price First Seven Months	\$1,473,229	\$1,348,510	+9.2%
Houses: Pending on July 31st	111	51	+117.6%
Houses: Active Inventory on July 31st	248	385	-35.6%
Condos: Closings First Seven Months	22	18	+22.2%
Condos: Average Closing Price First Seven Months	\$469,043	\$474,988	-1.3%
Condos: Active Inventory on July 31st	20	28	-28.6%
House & Condo \$ Volume of Closings First Seven Months	\$443,448,167	\$266,115,269	+66.6%

Westport Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$750K	50	38	+31.6%
\$750K-\$1M	57	37	+54.1%
\$1M-\$1.2M	30	22	+36.4%
\$1.2M-\$1.5M	47	27	+74.1%
\$1.5M-\$2M	48	40	+20%
\$2M-\$2.5M	28	12	+133.3%
\$2.5M-\$3M	14	7	+100%
\$3M-\$4M	14	7	+100%
\$4M-\$5M	3	0	NA
Over \$5M	3	1	+200%

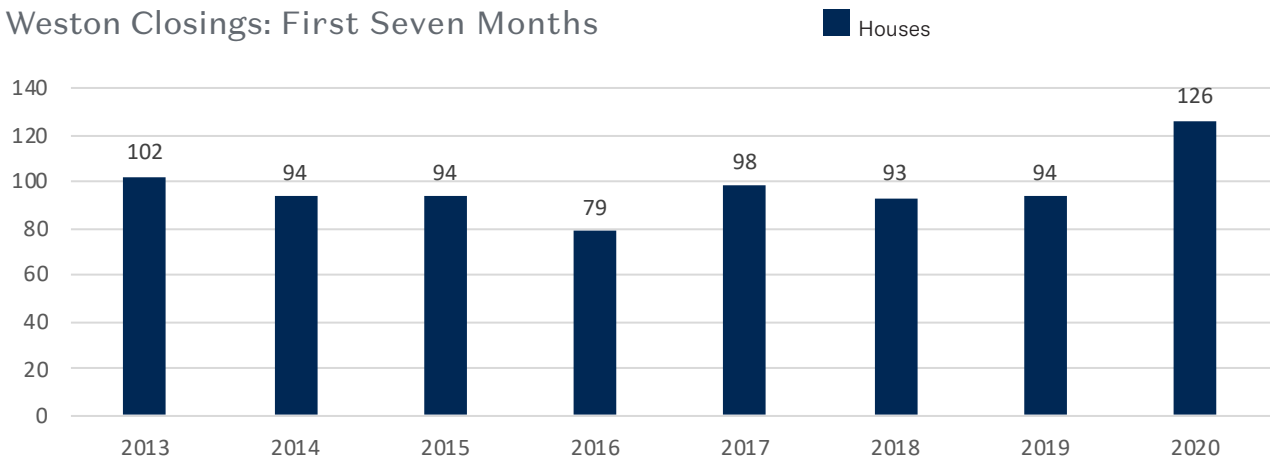
Weston Market Report

Year To Date Through July 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in July	34	30	+13.3%
Houses: Average Closing Price in July	\$806,697	\$801,544	+0.6%
Houses: Closings First Seven Months	126	94	+34%
Houses: Average Closing Price First Seven Months	\$822,463	\$781,548	+5.2%
Houses: Pending on July 31st	33	18	+83.3%
Houses: Active Inventory on July 31st	122	171	-28.7%
Houses: \$ Volume of Closings First Seven Months	\$103,630,283	\$73,465,524	+41.1%

Weston Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$500K	13	15	-13.3%
\$500K-\$700K	48	36	+33.3%
\$700K-\$900K	31	18	+72.2%
\$900K-\$1.2M	17	10	+70%
\$1.2M-\$1.5M	9	12	-25%
\$1.5M-\$2M	7	2	+250%
Over \$2M	1	1	0%

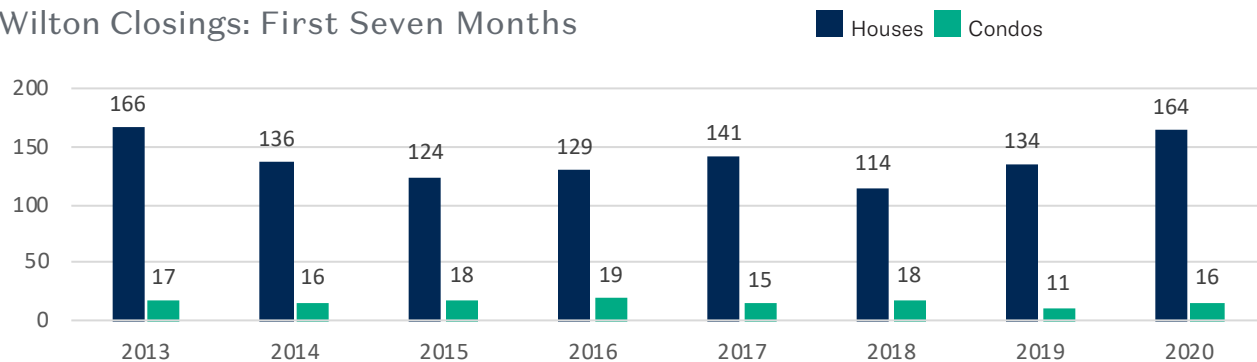
Wilton Market Report

Year To Date Through July 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in July	57	32	+78.1%
Houses: Average Closing Price in July	\$887,951	\$885,211	+0.3%
Houses: Closings First Seven Months	164	134	+22.4%
Houses: Average Closing Price First Seven Months	\$843,832	\$794,547	+6.2%
Houses: Pending on July 31st	49	29	+69%
Houses: Active Inventory on July 31st	171	221	-22.6%
Condos: Closings First Seven Months	16	11	+45.5%
Condos: Average Closing Price First Seven Months	\$350,844	\$314,173	+11.7%
Condos: Active Inventory on July 31st	22	14	+57.1%
House & Condo \$ Volume of Closings First Seven Months	\$144,001,899	\$109,925,138	+31%

Wilton Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$500K	16	20	-20%
\$500K-\$700K	45	42	+7.1%
\$700K-\$800K	31	20	+55%
\$800K-\$900K	21	16	+31.3%
\$900K-\$1M	15	7	+114.3%
\$1M-\$1.2M	15	10	+50%
\$1.2M-\$1.5M	13	14	-7.1%
\$1.5M-\$2M	7	4	+75%
Over \$2M	1	1	0%

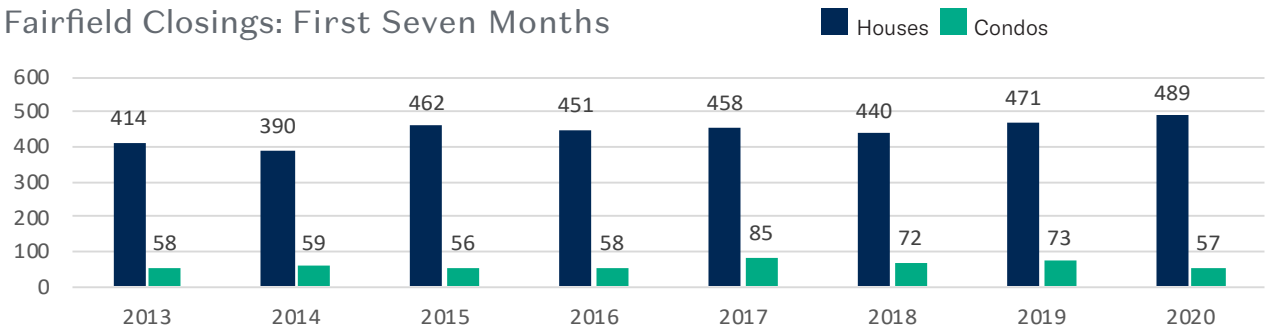
Fairfield Market Report

Year To Date Through July 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in July	144	101	+42.6%
Houses: Average Closing Price in July	\$745,748	\$760,949	-2%
Houses: Closings First Seven Months	489	471	+3.8%
Houses: Average Closing Price First Seven Months	\$780,141	\$720,991	+8.2%
Houses: Pending on July 31st	146	65	+124.6%
Houses: Active Inventory on July 31st	415	545	-23.9%
Condos: Closings First Seven Months	57	73	-21.9%
Condos: Average Closing Price First Seven Months	\$405,198	\$424,259	-4.5%
Condos: Active Inventory on July 31st	49	55	-10.9%
House & Condo \$ Volume of Closings First Seven Months	\$404,585,458	\$370,557,892	+9.2%

Fairfield Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$300K	20	23	-13%
\$300K-\$400K	59	61	-3.3%
\$400K-\$500K	79	83	-4.8%
\$500K-\$600K	72	73	-1.4%
\$600K-\$700K	54	50	+8%
\$700K-\$800K	54	42	+28.6%
\$800K-\$1M	63	56	+12.5%
\$1M-\$1.2M	36	29	+24.1%
\$1.2M-\$1.5M	22	27	-18.5%
\$1.5M-\$2M	13	16	-18.8%
Over \$2M	17	11	+54.5%

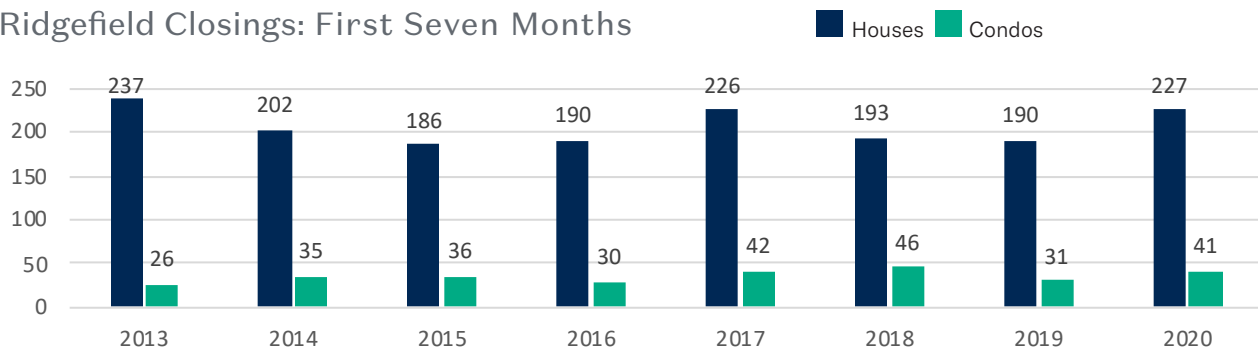
Ridgefield Market Report

Year To Date Through July 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in July	70	41	+70.7%
Houses: Average Closing Price in July	\$687,138	\$737,805	-6.9%
Houses: Closings First Seven Months	227	190	+19.5%
Houses: Average Closing Price First Seven Months	\$737,871	\$707,043	+4.4%
Houses: Pending on July 31st	79	30	+163.3%
Houses: Active Inventory on July 31st	243	305	-20.3%
Condos: Closings First Seven Months	41	31	+32.3%
Condos: Average Closing Price First Seven Months	\$320,291	\$325,594	-1.6%
Condos: Active Inventory on July 31st	26	32	-18.8%
House & Condo \$ Volume of Closings First Seven Months	\$180,628,621	\$144,431,602	+25.1%

Ridgefield Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$400K	28	17	+64.7%
\$400K-\$500K	38	31	+22.6%
\$500K-\$600K	38	33	+15.2%
\$600K-\$700K	27	38	-28.9%
\$700K-\$800K	17	25	-32%
\$800K-\$1M	45	26	+73.1%
\$1M-\$1.5M	21	11	+90.9%
\$1.5M-\$2M	10	6	+66.7%
Over \$2M	3	3	0%

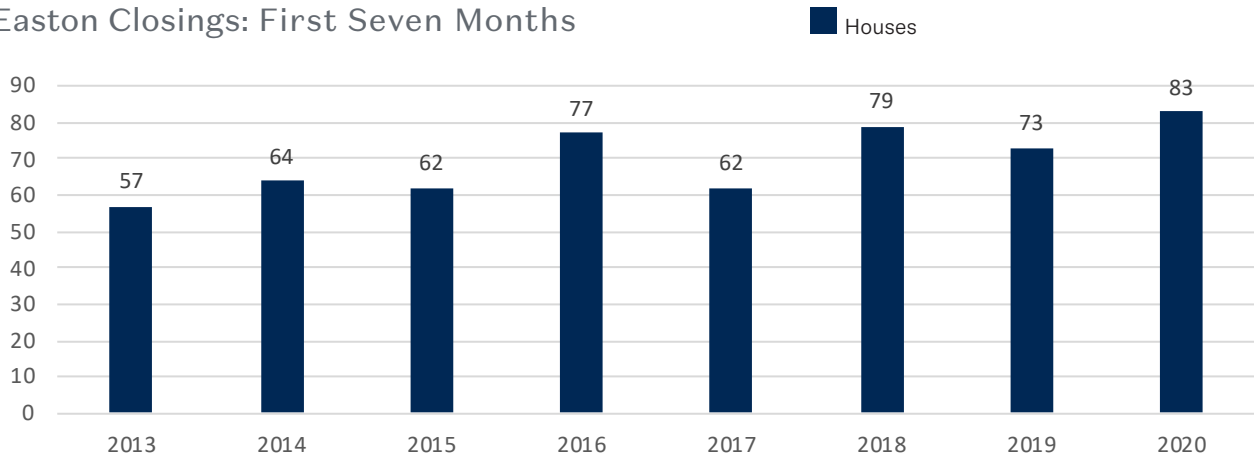
Easton Market Report

Year To Date Through July 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in July	24	9	+166.7%
Houses: Average Closing Price in July	\$618,463	\$420,889	+46.9%
Houses: Closings First Seven Months	83	73	+13.7%
Houses: Average Closing Price First Seven Months	\$566,220	\$597,986	-5.3%
Houses: Pending on July 31st	21	14	+50%
Houses: Active Inventory on July 31st	58	94	-38.3%
Houses: \$ Volume of Closings First Seven Months	\$46,996,292	\$43,653,014	+7.7%

Easton Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$400K	10	6	+66.7%
\$400K-\$500K	18	17	+5.9%
\$500K-\$600K	27	17	+58.8%
\$600K-\$700K	14	15	-6.7%
\$700K-\$1M	13	17	-23.5%
\$1M-\$1.5M	1	0	NA
Over \$1.5M	0	1	-100%

Redding Market Report

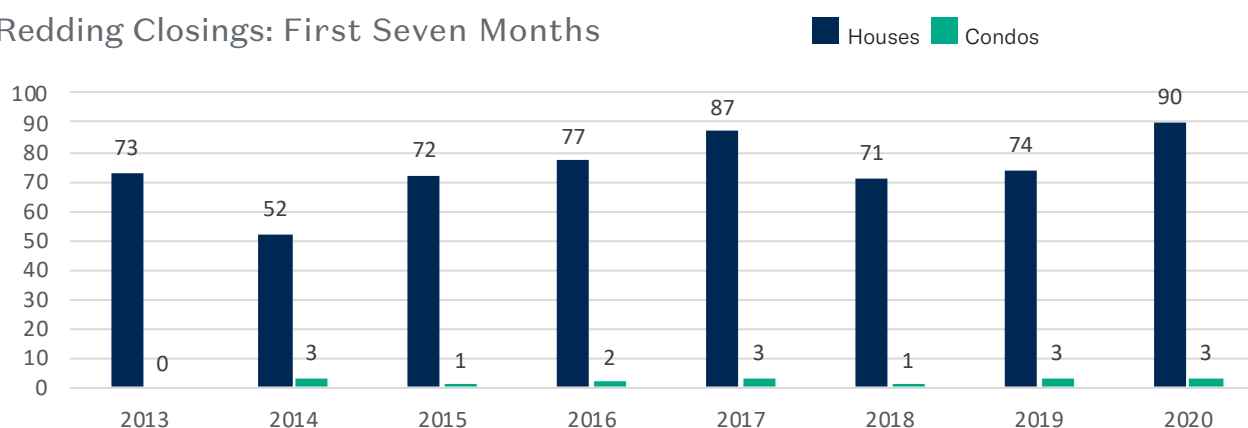
Year To Date Through July 31, 2020

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

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in July	28	12	+133.3%
Houses: Average Closing Price in July	\$711,375	\$576,833	+23.3%
Houses: Closings First Seven Months	90	74	+21.6%
Houses: Average Closing Price First Seven Months	\$584,439	\$544,829	+7.3%
Houses: Pending on July 31st	22	10	+120%
Houses: Active Inventory on July 31st	87	127	-31.5%
Condos: Closings First Seven Months	3	3	0%
Condos: Average Closing Price First Seven Months	\$317,500	\$341,667	-7.1%
Condos: Active Inventory on July 31st	2	1	+100%
House & Condo \$ Volume of Closings First Seven Months	\$53,551,999	\$41,342,310	+29.5%

Redding Closings: First Seven Months



Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$250K	3	4	-25%
\$250K-\$400K	11	9	+22.2%
\$400K-\$500K	19	16	+18.8%
\$500K-\$600K	25	25	0%
\$600K-\$800K	20	16	+25%
\$800K-\$1M	8	1	+700%
Over \$1M	4	3	+33.3%

Lower Fairfield County

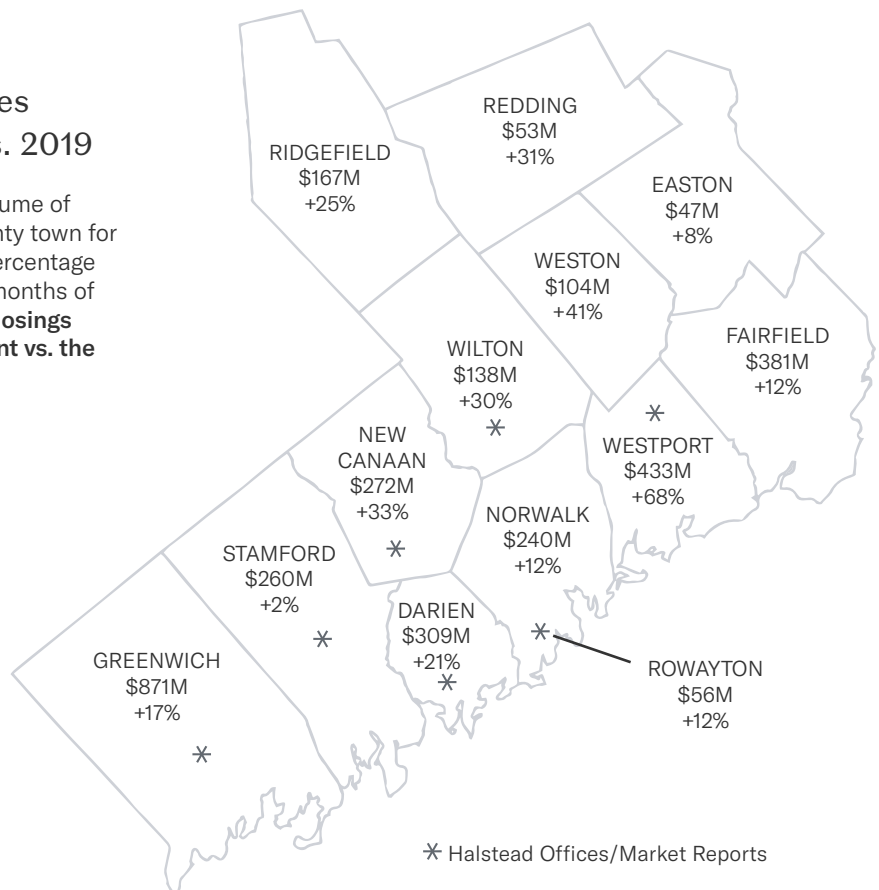
Town Comparison: Sold Houses - First Seven Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2020	2019		2020	2019	
Darien	203	171	+18.7%	\$1,520,678	\$1,491,651	+1.9%
Easton	83	73	+13.7%	\$566,220	\$597,986	-5.3%
Fairfield	489	471	+3.8%	\$780,141	\$720,991	+8.2%
All of Greenwich	351	297	+18.2%	\$2,481,122	\$2,515,574	-1.4%
New Canaan	168	143	+17.5%	\$1,617,878	\$1,430,795	+13.1%
Norwalk	391	372	+5.1%	\$613,827	\$578,299	+6.1%
Redding	90	74	+21.6%	\$584,439	\$544,829	+7.3%
Ridgefield	227	190	+19.5%	\$737,871	\$707,043	+4.4%
Rowayton*	48	43	+11.6%	\$1,175,398	\$1,175,552	0%
Stamford	400	401	-0.2%	\$650,597	\$637,691	+2%
Weston	126	94	+34%	\$822,463	\$781,548	+5.2%
Westport	294	191	+53.9%	\$1,473,229	\$1,348,510	+9.2%
Wilton	164	134	+22.4%	\$843,832	\$794,547	+6.2%

*Rowayton closing data also included in Norwalk.

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

To the right is a look at the total dollar volume of house sales for each Lower Fairfield County town for the first seven months of 2020 and the percentage change as it compares to the first seven months of 2019. **Collectively, the dollar volume of closings was \$3.3 billion, an increase of 23 percent vs. the same time period in 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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While information is believed true, no guaranty is made of accuracy.

* Halstead Offices/Market Reports