

YTD Through October 31, 2020
Connecticut Market Report

Connecticut

Halstead is coming to
Brown Harris Stevens

Brown Harris Stevens

We're growing!

Halstead is joining Brown Harris Stevens - which means BHS now has **2,500** agents and **55** offices in luxury markets across NYC, the Tristate area, the Hamptons, Palm Beach, and Miami.

Historically ranked among the nation's top residential firms, in 2019 both firms combined closed **6,000** transactions totaling more than **\$9 billion**.

Simply put, we have more resources than ever to support our trusted clients.

We are here to serve you, and Brown Harris Stevens has never been stronger. We look forward to working together.



HALSTEADID 170290963

Houses & Condos

All of Greenwich

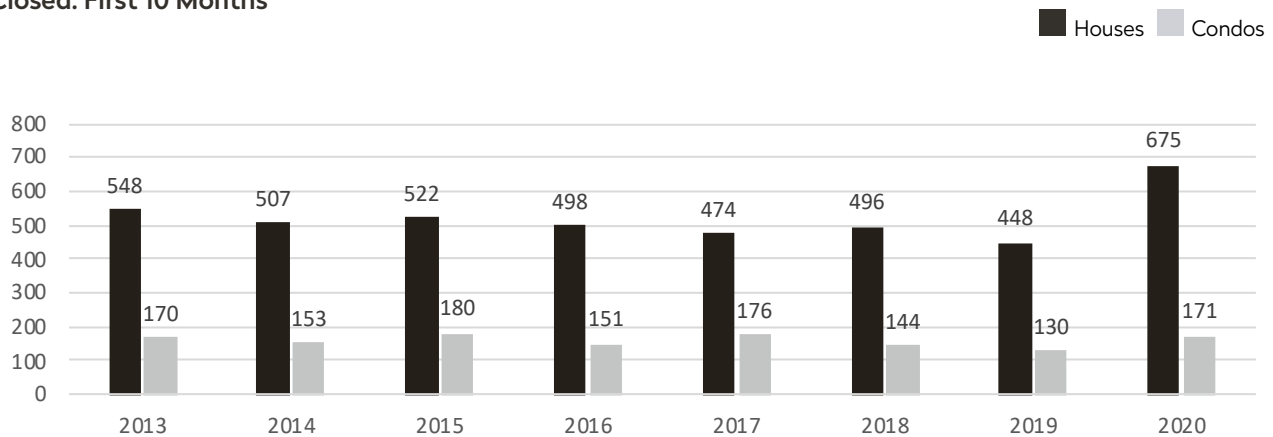
Year to Date Through October 31, 2020

All of Greenwich (Greenwich, Cos Cob, Riverside, and Old Greenwich) had 97 house closings in October, up 142.5% compared to October of 2019. The average closing price was \$3,151,238, up 57% from a year ago.

103 houses were pending (houses with signed contracts) on October 31, more than double the amount at the end of October 2019. The pending houses had an average list price of \$3.1 million.



Closed: First 10 Months



of Houses Closed: First 10 Months

	2020	2019	%
Under \$1M	90	83	+8.4%
\$1M-\$1.5M	117	85	+37.6%
\$1.5M-\$2M	113	72	+56.9%
\$2M-\$2.5M	84	68	+23.5%
\$2.5M-\$3M	71	36	+97.2%
\$3M-\$4M	103	46	+123.9%
\$4M-\$5M	35	22	+59.1%
\$5M-\$7M	35	20	+75%
Over \$7M	27	16	+68.8%

	2020	2019	% CHANGE
Houses: Closings in October	97	40	+142.5%
Houses: Average Closing Price in October	\$3,151,238	\$2,008,362	+56.9%
Houses: Closings First 10 Months	675	448	+50.7%
Houses: Average Closing Price First 10 Months	\$2,669,606	\$2,405,151	+11%
Houses: Pending on October 31	103	40	+157.5%
Houses: Active Inventory on October 31	536	645	-16.9%
Condos: Closings First 10 Months	171	130	+31.5%
Condos: Average Closing Price First 10 Months	\$920,207	\$923,701	-0.4%
Condos: Active Inventory on October 31	138	189	-27%
House & Condo \$ Volume of Closings First 10 Mos	\$1,959,339,411	\$1,197,588,880	+63.6%

Houses & Condos

Greenwich

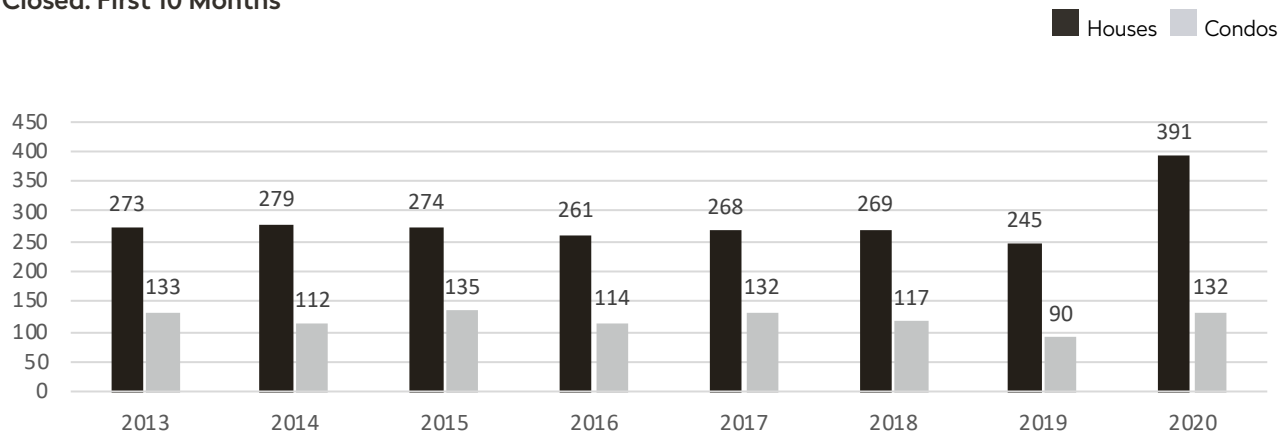
Year to Date Through October 31, 2020

Greenwich's 60 house closings in October are more than triple the number in October of 2019, while the average house closing price, at \$3,508,026, was up 36% compared to October 2019. The 56 pendings (houses with signed contracts) in Greenwich as of October 31 had an average list price of \$4 million.

Through the first 10 months of the year, Greenwich had a 60% increase in house closings and a 47% increase in condo closings compared to the same time frame a year ago.



Closed: First 10 Months



of Houses Closed: First 10 Months

	2020	2019	%
Under \$1M	48	43	+11.6%
\$1M-\$1.5M	57	35	+62.9%
\$1.5M-\$2M	51	34	+50%
\$2M-\$2.5M	49	38	+28.9%
\$2.5M-\$3M	45	17	+164.7%
\$3M-\$4M	66	31	+112.9%
\$4M-\$5M	22	16	+37.5%
\$5M-\$7M	29	17	+70.6%
Over \$7M	24	14	+71.4%

	2020	2019	% CHANGE
Houses: Closings in October	60	18	+233.3%
Houses: Average Closing Price in October	\$3,508,026	\$2,572,870	+36.3%
Houses: Closings First 10 Months	391	245	+59.6%
Houses: Average Closing Price First 10 Months	\$3,030,033	\$2,794,679	+8.4%
Houses: Pending on October 31	56	21	+166.7%
Houses: Active Inventory on October 31	391	453	-13.7%
Condos: Closings First 10 Months	132	90	+46.7%
Condos: Average Closing Price First 10 Months	\$976,856	\$1,049,744	-6.9%
Condos: Active Inventory on October 31	104	148	-29.7%
House & Condo \$ Volume of Closings First 10 Mos	\$1,313,688,001	\$779,173,333	+68.6%

Houses & Condos

Cos Cob

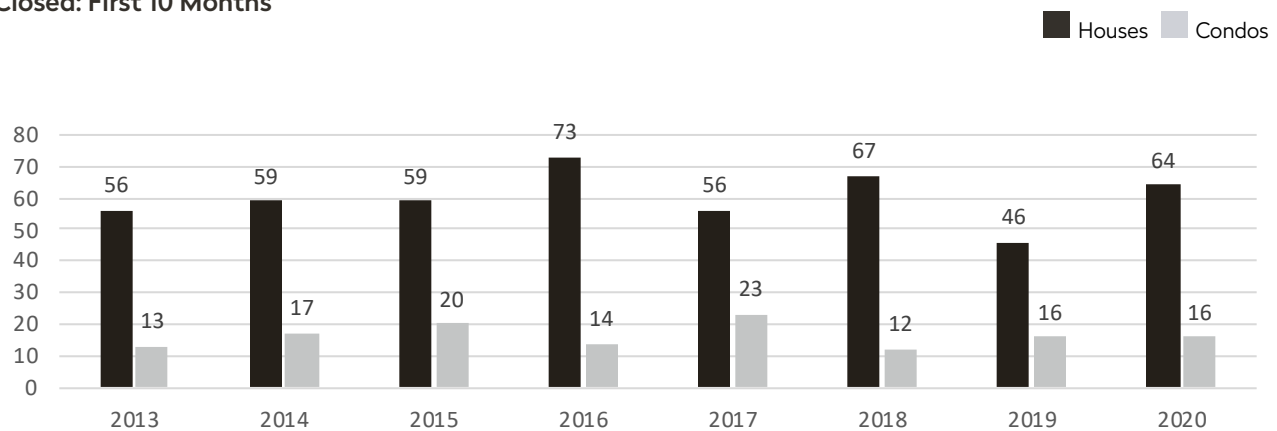
Year to Date Through October 31, 2020

Through the year's first 10 months, Cos Cob had 64 house closings, 39% more than during the same time in 2019. Of those closings, 27 sold for \$1.5 million or higher compared to 11 in that price range in 2019, a 146% increase.

The dollar volume of house and condo closings for the year is up 45% as compared to the first 10 months of 2019.



Closed: First 10 Months



of Houses Closed: First 10 Months

	2020	2019	%
Under \$1M	20	14	+42.9%
\$1M-\$1.5M	17	21	-19%
\$1.5M-\$2M	15	5	+200%
\$2M-\$2.5M	6	3	+100%
\$2.5M-\$3M	4	2	+100%
Over \$3M	2	1	+100%

	2020	2019	% CHANGE
Houses: Closings in October	8	8	0%
Houses: Average Closing Price in October	\$1,395,375	\$995,725	+40.1%
Houses: Closings First 10 Months	64	46	+39.1%
Houses: Average Closing Price First 10 Months	\$1,430,098	\$1,299,343	+10.1%
Houses: Pending on October 31	10	4	+150%
Houses: Active Inventory on October 31	49	57	-14%
Condos: Closings First 10 Months	16	16	0%
Condos: Average Closing Price First 10 Months	\$770,313	\$736,633	+4.6%
Condos: Active Inventory on October 31	16	22	-27.3%
House & Condo \$ Volume of Closings First 10 Mos	\$103,851,250	\$71,555,925	+45.1%

Houses & Condos

Riverside

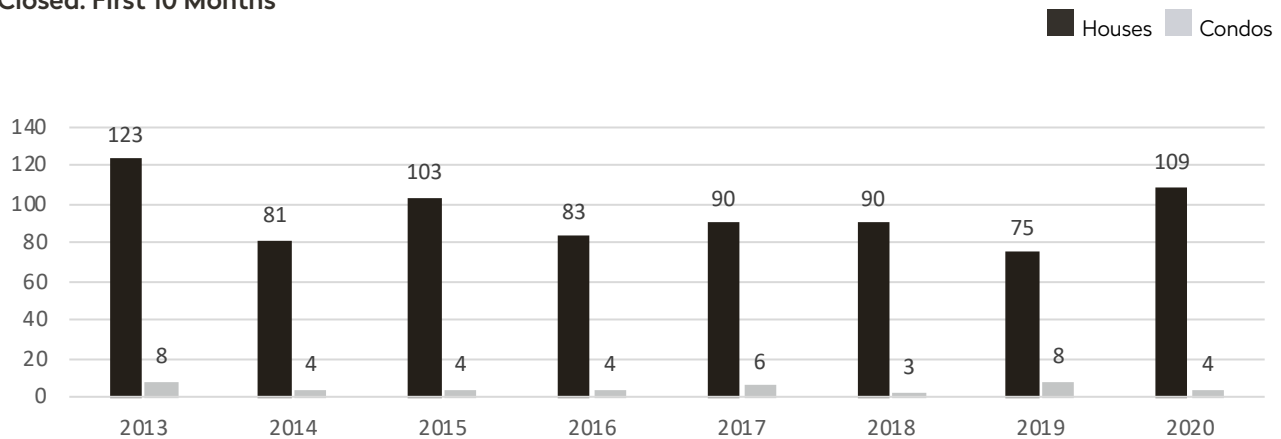
Year to Date Through October 31, 2020

It was a busy October in Riverside with 13 house closings, highlighted by a \$17 million sale on Indian Point Lane. Through the year's first 10 months, there were 109 house closings, up 45% from the same time frame last year.

There were 18 pending houses at the end of October compared to just 2 at the same time last year. The pending properties had an average list price of \$3.3 million.



Closed: First 10 Months



of Houses Closed: First 10 Months

	2020	2019	%
Under \$1M	12	11	+9.1%
\$1M-\$1.5M	17	16	+6.3%
\$1.5M-\$2M	24	21	+14.3%
\$2M-\$2.5M	14	12	+16.7%
\$2.5M-\$3M	10	6	+66.7%
\$3M-\$4M	21	7	+200%
\$4M-\$5M	6	1	+500%
Over \$5M	5	1	+400%

	2020	2019	% CHANGE
Houses: Closings in October	13	5	+160%
Houses: Average Closing Price in October	\$3,402,385	\$2,394,000	+42.1%
Houses: Closings First 10 Months	109	75	+45.3%
Houses: Average Closing Price First 10 Months	\$2,553,106	\$1,926,999	+32.5%
Houses: Pending on October 31	18	2	+800%
Houses: Active Inventory on October 31	52	75	-30.7%
Condos: Closings First 10 Months	4	8	-50%
Condos: Average Closing Price First 10 Months	\$673,250	\$676,188	-0.4%
Condos: Active Inventory on October 31	5	5	0%
House & Condo \$ Volume of Closings First 10 Mos	\$280,981,529	\$149,934,462	+87.4%

Houses & Condos

Old Greenwich

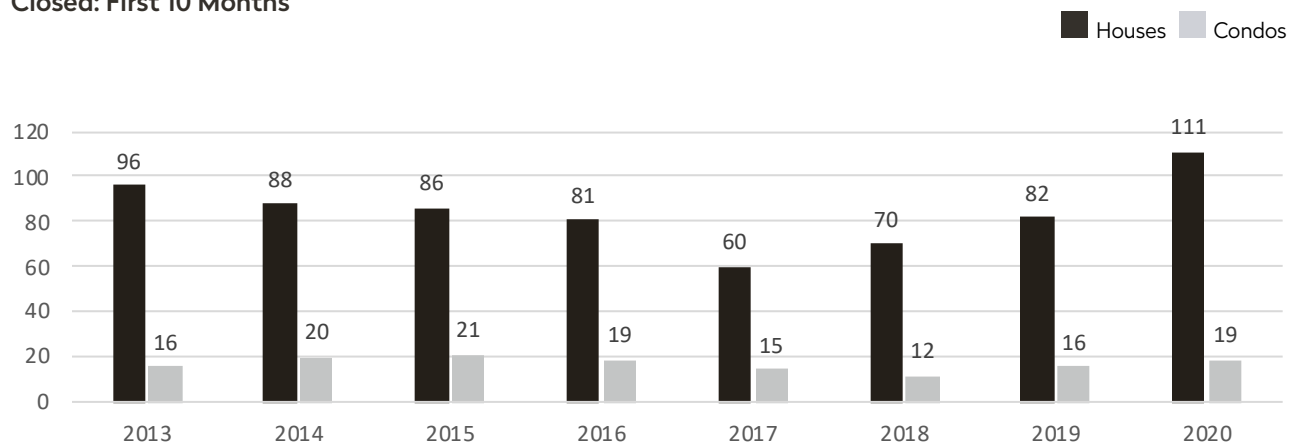
Year to Date Through October 31, 2020

Old Greenwich's 111 house closings through the first 10 months of 2020 is a 35% increase compared to the same time frame last year. There were also 19 houses pending (houses with signed contracts) on October 31 compared to 13 at the same time a year ago, with the pendings having an average list price of \$2.9 million.

In Old Greenwich homes are selling more quickly as well. The average days-on-market (cumulative) for house closings in the year's first 10 months was 138 days, down 21% from last year.



Closed: First 10 Months



of Houses Closed: First 10 Months

	2020	2019	%
Under \$1M	10	15	-33.3%
\$1M-\$1.5M	26	13	+100%
\$1.5M-\$2M	23	12	+91.7%
\$2M-\$2.5M	15	15	0%
\$2.5M-\$3M	12	11	+9.1%
\$3M-\$4M	14	7	+100%
\$4M-\$5M	7	5	+40%
Over \$5M	4	4	0%

	2020	2019	% CHANGE
Houses: Closings in October	16	9	+77.8%
Houses: Average Closing Price in October	\$2,487,156	\$1,565,222	+58.9%
Houses: Closings First 10 Months	111	82	+35.4%
Houses: Average Closing Price First 10 Months	\$2,229,064	\$2,298,984	-3%
Houses: Pending on October 31	19	13	+46.2%
Houses: Active Inventory on October 31	44	60	-26.7%
Condos: Closings First 10 Months	19	16	+18.8%
Condos: Average Closing Price First 10 Months	\$704,868	\$525,531	+34.1%
Condos: Active Inventory on October 31	13	14	-7.1%
House & Condo \$ Volume of Closings First 10 Mos	\$260,818,631	\$196,925,160	+32.4%

Houses & Condos

Stamford

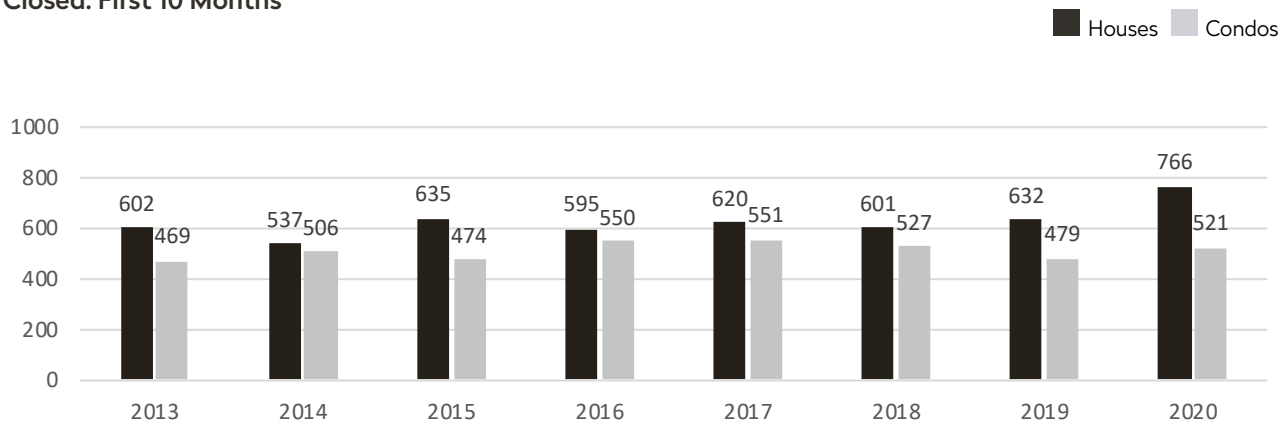
Year to Date Through October 31, 2020

Stamford had a strong October with 123 house closings, a 112% increase from a year ago. The average house closing price in October was also up 29% year-over-year. 20 houses closed for over \$1 million compared to 4 in that price point in October of 2019.

Through the first 10 months of the year, Stamford has had 766 house closings, a 21% increase from the same time last year. The number of condo closings is also up during this time, 8.8%.



Closed: First 10 Months



of Houses Closed: First 10 Months

	2020	2019	%
Under \$400K	62	68	-8.8%
\$400K-\$500K	127	131	-3.1%
\$500K-\$600K	158	141	+12.1%
\$600K-\$700K	125	111	+12.6%
\$700K-\$800K	102	75	+36%
\$800K-\$1M	99	53	+86.8%
\$1M-\$1.2M	38	22	+72.7%
\$1.2M-\$1.5M	35	20	+75%
\$1.5M-\$2M	9	6	+50%
Over \$2M	11	5	+120%

	2020	2019	% CHANGE
Houses: Closings in October	123	58	+112.1%
Houses: Average Closing Price in October	\$817,326	\$633,588	+29%
Houses: Closings First 10 Months	766	632	+21.2%
Houses: Average Closing Price First 10 Months	\$715,062	\$642,844	+11.2%
Houses: Pending on October 31	92	71	+29.6%
Houses: Active Inventory on October 31	290	433	-33%
Condos: Closings First 10 Months	521	479	+8.8%
Condos: Average Closing Price First 10 Months	\$361,546	\$326,791	+10.6%
Condos: Active Inventory on October 31	325	287	+13.2%
House & Condo \$ Volume of Closings First 10 Mos	\$736,102,820	\$562,810,228	+30.8%

Houses & Condos

Darien

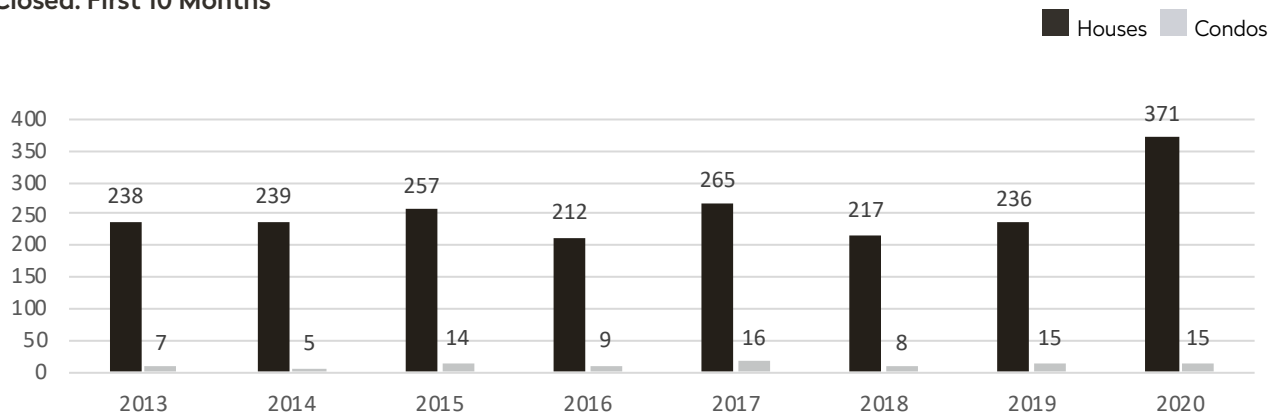
Year to Date Through October 31, 2020

In October, there were 44 Darien house closings, a 300% increase from October of 2019. The average sale price was up 97.5%, with 11 houses closing for \$2 million or over compared to 1 in that price range in October of 2019.

Demand continues to be high, with 40 houses pending (houses with signed contracts) as of October 31 compared to 30 at the same time a year ago. Pending houses ranged in price from \$400,000 to \$9,500,000, with an average list price of \$2 million.



Closed: First 10 Months



of Houses Closed: First 10 Months

	2020	2019	%
Under \$1M	86	79	+8.9%
\$1M-\$1.5M	116	78	+48.7%
\$1.5M-\$2M	83	36	+130.6%
\$2M-\$2.5M	30	21	+42.9%
\$2.5M-\$3M	29	10	+190%
\$3M-\$4M	17	7	+142.9%
\$4M-\$5M	9	2	+350%
Over \$5M	1	3	-66.7%

	2020	2019	% CHANGE
Houses: Closings in October	44	11	+300%
Houses: Average Closing Price in October	\$1,734,136	\$878,000	+97.5%
Houses: Closings First 10 Months	371	236	+57.2%
Houses: Average Closing Price First 10 Months	\$1,634,848	\$1,470,528	+11.2%
Houses: Pending on October 31	40	30	+33.3%
Houses: Active Inventory on October 31	143	223	-35.9%
Condos: Closings First 10 Months	15	15	0%
Condos: Average Closing Price First 10 Months	\$892,433	\$814,997	+9.5%
Condos: Active Inventory on October 31	6	15	-60%
House & Condo \$ Volume of Closings First 10 Mos	\$619,914,949	\$359,269,533	+72.5%

Houses & Condos

New Canaan

Year to Date Through October 31, 2020

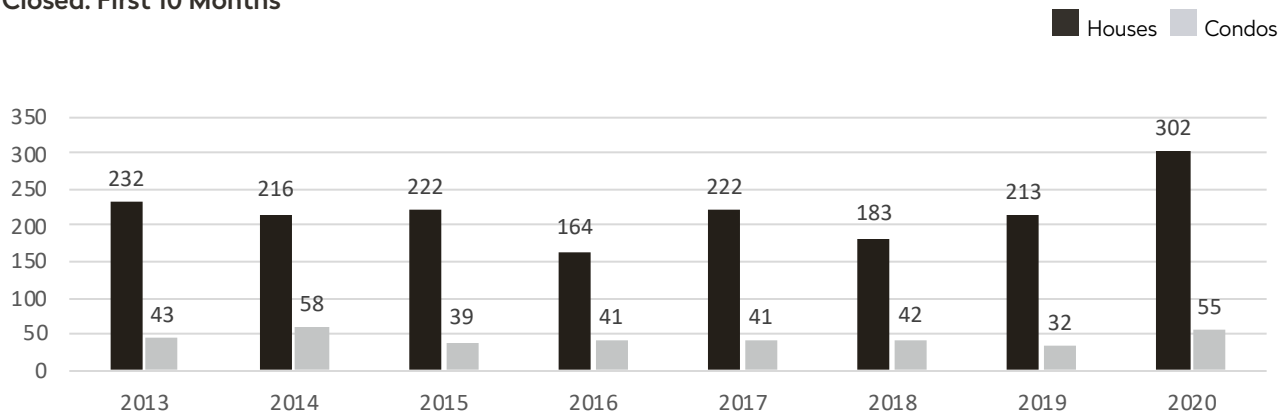
In the first 10 months of the year, there were 302 New Canaan house closings, a 42% increase from the same time in 2019. The average sale price is also up 19%, with 29 houses closing for \$3 million or over compared to 6 in that price point last year, a 383% increase.

63 houses were pending (houses with signed contracts) on October 31 compared to 20 at the same time last year, a 215% increase.



HALSTEADID 170339195

Closed: First 10 Months



of Houses Closed: First 10 Months

	2020	2019	%
Under \$1M	69	72	-4.2%
\$1M-\$1.5M	101	67	+50.7%
\$1.5M-\$2M	56	38	+47.4%
\$2M-\$2.5M	30	13	+130.8%
\$2.5M-\$3M	17	17	0%
\$3M-\$4M	20	5	+300%
\$4M-\$5M	6	1	+500%
\$5M-\$7M	2	0	NA
Over \$7M	1	0	NA

	2020	2019	% CHANGE
Houses: Closings in October	30	16	+87.5%
Houses: Average Closing Price in October	\$1,761,365	\$1,547,188	+13.8%
Houses: Closings First 10 Months	302	213	+41.8%
Houses: Average Closing Price First 10 Months	\$1,667,669	\$1,405,332	+18.7%
Houses: Pending on October 31	63	20	+215%
Houses: Active Inventory on October 31	189	263	-28.1%
Condos: Closings First 10 Months	55	32	+71.9%
Condos: Average Closing Price First 10 Months	\$761,407	\$715,219	+6.5%
Condos: Active Inventory on October 31	41	45	-8.9%
House & Condo \$ Volume of Closings First 10 Mos	\$545,513,376	\$322,222,622	+69.3%

Houses & Condos

Norwalk

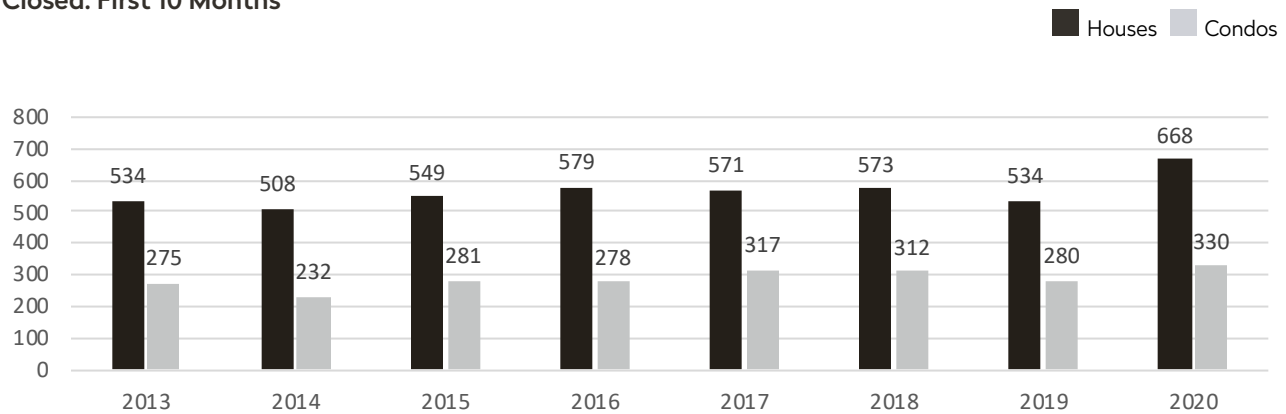
Year to Date Through October 31, 2020

In October, there were 107 Norwalk house closings, a 149% increase from October of 2019. The average sale price was \$840,014, 33% higher than in October of 2019.

Through the year's first 10 months, Norwalk has seen a 25.1% increase in house closings and a 17.9% increase in condo closings. The dollar volume of house and condo closings together is \$559 million, 39.9% higher than the same time frame a year ago.



Closed: First 10 Months



of Houses Closed: First 10 Months

	2020	2019	%
Under \$300K	16	32	-50%
\$300K-\$400K	82	115	-28.7%
\$400K-\$500K	177	132	+34.1%
\$500K-\$600K	148	101	+46.5%
\$600K-\$800K	121	74	+63.5%
\$800K-\$1M	36	30	+20%
\$1M-\$1.5M	52	30	+73.3%
\$1.5M-\$2M	17	14	+21.4%
\$2M-\$3M	13	5	+160%
Over \$3M	6	1	+500%

	2020	2019	% CHANGE
Houses: Closings in October	107	43	+148.8%
Houses: Average Closing Price in October	\$840,014	\$631,491	+33%
Houses: Closings First 10 Months	668	534	+25.1%
Houses: Average Closing Price First 10 Months	\$680,037	\$588,980	+15.5%
Houses: Pending on October 31	81	55	+47.3%
Houses: Active Inventory on October 31	249	374	-33.4%
Condos: Closings First 10 Months	330	280	+17.9%
Condos: Average Closing Price First 10 Months	\$317,845	\$304,537	+4.4%
Condos: Active Inventory on October 31	149	146	+2.1%
House & Condo \$ Volume of Closings First 10 Mos	\$559,153,322	\$399,785,412	+39.9%

Houses & Condos

Rowayton

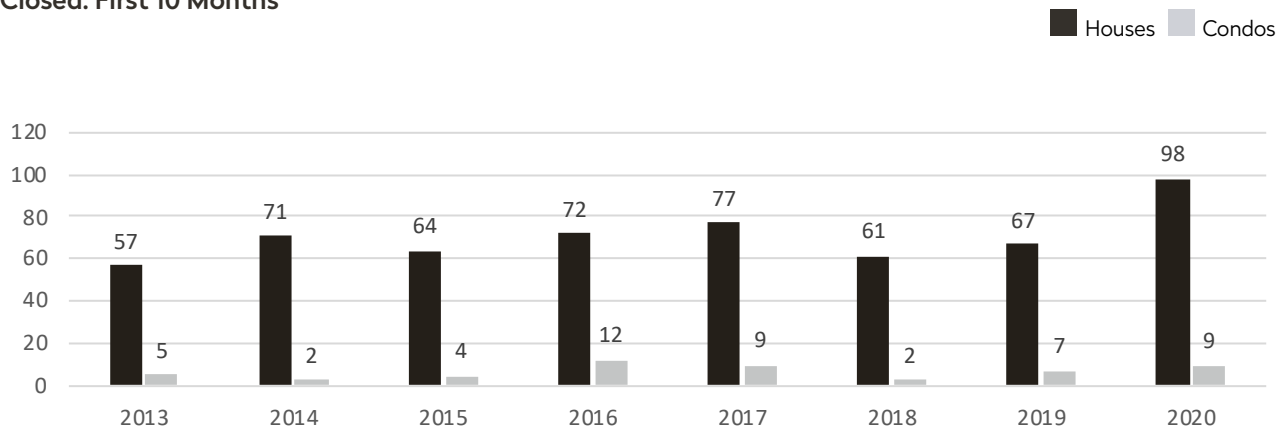
Year to Date Through October 31, 2020

In October, there were 21 Rowayton house closings, a 200% increase from October of 2019. The average sale price was \$1,582,167, 31.5% higher than a year ago.

14 houses were pending (houses with signed contracts) on October 31, double the number at the same time last year. The pending houses ranged in price from \$675,000 to \$6,900,000, with an average list price of \$1.8 million.



Closed: First 10 Months



of Houses Closed: First 10 Months

	2020	2019	%		2020	2019	% CHANGE
Under \$600K	8	7	+14.3%	Houses: Closings in October	21	7	+200%
\$600K-\$1M	27	19	+42.1%	Houses: Average Closing Price in October	\$1,582,167	\$1,203,571	+31.5%
\$1M-\$1.5M	36	23	+56.5%	Houses: Closings First 10 Months	98	67	+46.3%
\$1.5M-\$2M	14	13	+7.7%	Houses: Average Closing Price First 10 Months	\$1,296,843	\$1,231,851	+5.3%
\$2M-\$3M	10	4	+150%	Houses: Pending on October 31	14	7	+100%
Over \$3M	3	1	+200%	Houses: Active Inventory on October 31	29	76	-61.8%
				Condos: Closings First 10 Months	9	7	+28.6%
				Condos: Average Closing Price First 10 Months	\$896,667	\$1,133,571	-20.9%
				Condos: Active Inventory on October 31	3	4	-25%
				House & Condo \$ Volume of Closings First 10 Mos	\$135,160,600	\$90,469,000	+49.4%

Houses & Condos

Wilton

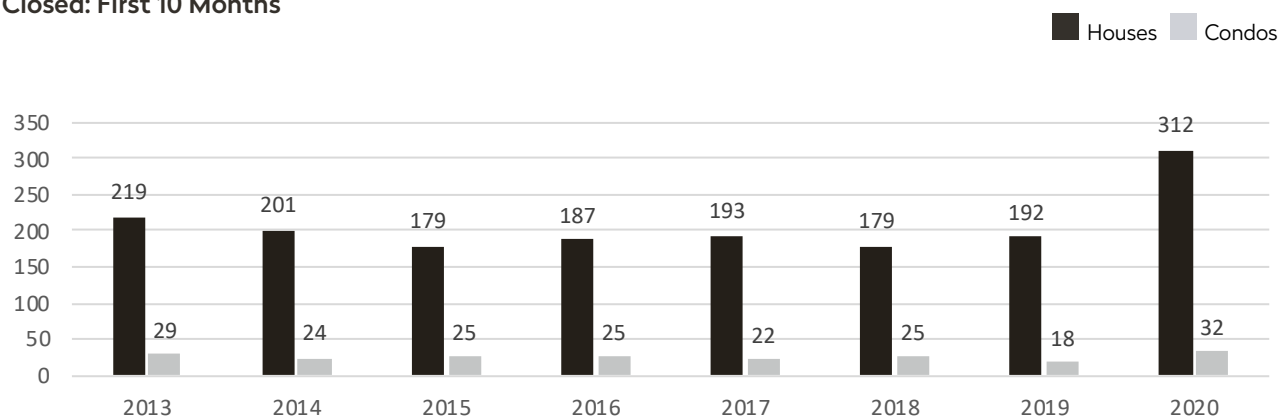
Year to Date Through October 31, 2020

There were 47 Wilton house closings in October, a 262% increase from October of 2019, with the average sale price 41% higher than last year. 16 houses closed for \$1 million or over in the month compared to 1 in that price point in October of 2019.

On October 31, 45 houses were pending (houses with signed contracts) as compared to 10 at the same time last year. The pending houses had an average list price of \$847,000.



Closed: First 10 Months



of Houses Closed: First 10 Months

	2020	2019	%
Under \$500K	22	31	-29%
\$500K-\$700K	84	62	+35.5%
\$700K-\$800K	48	24	+100%
\$800K-\$900K	42	24	+75%
\$900K-\$1M	37	12	+208.3%
\$1M-\$1.2M	28	15	+86.7%
\$1.2M-\$1.5M	35	17	+105.9%
\$1.5M-\$2M	14	6	+133.3%
Over \$2M	2	1	+100%

	2020	2019	% CHANGE
Houses: Closings in October	47	13	+261.5%
Houses: Average Closing Price in October	\$949,074	\$671,610	+41.3%
Houses: Closings First 10 Months	312	192	+62.5%
Houses: Average Closing Price First 10 Months	\$876,150	\$782,269	+12%
Houses: Pending on October 31	45	10	+350%
Houses: Active Inventory on October 31	125	210	-40.5%
Condos: Closings First 10 Months	32	18	+77.8%
Condos: Average Closing Price First 10 Months	\$415,281	\$339,967	+22.2%
Condos: Active Inventory on October 31	15	16	-6.3%
House & Condo \$ Volume of Closings First 10 Mos	\$286,647,918	\$156,315,113	+83.4%

Houses & Condos

Westport

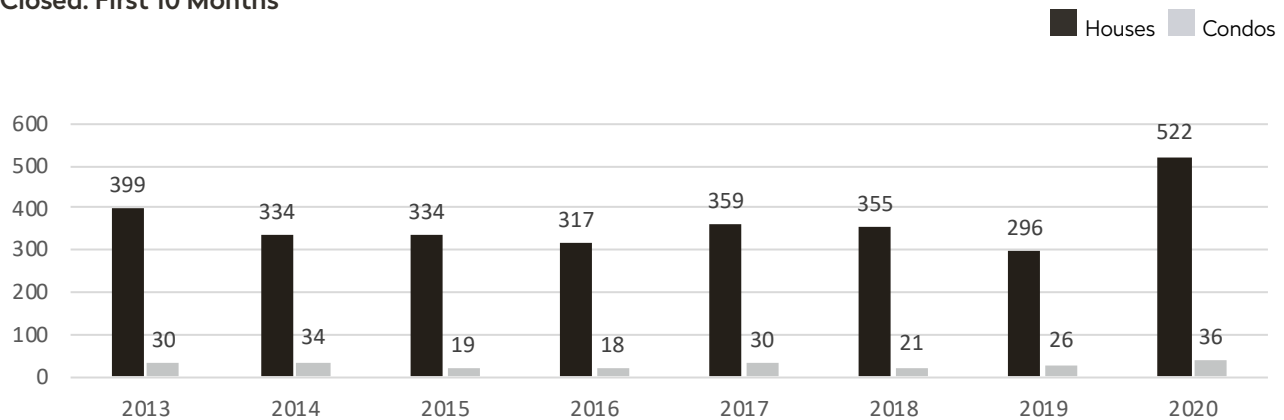
Year to Date Through October 31, 2020

There were 57 Westport house closings in October, a 119% increase compared to October of 2019. The average sale price was \$1,791,447, up 65%. 15 houses closed for \$2 million or over in the month compared to 3 in that price point in October of 2019.

On October 31, there were 66 houses pending (houses with signed contracts), twice the amount pending at the same time last year. The pending houses had an average list price of \$1.76 million.



Closed: First 10 Months



of Houses Closed: First 10 Months

	2020	2019	%
Under \$750K	69	67	+3%
\$750K-\$1M	93	58	+60.3%
\$1M-\$1.2M	53	33	+60.6%
\$1.2M-\$1.5M	94	41	+129.3%
\$1.5M-\$2M	91	50	+82%
\$2M-\$2.5M	53	24	+120.8%
\$2.5M-\$3M	27	11	+145.5%
\$3M-\$4M	25	8	+212.5%
\$4M-\$5M	9	2	+350%
Over \$5M	8	2	+300%

	2020	2019	% CHANGE
Houses: Closings in October	57	26	+119.2%
Houses: Average Closing Price in October	\$1,791,447	\$1,087,731	+64.7%
Houses: Closings First 10 Months	522	296	+76.4%
Houses: Average Closing Price First 10 Months	\$1,600,073	\$1,352,920	+18.3%
Houses: Pending on October 31	66	33	+100%
Houses: Active Inventory on October 31	221	341	-35.2%
Condos: Closings First 10 Months	36	26	+38.5%
Condos: Average Closing Price First 10 Months	\$575,068	\$514,530	+11.8%
Condos: Active Inventory on October 31	17	27	-37%
House & Condo \$ Volume of Closings First 10 Mos	\$855,940,682	\$413,842,045	+106.8%

Houses & Condos

Weston

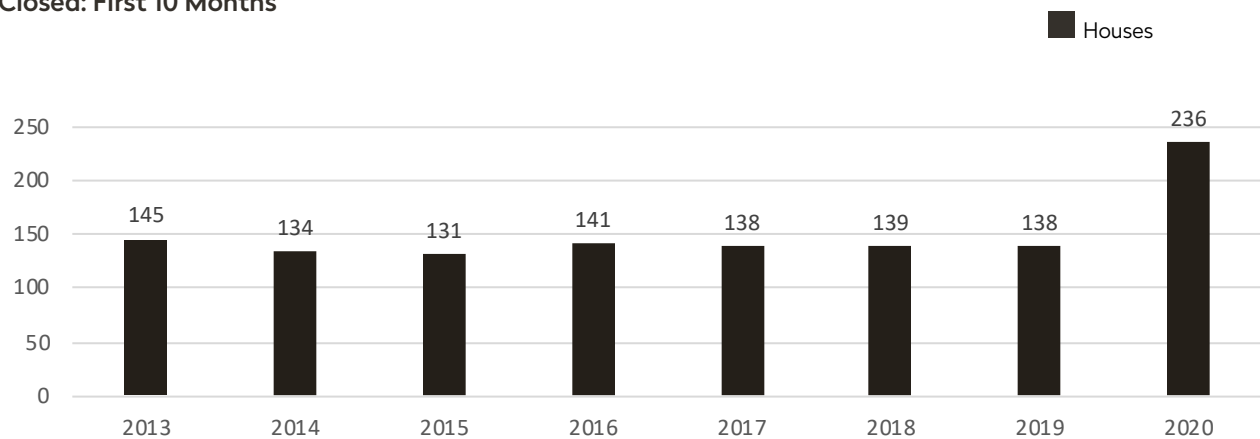
Year to Date Through October 31, 2020

In October, there were 35 Weston house closings, a 250% increase from October of 2019. The average sale price was \$1,004,637, 22% higher than in October of 2019.

Through the year's first 10 months, there have been 236 house closings in Weston, up 71% from the same period a year ago. Meanwhile, inventory is down with just 79 active houses on the market on October 31, a 49% year-over-year decrease.



Closed: First 10 Months



of Houses Closed: First 10 Months

	2020	2019	%
Under \$500K	18	27	-33.3%
\$500K-\$700K	71	45	+57.8%
\$700K-\$900K	65	25	+160%
\$900K-\$1.2M	44	16	+175%
\$1.2M-\$1.5M	24	16	+50%
\$1.5M-\$2M	12	7	+71.4%
Over \$2M	2	2	0%

	2020	2019	% CHANGE
Houses: Closings in October	35	10	+250%
Houses: Average Closing Price in October	\$1,004,637	\$822,700	+22.1%
Houses: Closings First 10 Months	236	138	+71%
Houses: Average Closing Price First 10 Months	\$883,166	\$797,660	+10.7%
Houses: Pending on October 31	35	16	+118.8%
Houses: Active Inventory on October 31	79	155	-49%
Houses \$ Volume of Closings First 10 Mos	\$208,427,227	\$110,077,124	+89.3%

Houses & Condos

Fairfield

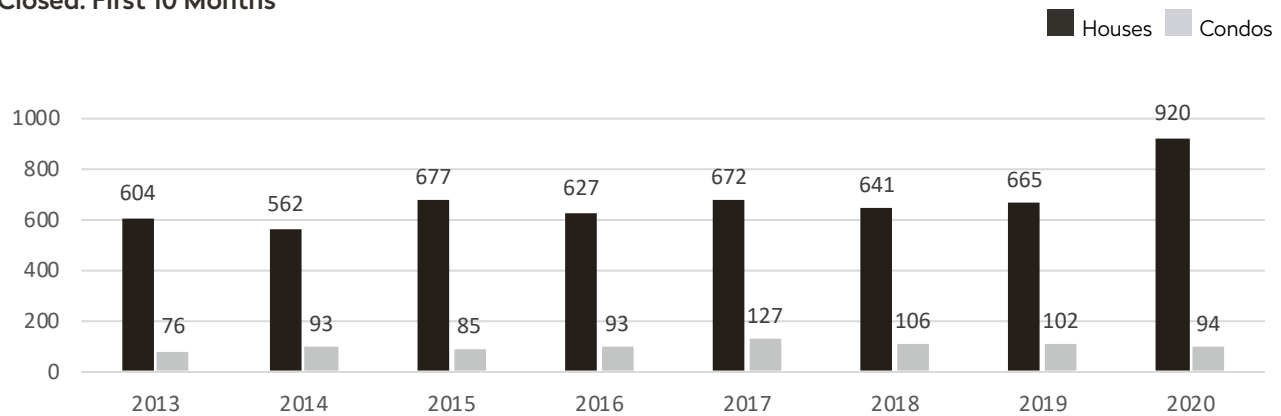
Year to Date Through October 31, 2020

There were 118 Fairfield house closings in October, a 136% increase from October of 2019, with the average sale price up 40.1%. Meanwhile, 99 houses were pending (houses with signed contracts) as of October 31, nearly double the amount pending at the same time last year. The pending houses had an average list price of \$1.03 million.

There were just 262 active houses on the market in Fairfield on October 31, a 46.4% decrease from a year ago.



Closed: First 10 Months



of Houses Closed: First 10 Months

	2020	2019	%
Under \$300K	27	31	-12.9%
\$300K-\$400K	92	86	+7%
\$400K-\$500K	136	123	+10.6%
\$500K-\$600K	143	102	+40.2%
\$600K-\$700K	98	76	+28.9%
\$700K-\$800K	100	57	+75.4%
\$800K-\$1M	122	78	+56.4%
\$1M-\$1.2M	59	45	+31.1%
\$1.2M-\$1.5M	57	31	+83.9%
\$1.5M-\$2M	37	23	+60.9%
Over \$2M	49	13	+276.9%

	2020	2019	% CHANGE
Houses: Closings in October	118	50	+136%
Houses: Average Closing Price in October	\$930,312	\$663,973	+40.1%
Houses: Closings First 10 Months	920	665	+38.3%
Houses: Average Closing Price First 10 Months	\$857,932	\$707,201	+21.3%
Houses: Pending on October 31	99	52	+90.4%
Houses: Active Inventory on October 31	262	489	-46.4%
Condos: Closings First 10 Months	94	102	-7.8%
Condos: Average Closing Price First 10 Months	\$441,676	\$433,872	+1.8%
Condos: Active Inventory on October 31	46	57	-19.3%
House & Condo \$ Volume of Closings First 10 Mos	\$830,815,358	\$514,543,839	+61.5%

Houses & Condos

Ridgefield

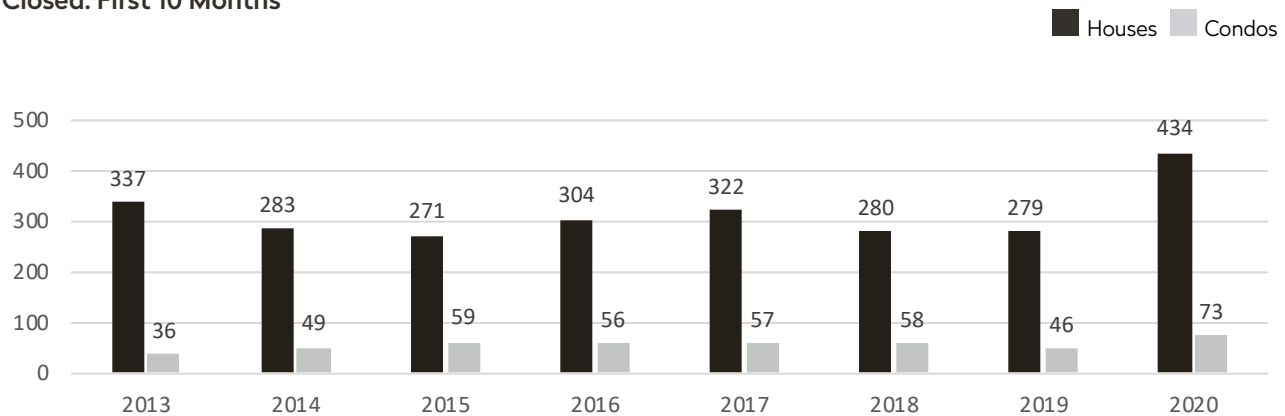
Year to Date Through October 31, 2020

In October, there were 70 Ridgefield house closings, a 218% increase from October 2019. There were also 9 condo closings as compared to 2 in October of last year.

In the year's first 10 months, there have been 434 Ridgefield house closings, up 55.6% from the same time a year ago. 82 closed for \$1 million or over compared to 38 in that price range in the first 10 months of 2019, a 116% increase.



Closed: First 10 Months



of Houses Closed: First 10 Months

	2020	2019	%
Under \$400K	44	26	+69.2%
\$400K-\$500K	57	46	+23.9%
\$500K-\$600K	67	43	+55.8%
\$600K-\$700K	54	56	-3.6%
\$700K-\$800K	41	35	+17.1%
\$800K-\$1M	89	35	+154.3%
\$1M-\$1.5M	50	22	+127.3%
\$1.5M-\$2M	24	10	+140%
Over \$2M	8	6	+33.3%

	2020	2019	% CHANGE
Houses: Closings in October	70	22	+218.2%
Houses: Average Closing Price in October	\$860,369	\$946,884	-9.1%
Houses: Closings First 10 Months	434	279	+55.6%
Houses: Average Closing Price First 10 Months	\$794,974	\$724,762	+9.7%
Houses: Pending on October 31	77	24	+220.8%
Houses: Active Inventory on October 31	175	283	-38.2%
Condos: Closings First 10 Months	73	46	+58.7%
Condos: Average Closing Price First 10 Months	\$333,348	\$318,030	+4.8%
Condos: Active Inventory on October 31	17	31	-45.2%
House & Condo \$ Volume of Closings First 10 Mos	\$369,353,171	\$216,837,925	+70.3%

Houses & Condos

Redding

Year to Date Through October 31, 2020

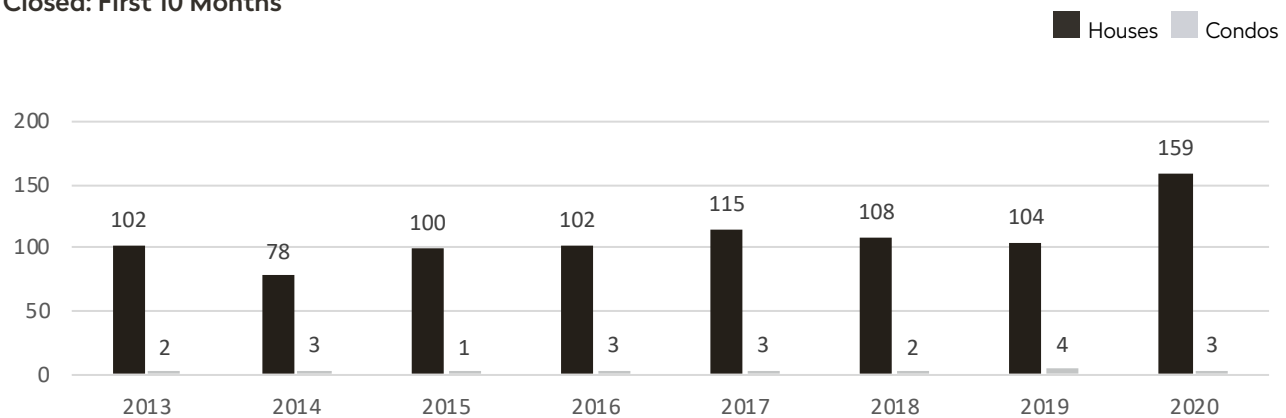
There were 159 Redding house closings in the first 10 months of 2020, a 52.9% increase from the same time frame last year. 68 of those houses closed for \$600,000-or-over, a 152% increase for that price point.

At the end of October, there were 19 houses pending (houses with signed contracts), more than double the amount pending at the same time a year ago. The pending houses ranged in price from \$359,900 to \$1,989,000, with an average list price of \$765,000.



HALSTEAD ID 170311967

Closed: First 10 Months



of Houses Closed: First 10 Months

	2020	2019	%
Under \$250K	3	4	-25%
\$250K-\$400K	21	16	+31.3%
\$400K-\$500K	29	22	+31.8%
\$500K-\$600K	38	35	+8.6%
\$600K-\$800K	43	21	+104.8%
\$800K-\$1M	11	2	+450%
Over \$1M	14	4	+250%

	2020	2019	% CHANGE
Houses: Closings in October	18	14	+28.6%
Houses: Average Closing Price in October	\$901,961	\$545,143	+65.5%
Houses: Closings First 10 Months	159	104	+52.9%
Houses: Average Closing Price First 10 Months	\$644,210	\$542,897	+18.7%
Houses: Pending on October 31	19	6	+216.7%
Houses: Active Inventory on October 31	82	122	-32.8%
Condos: Closings First 10 Months	3	4	-25%
Condos: Average Closing Price First 10 Months	\$317,500	\$387,500	-18.1%
Condos: Active Inventory on October 31	3	2	+50%
House & Condo \$ Volume of Closings First 10 Mos	\$103,381,957	\$58,011,310	+78.2%

Houses

Easton

Year to Date Through October 31, 2020

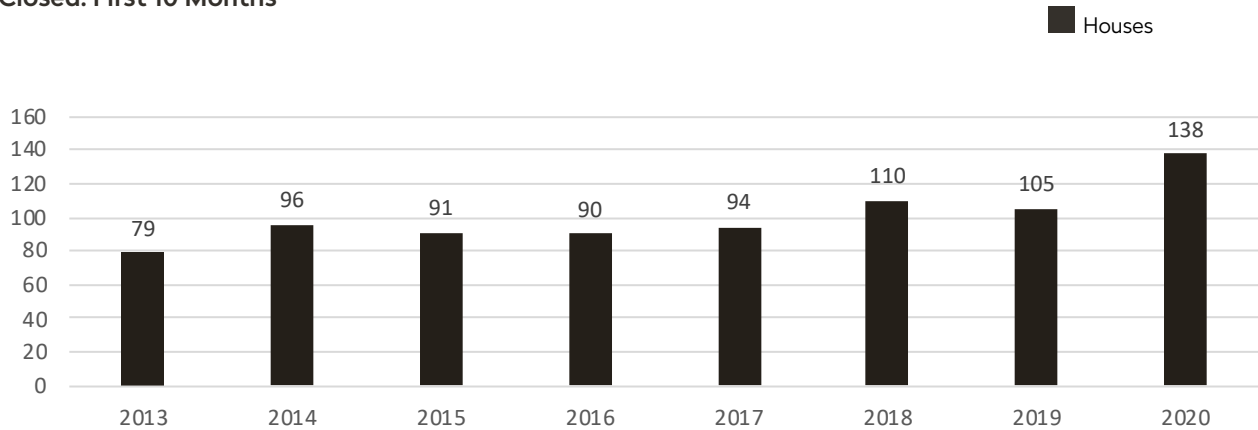
Easton had 138 house closings over the first 10 months of the year, up 31.4% year-over-year. The average closing price is nearly identical to 2019. Still, there has been significantly more activity in the high-end price points, with 6 houses closing for over \$1 million compared to 2 in that price point in the first 10 months of last year.

There were 61 active houses in Easton at the end of October, a 28.2% decrease from last year and the lowest for this time frame in Easton in at least the previous 10 years.



HALSTEADID 170272652

Closed: First 10 Months



of Houses Closed: First 10 Months

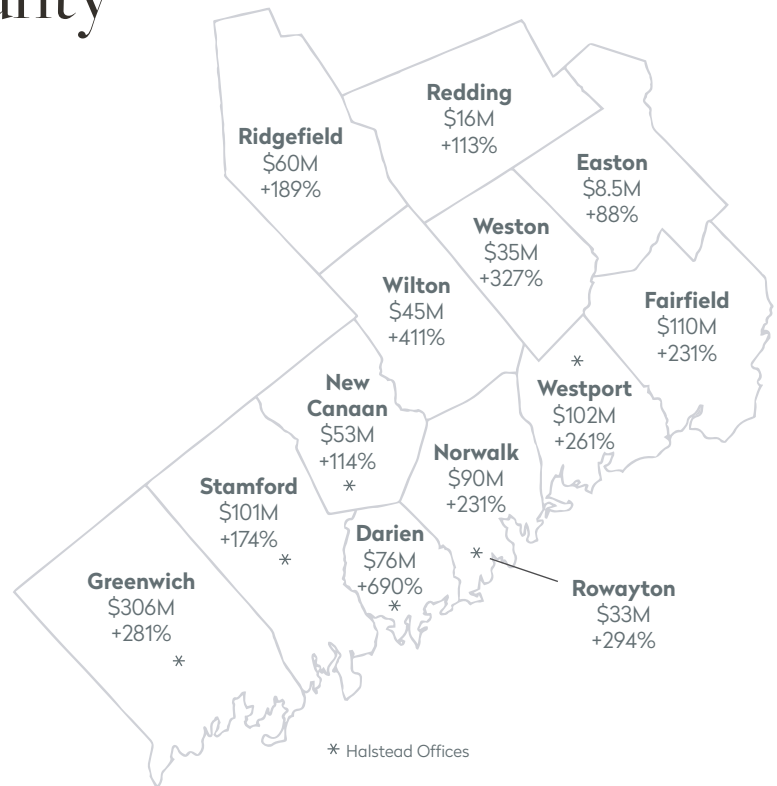
	2020	2019	%		2020	2019	% CHANGE
Under \$400K	14	9	+55.6%	Houses: Closings in October	13	8	+62.5%
\$400K-\$500K	28	20	+40%	Houses: Average Closing Price in October	\$657,654	\$569,969	+15.4%
\$500K-\$600K	40	29	+37.9%	Houses: Closings First 10 Months	138	105	+31.4%
\$600K-\$700K	26	22	+18.2%	Houses: Average Closing Price First 10 Months	\$598,824	\$600,703	-0.3%
\$700K-\$1M	24	23	+4.3%	Houses: Pending on October 31	15	13	+15.4%
\$1M-\$1.5M	6	1	+500%	Houses: Active Inventory on October 31	61	85	-28.2%
Over \$1.5M	0	1	-100%	Houses \$ Volume of Closings First 10 Mos	\$82,637,692	\$63,073,764	+31%

YTD Through October 31, 2020

Lower Fairfield County

Dollar Volume of House Sales In October 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 month of October and the percentage change as it compares to October of 2019. Collectively, the dollar volume of closings was \$1 billion, an increase of 245% vs. October of 2019.



Town Comparison: Sold Houses - October

Town	# of Closed Houses		% change	Average Closing Price		% change
	2020	2019		2020	2019	
Darien	44	11	+300%	\$1,734,136	\$878,000	+97.5%
Easton	13	8	+62.5%	\$657,654	\$569,969	+15.4%
Fairfield	118	50	+136%	\$930,312	\$663,973	+40.1%
All of Greenwich	97	40	+142.5%	\$3,151,238	\$2,008,362	+56.9%
New Canaan	30	16	+87.5%	\$1,761,365	\$1,547,188	+13.8%
Norwalk	107	43	+148.8%	\$840,014	\$631,491	+33%
Redding	18	14	+28.6%	\$901,961	\$545,143	+65.5%
Ridgefield	70	22	+218.2%	\$860,369	\$946,884	-9.1%
Rowayton*	21	7	+200%	\$1,582,167	\$1,203,571	+31.5%
Stamford	123	58	+112.1%	\$817,326	\$633,588	+29%
Weston	35	10	+250%	\$1,004,637	\$822,700	+22.1%
Westport	57	26	+119.2%	\$1,791,447	\$1,087,731	+64.7%
Wilton	47	13	+261.5%	\$949,074	\$671,610	+41.3%

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.

YTD Through October 31, 2020 Connecticut Market Report

Halstead is coming to **Brown Harris Stevens**

Connecticut

Greenwich

125 Mason Street
Greenwich, CT 06830
203.869.8100

Darien Office

671 Boston Post Road
Darien, CT 06820
203.655.1418

Rowayton

140 Rowayton Avenue
Rowayton, CT 06853
203.853.1419

New Canaan

183 Elm Street
New Canaan, CT 06840
203.966.7800

Stamford

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

Westport

56 Post Road East
Westport, CT 06880
203.221.0666

Corporate

Development Marketing

445 Park Avenue
New York, NY 10022
212.521.5757

Contact Us

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