



**HALSTEAD**  
REAL ESTATE

# Connecticut Market Report

Year To Date Through November 30, 2019

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

 **MAYFAIR**  
International Realty

**LUXURY**  
*PORTFOLIO*  
INTERNATIONAL®

*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD

[halstead.com](https://www.halstead.com)

HALSTEAD CONNECTICUT, LLC

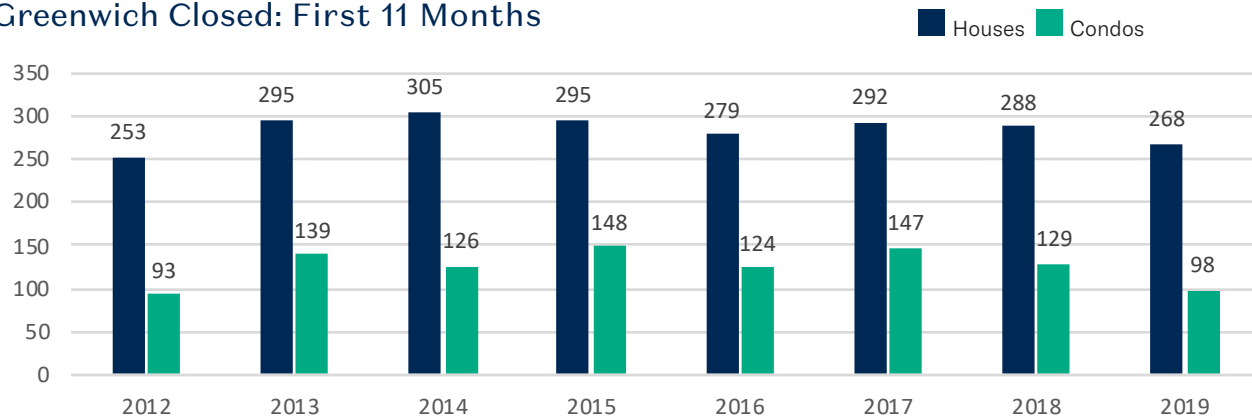
# Greenwich Market Report

Year To Date Through November 30, 2019

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

|   | 2019          | 2018          | % CHANGE |
|---|---------------|---------------|----------|
| Houses: Closings in November                        | 23            | 19            | +21.1%   |
| Houses: Closings First 11 Months                    | 268           | 288           | -6.9%    |
| Houses: Average Closing Price First 11 Months       | \$2,746,852   | \$2,622,584   | +4.7%    |
| Houses: Pending on November 30th                    | 19            | 23            | -17.4%   |
| Houses: Active Inventory November 30th              | 406           | 383           | +6%      |
| Condos: Closings First 11 Months                    | 98            | 129           | -24%     |
| Condos: Average Closing Price First 11 Months       | \$1,054,240   | \$1,007,145   | +4.7%    |
| Condos: Active Inventory November 30th              | 142           | 110           | +29.1%   |
| House & Condo \$ Volume of Closings First 11 Months | \$839,471,833 | \$885,225,735 | -5.2%    |

## Greenwich Closed: First 11 Months



## Number of Houses Closed: First 11 Months

|             | 2019 | 2018 | %      |
|-------------|------|------|--------|
| Under \$1M  | 49   | 66   | -25.8% |
| \$1M-\$1.5M | 41   | 43   | -4.7%  |
| \$1.5M-\$2M | 35   | 37   | -5.4%  |
| \$2M-\$2.5M | 41   | 29   | +41.4% |
| \$2.5M-\$3M | 18   | 23   | -21.7% |
| \$3M-\$4M   | 34   | 39   | -12.8% |
| \$4M-\$5M   | 17   | 17   | 0%     |
| \$5M-\$7M   | 18   | 23   | -21.7% |
| Over \$7M   | 15   | 11   | +36.4% |

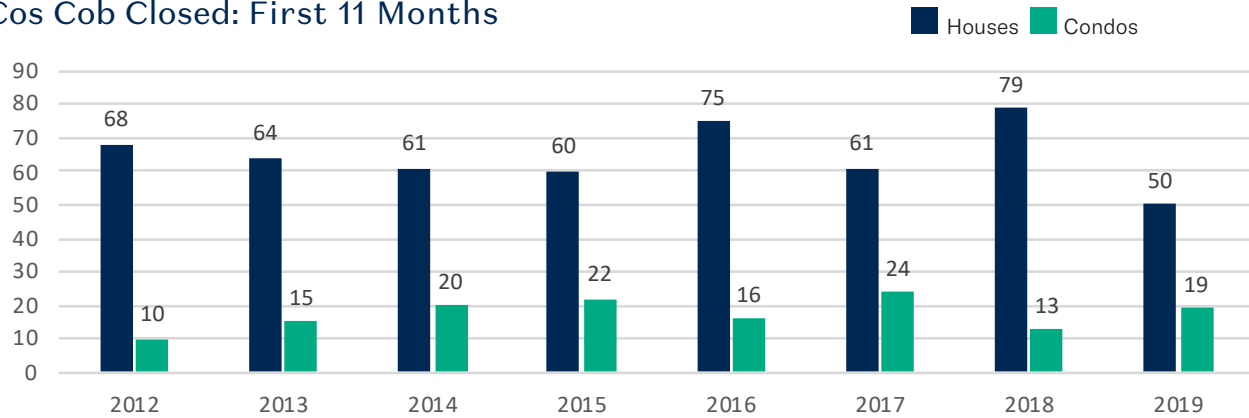
# Cos Cob Market Report

Year To Date Through November 30, 2019

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

|   | 2019         | 2018          | % CHANGE |
|---|--------------|---------------|----------|
| Houses: Closings in November                        | 4            | 12            | -66.7%   |
| Houses: Closings First 11 Months                    | 50           | 79            | -36.7%   |
| Houses: Average Closing Price First 11 Months       | \$1,283,336  | \$1,584,723   | -19%     |
| Houses: Pending on November 30th                    | 2            | 7             | -71.4%   |
| Houses: Active Inventory November 30th              | 51           | 47            | +8.5%    |
| Condos: Closings First 11 Months                    | 19           | 13            | +46.2%   |
| Condos: Average Closing Price First 11 Months       | \$710,849    | \$924,880     | -23.1%   |
| Condos: Active Inventory November 30th              | 18           | 15            | +20%     |
| House & Condo \$ Volume of Closings First 11 Months | \$77,672,925 | \$137,216,576 | -43.4%   |

## Cos Cob Closed: First 11 Months



## Number of Houses Closed: First 11 Months

|             | 2019 | 2018 | %      |
|-------------|------|------|--------|
| Under \$1M  | 16   | 20   | -20%   |
| \$1M-\$1.5M | 22   | 24   | -8.3%  |
| \$1.5M-\$2M | 6    | 18   | -66.7% |
| \$2M-\$2.5M | 3    | 6    | -50%   |
| \$2.5M-\$3M | 2    | 3    | -33.3% |
| Over \$3M   | 1    | 8    | -87.5% |

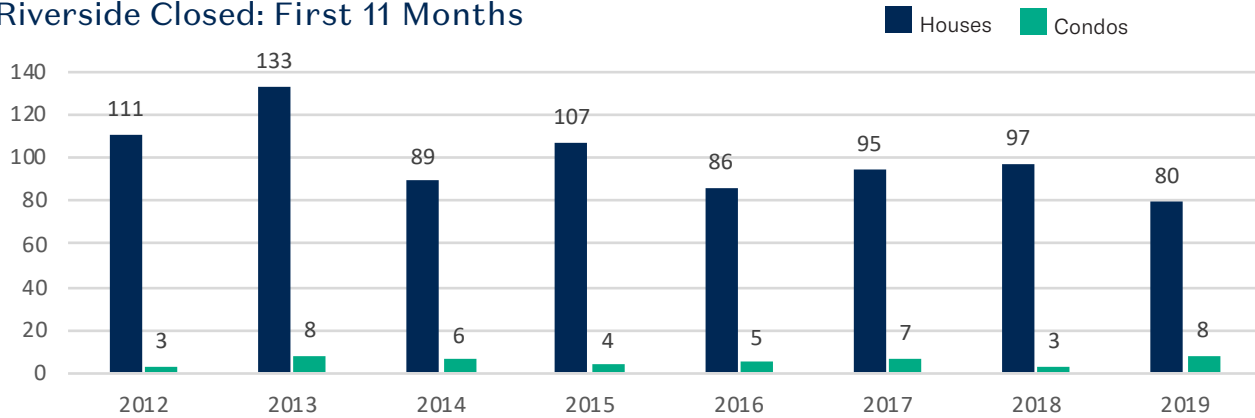
# Riverside Market Report

Year To Date Through November 30, 2019

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

|   | 2019          | 2018          | % CHANGE |
|---|---------------|---------------|----------|
| Houses: Closings in November                        | 5             | 7             | -28.6%   |
| Houses: Closings First 11 Months                    | 80            | 97            | -17.5%   |
| Houses: Average Closing Price First 11 Months       | \$1,949,687   | \$2,379,813   | -18.1%   |
| Houses: Pending on November 30th                    | 3             | 7             | -57.1%   |
| Houses: Active Inventory November 30th              | 58            | 64            | -9.4%    |
| Condos: Closings First 11 Months                    | 8             | 3             | +166.7%  |
| Condos: Average Closing Price First 11 Months       | \$676,188     | \$693,333     | -2.5%    |
| Condos: Active Inventory November 30th              | 5             | 6             | -16.7%   |
| House & Condo \$ Volume of Closings First 11 Months | \$161,384,462 | \$232,921,850 | -30.7%   |

## Riverside Closed: First 11 Months



## Number of Houses Closed: First 11 Months

|             | 2019 | 2018 | %      |
|-------------|------|------|--------|
| Under \$1M  | 13   | 22   | -40.9% |
| \$1M-\$1.5M | 16   | 12   | +33.3% |
| \$1.5M-\$2M | 23   | 19   | +21.1% |
| \$2M-\$2.5M | 12   | 11   | +9.1%  |
| \$2.5M-\$3M | 6    | 12   | -50%   |
| \$3M-\$4M   | 7    | 9    | -22.2% |
| \$4M-\$5M   | 1    | 7    | -85.7% |
| Over \$5M   | 2    | 5    | -60%   |

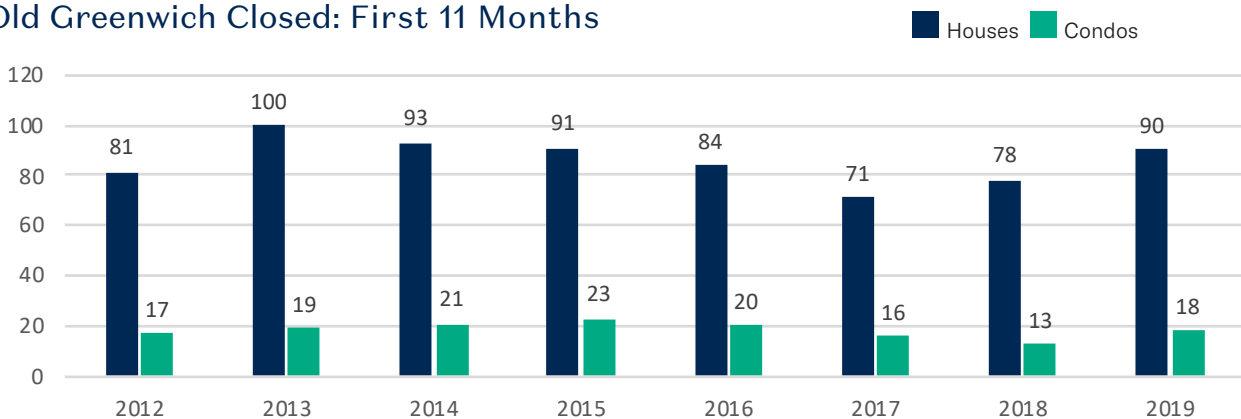
# Old Greenwich Market Report

Year To Date Through November 30, 2019

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

|   | 2019          | 2018          | % CHANGE |
|---|---------------|---------------|----------|
| Houses: Closings in November                        | 8             | 8             | 0%       |
| Houses: Closings First 11 Months                    | 90            | 78            | +15.4%   |
| Houses: Average Closing Price First 11 Months       | \$2,299,546   | \$2,230,653   | +3.1%    |
| Houses: Pending on November 30th                    | 8             | 10            | -20%     |
| Houses: Active Inventory November 30th              | 51            | 56            | -8.9%    |
| Condos: Closings First 11 Months                    | 18            | 13            | +38.5%   |
| Condos: Average Closing Price First 11 Months       | \$509,194     | \$540,515     | -5.8%    |
| Condos: Active Inventory November 30th              | 12            | 7             | +71.4%   |
| House & Condo \$ Volume of Closings First 11 Months | \$216,124,660 | \$181,017,589 | +19.4%   |

## Old Greenwich Closed: First 11 Months



## Number of Houses Closed: First 11 Months

|             | 2019 | 2018 | %       |
|-------------|------|------|---------|
| Under \$1M  | 17   | 12   | +41.7%  |
| \$1M-\$1.5M | 14   | 12   | +16.7%  |
| \$1.5M-\$2M | 13   | 18   | -27.8%  |
| \$2M-\$2.5M | 15   | 13   | +15.4%  |
| \$2.5M-\$3M | 13   | 6    | +116.7% |
| \$3M-\$4M   | 8    | 9    | -11.1%  |
| \$4M-\$5M   | 5    | 3    | +66.7%  |
| Over \$5M   | 5    | 5    | 0%      |

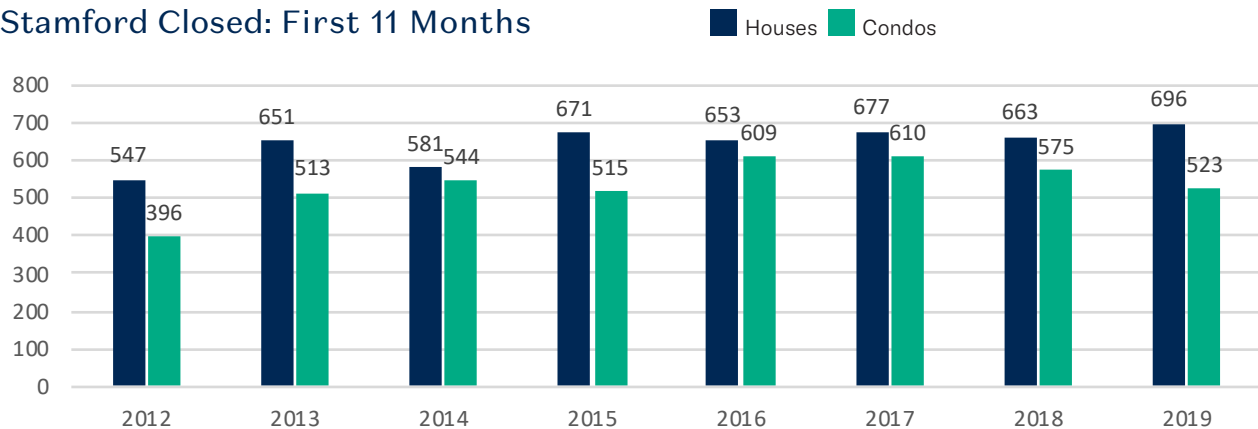
# Stamford Market Report

Year To Date Through November 30, 2019

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

|   | 2019          | 2018          | % CHANGE |
|---|---------------|---------------|----------|
| Houses: Closings in November                        | 64            | 62            | +3.2%    |
| Houses: Closings First 11 Months                    | 696           | 663           | +5%      |
| Houses: Average Closing Price First 11 Months       | \$643,767     | \$646,824     | -0.5%    |
| Houses: Pending on November 30th                    | 65            | 65            | 0%       |
| Houses: Active Inventory November 30th              | 356           | 359           | -0.8%    |
| Condos: Closings First 11 Months                    | 523           | 575           | -9%      |
| Condos: Average Closing Price First 11 Months       | \$326,991     | \$347,362     | -5.9%    |
| Condos: Active Inventory November 30th              | 282           | 231           | +22.1%   |
| House & Condo \$ Volume of Closings First 11 Months | \$619,078,353 | \$628,577,460 | -1.5%    |

## Stamford Closed: First 11 Months



## Number of Houses Closed: First 11 Months

|               | 2019 | 2018 | %      |
|---------------|------|------|--------|
| Under \$400K  | 78   | 74   | +5.4%  |
| \$400K-\$500K | 144  | 145  | -0.7%  |
| \$500K-\$600K | 153  | 128  | +19.5% |
| \$600K-\$700K | 122  | 113  | +8%    |
| \$700K-\$800K | 80   | 71   | +12.7% |
| \$800K-\$1M   | 59   | 76   | -22.4% |
| \$1M-\$1.2M   | 26   | 24   | +8.3%  |
| \$1.2M-\$1.5M | 22   | 19   | +15.8% |
| \$1.5M-\$2M   | 7    | 10   | -30%   |
| Over \$2M     | 5    | 3    | +66.7% |

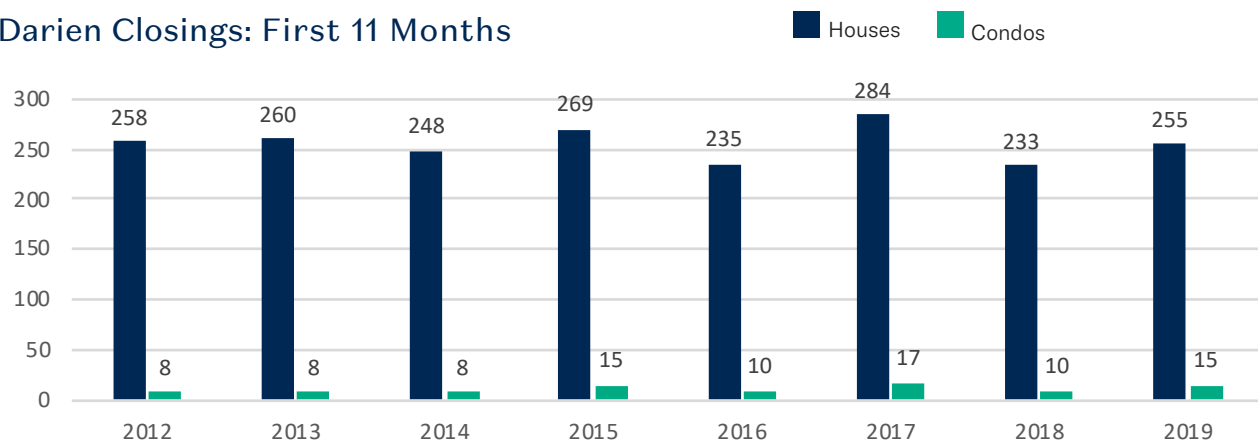
# Darien Market Report

Year To Date Through November 30, 2019

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

|   | 2019          | 2018          | % CHANGE |
|---|---------------|---------------|----------|
| Houses: Closings in November                        | 19            | 16            | +18.8%   |
| Houses: Closings First 11 Months                    | 255           | 233           | +9.4%    |
| Houses: Average Closing Price First 11 Months       | \$1,518,838   | \$1,612,608   | -5.8%    |
| Houses: Pending on November 30th                    | 28            | 31            | -9.7%    |
| Houses: Active Inventory November 30th              | 188           | 219           | -14.2%   |
| Condos: Closings First 11 Months                    | 15            | 10            | +50%     |
| Condos: Average Closing Price First 11 Months       | \$814,997     | \$969,650     | -15.9%   |
| Condos: Active Inventory November 30th              | 14            | 16            | -12.5%   |
| House & Condo \$ Volume of Closings First 11 Months | \$399,528,533 | \$385,434,261 | +3.7%    |

## Darien Closings: First 11 Months



## Number of Houses Closed: First 11 Months

|             | 2019 | 2018 | %      |
|-------------|------|------|--------|
| Under \$1M  | 85   | 72   | +18.1% |
| \$1M-\$1.5M | 80   | 58   | +37.9% |
| \$1.5M-\$2M | 40   | 54   | -25.9% |
| \$2M-\$2.5M | 23   | 17   | +35.3% |
| \$2.5M-\$3M | 12   | 11   | +9.1%  |
| \$3M-\$4M   | 8    | 14   | -42.9% |
| \$4M-\$5M   | 2    | 2    | 0%     |
| Over \$5M   | 5    | 5    | 0%     |

# New Canaan Market Report

Year To Date Through November 30, 2019

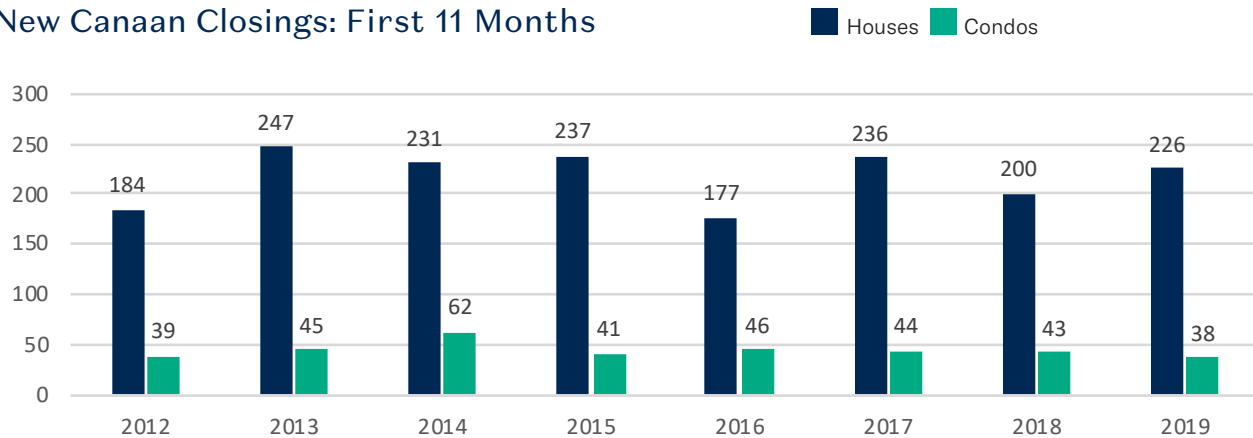
183 ELM STREET, NEW CANAAN, CT 06840 | (203) 966-7800

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

HALSTEAD CONNECTICUT, LLC

|   | 2019          | 2018          | % CHANGE |
|---|---------------|---------------|----------|
| Houses: Closings in November                        | 13            | 17            | -23.5%   |
| Houses: Closings First 11 Months                    | 226           | 200           | +13%     |
| Houses: Average Closing Price First 11 Months       | \$1,417,481   | \$1,640,531   | -13.6%   |
| Houses: Pending on November 30th                    | 19            | 20            | -5%      |
| Houses: Active Inventory November 30th              | 235           | 288           | -18.4%   |
| Condos: Closings First 11 Months                    | 38            | 43            | -11.6%   |
| Condos: Average Closing Price First 11 Months       | \$728,263     | \$748,425     | -2.7%    |
| Condos: Active Inventory November 30th              | 37            | 34            | +8.8%    |
| House & Condo \$ Volume of Closings First 11 Months | \$348,024,622 | \$360,288,535 | -3.4%    |

## New Canaan Closings: First 11 Months



## Number of Houses Closed: First 11 Months

|             | 2019 | 2018 | %       |
|-------------|------|------|---------|
| Under \$1M  | 76   | 54   | +40.7%  |
| \$1M-\$1.5M | 70   | 57   | +22.8%  |
| \$1.5M-\$2M | 41   | 34   | +20.6%  |
| \$2M-\$2.5M | 14   | 32   | -56.3%  |
| \$2.5M-\$3M | 17   | 7    | +142.9% |
| \$3M-\$4M   | 7    | 7    | 0%      |
| \$4M-\$5M   | 1    | 5    | -80%    |
| \$5M-\$7M   | 0    | 4    | NA      |
| Over \$7M   | 0    | 0    | NA      |



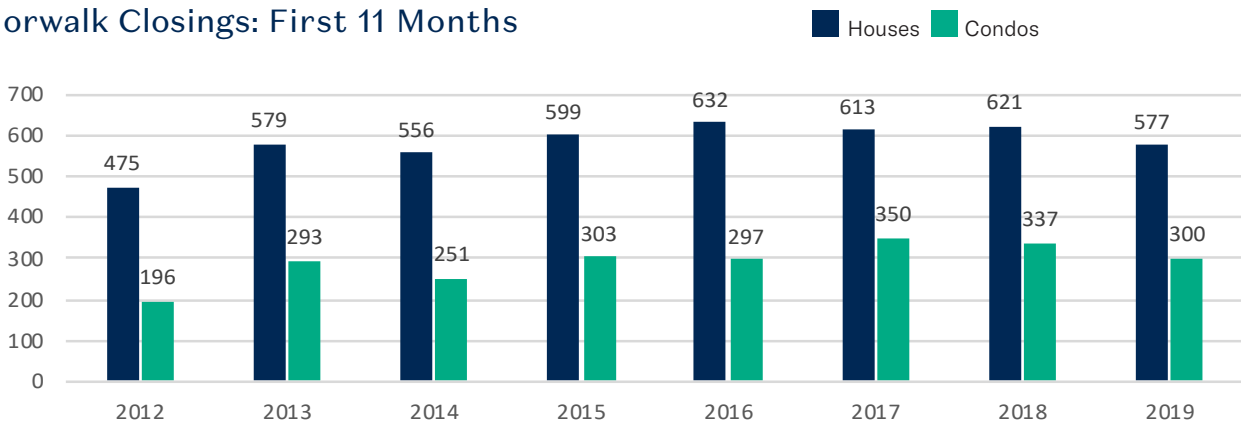
# Norwalk Market Report

## Year To Date Through November 30, 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 November                        | 43            | 48            | -10.4%   |
| Houses: Closings First 11 Months                    | 577           | 621           | -7.1%    |
| Houses: Average Closing Price First 11 Months       | \$599,531     | \$606,638     | -1.2%    |
| Houses: Pending on November 30th                    | 60            | 63            | -4.8%    |
| Houses: Active Inventory November 30th              | 308           | 287           | +7.3%    |
| Condos: Closings First 11 Months                    | 300           | 337           | -11%     |
| Condos: Average Closing Price First 11 Months       | \$304,121     | \$279,726     | +8.7%    |
| Condos: Active Inventory November 30th              | 135           | 88            | +53.4%   |
| House & Condo \$ Volume of Closings First 11 Months | \$437,165,483 | \$470,990,060 | -7.2%    |

### Norwalk Closings: First 11 Months



### Number of Houses Closed: First 11 Months

|               | 2019 | 2018 | %      |
|---------------|------|------|--------|
| Under \$300K  | 35   | 33   | +6.1%  |
| \$300K-\$400K | 124  | 120  | +3.3%  |
| \$400K-\$500K | 144  | 167  | -13.8% |
| \$500K-\$600K | 111  | 115  | -3.5%  |
| \$600K-\$800K | 76   | 110  | -30.9% |
| \$800K-\$1M   | 31   | 29   | +6.9%  |
| \$1M-\$1.5M   | 32   | 23   | +39.1% |
| \$1.5M-\$2M   | 16   | 12   | +33.3% |
| \$2M-\$3M     | 5    | 7    | -28.6% |
| Over \$3M     | 3    | 5    | -40%   |

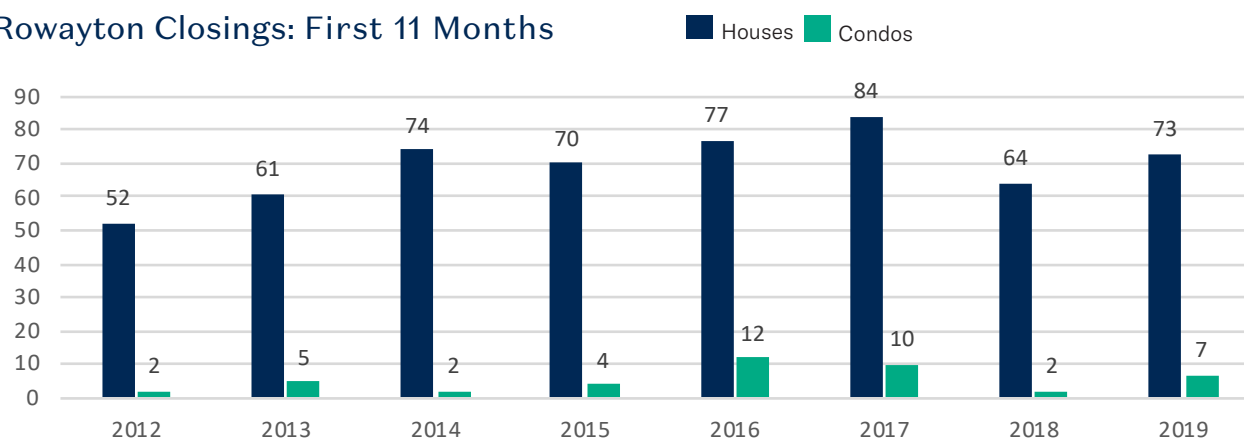
# Rowayton Market Report

Year To Date Through November 30, 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 November                        | 6             | 3            | +100%    |
| Houses: Closings First 11 Months                    | 73            | 64           | +14.1%   |
| Houses: Average Closing Price First 11 Months       | \$1,318,137   | \$1,295,739  | +1.7%    |
| Houses: Pending on November 30th                    | 5             | 7            | -28.6%   |
| Houses: Active Inventory November 30th              | 62            | 48           | +29.2%   |
| Condos: Closings First 11 Months                    | 7             | 2            | +250%    |
| Condos: Average Closing Price First 11 Months       | \$1,133,571   | \$316,000    | +258.7%  |
| Condos: Active Inventory November 30th              | 4             | 7            | -42.9%   |
| House & Condo \$ Volume of Closings First 11 Months | \$104,159,000 | \$83,559,322 | +24.7%   |

## Rowayton Closings: First 11 Months



## Number of Houses Closed: First 11 Months

|              | 2019 | 2018 | %       |
|--------------|------|------|---------|
| Under \$600K | 7    | 6    | +16.7%  |
| \$600K-\$1M  | 20   | 28   | -28.6%  |
| \$1M-\$1.5M  | 24   | 11   | +118.2% |
| \$1.5M-\$2M  | 15   | 9    | +66.7%  |
| \$2M-\$3M    | 4    | 7    | -42.9%  |
| Over \$3M    | 3    | 3    | 0%      |

# Wilton Market Report

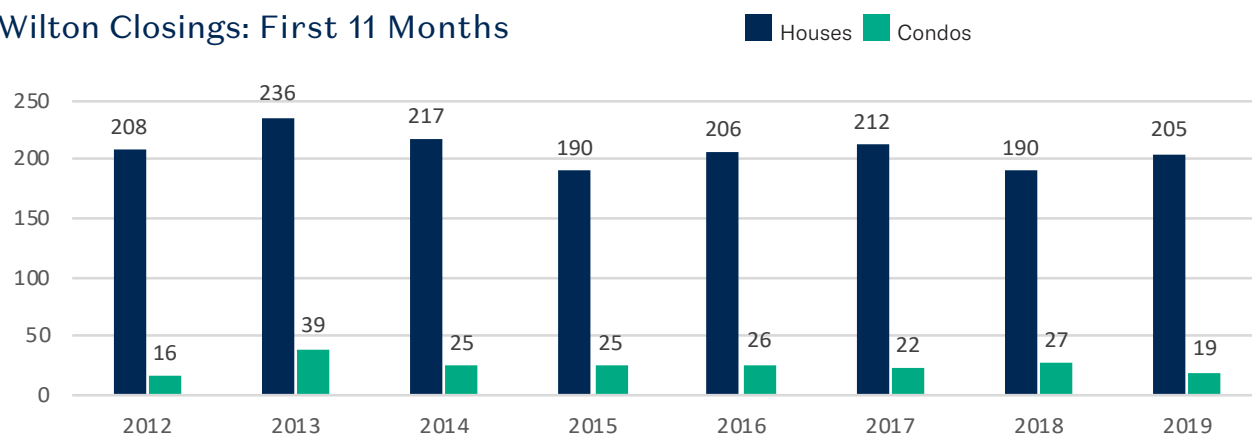
Year To Date Through November 30, 2019

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

HALSTEAD CONNECTICUT, LLC

|   | 2019          | 2018          | % CHANGE |
|---|---------------|---------------|----------|
| Houses: Closings in November                        | 13            | 11            | +18.2%   |
| Houses: Closings First 11 Months                    | 205           | 190           | +7.9%    |
| Houses: Average Closing Price First 11 Months       | \$768,735     | \$879,182     | -12.6%   |
| Houses: Pending on November 30th                    | 30            | 27            | +11.1%   |
| Houses: Active Inventory November 30th              | 173           | 188           | -8%      |
| Condos: Closings First 11 Months                    | 19            | 27            | -29.6%   |
| Condos: Average Closing Price First 11 Months       | \$335,653     | \$399,315     | -15.9%   |
| Condos: Active Inventory November 30th              | 11            | 11            | 0%       |
| House & Condo \$ Volume of Closings First 11 Months | \$163,968,113 | \$177,826,025 | -7.8%    |

## Wilton Closings: First 11 Months



## Number of Houses Closed: First 11 Months

|               | 2019 | 2018 | %      |
|---------------|------|------|--------|
| Under \$500K  | 36   | 20   | +80%   |
| \$500K-\$700K | 66   | 53   | +24.5% |
| \$700K-\$800K | 27   | 23   | +17.4% |
| \$800K-\$900K | 24   | 34   | -29.4% |
| \$900K-\$1M   | 13   | 18   | -27.8% |
| \$1M-\$1.2M   | 15   | 18   | -16.7% |
| \$1.2M-\$1.5M | 17   | 14   | +21.4% |
| \$1.5M-\$2M   | 6    | 6    | 0%     |
| Over \$2M     | 1    | 4    | -75%   |

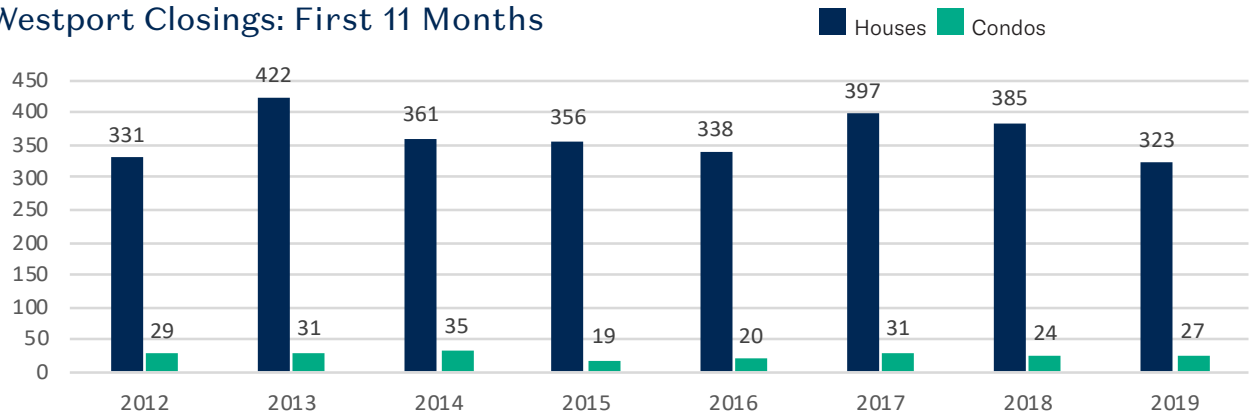
# Westport Market Report

Year To Date Through November 30, 2019

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

|   | 2019          | 2018          | % CHANGE |
|---|---------------|---------------|----------|
| Houses: Closings in November                        | 27            | 30            | -10%     |
| Houses: Closings First 11 Months                    | 323           | 385           | -16.1%   |
| Houses: Average Closing Price First 11 Months       | \$1,349,977   | \$1,477,876   | -8.7%    |
| Houses: Pending on November 30th                    | 30            | 27            | +11.1%   |
| Houses: Active Inventory November 30th              | 303           | 352           | -13.9%   |
| Condos: Closings First 11 Months                    | 27            | 24            | +12.5%   |
| Condos: Average Closing Price First 11 Months       | \$510,214     | \$586,119     | -13%     |
| Condos: Active Inventory November 30th              | 26            | 14            | +85.7%   |
| House & Condo \$ Volume of Closings First 11 Months | \$449,818,402 | \$583,049,159 | -22.9%   |

## Westport Closings: First 11 Months



## Number of Houses Closed: First 11 Months

|               | 2019 | 2018 | %      |
|---------------|------|------|--------|
| Under \$750K  | 76   | 74   | +2.7%  |
| \$750K-\$1M   | 62   | 53   | +17%   |
| \$1M-\$1.2M   | 36   | 50   | -28%   |
| \$1.2M-\$1.5M | 44   | 60   | -26.7% |
| \$1.5M-\$2M   | 54   | 79   | -31.6% |
| \$2M-\$2.5M   | 24   | 19   | +26.3% |
| \$2.5M-\$3M   | 13   | 22   | -40.9% |
| \$3M-\$4M     | 10   | 20   | -50%   |
| \$4M-\$5M     | 2    | 3    | -33.3% |
| Over \$5M     | 2    | 5    | -60%   |

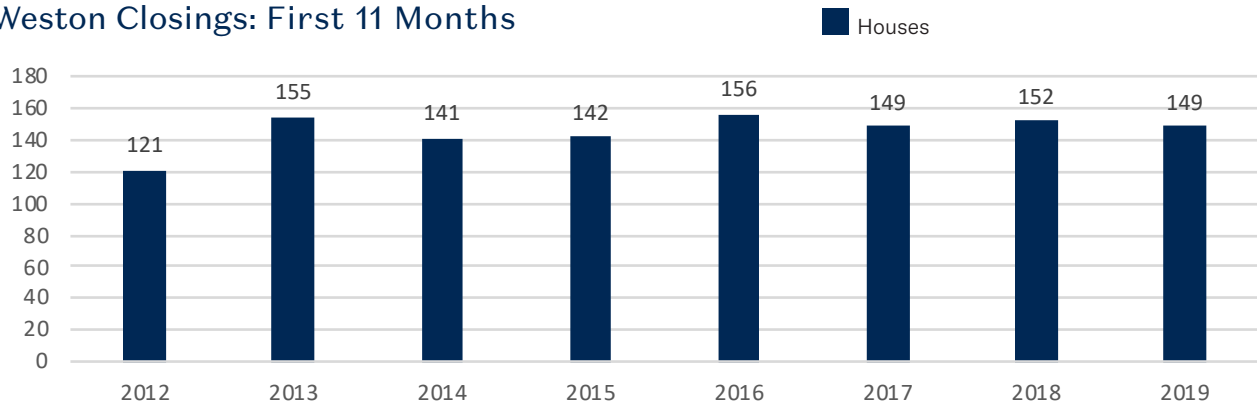
# Weston Market Report

Year To Date Through November 30, 2019

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

|   | 2019          | 2018          | % CHANGE |
|---|---------------|---------------|----------|
| Houses: Closings in November                  | 11            | 13            | -15.4%   |
| Houses: Closings First 11 Months              | 149           | 152           | -2%      |
| Houses: Average Closing Price First 11 Months | \$795,395     | \$805,878     | -1.3%    |
| Houses: Pending on November 30th              | 13            | 12            | +8.3%    |
| Houses: Active Inventory November 30th        | 139           | 153           | -9.2%    |
| House \$ Volume of Closings First 11 Months   | \$118,513,874 | \$122,493,497 | -3.2%    |

## Weston Closings: First 11 Months



## Number of Houses Closed: First 11 Months

|               | 2019 | 2018 | %      |
|---------------|------|------|--------|
| Under \$500K  | 29   | 24   | +20.8% |
| \$500K-\$700K | 49   | 51   | -3.9%  |
| \$700K-\$900K | 26   | 35   | -25.7% |
| \$900K-\$1.2M | 18   | 16   | +12.5% |
| \$1.2M-\$1.5M | 18   | 19   | -5.3%  |
| \$1.5M-\$2M   | 7    | 5    | +40%   |
| Over \$2M     | 2    | 2    | 0%     |

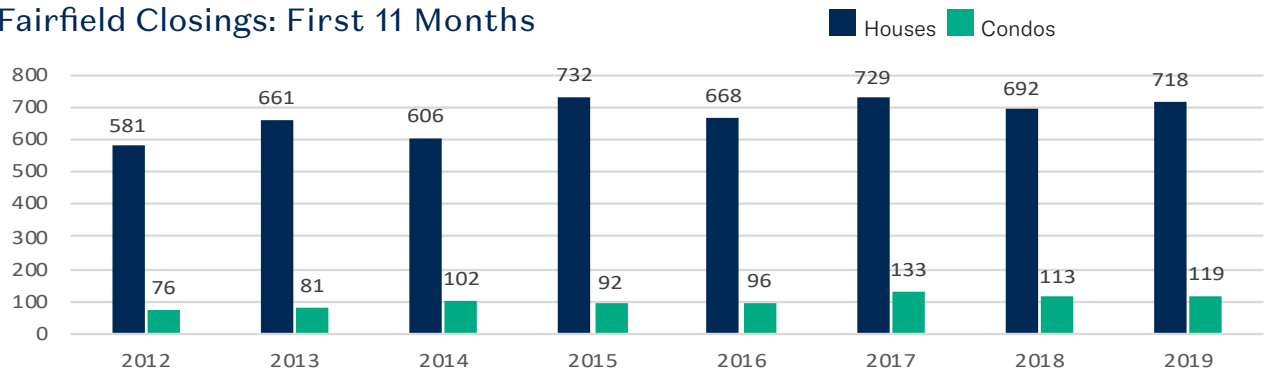
# Fairfield Market Report

Year To Date Through November 30, 2019

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

|   | 2019          | 2018          | % CHANGE |
|---|---------------|---------------|----------|
| Houses: Closings in November                        | 53            | 51            | +3.9%    |
| Houses: Closings First 11 Months                    | 718           | 692           | +3.8%    |
| Houses: Average Closing Price First 11 Months       | \$707,719     | \$772,298     | -8.4%    |
| Houses: Pending on November 30th                    | 40            | 59            | -32.2%   |
| Houses: Active Inventory November 30th              | 426           | 423           | +0.7%    |
| Condos: Closings First 11 Months                    | 119           | 113           | +5.3%    |
| Condos: Average Closing Price First 11 Months       | \$431,007     | \$464,364     | -7.2%    |
| Condos: Active Inventory November 30th              | 47            | 45            | +4.4%    |
| House & Condo \$ Volume of Closings First 11 Months | \$559,432,089 | \$586,903,404 | -4.7%    |

## Fairfield Closings: First 11 Months



## Number of Houses Closed: First 11 Months

|               | 2019 | 2018 | %      |
|---------------|------|------|--------|
| Under \$300K  | 34   | 39   | -12.8% |
| \$300K-\$400K | 91   | 96   | -5.2%  |
| \$400K-\$500K | 137  | 105  | +30.5% |
| \$500K-\$600K | 111  | 79   | +40.5% |
| \$600K-\$700K | 80   | 81   | -1.2%  |
| \$700K-\$800K | 61   | 72   | -15.3% |
| \$800K-\$1M   | 84   | 81   | +3.7%  |
| \$1M-\$1.2M   | 48   | 44   | +9.1%  |
| \$1.2M-\$1.5M | 32   | 40   | -20%   |
| \$1.5M-\$2M   | 24   | 29   | -17.2% |
| Over \$2M     | 16   | 26   | -38.5% |

# Ridgefield Market Report

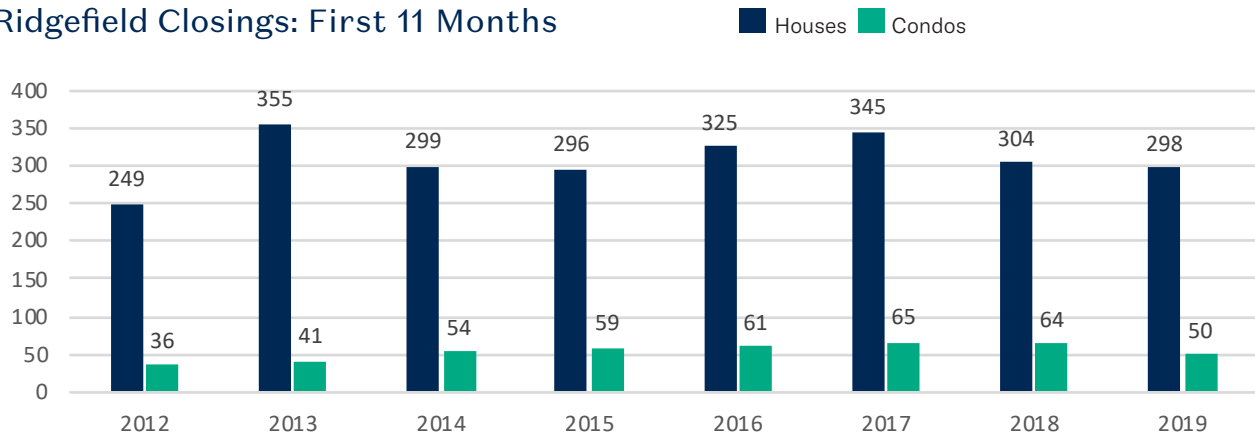
Year To Date Through November 30, 2019

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

HALSTEAD CONNECTICUT, LLC

|   | 2019          | 2018          | % CHANGE |
|---|---------------|---------------|----------|
| Houses: Closings in November                        | 19            | 24            | -20.8%   |
| Houses: Closings First 11 Months                    | 298           | 304           | -2%      |
| Houses: Average Closing Price First 11 Months       | \$717,331     | \$717,568     | 0%       |
| Houses: Pending on November 30th                    | 30            | 25            | +20%     |
| Houses: Active Inventory November 30th              | 242           | 208           | +16.3%   |
| Condos: Closings First 11 Months                    | 50            | 64            | -21.9%   |
| Condos: Average Closing Price First 11 Months       | \$309,163     | \$336,839     | -8.2%    |
| Condos: Active Inventory November 30th              | 29            | 23            | +26.1%   |
| House & Condo \$ Volume of Closings First 11 Months | \$229,222,925 | \$239,698,416 | -4.4%    |

## Ridgefield Closings: First 11 Months



## Number of Houses Closed: First 11 Months

|               | 2019 | 2018 | %      |
|---------------|------|------|--------|
| Under \$400K  | 28   | 20   | +40%   |
| \$400K-\$500K | 49   | 44   | +11.4% |
| \$500K-\$600K | 48   | 57   | -15.8% |
| \$600K-\$700K | 60   | 59   | +1.7%  |
| \$700K-\$800K | 37   | 44   | -15.9% |
| \$800K-\$1M   | 38   | 36   | +5.6%  |
| \$1M-\$1.5M   | 22   | 36   | -38.9% |
| \$1.5M-\$2M   | 10   | 6    | +66.7% |
| Over \$2M     | 6    | 2    | +200%  |

# Redding Market Report

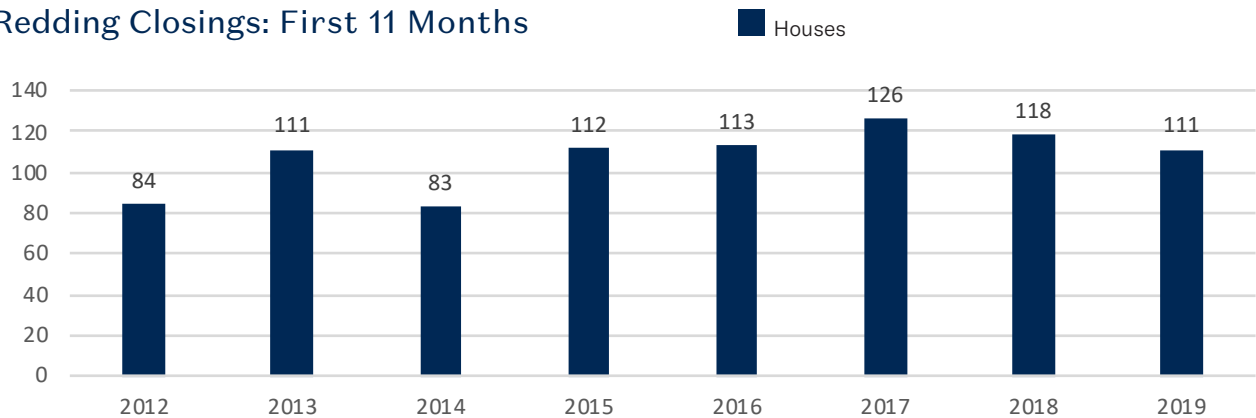
Year To Date Through November 30, 2019

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

HALSTEAD CONNECTICUT, LLC

|   | 2019         | 2018         | % CHANGE |
|---|--------------|--------------|----------|
| Houses: Closings in November                        | 7            | 10           | -30%     |
| Houses: Closings First 11 Months                    | 111          | 118          | -5.9%    |
| Houses: Average Closing Price First 11 Months       | \$549,854    | \$599,562    | -8.3%    |
| Houses: Pending on November 30th                    | 10           | 11           | -9.1%    |
| Houses: Active Inventory November 30th              | 99           | 88           | +12.5%   |
| Condos: Closings First 11 Months                    | 4            | 3            | +33.3%   |
| Condos: Average Closing Price First 11 Months       | \$387,500    | \$479,000    | -19.1%   |
| Condos: Active Inventory November 30th              | 2            | 3            | -33.3%   |
| House & Condo \$ Volume of Closings First 11 Months | \$62,583,810 | \$72,185,303 | -13.3%   |

## Redding Closings: First 11 Months



## Number of Houses Closed: First 11 Months

|               | 2019 | 2018 | %      |
|---------------|------|------|--------|
| Under \$250K  | 4    | 3    | +33.3% |
| \$250K-\$400K | 17   | 14   | +21.4% |
| \$400K-\$500K | 26   | 29   | -10.3% |
| \$500K-\$600K | 36   | 24   | +50%   |
| \$600K-\$800K | 21   | 33   | -36.4% |
| \$800K-\$1M   | 2    | 9    | -77.8% |
| Over \$1M     | 5    | 6    | -16.7% |



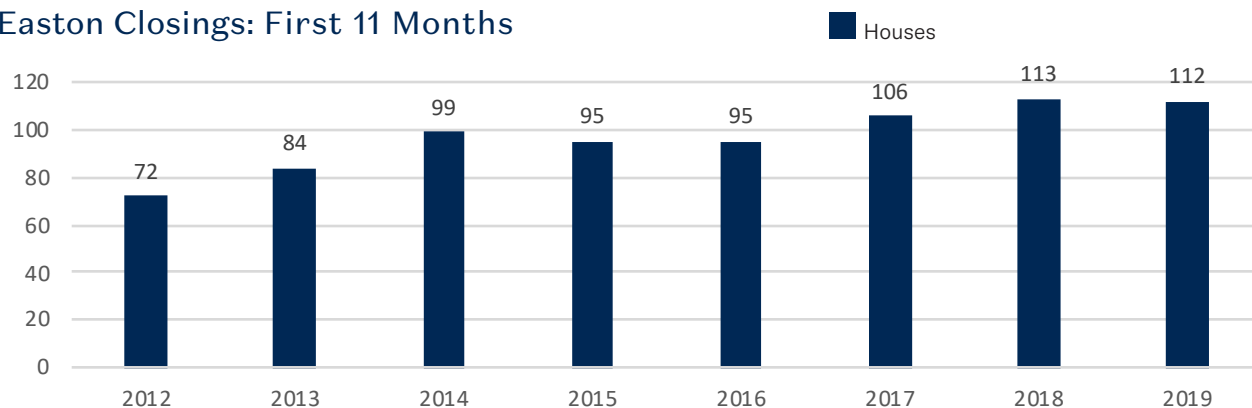
# Easton Market Report

Year To Date Through November 30, 2019

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

|   | 2019         | 2018         | % CHANGE |
|---|--------------|--------------|----------|
| Houses: Closings in November                  | 7            | 3            | +133.3%  |
| Houses: Closings First 11 Months              | 112          | 113          | -0.9%    |
| Houses: Average Closing Price First 11 Months | \$600,614    | \$592,344    | +1.4%    |
| Houses: Pending on November 30th              | 7            | 11           | -36.4%   |
| Houses: Active Inventory November 30th        | 83           | 85           | -2.4%    |
| House \$ Volume of Closings First 11 Months   | \$67,268,764 | \$66,934,926 | +0.5%    |

## Easton Closings: First 11 Months



## Number of Houses Closed: First 11 Months

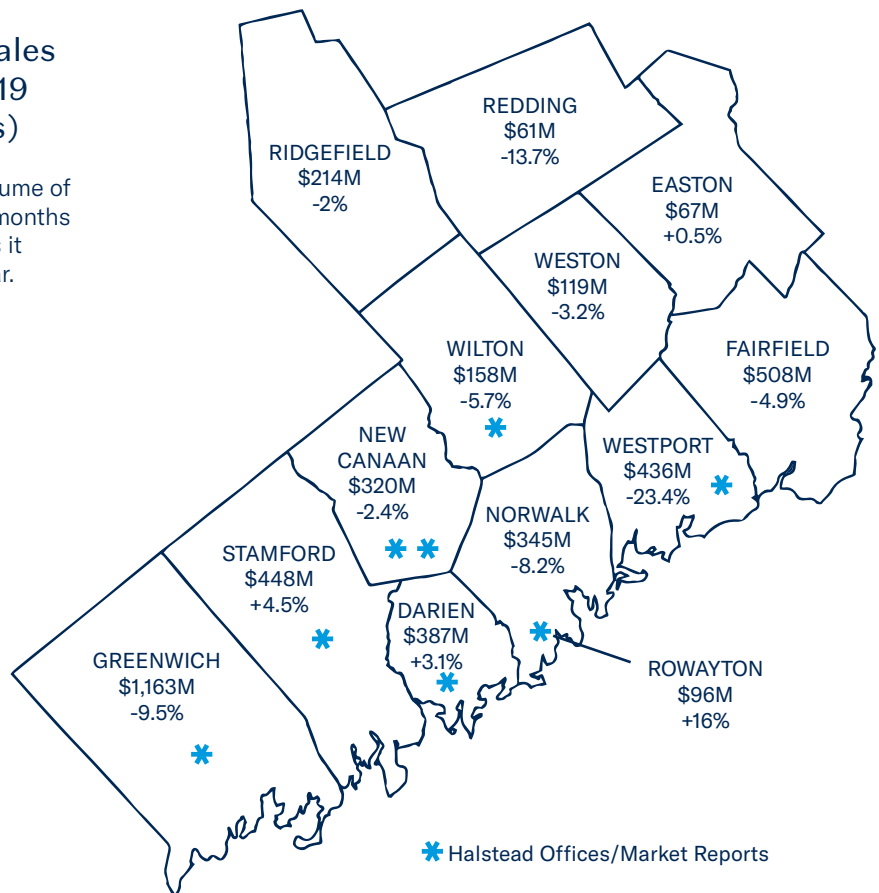
|               | 2019 | 2018 | %      |
|---------------|------|------|--------|
| Under \$400K  | 10   | 16   | -37.5% |
| \$400K-\$500K | 21   | 22   | -4.5%  |
| \$500K-\$600K | 32   | 22   | +45.5% |
| \$600K-\$700K | 22   | 25   | -12%   |
| \$700K-\$1M   | 25   | 24   | +4.2%  |
| \$1M-\$1.5M   | 1    | 4    | -75%   |
| Over \$1.5M   | 1    | 0    | NA     |

## Town Comparison: House Closings - First 11 Months

| Town             | # of Closed Houses |      | % change | Median Closing Price |             | % change |
|------------------|--------------------|------|----------|----------------------|-------------|----------|
|                  | 2019               | 2018 |          | 2019                 | 2018        |          |
| Darien           | 255                | 233  | +9.4%    | \$1,237,500          | \$1,385,000 | -10.6%   |
| Easton           | 112                | 113  | -0.9%    | \$562,500            | \$570,000   | -1.3%    |
| Fairfield        | 718                | 692  | +3.8%    | \$580,000            | \$630,000   | -7.9%    |
| All of Greenwich | 488                | 542  | -10%     | \$1,900,000          | \$1,800,000 | +5.6%    |
| New Canaan       | 226                | 200  | +13%     | \$1,232,500          | \$1,355,000 | -9%      |
| Norwalk          | 577                | 621  | -7.1%    | \$487,890            | \$490,000   | -0.4%    |
| Redding          | 111                | 118  | -5.9%    | \$527,000            | \$548,250   | -3.9%    |
| Ridgefield       | 298                | 304  | -2%      | \$632,500            | \$640,630   | -1.3%    |
| Rowayton*        | 73                 | 64   | +14.1%   | \$1,217,500          | \$962,500   | +26.5%   |
| Stamford         | 696                | 663  | +5%      | \$577,000            | \$580,000   | -0.5%    |
| Weston           | 149                | 152  | -2%      | \$685,000            | \$701,605   | -2.4%    |
| Westport         | 323                | 385  | -16.1%   | \$1,120,000          | \$1,242,500 | -9.9%    |
| Wilton           | 205                | 190  | +7.9%    | \$700,000            | \$797,000   | -12.2%   |

### Dollar Volume of House Sales January–November 2019 (Year's First 11 Months)

To the right is a look at the total dollar volume of house sales for each town for the first 11 months of the year, 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.

©2019 Halstead Connecticut, LLC.

All Rights Reserved. This information may not be copied, commercially used or distributed without Halstead's prior consent.

While information is believed true,

\*Rowayton closing data also included in Norwalk.