



HALSTEAD
REAL ESTATE

Connecticut Market Report

Year To Date Through February 28, 2019

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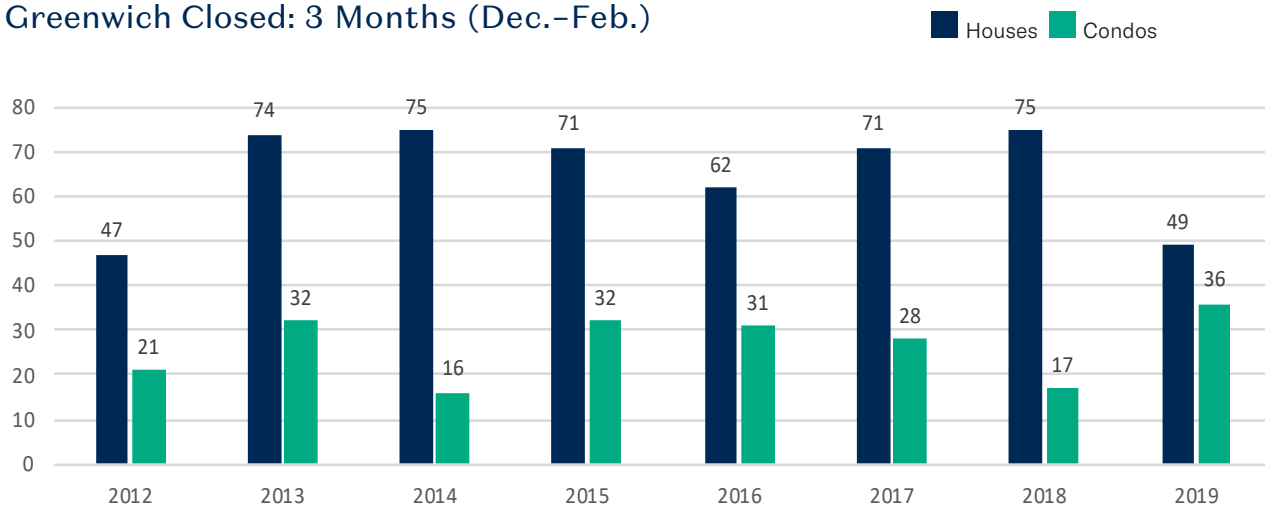


Greenwich Report

Year To Date Through February 28, 2019

	2019	2018	% CHANGE
Houses: Closings in February	9	20	-55%
Houses: Closings Dec.-Feb. (3 months)	49	75	-34.7%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$3,105,440	\$2,848,372	+9%
Houses: Active Inventory on February 28th	379	351	+8%
Condos: Closings Dec.-Feb. (3 months)	36	17	+111.8%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$1,174,708	\$1,054,919	+11.4%
Condos: Active Inventory on February 28th	95	107	-11.2%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$194,456,038	\$231,561,525	-16%

Greenwich Closed: 3 Months (Dec.-Feb.)



Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$1M	12	17	-29.4%
\$1M-\$1.5M	7	5	+40%
\$1.5M-\$2M	5	14	-64.3%
\$2M-\$2.5M	6	8	-25%
\$2.5M-\$3M	3	5	-40%
\$3M-\$4M	6	10	-40%
\$4M-\$5M	3	4	-25%
\$5M-\$7M	2	7	-71.4%
Over \$7M	5	5	0%

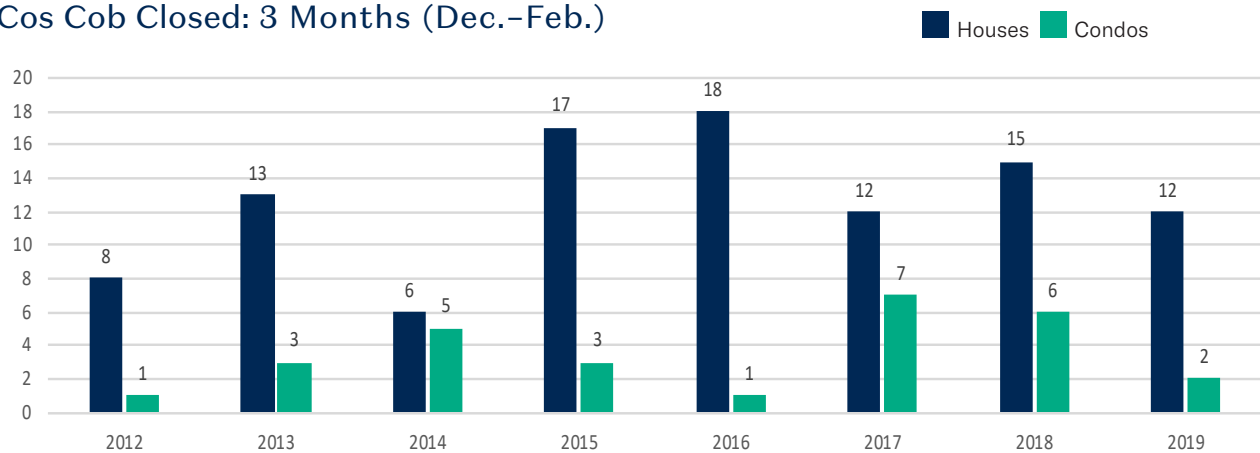
Cos Cob Market Report



Year To Date Through February 28, 2019

	2019	2018	% CHANGE
Houses: Closings in February	6	6	0%
Houses: Closings Dec.-Feb. (3 months)	12	15	-20%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$1,357,689	\$1,449,570	-6.3%
Houses: Active Inventory on February 28th	42	52	-19.2%
Condos: Closings Dec.-Feb. (3 months)	2	6	-66.7%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$537,500	\$700,817	-23.3%
Condos: Active Inventory on February 28th	14	14	0%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$17,367,262	\$25,948,457	-33.1%

Cos Cob Closed: 3 Months (Dec.-Feb.)



Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$1M	4	6	-33.3%
\$1M-\$1.5M	6	4	+50%
\$1.5M-\$2M	0	2	NA
\$2M-\$2.5M	1	1	0%
\$2.5M-\$3M	0	1	NA
Over \$3M	1	1	0%

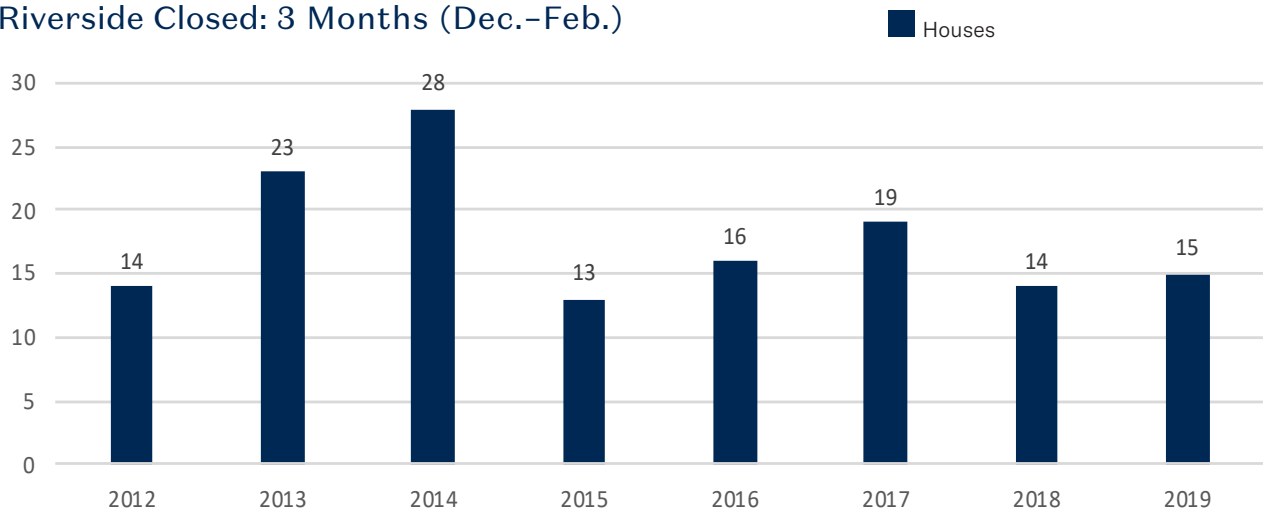
Riverside Market Report



Year To Date Through February 28, 2019

	2019	2018	% CHANGE
Houses: Closings in February	2	6	-66.7%
Houses: Closings Dec.-Feb. (3 months)	15	14	+7.1%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$2,031,300	\$2,811,821	-27.8%
Houses: Active Inventory on February 28th	75	82	-8.5%
Houses: \$ Volume of Closings Dec.-Feb. (3 months)	\$30,469,500	\$39,365,500	-22.6%

Riverside Closed: 3 Months (Dec.-Feb.)



Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$1M	2	2	0%
\$1M-\$1.5M	5	3	+66.7%
\$1.5M-\$2M	3	3	0%
\$2M-\$2.5M	1	4	-75%
\$2.5M-\$3M	1	0	NA
\$3M-\$4M	1	0	NA
\$4M-\$5M	1	1	0%
Over \$5M	1	1	0%

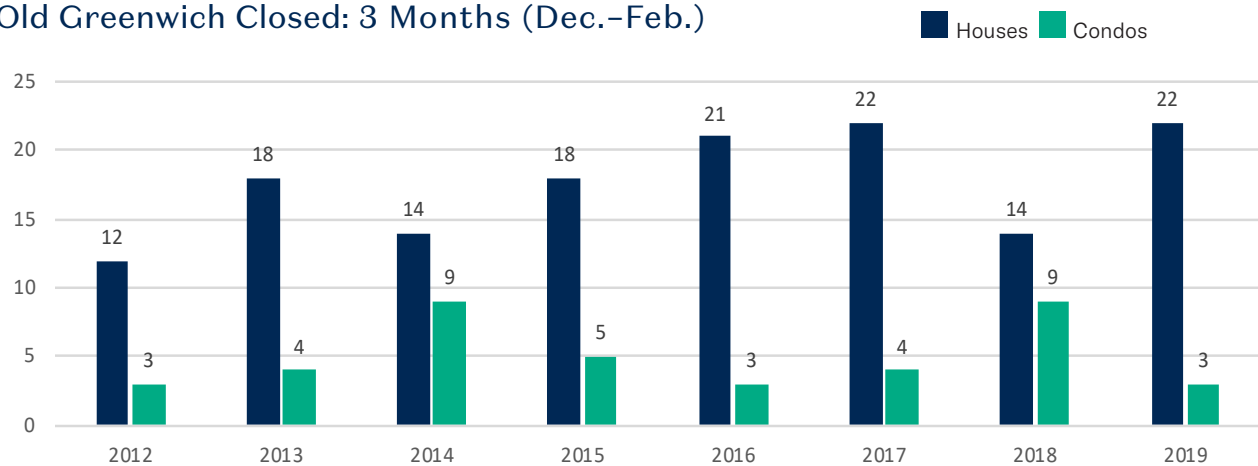


Old Greenwich Market Report

Year To Date Through February 28, 2019

	2019	2018	% CHANGE
Houses: Closings in February	3	4	-25%
Houses: Closings Dec.-Feb. (3 months)	22	14	+57.1%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$2,213,386	\$1,971,464	+12.3%
Houses: Active Inventory on February 28th	56	62	-9.7%
Condos: Closings Dec.-Feb. (3 months)	3	9	-66.7%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$401,000	\$542,333	-26.1%
Condos: Active Inventory on February 28th	10	6	+66.7%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$49,897,500	\$32,481,500	+53.6%

Old Greenwich Closed: 3 Months (Dec.-Feb.)



Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$1M	2	2	0%
\$1M-\$1.5M	9	2	+350%
\$1.5M-\$2M	3	4	-25%
\$2M-\$2.5M	2	3	-33.3%
\$2.5M-\$3M	3	2	+50%
\$3M-\$4M	1	0	NA
\$4M-\$5M	1	1	0%
Over \$5M	1	0	NA

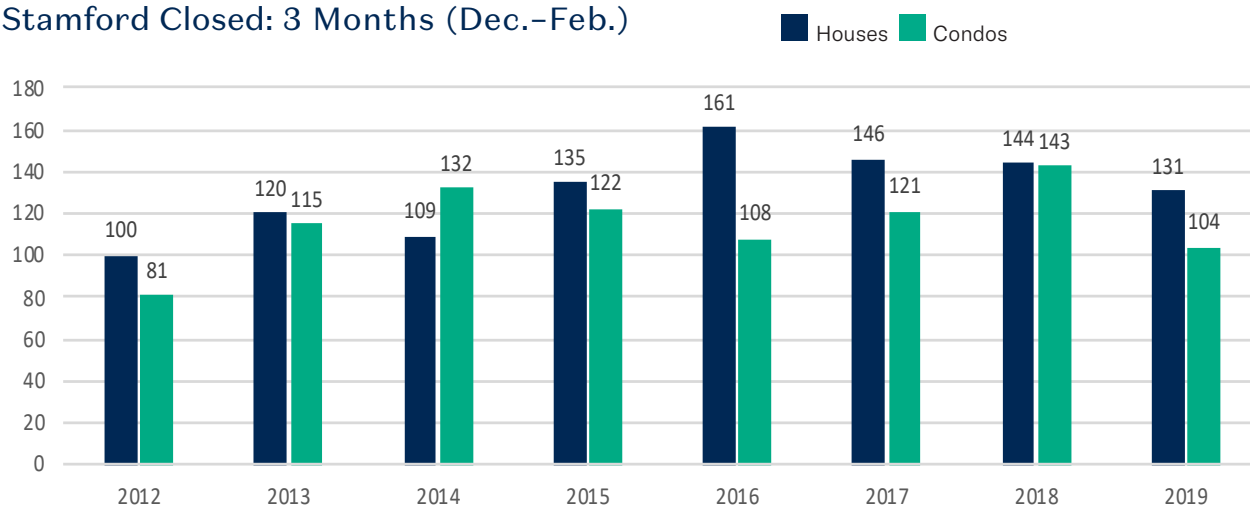


Stamford Market Report

Year To Date Through February 28, 2019

	2019	2018	% CHANGE
Houses: Closings in February	35	43	-18.6%
Houses: Closings Dec.-Feb. (3 months)	131	144	-9%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$589,006	\$655,109	-10.1%
Houses: Active Inventory on February 28th	333	356	-6.5%
Condos: Closings Dec.-Feb. (3 months)	104	143	-27.3%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$310,525	\$340,819	-8.9%
Condos: Active Inventory on February 28th	243	267	-9%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$109,454,437	\$143,072,811	-23.5%

Stamford Closed: 3 Months (Dec.-Feb.)



Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$400K	21	18	+16.7%
\$400K-\$500K	35	30	+16.7%
\$500K-\$600K	20	28	-28.6%
\$600K-\$700K	29	22	+31.8%
\$700K-\$800K	11	19	-42.1%
\$800K-\$1M	8	14	-42.9%
\$1M-\$1.2M	3	6	-50%
\$1.2M-\$1.5M	2	6	-66.7%
\$1.5M-\$2M	2	0	NA
Over \$2M	0	1	NA

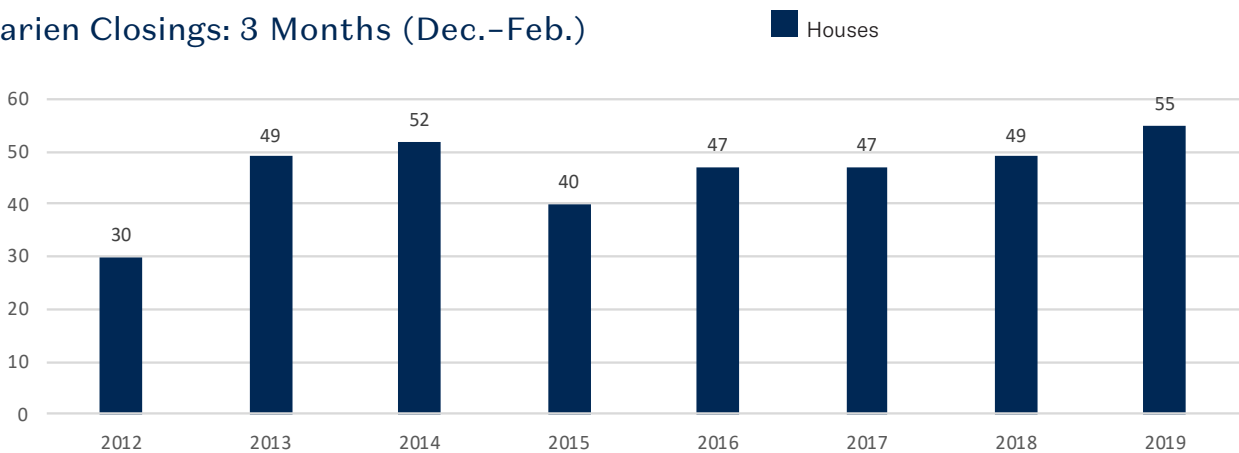


Darien Market Report

Year To Date Through February 28, 2019

	2019	2018	% CHANGE
Houses: Closings in February	11	10	+10%
Houses: Closings Dec.-Feb. (3 months)	55	49	+12.2%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$1,321,683	\$1,438,899	-8.1%
Houses: Active Inventory on February 28th	219	240	-8.8%
Condos: Closings Dec.-Feb. (3 months)	3	1	+200%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$1,268,333	\$656,500	+93.2%
Condos: Active Inventory on February 28th	15	10	+50%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$76,497,565	\$71,162,559	+7.5%

Darien Closings: 3 Months (Dec.-Feb.)



Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$1M	23	15	+53.3%
\$1M-\$1.5M	16	16	0%
\$1.5M-\$2M	9	12	-25%
\$2M-\$2.5M	5	2	+150%
\$2.5M-\$3M	1	2	-50%
\$3M-\$4M	0	1	NA
\$4M-\$5M	0	0	NA
Over \$5M	1	1	0%

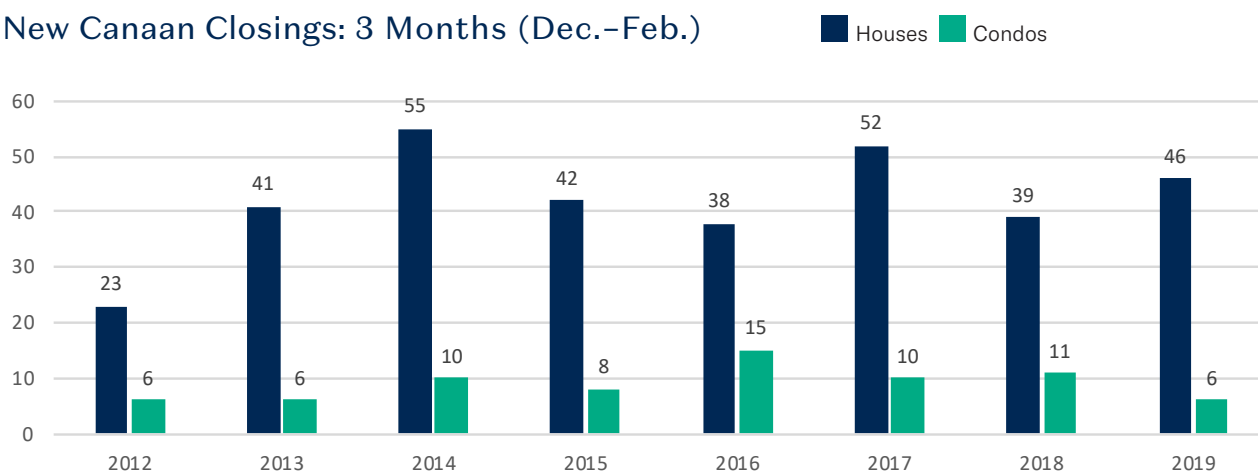
New Canaan Market Report



Year To Date Through February 28, 2019

	2019	2018	% CHANGE
Houses: Closings in February	10	5	+100%
Houses: Closings Dec.-Feb. (3 months)	46	39	+17.9%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$1,342,314	\$1,716,994	-21.8%
Houses: Active Inventory on February 28th	265	277	-4.3%
Condos: Closings Dec.-Feb. (3 months)	6	11	-45.5%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$762,333	\$675,773	+12.8%
Condos: Active Inventory on February 28th	37	41	-9.8%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$66,320,450	\$74,396,250	-10.9%

New Canaan Closings: 3 Months (Dec.-Feb.)



Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$1M	18	11	+63.6%
\$1M-\$1.5M	17	9	+88.9%
\$1.5M-\$2M	5	7	-28.6%
\$2M-\$2.5M	1	5	-80%
\$2.5M-\$3M	4	2	+100%
\$3M-\$4M	0	3	NA
\$4M-\$5M	1	1	0%
\$5M-\$7M	0	1	NA
Over \$7M	0	0	NA

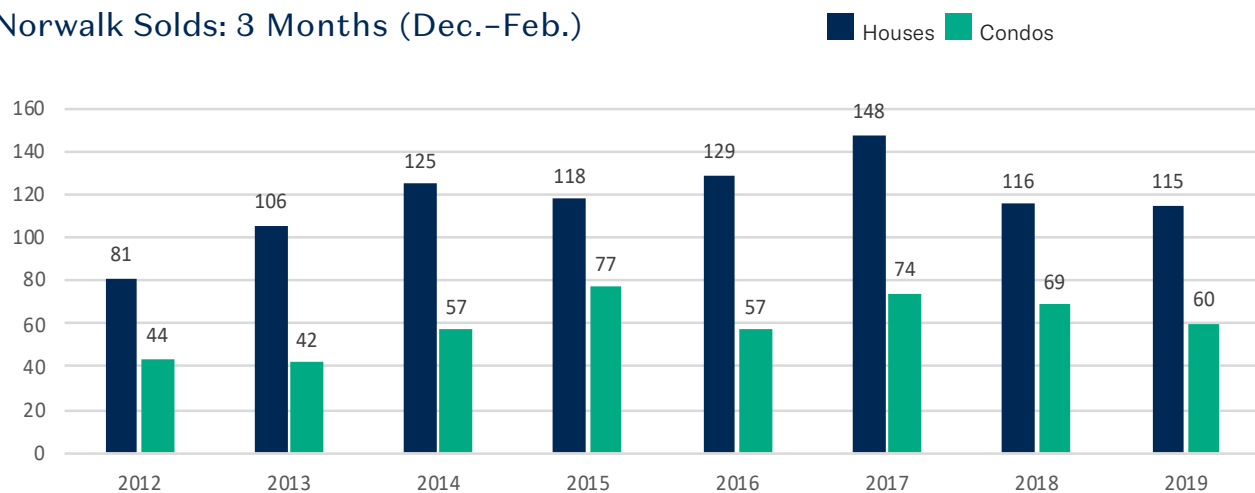


Norwalk Market Report

Year To Date Through February 28, 2019

	2019	2018	% CHANGE
Houses: Closings in February	27	29	-6.9%
Houses: Closings Dec.-Feb. (3 months)	115	116	-0.9%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$563,351	\$582,001	-3.2%
Houses: Active Inventory on February 28th	270	271	-0.4%
Condos: Closings Dec.-Feb. (3 months)	60	69	-13%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$292,158	\$252,165	+15.9%
Condos: Active Inventory on February 28th	87	121	-28.1%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$82,314,814	\$84,911,550	-3.1%

Norwalk Sold: 3 Months (Dec.-Feb.)



Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$300K	7	8	-12.5%
\$300K-\$400K	31	25	+24%
\$400K-\$500K	27	31	-12.9%
\$500K-\$600K	21	21	0%
\$600K-\$800K	15	16	-6.3%
\$800K-\$1M	6	6	0%
\$1M-\$1.5M	5	4	+25%
\$1.5M-\$2M	2	2	0%
\$2M-\$3M	0	3	NA
Over \$3M	1	0	NA

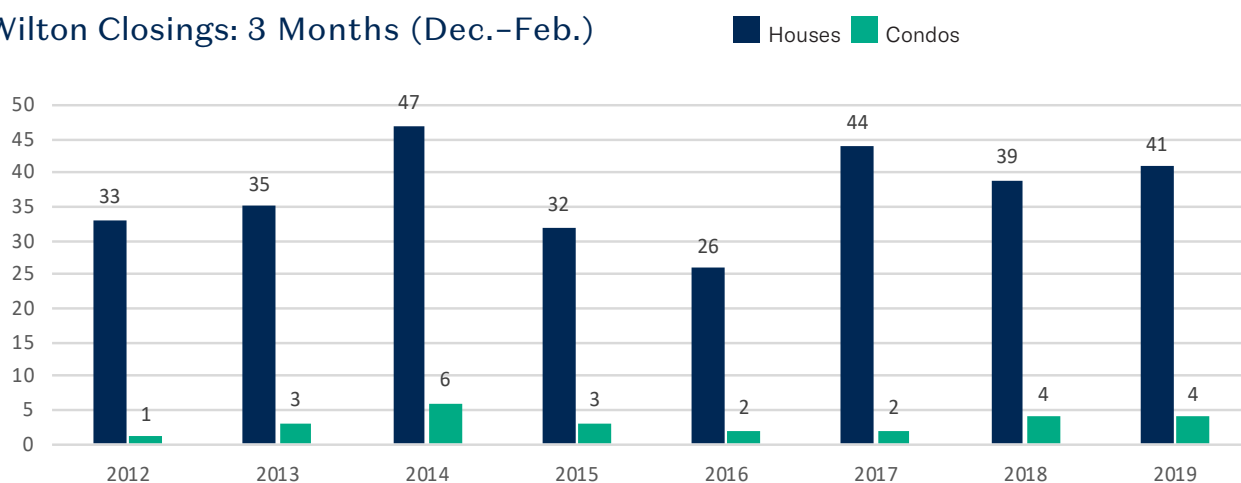


Wilton Market Report

Year To Date Through February 28, 2019

	2019	2018	% CHANGE
Houses: Closings in February	13	10	+30%
Houses: Closings Dec.-Feb. (3 months)	41	39	+5.1%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$714,939	\$835,715	-14.5%
Houses: Active Inventory on February 28th	180	158	+13.9%
Condos: Closings Dec.-Feb. (3 months)	4	4	0%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$395,000	\$328,375	+20.3%
Condos: Active Inventory on February 28th	12	10	+20%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$30,892,500	\$33,906,375	-8.9%

Wilton Closings: 3 Months (Dec.-Feb.)



Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$500K	8	9	-11.1%
\$500K-\$700K	14	11	+27.3%
\$700K-\$800K	10	4	+150%
\$800K-\$900K	3	4	-25%
\$900K-\$1M	2	2	0%
\$1M-\$1.2M	0	1	NA
\$1.2M-\$1.5M	3	4	-25%
\$1.5M-\$2M	1	3	-66.7%
Over \$2M	0	1	NA

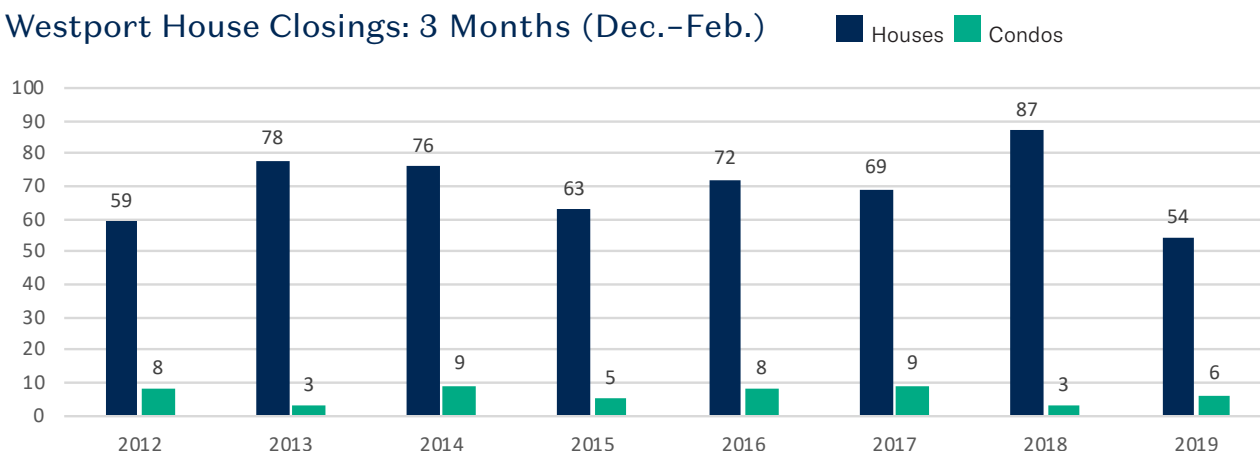
Westport Market Report



Year To Date Through February 28, 2019

	2019	2018	% CHANGE
Houses: Closings in February	14	23	-39.1%
Houses: Closings Dec.-Feb. (3 months)	54	87	-37.9%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$1,191,190	\$1,431,981	-16.8%
Houses: Active Inventory on February 28th	331	368	-10.1%
Condos: Closings Dec.-Feb. (3 months)	6	3	+100%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$645,583	\$675,000	-4.4%
Condos: Active Inventory on February 28th	17	12	+41.7%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$68,197,767	\$126,607,345	-46.1%

Westport House Closings: 3 Months (Dec.-Feb.)



Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$750K	14	15	-6.7%
\$750K-\$1M	12	12	0%
\$1M-\$1.2M	5	12	-58.3%
\$1.2M-\$1.5M	7	14	-50%
\$1.5M-\$2M	10	19	-47.4%
\$2M-\$2.5M	3	5	-40%
\$2.5M-\$3M	1	7	-85.7%
\$3M-\$4M	2	2	0%
\$4M-\$5M	0	0	NA
Over \$5M	0	1	NA

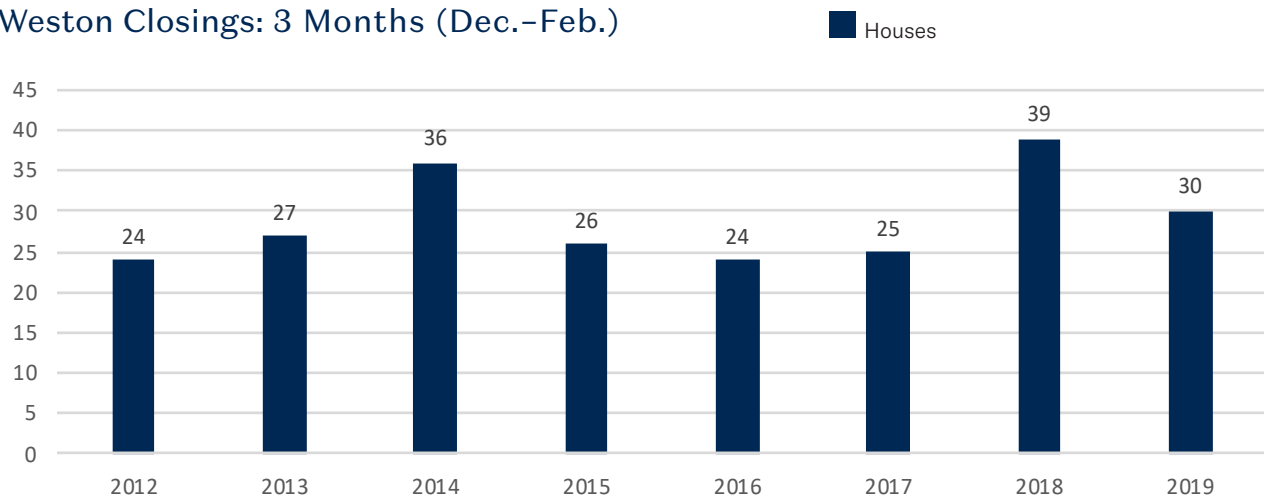


Weston Market Report

Year To Date Through February 28, 2019

	2019	2018	% CHANGE
Houses: Closings in February	7	4	+75%
Houses: Closings Dec.-Feb. (3 months)	30	39	-23.1%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$777,647	\$872,833	-10.9%
Houses: Active Inventory on February 28th	124	132	-6.1%
Houses: \$ Volume of Closings Dec.-Feb. (3 months)	\$23,329,400	\$34,040,500	-31.5%

Weston Closings: 3 Months (Dec.-Feb.)



Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$500K	6	4	+50%
\$500K-\$700K	11	8	+37.5%
\$700K-\$900K	5	11	-54.5%
\$900K-\$1.2M	3	9	-66.7%
\$1.2M-\$1.5M	3	5	-40%
\$1.5M-\$2M	2	2	0%
Over \$2M	0	0	NA

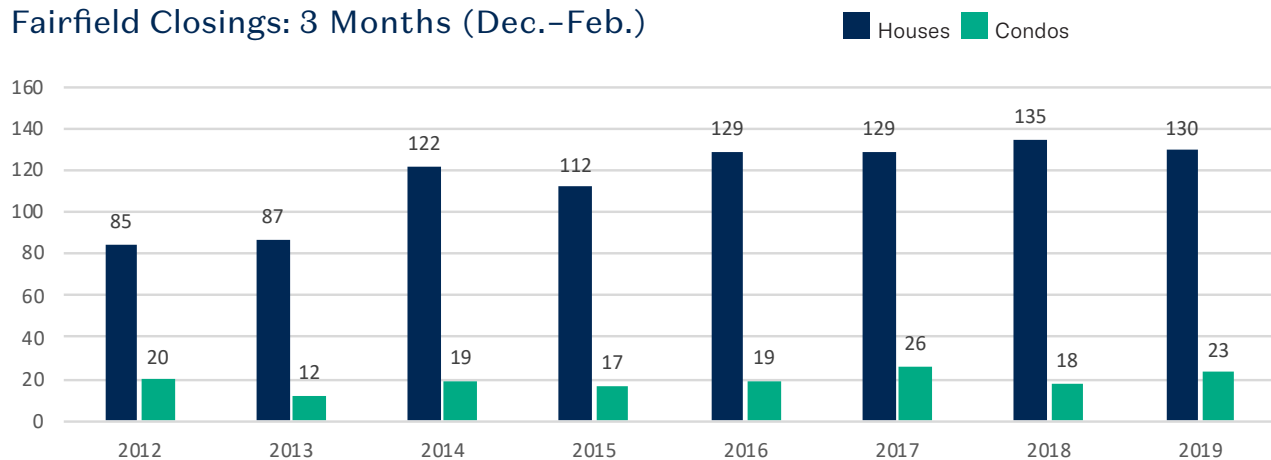


Fairfield Market Report

Year To Date Through February 28, 2019

	2019	2018	% CHANGE
Houses: Closings in February	48	37	+29.7%
Houses: Closings Dec.-Feb. (3 months)	130	135	-3.7%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$751,512	\$786,498	-4.4%
Houses: Active Inventory on February 28th	406	393	+3.3%
Condos: Closings Dec.-Feb. (3 months)	23	18	+27.8%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$460,932	\$453,639	+1.6%
Condos: Active Inventory on February 28th	59	52	+13.5%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$108,297,996	\$114,342,729	-5.3%

Fairfield Closings: 3 Months (Dec.-Feb.)



Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$300K	6	9	-33.3%
\$300K-\$400K	17	19	-10.5%
\$400K-\$500K	18	23	-21.7%
\$500K-\$600K	28	17	+64.7%
\$600K-\$700K	13	16	-18.8%
\$700K-\$800K	8	12	-33.3%
\$800K-\$1M	13	10	+30%
\$1M-\$1.2M	7	15	-53.3%
\$1.2M-\$1.5M	10	6	+66.7%
\$1.5M-\$2M	6	0	NA
Over \$2M	4	8	-50%

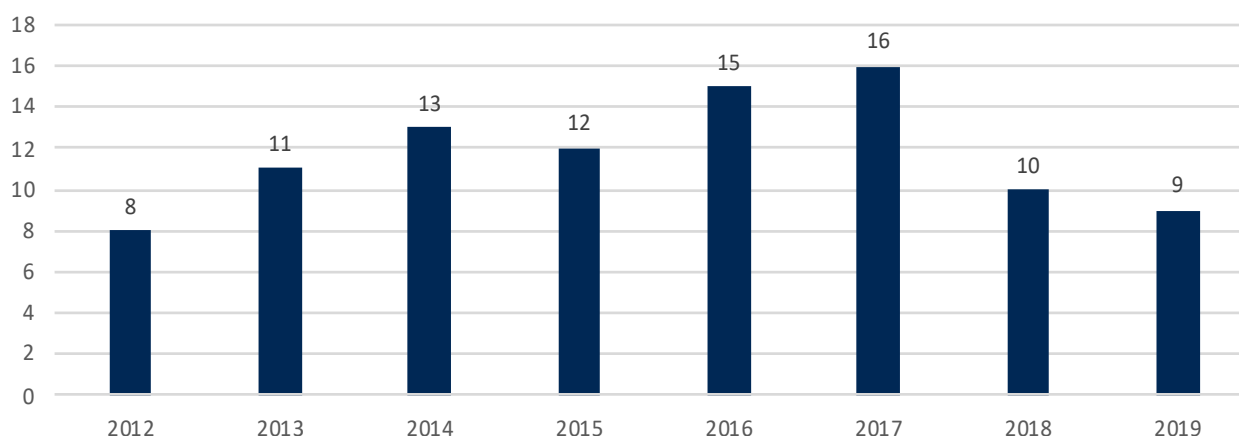


Rowayton Market Report

Year To Date Through February 28, 2019

	2019	2018	% CHANGE
Houses: Closings in February	3	4	-25%
Houses: Closings Dec.-Feb. (3 months)	9	10	-10%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$973,167	\$1,257,975	-22.6%
Houses: Active Inventory on February 28th	58	50	+16%
Houses: \$ Volume of Closings Dec.-Feb. (3 months)	\$8,758,500	\$12,579,750	-30.4%

Rowayton Closings: 3 Months (Dec.-Feb.) ■ Houses



Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$600K	1	1	0%
\$600K-\$1M	3	4	-25%
\$1M-\$1.5M	3	2	+50%
\$1.5M-\$2M	2	1	+100%
\$2M-\$3M	0	2	NA
Over \$3M	0	0	NA

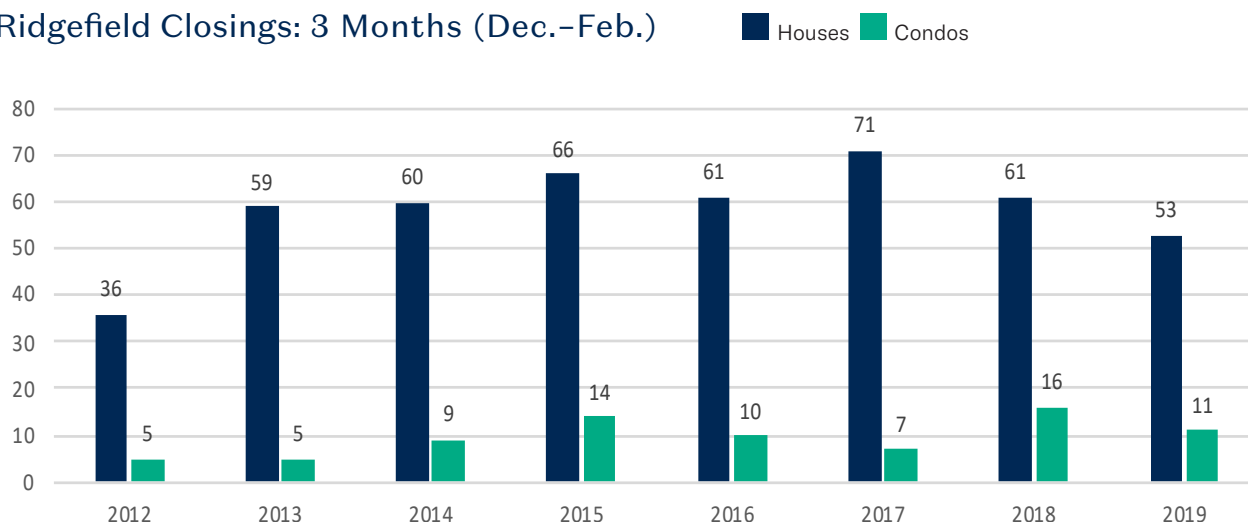


Ridgefield Market Report

Year To Date Through February 28, 2019

	2019	2018	% CHANGE
Houses: Closings in February	14	17	-17.6%
Houses: Closings Dec.-Feb. (3 months)	53	61	-13.1%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$724,508	\$727,541	-0.4%
Houses: Active Inventory on February 28th	201	215	-6.5%
Condos: Closings Dec.-Feb. (3 months)	11	16	-31.3%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$263,318	\$334,313	-21.2%
Condos: Active Inventory on February 28th	26	15	+73.3%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$41,295,400	\$49,729,000	-17%

Ridgefield Closings: 3 Months (Dec.-Feb.)



Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$400K	7	4	+75%
\$400K-\$500K	9	7	+28.6%
\$500K-\$600K	10	11	-9.1%
\$600K-\$700K	7	12	-41.7%
\$700K-\$800K	4	11	-63.6%
\$800K-\$1M	8	7	+14.3%
\$1M-\$1.5M	5	8	-37.5%
\$1.5M-\$2M	1	0	NA
Over \$2M	2	1	+100%

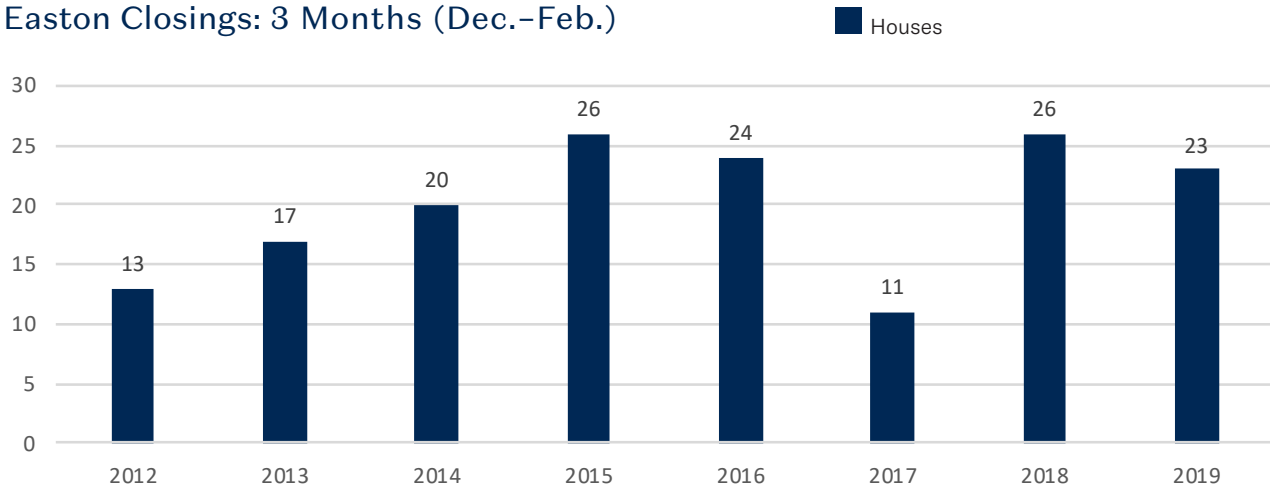
Easton Market Report



Year To Date Through February 28, 2019

	2019	2018	% CHANGE
Houses: Closings in February	4	4	0%
Houses: Closings Dec.-Feb. (3 months)	23	26	-11.5%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$669,785	\$506,092	+32.3%
Houses: Active Inventory on February 28th	81	93	-12.9%
Houses: \$ Volume of Closings Dec.-Feb. (3 months)	\$15,405,050	\$13,158,400	+17.1%

Easton Closings: 3 Months (Dec.-Feb.)



Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$400K	1	6	-83.3%
\$400K-\$500K	4	9	-55.6%
\$500K-\$600K	5	5	0%
\$600K-\$700K	3	4	-25%
\$700K-\$1M	9	1	+800%
\$1M-\$1.5M	1	1	0%
Over \$1.5M	0	0	NA



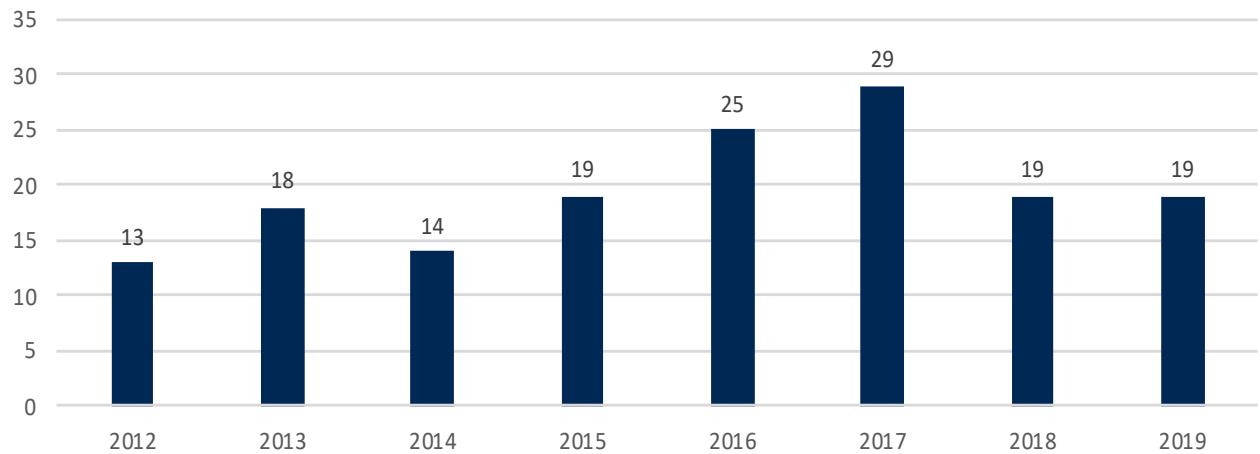
Redding Market Report

Year To Date Through February 28, 2019

	2019	2018	% CHANGE
Houses: Closings in February	4	7	-42.9%
Houses: Closings Dec.-Feb. (3 months)	19	19	0%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$508,016	\$513,458	-1.1%
Houses: Active Inventory on February 28th	92	86	+7%
Houses: \$ Volume of Closings Dec.-Feb. (3 months)	\$9,652,300	\$9,755,700	-1.1%

Redding Closings: 3 Months (Dec.-Feb.)

Houses



Number of Houses Closed: 3 Months (Dec.-Feb.)

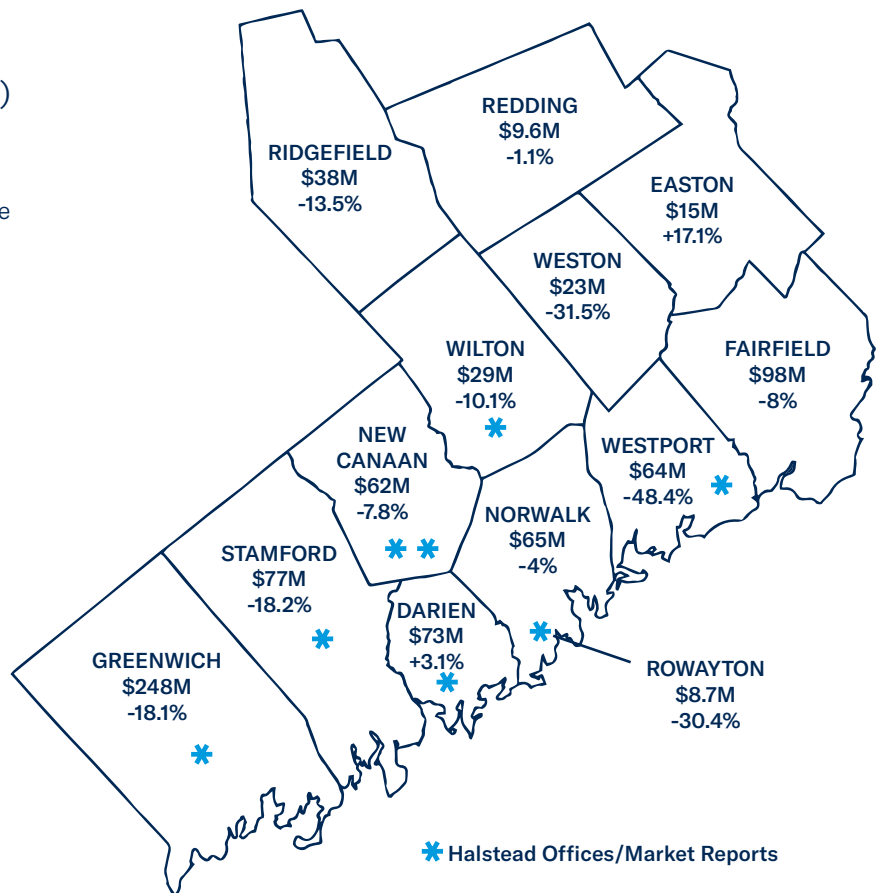
	2019	2018	%
Under \$250K	2	1	+100%
\$250K-\$400K	4	3	+33.3%
\$400K-\$500K	0	9	NA
\$500K-\$600K	5	1	+400%
\$600K-\$800K	8	3	+166.7%
\$800K-\$1M	0	2	NA
Over \$1M	0	0	NA

Town Comparison: Sold Houses - 3 Months (Dec.-Feb.)

Town	# of Closed Houses		% change	Average Closing Price		% change
	2019	2018		2019	2018	
Darien	55	49	+12.2%	\$1,321,683	\$1,438,899	-8.1%
Easton	23	26	-11.5%	\$669,785	\$506,092	+32.3%
Fairfield	130	135	-3.7%	\$751,512	\$786,498	-4.4%
All of Greenwich	98	118	-16.9%	\$2,526,763	\$2,562,182	-1.4%
New Canaan	46	39	+17.9%	\$1,342,314	\$1,716,994	-21.8%
Norwalk	115	116	-0.9%	\$563,351	\$582,001	-3.2%
Redding	19	19	0%	\$508,016	\$513,458	-1.1%
Ridgefield	53	61	-13.1%	\$724,508	\$727,541	-0.4%
Rowayton*	9	10	-10%	\$973,167	\$1,257,975	-22.6%
Stamford	131	144	-9%	\$589,006	\$655,109	-10.1%
Weston	30	39	-23.1%	\$777,647	\$872,833	-10.9%
Westport	54	87	-37.9%	\$1,191,190	\$1,431,981	-16.8%
Wilton	41	39	+5.1%	\$714,939	\$835,715	-14.5%

Dollar Volume of House Sales - 3 Months (Dec.-Feb.)

To the right is a look at the total dollar volume of house sales for each town for the past three 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.