



**HALSTEAD**  
REAL ESTATE

# Connecticut Market Reports

Year To Date Through April 30, 2019

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**HALSTEAD CONNECTICUT, LLC**

# Greenwich Market Report

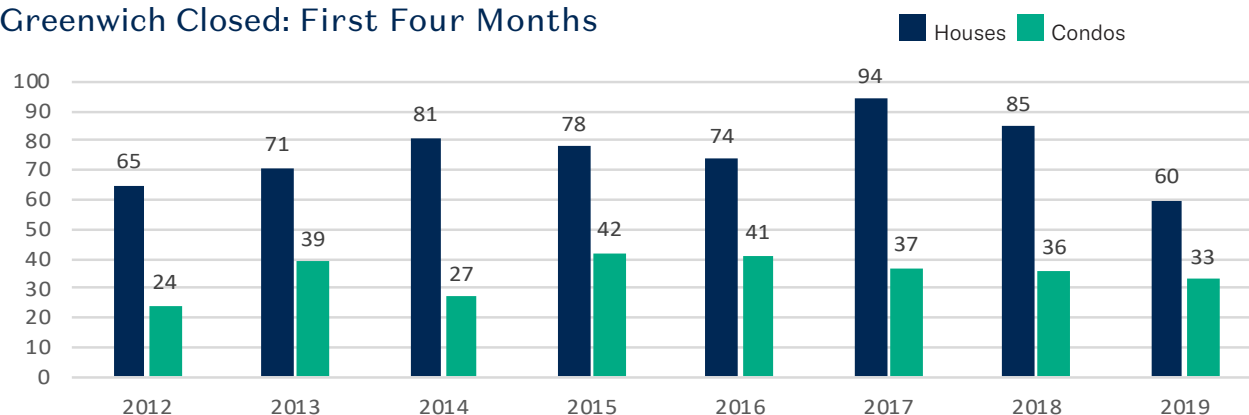
Year To Date Through April 30, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in April	21	25	-16%
Houses: Closings First Four Months	60	85	-29.4%
Houses: Average Closing Price First Four Months	\$2,845,833	\$2,699,284	+5.4%
Houses: Active Inventory on April 30th	480	438	+9.6%
Condos: Closings First Four Months	33	36	-8.3%
Condos: Average Closing Price First Four Months	\$1,136,909	\$985,688	+15.3%
Condos: Active Inventory on April 30th	109	121	-9.9%
House & Condo \$ Volume of Closings First Four Months	\$208,267,988	\$264,923,875	-21.4%

## Greenwich Closed: First Four Months



## Number of Houses Closed: First Four Months

	2019	2018	%
Under \$1M	11	22	-50%
\$1M-\$1.5M	6	8	-25%
\$1.5M-\$2M	9	11	-18.2%
\$2M-\$2.5M	11	9	+22.2%
\$2.5M-\$3M	6	6	0%
\$3M-\$4M	7	10	-30%
\$4M-\$5M	3	9	-66.7%
\$5M-\$7M	4	7	-42.9%
Over \$7M	3	3	0%

# Cos Cob Market Report

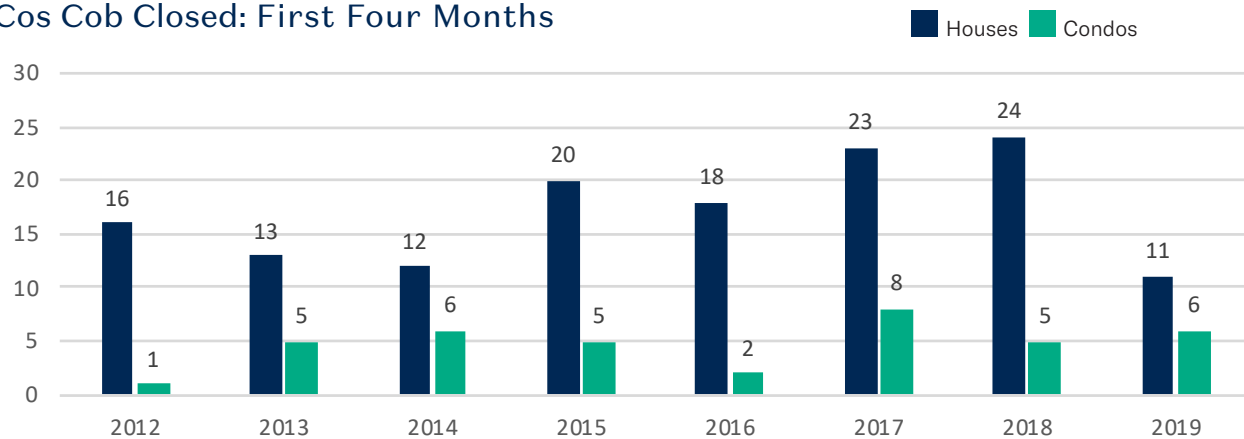
Year To Date Through April 30, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in April	2	10	-80%
Houses: Closings First Four Months	11	24	-54.2%
Houses: Average Closing Price First Four Months	\$1,478,623	\$1,812,877	-18.4%
Houses: Active Inventory on April 30th	59	58	+1.7%
Condos: Closings First Four Months	6	5	+20%
Condos: Average Closing Price First Four Months	\$655,833	\$795,980	-17.6%
Condos: Active Inventory on April 30th	19	15	+26.7%
House & Condo \$ Volume of Closings First Four Months	\$20,199,850	\$47,488,957	-57.5%

## Cos Cob Closed: First Four Months



## Number of Houses Closed: First Four Months

	2019	2018	%
Under \$1M	2	7	-71.4%
\$1M-\$1.5M	5	5	0%
\$1.5M-\$2M	1	5	-80%
\$2M-\$2.5M	2	1	+100%
\$2.5M-\$3M	0	1	NA
Over \$3M	1	5	-80%

Data sourced from Greenwich MLS and Connecticut Smart MLS. Active Inventory includes Active and Contingent Contract status.

Closings do not include non-mls, multi-family or land properties.

# Riverside Market Report

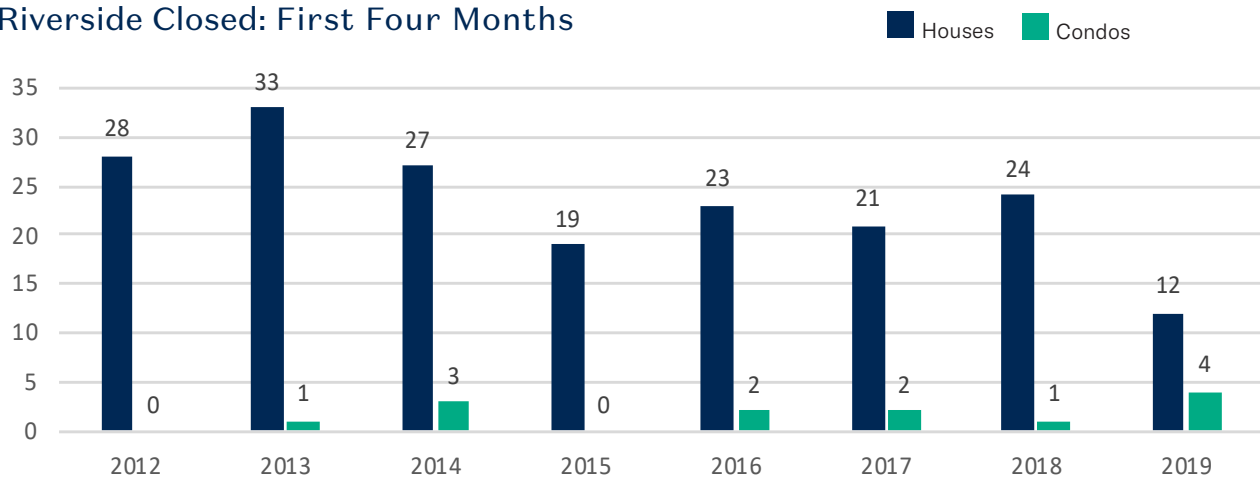
Year To Date Through April 30, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in April	5	10	-50%
Houses: Closings First Four Months	12	24	-50%
Houses: Average Closing Price First Four Months	\$1,938,985	\$2,740,208	-29.2%
Houses: Active Inventory on April 30th	102	95	+7.4%
House & Condo \$ Volume of Closings First Four Months	\$26,192,072	\$66,505,000	-60.6%

## Riverside Closed: First Four Months



## Number of Houses Closed: First Four Months

	2019	2018	%
Under \$1M	2	5	-60%
\$1M-\$1.5M	2	4	-50%
\$1.5M-\$2M	4	2	+100%
\$2M-\$2.5M	1	7	-85.7%
\$2.5M-\$3M	1	1	0%
\$3M-\$4M	2	2	0%
\$4M-\$5M	0	0	NA
Over \$5M	0	3	NA

# Old Greenwich Market Report

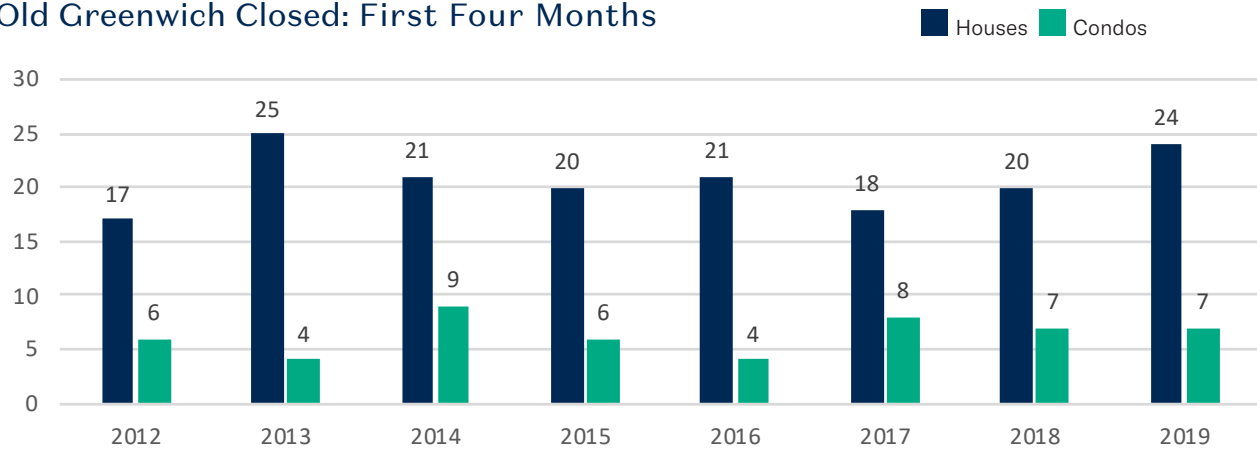
Year To Date Through April 30, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in April	5	6	-16.7%
Houses: Closings First Four Months	24	20	+20%
Houses: Average Closing Price First Four Months	\$2,537,965	\$2,209,400	+14.9%
Houses: Active Inventory on April 30th	94	90	+4.4%
Condos: Closings First Four Months	7	7	0%
Condos: Average Closing Price First Four Months	\$559,357	\$489,071	+14.4%
Condos: Active Inventory on April 30th	8	11	-27.3%
House & Condo \$ Volume of Closings First Four Months	\$64,826,660	\$47,611,500	+36.2%

## Old Greenwich Closed: First Four Months



## Number of Houses Closed: First Four Months

	2019	2018	%
Under \$1M	3	3	0%
\$1M-\$1.5M	6	3	+100%
\$1.5M-\$2M	2	6	-66.7%
\$2M-\$2.5M	2	2	0%
\$2.5M-\$3M	5	3	+66.7%
\$3M-\$4M	3	1	+200%
\$4M-\$5M	2	1	+100%
Over \$5M	1	1	0%

# Stamford Market Report

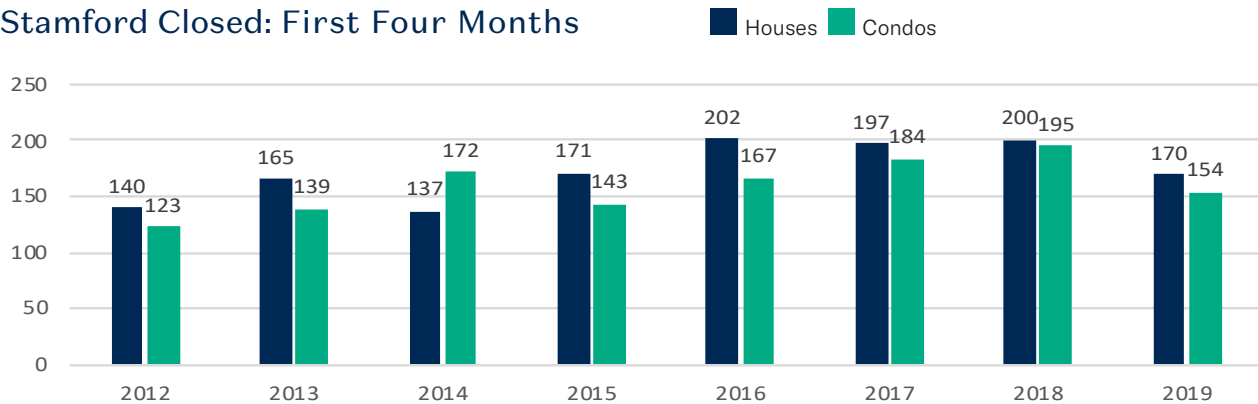
Year To Date Through April 30, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in April	48	47	+2.1%
Houses: Closings First Four Months	170	200	-15%
Houses: Average Closing Price First Four Months	\$586,374	\$648,166	-9.5%
Houses: Active Inventory on April 30th	427	446	-4.3%
Condos: Closings First Four Months	154	195	-21%
Condos: Average Closing Price First Four Months	\$327,858	\$352,930	-7.1%
Condos: Active Inventory on April 30th	271	307	-11.7%
House & Condo \$ Volume of Closings First Four Months	\$150,173,772	\$198,454,547	-24.3%

## Stamford Closed: First Four Months



## Number of Houses Closed: First Four Months

	2019	2018	%
Under \$400K	22	22	0%
\$400K-\$500K	40	43	-7%
\$500K-\$600K	38	35	+8.6%
\$600K-\$700K	36	36	0%
\$700K-\$800K	18	25	-28%
\$800K-\$1M	8	20	-60%
\$1M-\$1.2M	4	9	-55.6%
\$1.2M-\$1.5M	3	8	-62.5%
\$1.5M-\$2M	1	2	-50%
Over \$2M	0	0	NA

Data sourced from Greenwich MLS and Connecticut Smart MLS. Active Inventory includes Active and Contingent Contract status. Closings do not include non-mls, multi-family or land properties.

# Darien Market Report

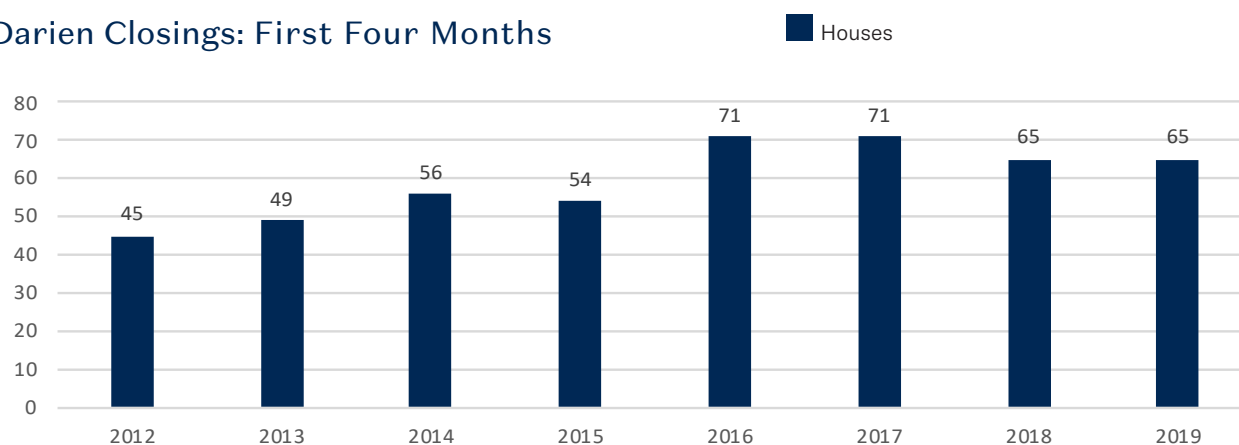
Year To Date Through April 30, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in April	23	25	-8%
Houses: Closings First Four Months	65	65	0%
Houses: Average Closing Price First Four Months	\$1,506,419	\$1,573,524	-4.3%
Houses: Active Inventory on April 30th	260	287	-9.4%
Condos: Closings First Four Months	6	1	+500%
Condos: Average Closing Price First Four Months	\$832,667	\$1,555,000	-46.5%
Condos: Active Inventory on April 30th	19	13	+46.2%
House & Condo \$ Volume of Closings First Four Months	\$102,913,250	\$103,834,059	-0.9%

## Darien Closings: First Four Months



## Number of Houses Closed: First Four Months

	2019	2018	%
Under \$1M	22	25	-12%
\$1M-\$1.5M	19	11	+72.7%
\$1.5M-\$2M	11	15	-26.7%
\$2M-\$2.5M	4	6	-33.3%
\$2.5M-\$3M	5	3	+66.7%
\$3M-\$4M	3	3	0%
\$4M-\$5M	0	0	NA
Over \$5M	1	2	-50%

Data sourced from Greenwich MLS and Connecticut Smart MLS. Active Inventory includes Active and Contingent Contract status. Closings do not include non-mls, multi-family or land properties.

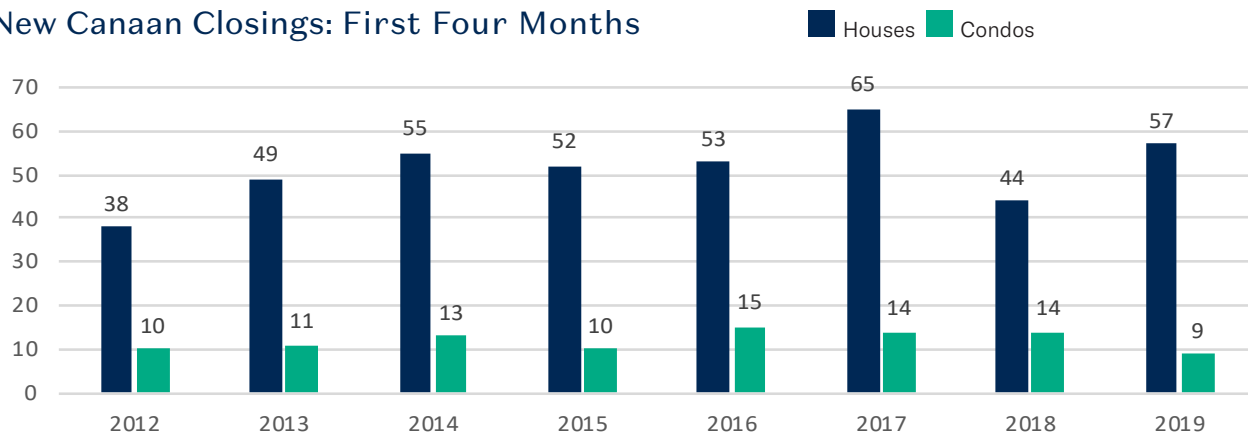
# New Canaan Market Report

Year To Date Through April 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 April	15	9	+66.7%
Houses: Closings First Four Months	57	44	+29.5%
Houses: Average Closing Price First Four Months	\$1,357,733	\$1,799,849	-24.6%
Houses: Active Inventory on April 30th	330	342	-3.5%
Condos: Closings First Four Months	9	14	-35.7%
Condos: Average Closing Price First Four Months	\$740,722	\$709,030	+4.5%
Condos: Active Inventory on April 30th	38	47	-19.1%
House & Condo \$ Volume of Closings First Four Months	\$84,057,272	\$89,119,767	-5.7%

## New Canaan Closings: First Four Months



## Number of Houses Closed: First Four Months

	2019	2018	%
Under \$1M	24	13	+84.6%
\$1M-\$1.5M	14	10	+40%
\$1.5M-\$2M	8	11	-27.3%
\$2M-\$2.5M	4	3	+33.3%
\$2.5M-\$3M	7	1	+600%
\$3M-\$4M	0	2	NA
\$4M-\$5M	0	2	NA
\$5M-\$7M	0	2	NA
Over \$7M	0	0	NA

Data sourced from Greenwich MLS and Connecticut Smart MLS. Active Inventory includes Active and Contingent Contract status.  
 Closings do not include non-mls, multi-family or land properties.



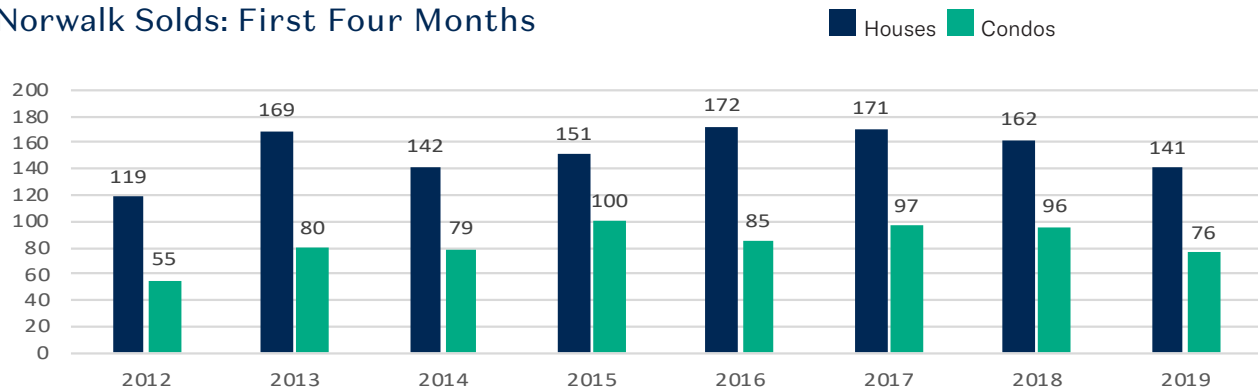
# Norwalk Market Report

Year To Date Through April 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 April	39	56	-30.4%
Houses: Closings First Four Months	141	162	-13%
Houses: Average Closing Price First Four Months	\$559,862	\$562,298	-0.4%
Houses: Active Inventory on April 30th	397	374	+6.1%
Condos: Closings First Four Months	76	96	-20.8%
Condos: Average Closing Price First Four Months	\$324,588	\$257,147	+26.2%
Condos: Active Inventory on April 30th	131	143	-8.4%
House & Condo \$ Volume of Closings First Four Months	\$103,609,197	\$115,778,318	-10.5%

## Norwalk Solds: First Four Months



## Number of Houses Closed: First Four Months

	2019	2018	%
Under \$300K	12	9	+33.3%
\$300K-\$400K	34	34	0%
\$400K-\$500K	26	39	-33.3%
\$500K-\$600K	27	34	-20.6%
\$600K-\$800K	21	29	-27.6%
\$800K-\$1M	9	9	0%
\$1M-\$1.5M	10	3	+233.3%
\$1.5M-\$2M	1	4	-75%
\$2M-\$3M	1	1	0%
Over \$3M	0	0	NA

Data sourced from Greenwich MLS and Connecticut Smart MLS. Active Inventory includes Active and Contingent Contract status. Closings do not include non-mls, multi-family or land properties.

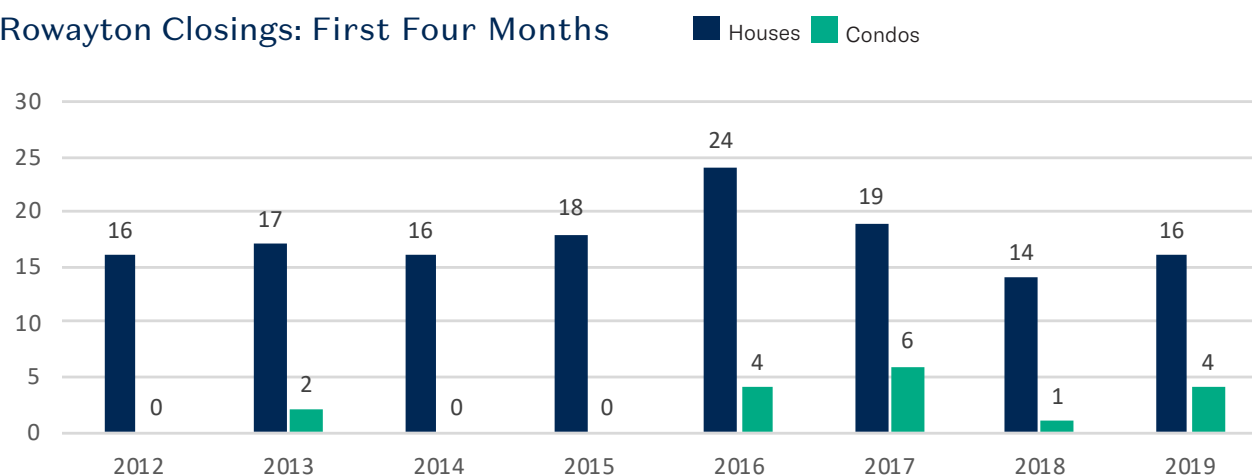
# Rowayton Market Report

Year To Date Through April 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 April	5	3	+66.7%
Houses: Closings First Four Months	16	14	+14.3%
Houses: Average Closing Price First Four Months	\$1,108,906	\$1,100,720	+0.7%
Houses: Active Inventory on April 30th	81	80	+1.3%
House & Condo \$ Volume of Closings First Four Months	\$21,117,500	\$15,652,073	+34.9%

## Rowayton Closings: First Four Months



## Number of Houses Closed: First Four Months

	2019	2018	%
Under \$600K	0	3	NA
\$600K-\$1M	7	6	+16.7%
\$1M-\$1.5M	7	1	+600%
\$1.5M-\$2M	1	3	-66.7%
\$2M-\$3M	1	1	0%
Over \$3M	0	0	NA

# Wilton Market Report

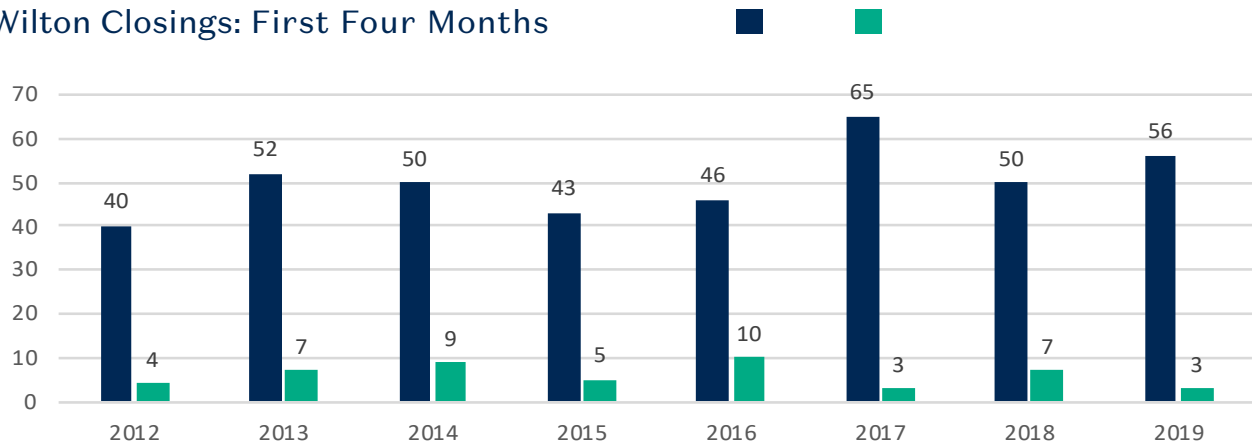
Year To Date Through April 30, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in April	15	16	-6.3%
Houses: Closings First Four Months	56	50	+12%
Houses: Average Closing Price First Four Months	\$752,625	\$832,096	-9.6%
Houses: Active Inventory on April 30th	234	233	+0.4%
Condos: Closings First Four Months	3	7	-57.1%
Condos: Average Closing Price First Four Months	\$241,633	\$351,714	-31.3%
Condos: Active Inventory on April 30th	15	14	+71%
House & Condo \$ Volume of Closings First Four Months	\$42,871,900	\$44,066,775	-2.7%

## Wilton Closings: First Four Months



## Number of Houses Closed: First Four Months

	2019	2018	%
Under \$500K	11	7	+57.1%
\$500K-\$700K	19	14	+35.7%
\$700K-\$800K	6	8	-25%
\$800K-\$900K	6	9	-33.3%
\$900K-\$1M	3	2	+50%
\$1M-\$1.2M	4	4	0%
\$1.2M-\$1.5M	5	3	+66.7%
\$1.5M-\$2M	2	2	0%
Over \$2M	0	1	NA

Data sourced from Greenwich MLS and Connecticut Smart MLS. Active Inventory includes Active and Contingent Contract status.

Closings do not include non-mls, multi-family or land properties.

# Westport Market Report

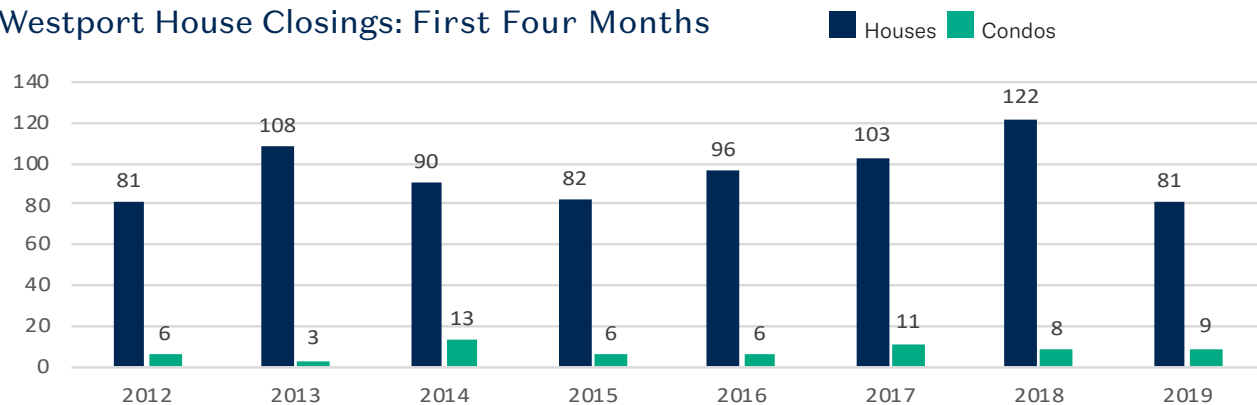
Year To Date Through April 30, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in April	35	38	-7.9%
Houses: Closings First Four Months	81	122	-33.6%
Houses: Average Closing Price First Four Months	\$1,334,725	\$1,569,667	-15%
Houses: Active Inventory on April 30th	358	387	-7.5%
Condos: Closings First Four Months	9	8	+12.5%
Condos: Average Closing Price First Four Months	\$489,708	\$749,875	-34.7%
Condos: Active Inventory on April 30th	18	14	+28.6%
House & Condo \$ Volume of Closings First Four Months	\$112,520,136	\$197,498,325	-43%

## Westport House Closings: First Four Months



## Number of Houses Closed: First Four Months

	2019	2018	%
Under \$750K	19	20	-5%
\$750K-\$1M	13	16	-18.8%
\$1M-\$1.2M	10	14	-28.6%
\$1.2M-\$1.5M	9	21	-57.1%
\$1.5M-\$2M	20	22	-9.1%
\$2M-\$2.5M	4	8	-50%
\$2.5M-\$3M	3	10	-70%
\$3M-\$4M	2	8	-75%
\$4M-\$5M	0	2	NA
Over \$5M	1	1	0%

Data sourced from Greenwich MLS and Connecticut Smart MLS. Active Inventory includes Active and Contingent Contract status. Closings do not include non-mls, multi-family or land properties.

# Weston Market Report

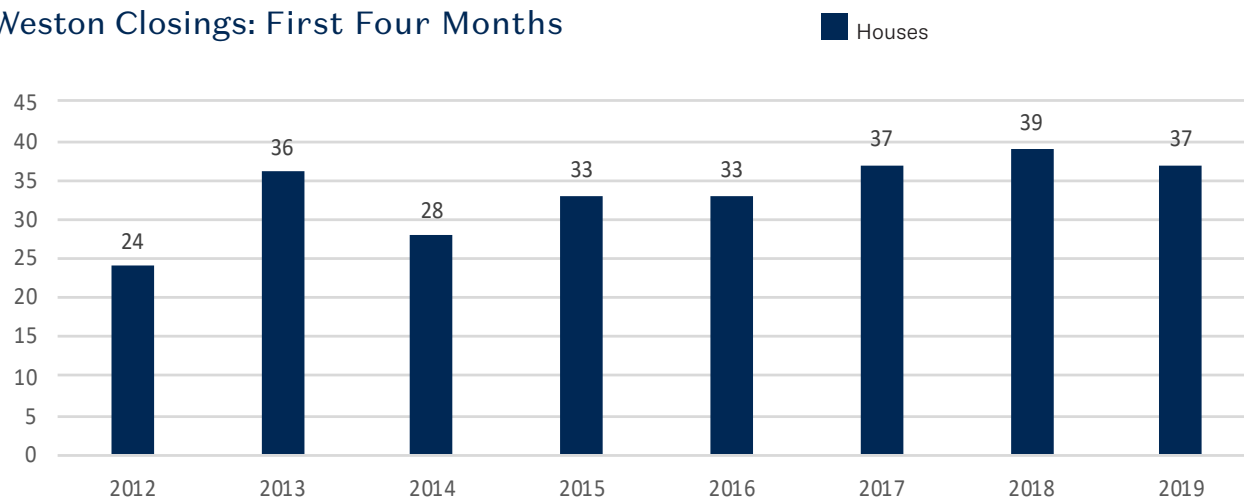
Year To Date Through April 30, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in April	10	16	-37.5%
Houses: Closings First Four Months	37	39	-5.1%
Houses: Average Closing Price First Four Months	\$701,958	\$745,401	-5.8%
Houses: Active Inventory on April 30th	165	169	-2.4%
House \$ Volume of Closings First Four Months	\$25,972,455	\$29,070,640	-10.7%

## Weston Closings: First Four Months



## Number of Houses Closed: First Four Months

	2019	2018	%
Under \$500K	8	8	0%
\$500K-\$700K	17	13	+30.8%
\$700K-\$900K	4	7	-42.9%
\$900K-\$1.2M	4	6	-33.3%
\$1.2M-\$1.5M	4	5	-20%
\$1.5M-\$2M	0	0	NA
Over \$2M	0	0	NA

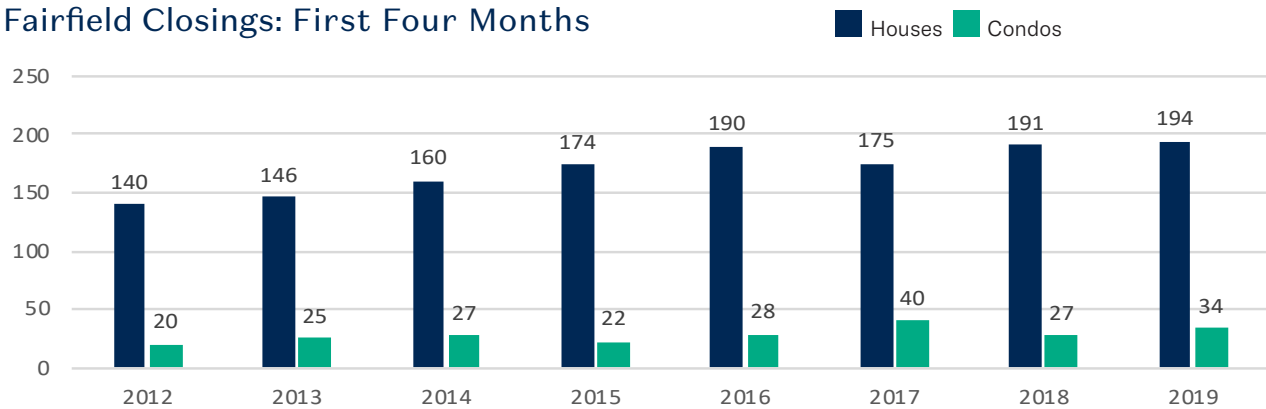
# Fairfield Market Report

Year To Date Through April 30, 2019

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

	2019	2018	% CHANGE
Houses: Closings in April	49	60	-18.3%
Houses: Closings First Four Months	194	191	+1.6%
Houses: Average Closing Price First Four Months	\$727,137	\$757,109	-4%
Houses: Active Inventory on April 30th	561	534	+5.1%
Condos: Closings First Four Months	34	27	+25.9%
Condos: Average Closing Price First Four Months	\$391,424	\$449,963	-13%
Condos: Active Inventory on April 30th	64	60	+6.7%
House & Condo \$ Volume of Closings First Four Months	\$154,373,032	\$156,756,908	-1.5%

## Fairfield Closings: First Four Months



## Number of Houses Closed: First Four Months

	2019	2018	%
Under \$300K	10	13	-23.1%
\$300K-\$400K	28	36	-22.2%
\$400K-\$500K	35	33	+6.1%
\$500K-\$600K	29	21	+38.1%
\$600K-\$700K	20	17	+17.6%
\$700K-\$800K	15	17	-11.8%
\$800K-\$1M	18	12	+50%
\$1M-\$1.2M	15	15	0%
\$1.2M-\$1.5M	11	12	-8.3%
\$1.5M-\$2M	9	5	+80%
Over \$2M	4	10	-60%

Data sourced from Greenwich MLS and Connecticut Smart MLS. Active Inventory includes Active and Contingent Contract status.

Closings do not include non-mls, multi-family or land properties.

# Ridgefield Market Report

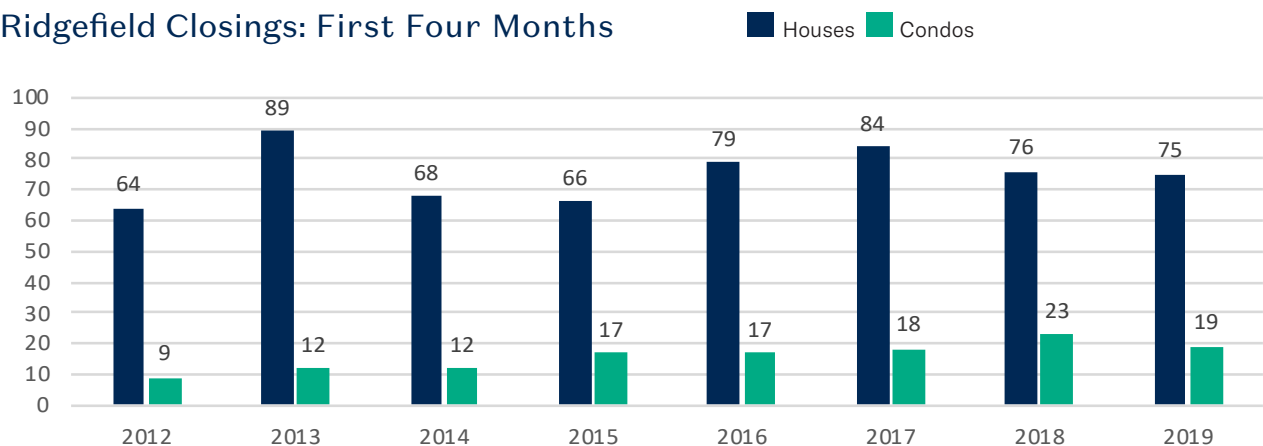
Year To Date Through April 30, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in April	27	28	-3.6%
Houses: Closings First Four Months	75	76	-1.3%
Houses: Average Closing Price First Four Months	\$715,517	\$662,425	+8%
Houses: Active Inventory on April 30th	252	283	-11%
Condos: Closings First Four Months	19	23	-17.4%
Condos: Average Closing Price First Four Months	\$253,500	\$352,161	-28%
Condos: Active Inventory on April 30th	29	24	+20.8%
House & Condo \$ Volume of Closings First Four Months	\$58,480,310	\$58,444,000	+0.1%

## Ridgefield Closings: First Four Months



## Number of Houses Closed: First Four Months

	2019	2018	%
Under \$400K	13	6	+116.7%
\$400K-\$500K	8	12	-33.3%
\$500K-\$600K	18	15	+20%
\$600K-\$700K	12	17	-29.4%
\$700K-\$800K	5	11	-54.5%
\$800K-\$1M	8	7	+14.3%
\$1M-\$1.5M	6	8	-25%
\$1.5M-\$2M	2	0	NA
Over \$2M	3	0	NA

Data sourced from Greenwich MLS and Connecticut Smart MLS. Active Inventory includes Active and Contingent Contract status. Closings do not include non-mls, multi-family or land properties.

# Easton Market Report

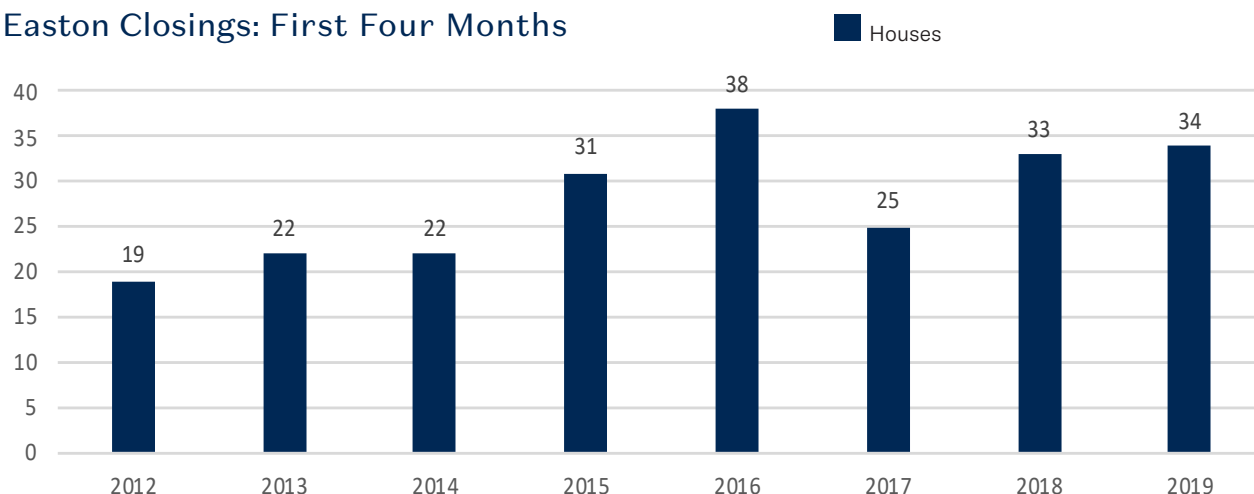
Year To Date Through April 30, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in April	13	10	+30%
Houses: Closings First Four Months	34	33	+3%
Houses: Average Closing Price First Four Months	\$577,608	\$569,203	+1.5%
Houses: Active Inventory on April 30th	87	118	-26.3%
House \$ Volume of Closings First Four Months	\$19,638,664	\$18,783,700	+4.6%

## Easton Closings: First Four Months



## Number of Houses Closed: First Four Months

	2019	2018	%
Under \$400K	3	5	-40%
\$400K-\$500K	8	7	+14.3%
\$500K-\$600K	10	8	+25%
\$600K-\$700K	5	8	-37.5%
\$700K-\$1M	8	4	+100%
\$1M-\$1.5M	0	1	NA
Over \$1.5M	0	0	NA



# Redding Market Report

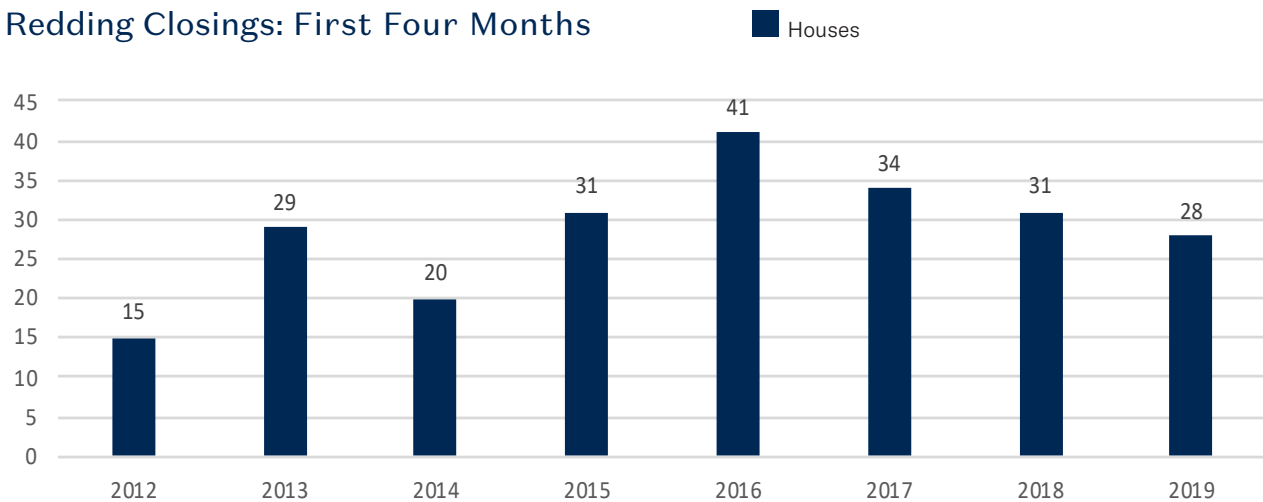
Year To Date Through April 30, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in April	11	10	+10%
Houses: Closings First Four Months	28	31	-9.7%
Houses: Average Closing Price First Four Months	\$491,579	\$523,140	-6%
Houses: Active Inventory on April 30th	120	109	+10.1%
House & Condo \$ Volume of Closings First Four Months	\$14,244,210	\$16,217,350	-12.2%

## Redding Closings: First Four Months



## Number of Houses Closed: First Four Months

	2019	2018	%
Under \$250K	4	2	+100%
\$250K-\$400K	5	4	+25%
\$400K-\$500K	4	9	-55.6%
\$500K-\$600K	8	6	+33.3%
\$600K-\$800K	7	8	-12.5%
\$800K-\$1M	0	2	NA
Over \$1M	0	0	NA

