



HALSTEAD

REAL ESTATE

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Cos Cob Market Report

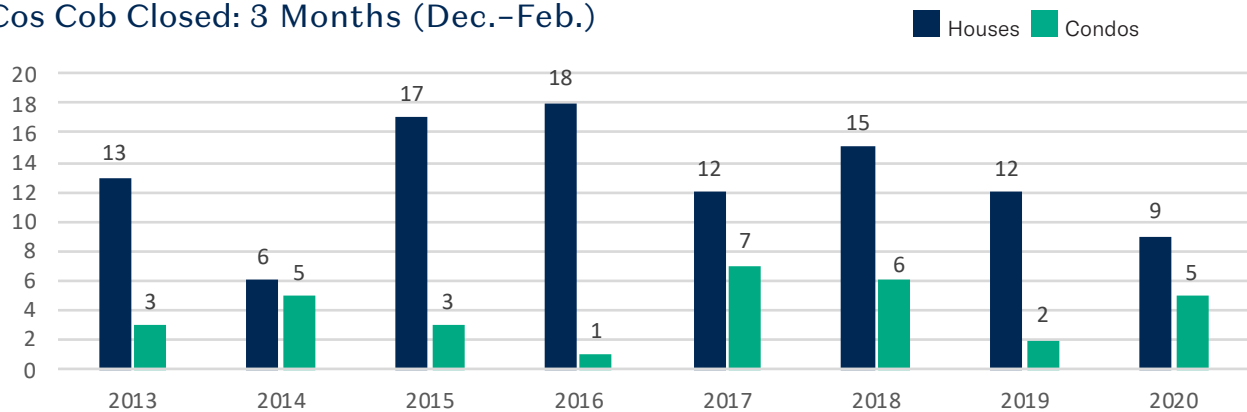
Year To Date Through February 29, 2020

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

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in February	3	6	-50%
Houses: Closings Dec.-Feb. (3 months)	9	12	-25%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$962,500	\$1,357,689	-29.1%
Houses: Pending on February 29th	3	1	+200%
Houses: Active Inventory on February 29th	52	42	+23.8%
Condos: Closings Dec.-Feb. (3 months)	5	2	+150%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$946,900	\$537,500	+76.2%
Condos: Active Inventory on February 29th	16	14	+14.3%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$13,397,000	\$17,367,262	-22.9%

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



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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.



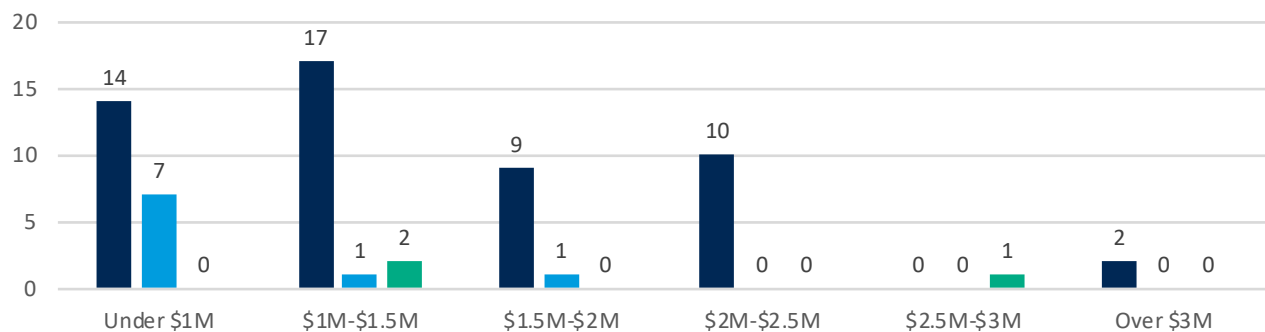
Number of Houses Closed: 3 Months (Dec.-Feb.)

	2020	2019	%
Under \$1M	7	4	+75%
\$1M-\$1.5M	1	6	-83.3%
\$1.5M-\$2M	1	0	NA
\$2M-\$2.5M	0	1	-100%
\$2.5M-\$3M	0	0	NA
Over \$3M	0	1	-100%

Houses Active/Closed/Pending 2020

Active/Pending as of February 29th; Closed: 3 Months (Dec.-Feb.)

■ Active ■ Closed ■ Pending



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

Town	# of Closed Houses		% change	Average Closing Price		% change
	2020	2019		2020	2019	
Darien	53	57	-7%	\$1,500,278	\$1,327,119	+13%
Easton	23	23	0%	\$579,117	\$669,785	-13.5%
Fairfield	116	130	-10.8%	\$830,646	\$751,512	+10.5%
All of Greenwich	106	98	+8.2%	\$2,299,308	\$2,526,763	-9%
New Canaan	41	46	-10.9%	\$1,591,153	\$1,342,314	+18.5%
Norwalk	154	118	+30.5%	\$580,539	\$560,748	+3.5%
Redding	29	19	+52.6%	\$554,174	\$508,016	+9.1%
Ridgefield	69	53	+30.2%	\$747,710	\$724,508	+3.2%
Rowayton*	22	9	+144.4%	\$936,391	\$973,167	-3.8%
Stamford	152	132	+15.2%	\$604,908	\$587,952	+2.9%
Weston	33	30	+10%	\$747,977	\$777,647	-3.8%
Westport	77	54	+42.6%	\$1,377,341	\$1,191,190	+15.6%
Wilton	52	42	+23.8%	\$712,929	\$735,595	-3.1%

*Rowayton solds data also included in Norwalk.