



HALSTEAD
REAL ESTATE

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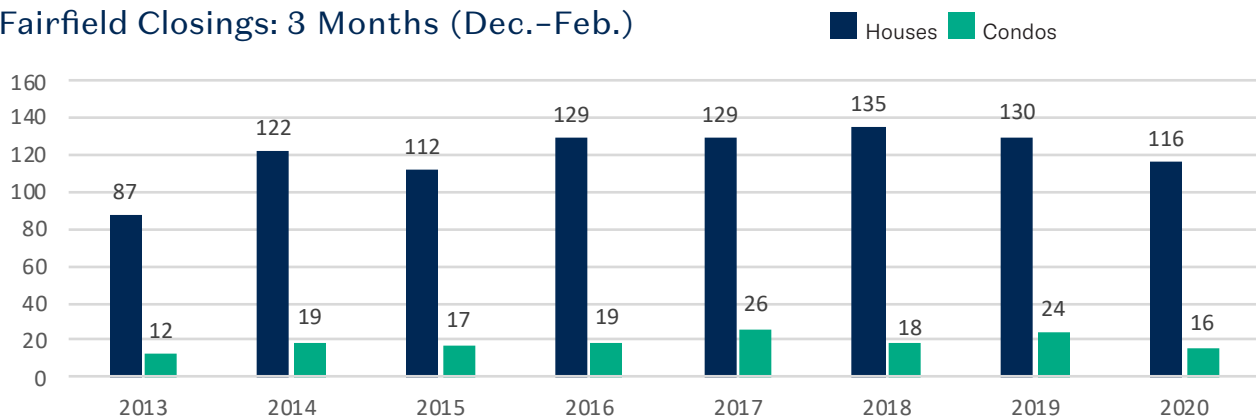
Fairfield Market Report

Year To Date Through February 29, 2020

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

	2020	2019	% CHANGE
Houses: Closings in February	33	48	-31.3%
Houses: Closings Dec.-Feb. (3 months)	116	130	-10.8%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$830,646	\$751,512	+10.5%
Houses: Pending on February 29th	61	64	-4.7%
Houses: Active Inventory on February 29th	437	406	+7.6%
Condos: Closings Dec.-Feb. (3 months)	16	24	-33.3%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$480,631	\$469,439	+2.4%
Condos: Active Inventory on February 29th	35	59	-40.7%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$104,045,092	\$108,963,096	-4.5%

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





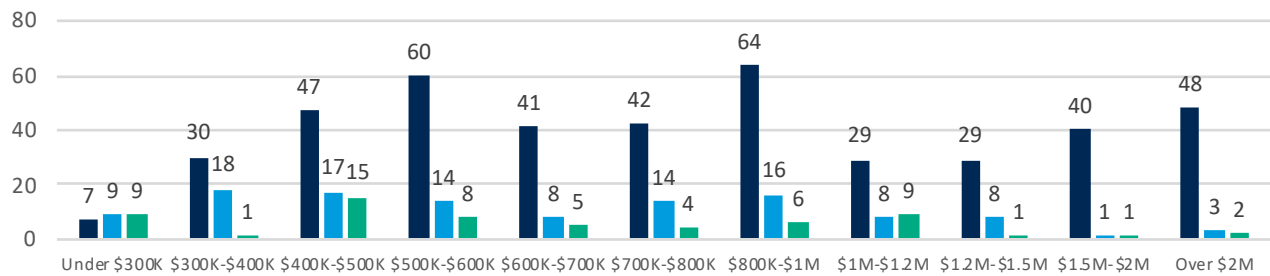
Number of Houses Closed: 3 Months (Dec.-Feb.)

	2020	2019	%
Under \$300K	9	6	+50%
\$300K-\$400K	18	17	+5.9%
\$400K-\$500K	17	18	-5.6%
\$500K-\$600K	14	28	-50%
\$600K-\$700K	8	13	-38.5%
\$700K-\$800K	14	8	+75%
\$800K-\$1M	16	13	+23.1%
\$1M-\$1.2M	8	7	+14.3%
\$1.2M-\$1.5M	8	10	-20%
\$1.5M-\$2M	1	6	-83.3%
Over \$2M	3	4	-25%

Houses Active/Closed/Pending 2020

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

■ Active ■ Closed ■ Pending



Town Comparison: Sold 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 closed data also included in Norwalk.