



HALSTEAD

REAL ESTATE

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

Greenwich Market Report

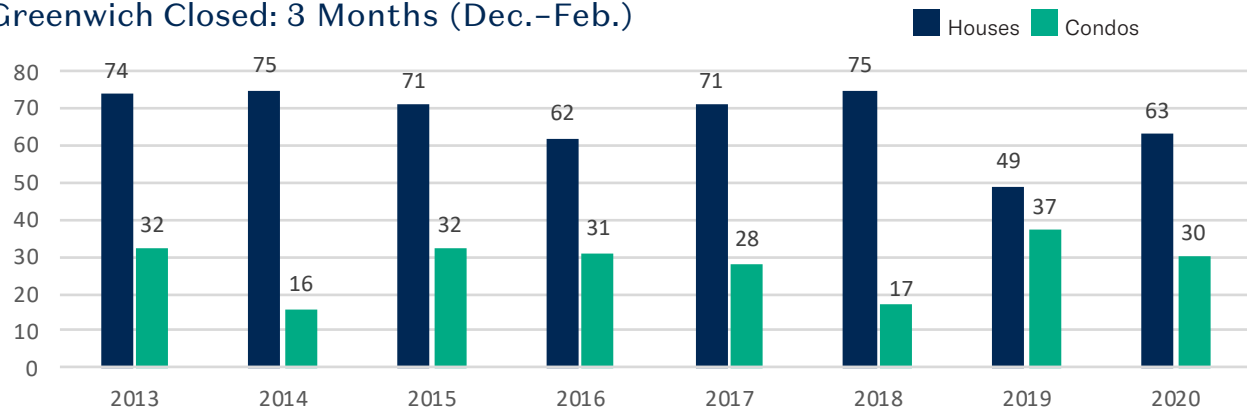
Year To Date Through February 29, 2020

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

HALSTEAD CONNECTICUT, LLC

	2020	2019	% CHANGE
Houses: Closings in February	18	9	+100%
Houses: Closings Dec.-Feb. (3 months)	63	49	+28.6%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$2,412,683	\$3,105,440	-22.3%
Houses: Pending on February 29th	21	25	-16%
Houses: Active Inventory on February 29th	384	379	+1.3%
Condos: Closings Dec.-Feb. (3 months)	30	37	-18.9%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$1,063,233	\$1,209,176	-12.1%
Condos: Active Inventory on February 29th	110	95	+15.8%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$183,896,000	\$196,906,038	-6.6%

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





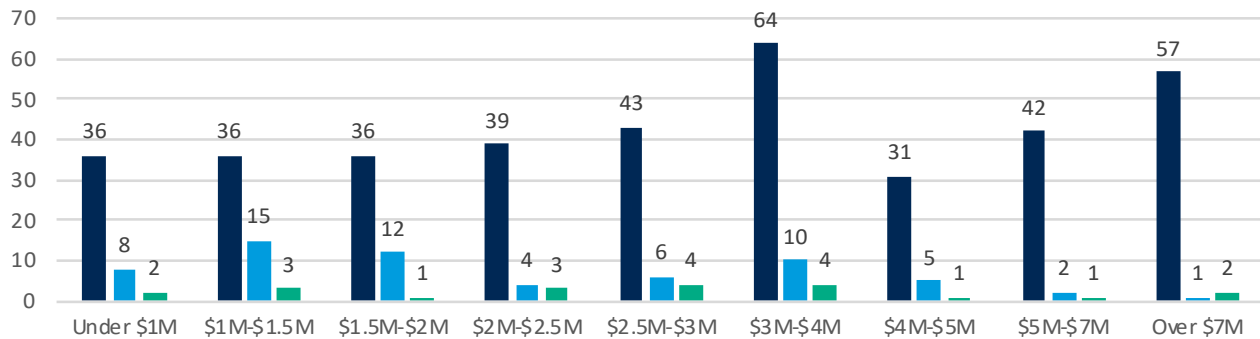
Number of Houses Closed: 3 Months (Dec.-Feb.)

	2020	2019	%
Under \$1M	8	12	-33.3%
\$1M-\$1.5M	15	7	+114.3%
\$1.5M-\$2M	12	5	+140%
\$2M-\$2.5M	4	6	-33.3%
\$2.5M-\$3M	6	3	+100%
\$3M-\$4M	10	6	+66.7%
\$4M-\$5M	5	3	+66.7%
\$5M-\$7M	2	2	0%
Over \$7M	1	5	-80%

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 sales data also included in Norwalk.