



# HALSTEAD

REAL ESTATE

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

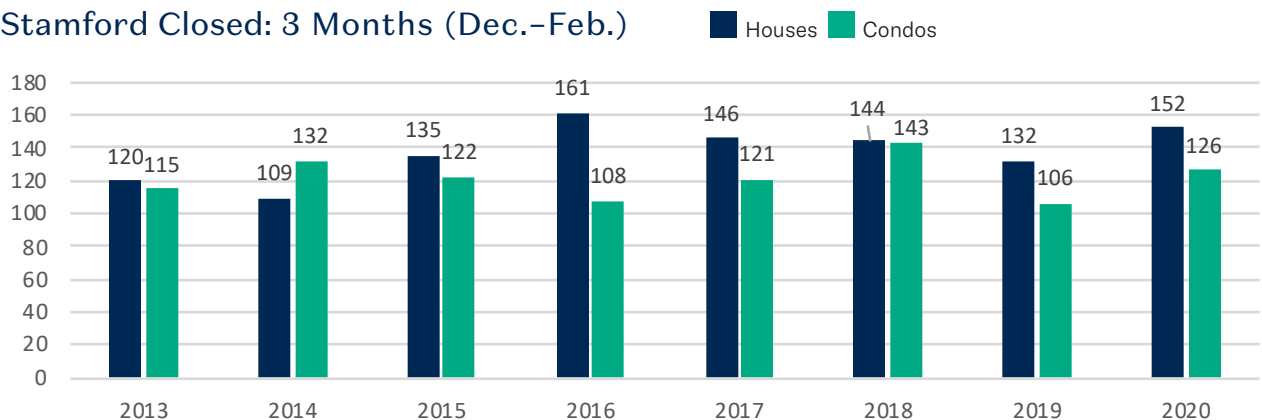
## Stamford Market Report

### Year To Date Through February 29, 2020

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

|  | 2020          | 2019          | % CHANGE |
|--|---------------|---------------|----------|
| Houses: Closings in February                             | 44            | 36            | +22.2%   |
| Houses: Closings Dec.-Feb. (3 months)                    | 152           | 132           | +15.2%   |
| Houses: Average Closing Price Dec.-Feb. (3 months)       | \$604,908     | \$587,952     | +2.9%    |
| Houses: Pending on February 29th                         | 60            | 39            | +53.8%   |
| Houses: Active Inventory on February 29th                | 290           | 333           | -12.9%   |
| Condos: Closings Dec.-Feb. (3 months)                    | 126           | 106           | +18.9%   |
| Condos: Average Closing Price Dec.-Feb. (3 months)       | \$319,214     | \$311,388     | +2.5%    |
| Condos: Active Inventory on February 29th                | 257           | 243           | +5.8%    |
| House & Condo \$ Volume of Closings Dec.-Feb. (3 months) | \$132,166,862 | \$110,616,837 | +19.5%   |

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



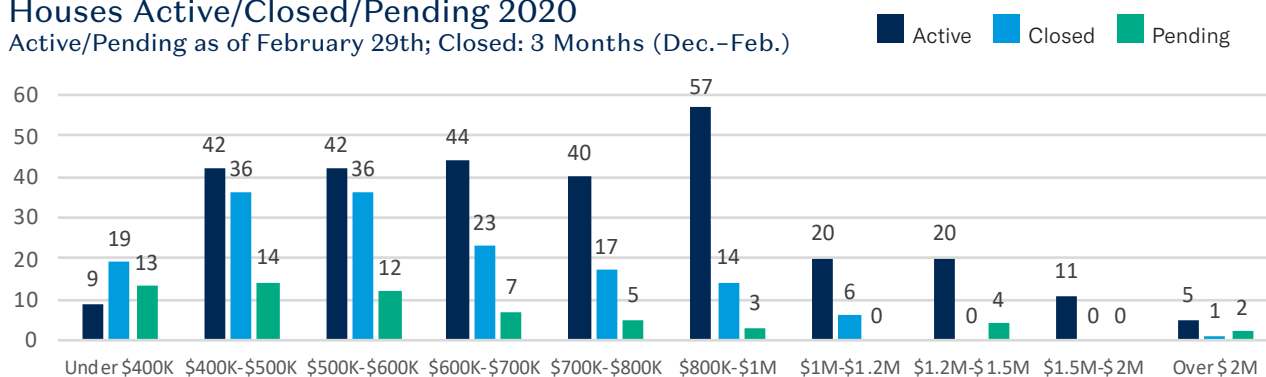


## Number of Houses Closed: 3 Months (Dec.-Feb.)

|               | 2020 | 2019 | %      |
|---------------|------|------|--------|
| Under \$400K  | 19   | 21   | -9.5%  |
| \$400K-\$500K | 36   | 36   | 0%     |
| \$500K-\$600K | 36   | 20   | +80%   |
| \$600K-\$700K | 23   | 29   | -20.7% |
| \$700K-\$800K | 17   | 11   | +54.5% |
| \$800K-\$1M   | 14   | 8    | +75%   |
| \$1M-\$1.2M   | 6    | 3    | +100%  |
| \$1.2M-\$1.5M | 0    | 2    | -100%  |
| \$1.5M-\$2M   | 0    | 2    | -100%  |
| Over \$2M     | 1    | 0    | NA     |

## Houses Active/Closed/Pending 2020

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



## 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 solds data also included in Norwalk.