



HALSTEAD
REAL ESTATE

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

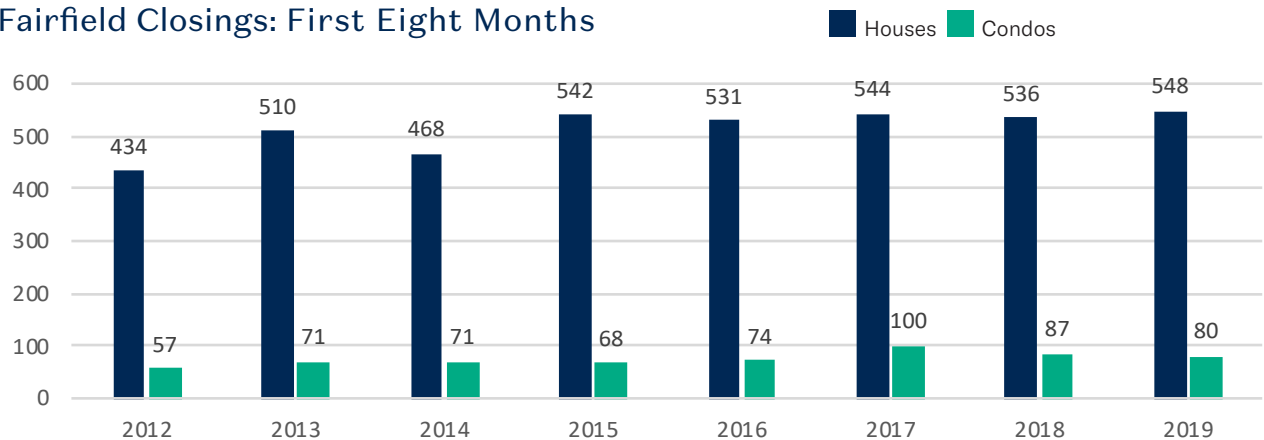
Fairfield Market Report

Year To Date Through August 31, 2019

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

	2019	2018	% CHANGE
Houses: Closings in August	77	96	-19.8%
Houses: Closings First Eight Months	548	536	+2.2%
Houses: Average Closing Price First Eight Months	\$711,001	\$773,173	-8%
Houses: Active Inventory August 31st	486	472	+3%
Condos: Closings First Eight Months	80	87	-8%
Condos: Average Closing Price First Eight Months	\$420,686	\$440,575	-4.5%
Condos: Active Inventory August 31st	57	50	+14%
House & Condo \$ Volume of Closings First Eight Months	\$423,283,182	\$452,750,989	-6.5%

Fairfield Closings: First Eight Months





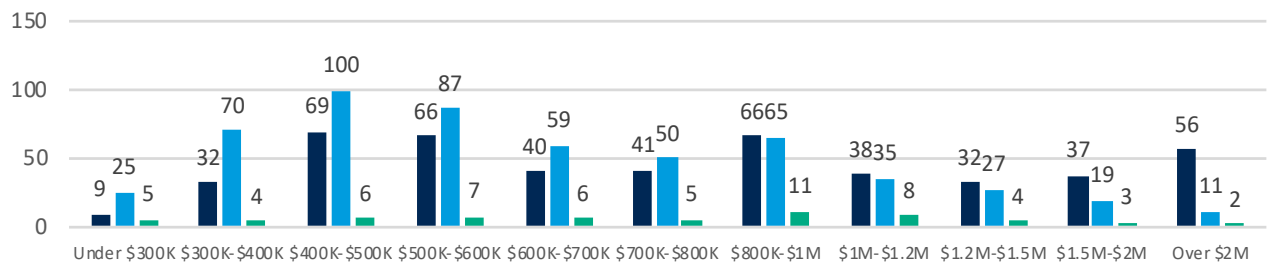
Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$300K	25	25	0%
\$300K-\$400K	70	74	-5.4%
\$400K-\$500K	100	83	+20.5%
\$500K-\$600K	87	61	+42.6%
\$600K-\$700K	59	59	0%
\$700K-\$800K	50	62	-19.4%
\$800K-\$1M	65	60	+8.3%
\$1M-\$1.2M	35	37	-5.4%
\$1.2M-\$1.5M	27	34	-20.6%
\$1.5M-\$2M	19	21	-9.5%
Over \$2M	11	20	-45%

Houses Active/Closed/Pending 2019

Active/Pending as of August 31st; Closed: First Eight Months

Active Closed Pending



Town Comparison: Sold Houses - First Eight Months

Town	# of Closed Houses		% change	Median Closing Price		% change
	2019	2018		2019	2018	
Darien	206	192	+7.3%	\$1,250,000	\$1,426,250	-12.4%
Easton	89	96	-7.3%	\$560,000	\$558,500	+0.3%
Fairfield	548	536	+2.2%	\$580,000	\$639,000	-9.2%
All of Greenwich	354	412	-14.1%	\$1,950,000	\$1,850,000	+5.4%
New Canaan	172	155	+11%	\$1,212,500	\$1,380,000	-12.1%
Norwalk	434	460	-5.7%	\$489,500	\$515,000	-5%
Redding	83	90	-7.8%	\$535,000	\$553,000	-3.3%
Ridgefield	232	238	-2.5%	\$638,000	\$648,000	-1.5%
Rowayton*	49	52	-5.8%	\$1,111,000	\$885,750	+25.4%
Stamford	490	512	-4.3%	\$584,838	\$590,000	-0.9%
Weston	111	113	-1.8%	\$699,000	\$690,000	+1.3%
Westport	239	305	-21.6%	\$1,197,500	\$1,247,500	-4%
Wilton	164	142	+15.5%	\$722,500	\$823,750	-12.3%

*Rowayton closed data also included in Norwalk.