HALSTEAD
REAL ESTATE

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Wilton Market Report
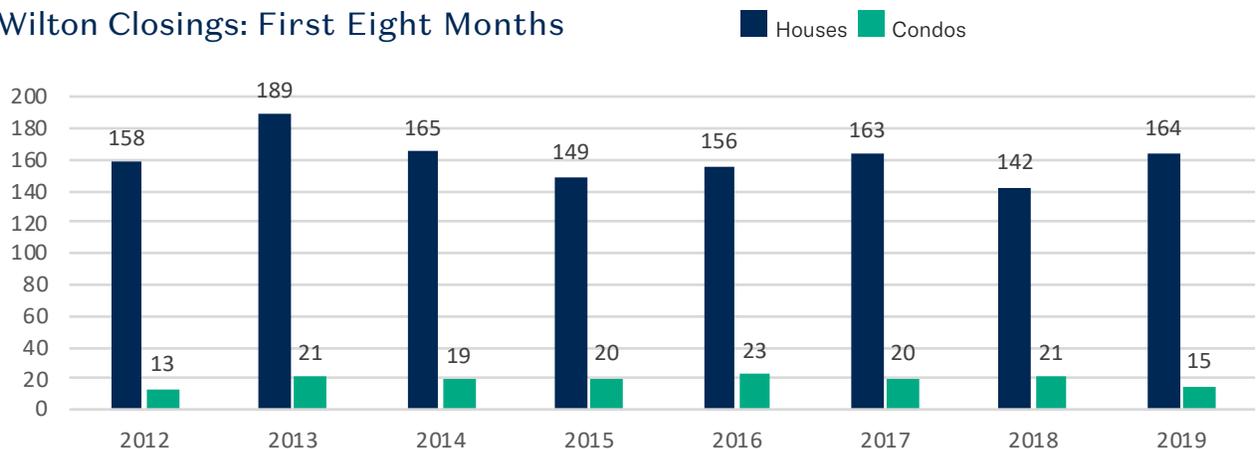
Year To Date Through August 31, 2019

21 RIVER ROAD, WILTON, CT 06897 | (203) 762-8118

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in August	30	28	+7.1%
Houses: Closings First Eight Months	164	142	+15.5%
Houses: Average Closing Price First Eight Months	$790,787	$896,479	-11.8%
Houses: Active Inventory August 31st	196	232	-15.5%
Condos: Closings First Eight Months	15	21	-28.6%
Condos: Average Closing Price First Eight Months	$329,127	$398,167	-17.3%
Condos: Active Inventory August 31st	16	15	+6.7%
House & Condo $ Volume of Closings First Eight Months	$134,625,938	$135,661,525	-0.8%

Wilton Closings: First Eight Months

■ Houses ■ Condos

Year	Houses	Condos
2012	158	13
2013	189	21
2014	165	19
2015	149	20
2016	156	23
2017	163	20
2018	142	21
2019	164	15

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Wilton

Number of Houses Closed: First Eight Months

	2019	2018	%
Under $500K	23	14	+64.3%
$500K-$700K	53	39	+35.9%
$700K-$800K	23	16	+43.8%
$800K-$900K	20	24	-16.7%
$900K-$1M	10	14	-28.6%
$1M-$1.2M	14	17	-17.6%
$1.2M-$1.5M	16	12	+33.3%
$1.5M-$2M	4	4	0%
Over $2M	1	2	-50%

Houses Active/Closed/Pending 2019
Active/Pending as of August 31st; Closed: First Eight Months

Legend: Active, Closed, Pending

	Active	Closed	Pending
Under $500K	18	23	5
$500K-$700K	51	53	3
$700K-$800K	22	23	0
$800K-$900K	26	20	3
$900K-$1M	20	10	2
$1M-$1.2M	15	14	1
$1.2M-$1.5M	24	16	0
$1.5M-$2M	12	4	0
Over $2M	8	1	0
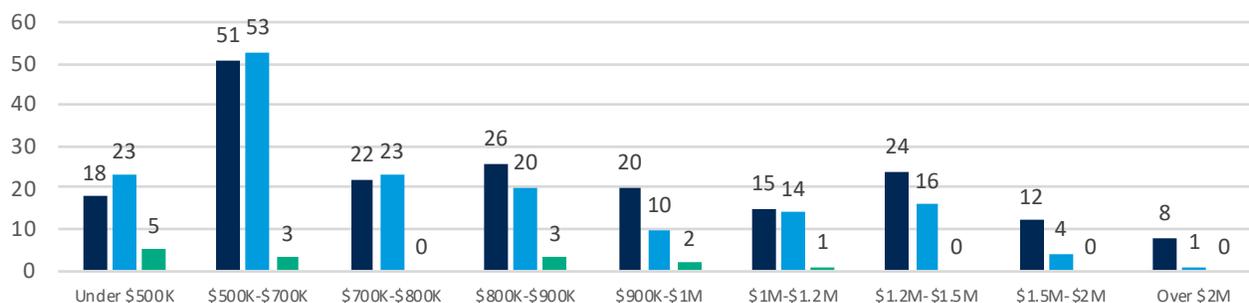
Town Comparison: Sold Houses - First Eight Months

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 closing data also included in Norwalk.

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