



HALSTEAD
REAL ESTATE

Connecticut
Market Report
1st Quarter 2018 **2018**

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

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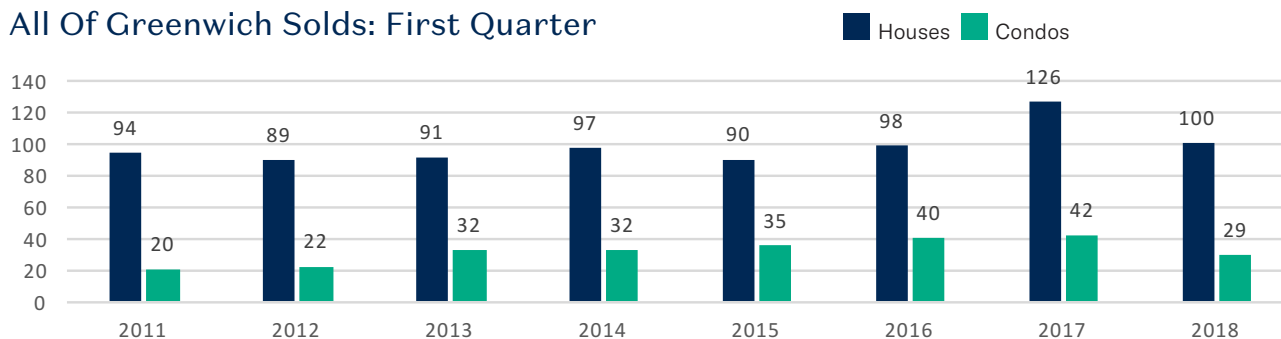
HALSTEAD CONNECTICUT, LLC

All of Greenwich Overview

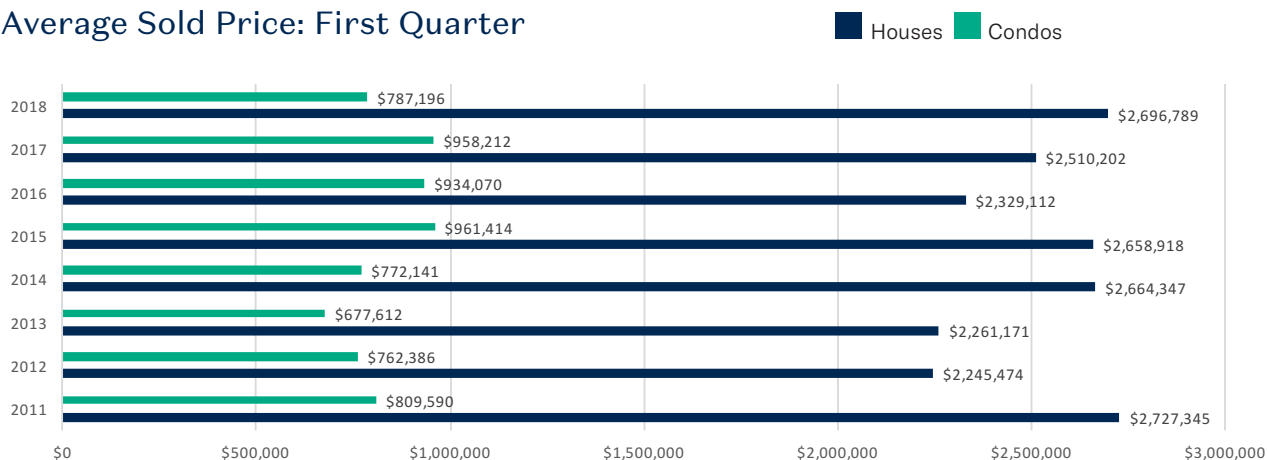


	Q1 2018	Q1 2017	% CHANGE
Houses: Sold	100	126	-20.6%
Houses: Median Sale Price	\$2,000,000	\$1,870,000	+7%
Houses: Average Sale Price	\$2,696,789	\$2,510,202	+7.4%
House Inventory on March 31st	604	603	+0.2%
Condos/Co-Ops: Sold	29	42	-31%
Condos/Co-Ops: Average Sale Price	\$787,196	\$958,212	-17.8%
Condos/Co-Ops: Inventory on March 31st	140	124	+12.9%

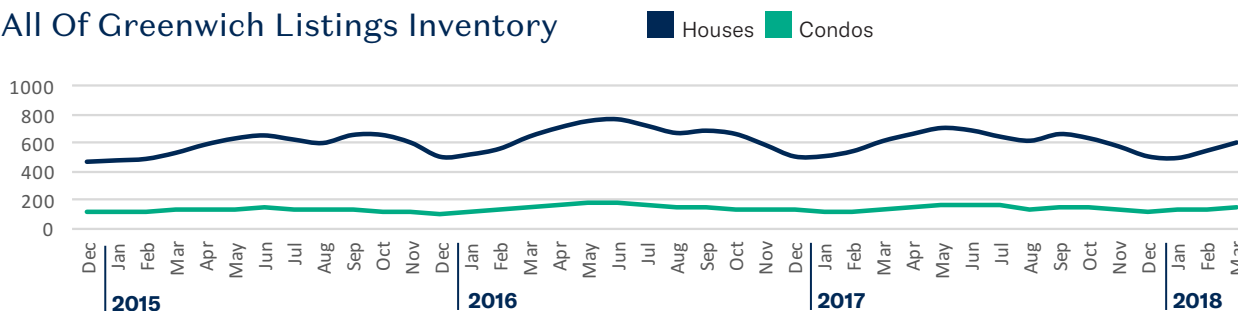
All Of Greenwich Sold: First Quarter



Average Sold Price: First Quarter



All Of Greenwich Listings Inventory

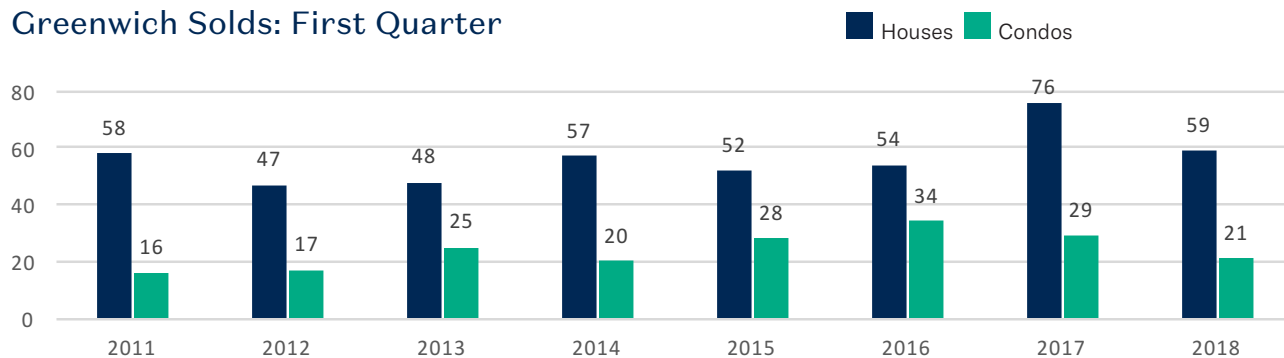


Greenwich Overview

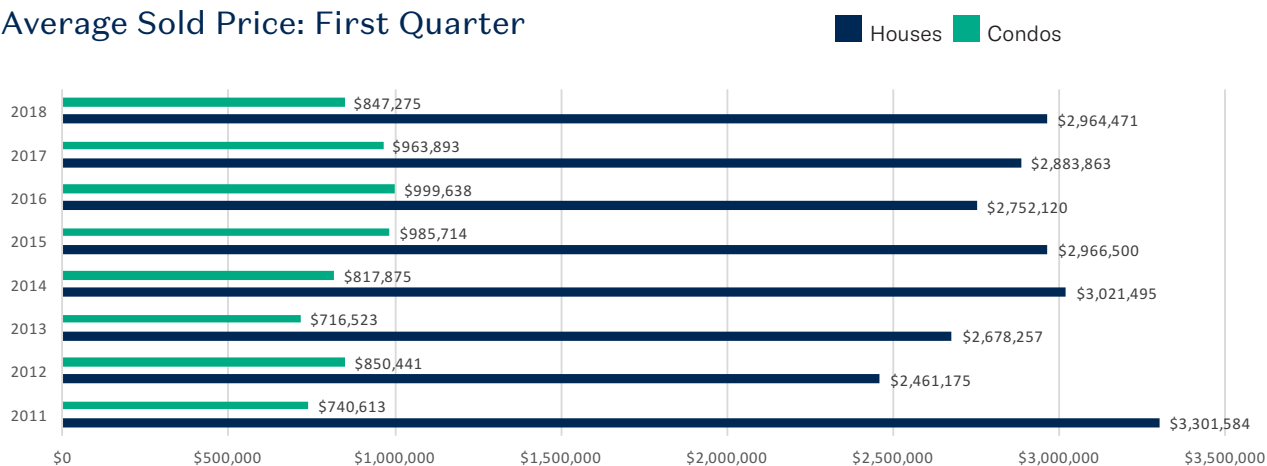


	Q1 2018	Q1 2017	% CHANGE
Houses: Sold	59	76	-22.4%
Houses: Median Sale Price	\$2,270,000	\$2,050,000	+10.7%
Houses: Average Sale Price	\$2,964,471	\$2,883,863	+2.8%
House Inventory on March 31st	383	383	0%
Condos/Co-Ops: Sold	21	29	-27.6%
Condos/Co-Ops: Average Sale Price	\$847,275	\$963,893	-12.1%
Condos/Co-Ops: Inventory on March 31st	114	109	+4.6%

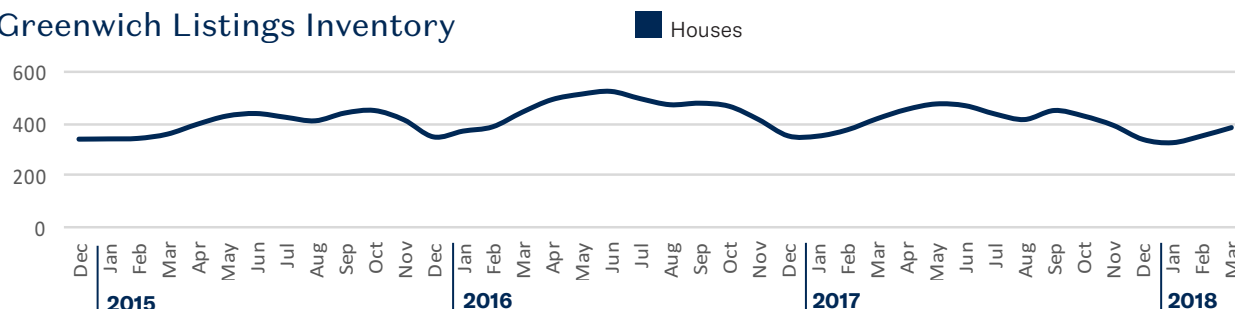
Greenwich Sold: First Quarter



Average Sold Price: First Quarter



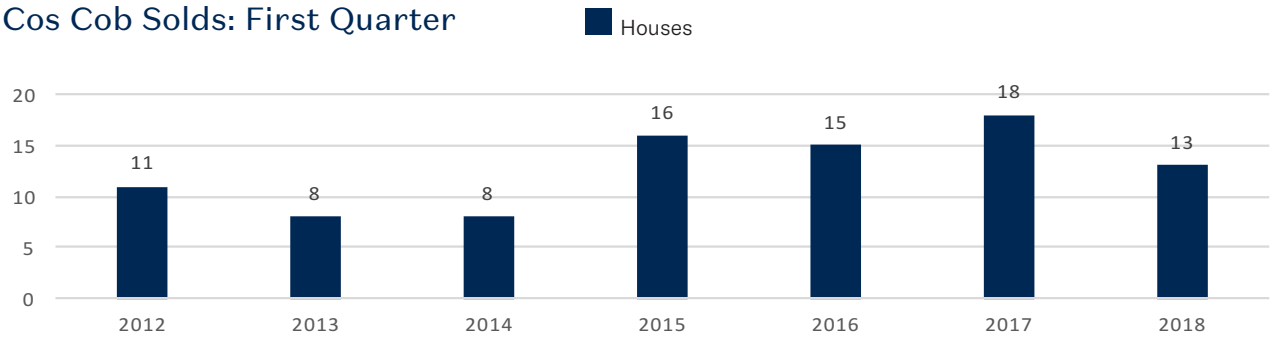
Greenwich Listings Inventory



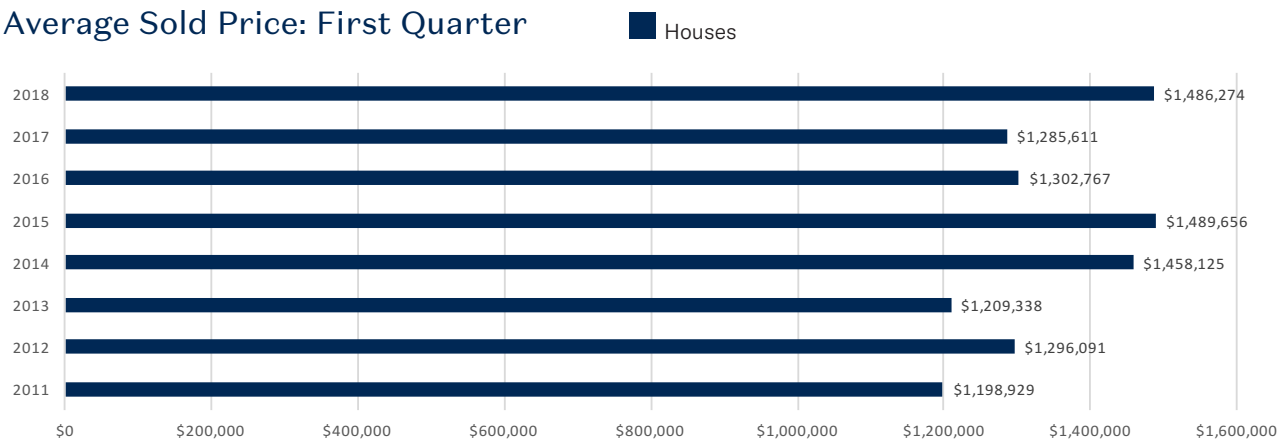
Cos Cob Overview

	Q1 2018	Q1 2017	% CHANGE
Houses: Sold	13	18	-27.8%
Houses: Median Sale Price	\$1,275,000	\$1,240,000	+2.8%
Houses: Average Sale Price	\$1,486,274	\$1,285,611	+15.6%
House Inventory on March 31st	59	58	+1.7%
Condos/Co-Ops: Sold	4	6	-33.3%
Condos/Co-Ops: Average Sale Price	\$766,225	\$1,336,667	-42.7%
Condos/Co-Ops: Inventory on March 31st	12	8	+50%

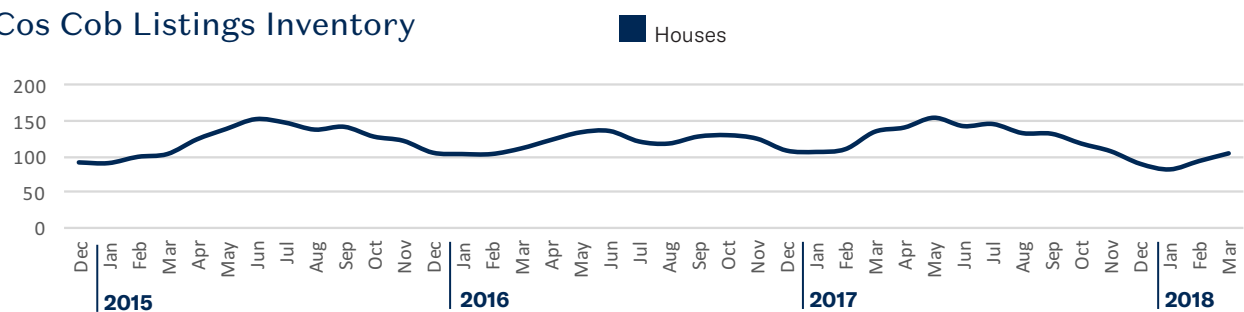
Cos Cob Sold: First Quarter



Average Sold Price: First Quarter



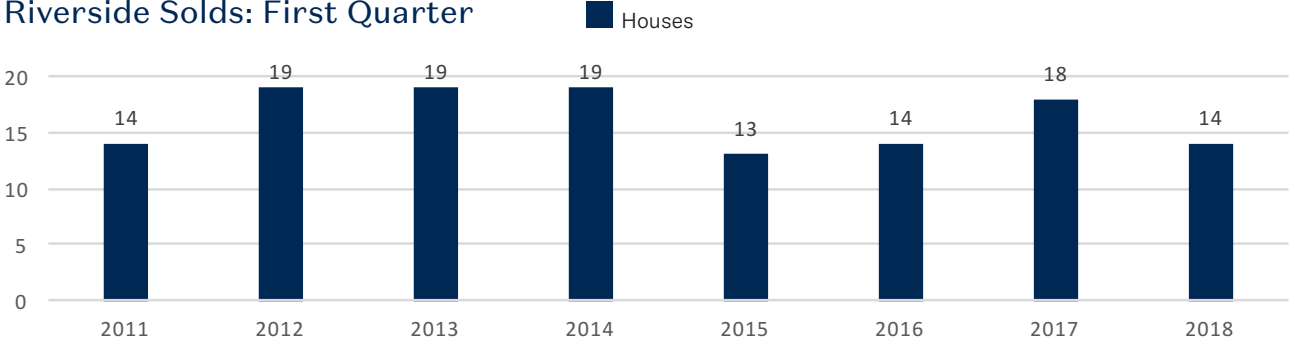
Cos Cob Listings Inventory



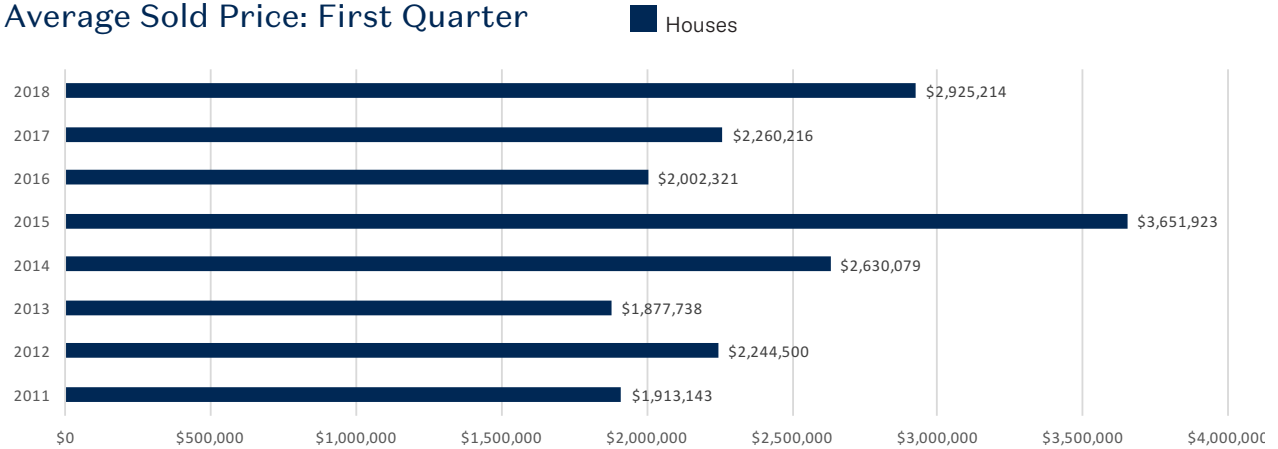
Riverside Overview

	Q1 2018	Q1 2017	% CHANGE
Houses: Sold	14	18	-22.2%
Houses: Median Sale Price	\$1,997,500	\$1,880,000	+6.3%
Houses: Average Sale Price	\$2,925,214	\$2,260,216	+29.4%
House Inventory on March 31st	91	90	+1.1%

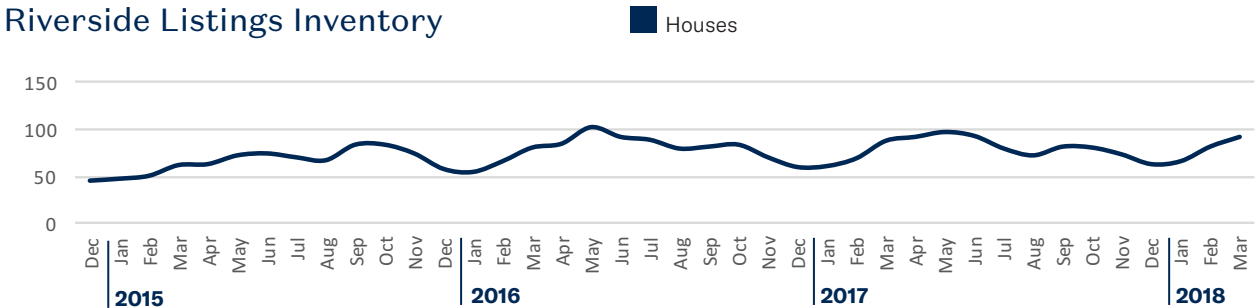
Riverside Solds: First Quarter



Average Sold Price: First Quarter



Riverside Listings Inventory

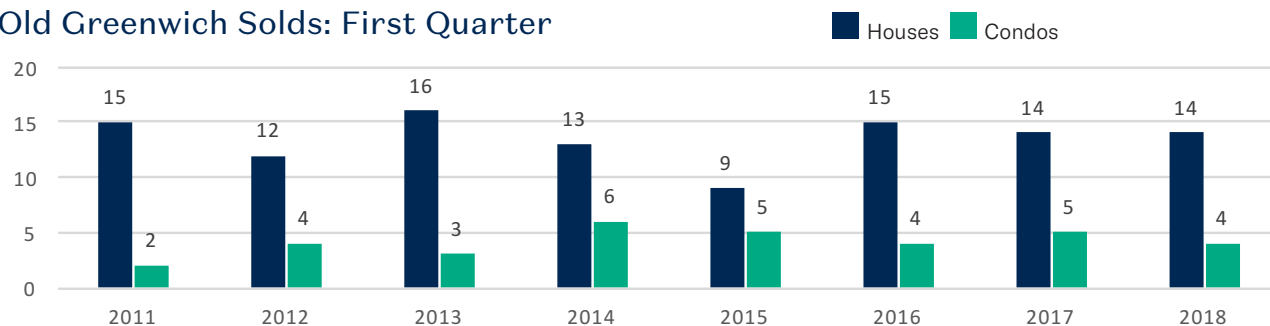


Old Greenwich Overview

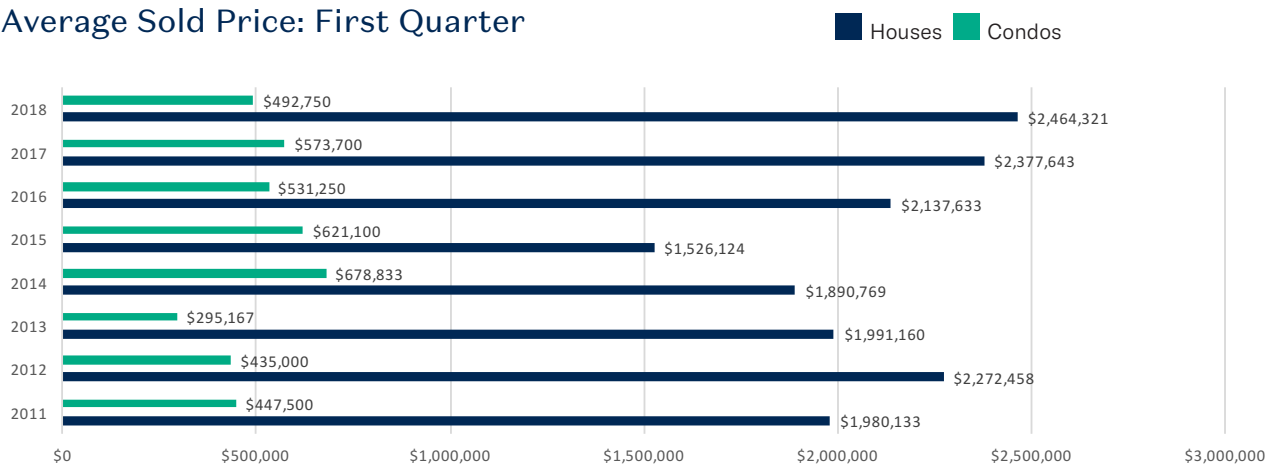


	Q1 2018	Q1 2017	% CHANGE
Houses: Sold	14	14	0%
Houses: Median Sale Price	\$2,029,000	\$2,137,500	-5.1%
Houses: Average Sale Price	\$2,464,321	\$2,377,643	+3.6%
House Inventory on March 31st	71	72	-1.4%
Condos/Co-Ops: Sold	4	5	-20%
Condos/Co-Ops: Average Sale Price	\$492,750	\$573,700	-14.1%
Condos/Co-Ops: Inventory on March 31st	10	6	+66.7%

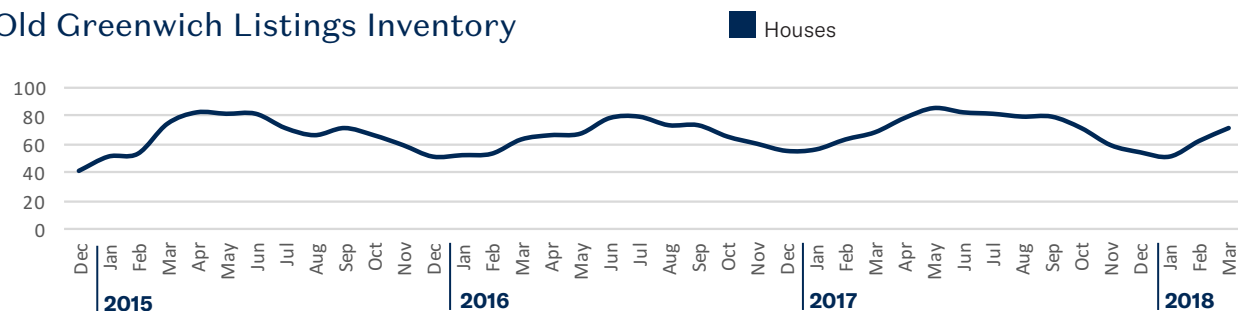
Old Greenwich Solds: First Quarter



Average Sold Price: First Quarter



Old Greenwich Listings Inventory

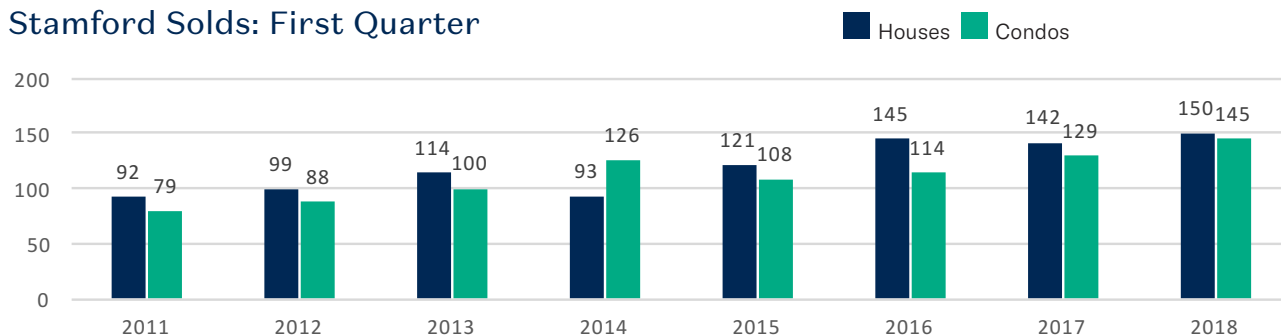


Stamford Overview

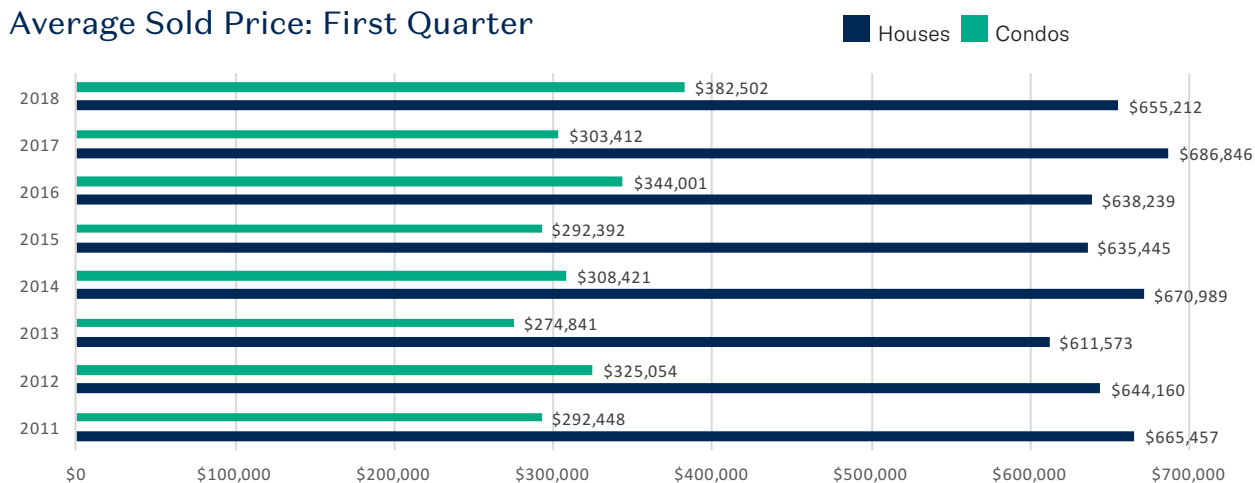


	Q1 2018	Q1 2017	% CHANGE
Houses: Sold	150	142	+5.6%
Houses: Median Sale Price	\$606,000	\$590,500	+2.6%
Houses: Average Sale Price	\$655,212	\$686,846	-4.6%
House Inventory on March 31st	370	462	-19.9%
Condos/Co-Ops: Sold	145	129	+12.4%
Condos/Co-Ops: Average Sale Price	\$382,502	\$303,412	+26.1%
Condos/Co-Ops: Inventory on March 31st	269	343	-21.6%

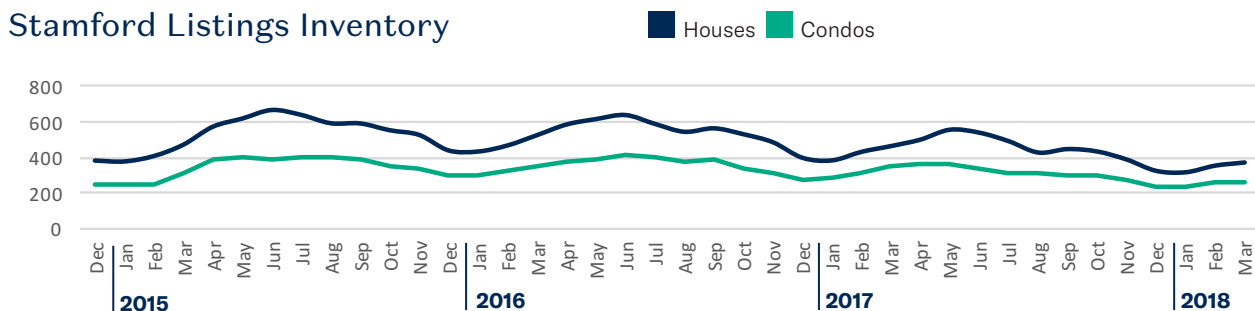
Stamford Solds: First Quarter



Average Sold Price: First Quarter



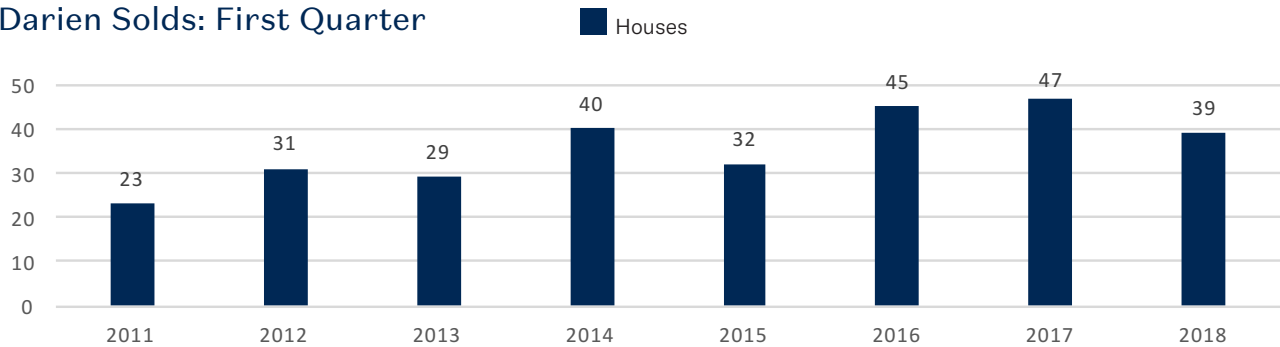
Stamford Listings Inventory



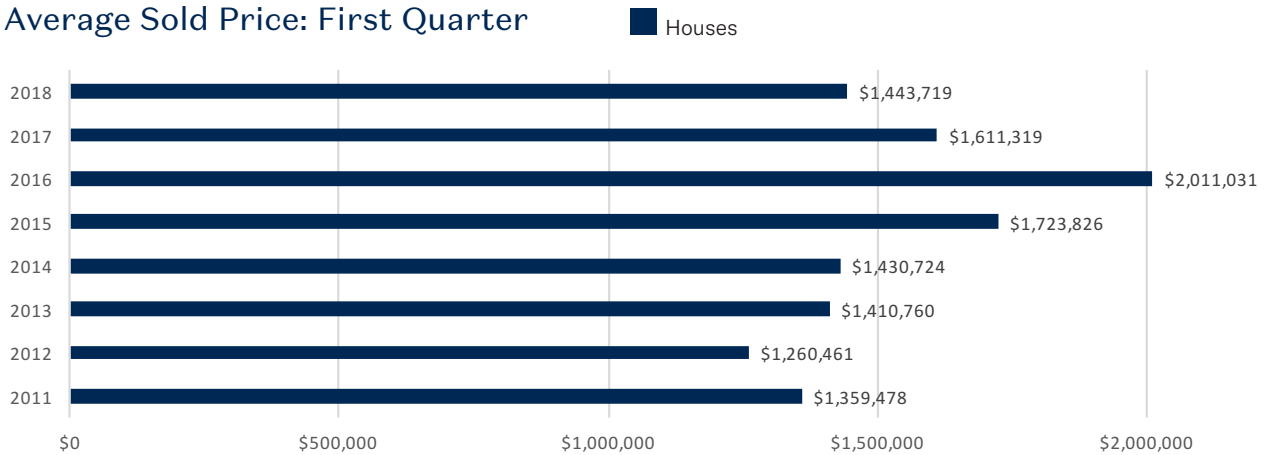
Darien Overview

	Q1 2018	Q1 2017	% CHANGE
Houses: Sold	39	47	-17%
Houses: Median Sale Price	\$1,127,500	\$1,440,000	-21.7%
Houses: Average Sale Price	\$1,443,719	\$1,611,319	-10.4%
House Inventory on March 31st	259	262	-1.1%

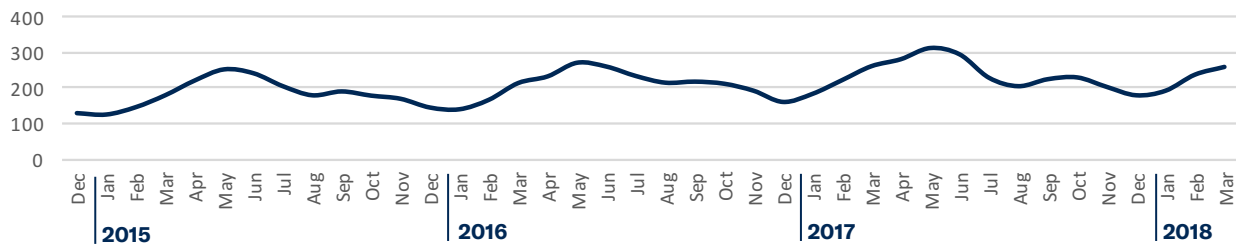
Darien Sold: First Quarter



Average Sold Price: First Quarter



Darien House Listings Inventory

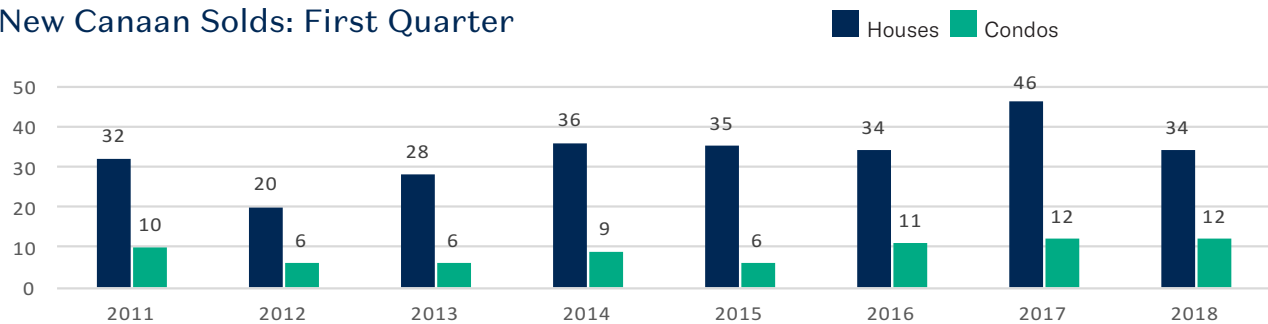


New Canaan Overview

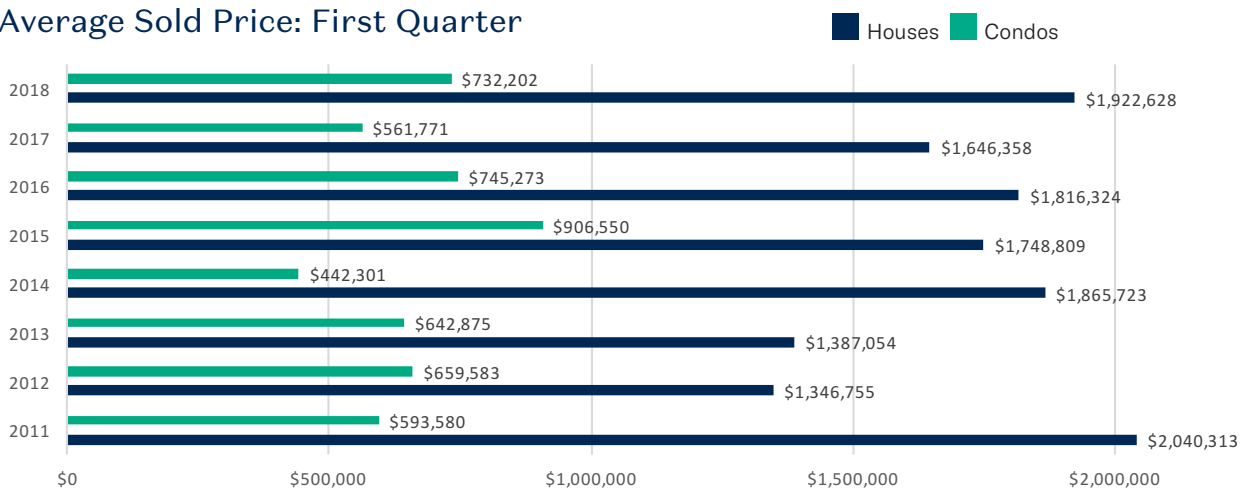


	Q1 2018	Q1 2017	% CHANGE
Houses: Sold	34	46	-26.1%
Houses: Median Sale Price	\$1,550,000	\$1,406,250	+10.2%
Houses: Average Sale Price	\$1,922,628	\$1,646,358	+16.8%
House Inventory on March 31st	297	311	-4.5%
Condos/Co-Ops: Sold	12	12	0%
Condos/Co-Ops: Average Sale Price	\$732,202	\$561,771	+30.3%
Condos/Co-Ops: Inventory on March 31st	39	47	-17%

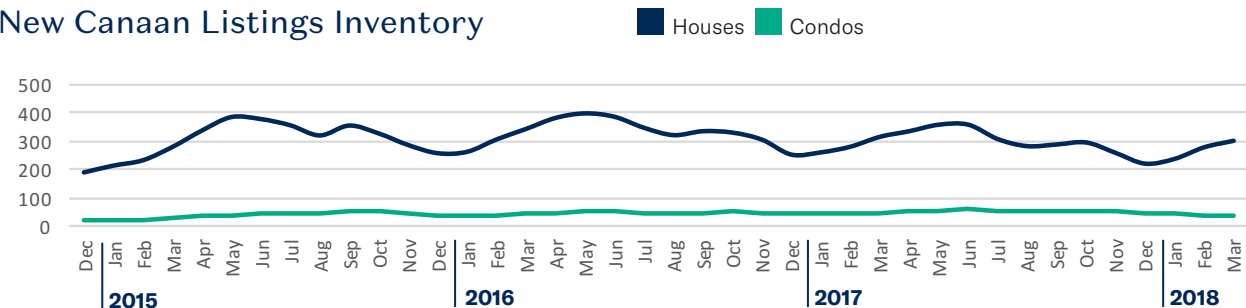
New Canaan Sold: First Quarter



Average Sold Price: First Quarter



New Canaan Listings Inventory

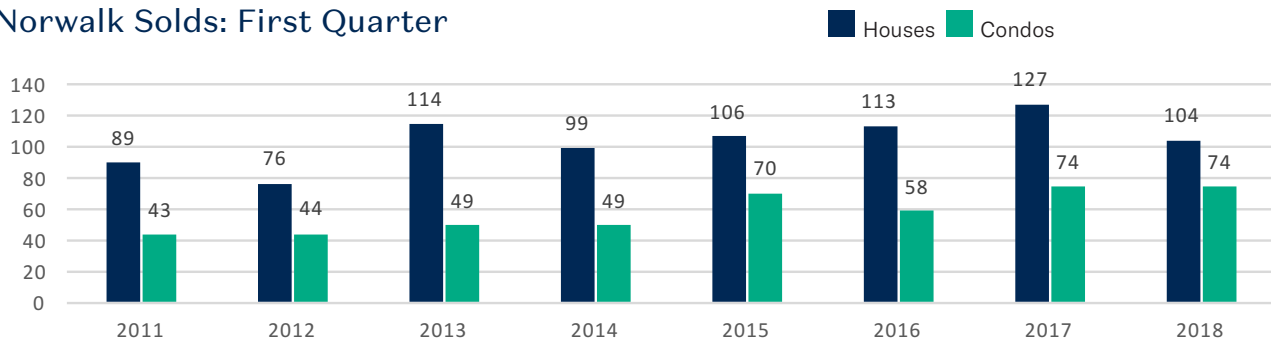


Norwalk Overview

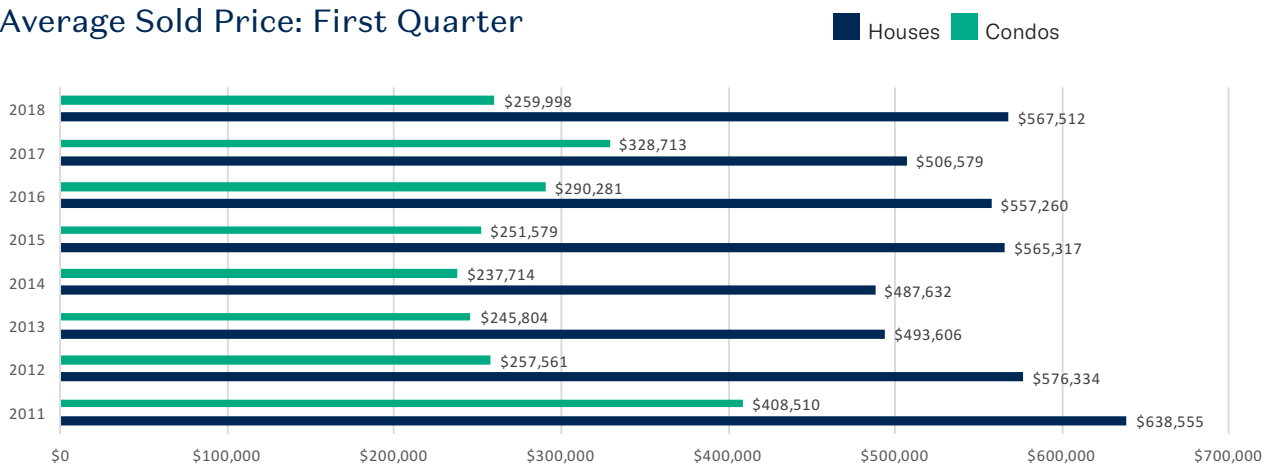


	Q1 2018	Q1 2017	% CHANGE
Houses: Sold	104	127	-18.1%
Houses: Median Sale Price	\$501,000	\$415,000	+20.7%
Houses: Average Sale Price	\$567,512	\$506,579	+12%
House Inventory on March 31st	314	351	-10.5%
Condos/Co-Ops: Sold	74	74	0%
Condos/Co-Ops: Average Sale Price	\$259,998	\$328,713	-20.9%
Condos/Co-Ops: Inventory on March 31st	132	172	-23.3%

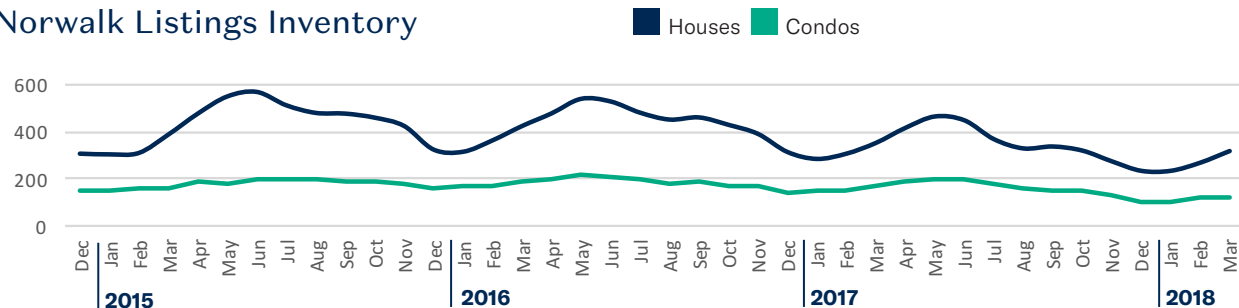
Norwalk Sold: First Quarter



Average Sold Price: First Quarter



Norwalk Listings Inventory

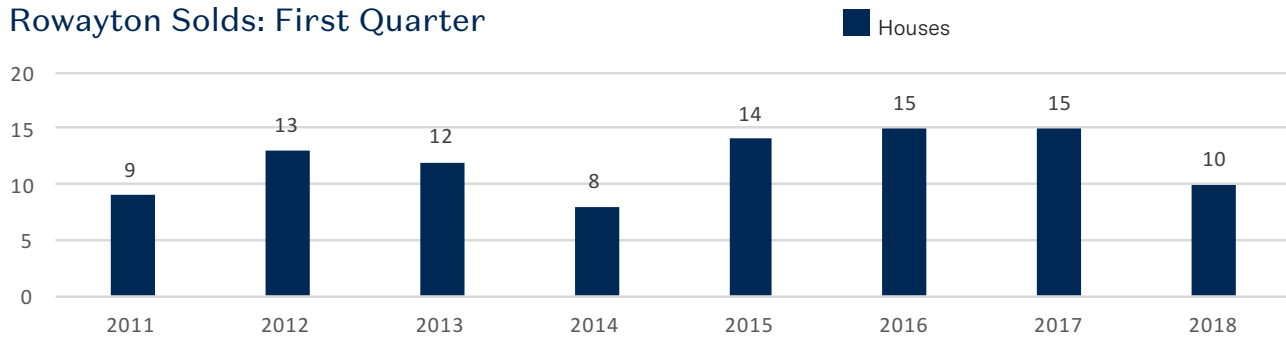


Rowayton Overview

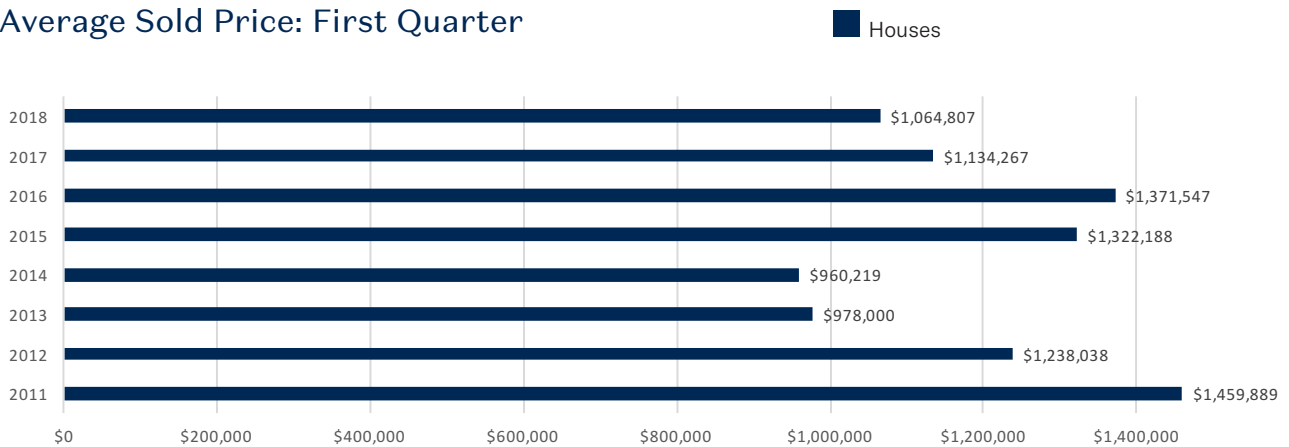


	Q1 2018	Q1 2017	% CHANGE
Houses: Sold	10	15	-33.3%
Houses: Median Sale Price	\$811,662	\$915,000	-11.3%
Houses: Average Sale Price	\$1,064,807	\$1,134,267	-6.1%
House Inventory on March 31st	65	61	+6.6%
Condos/Co-Ops: Sold	1	4	-75%
Condos/Co-Ops: Average Sale Price	\$242,000	\$1,862,500	-87%
Condos/Co-Ops: Inventory on March 31st	4	4	0%

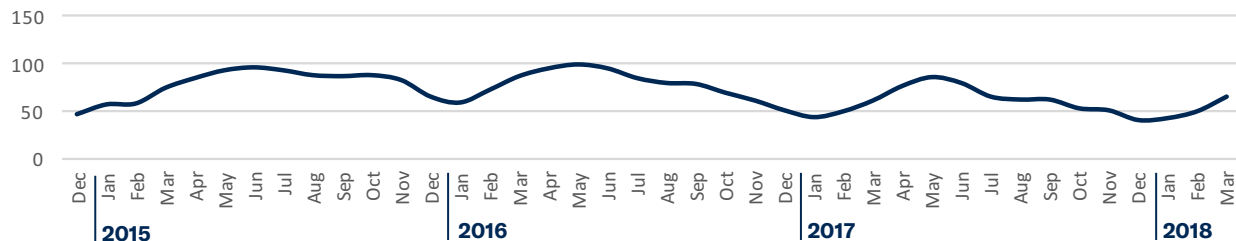
Rowayton Solds: First Quarter



Average Sold Price: First Quarter



Rowayton House Listings Inventory

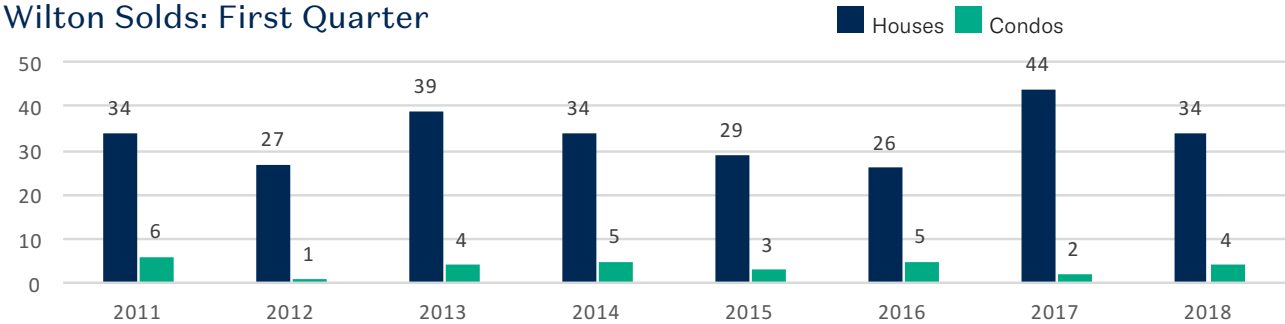


Wilton Overview

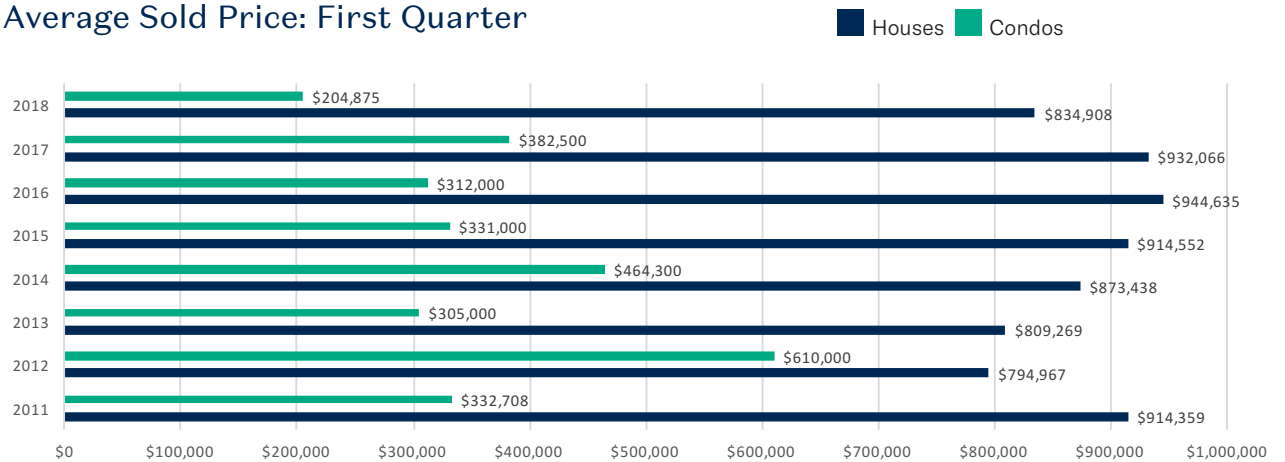


	Q1 2018	Q1 2017	% CHANGE
Houses: Sold	34	44	-22.7%
Houses: Median Sale Price	\$745,000	\$735,000	+1.4%
Houses: Average Sale Price	\$834,908	\$932,066	-10.4%
House Inventory on March 31st	175	229	-23.6%
Condos/Co-Ops: Sold	4	2	+100%
Condos/Co-Ops: Average Sale Price	\$204,875	\$382,500	-46.4%
Condos/Co-Ops: Inventory on March 31st	9	19	-52.6%

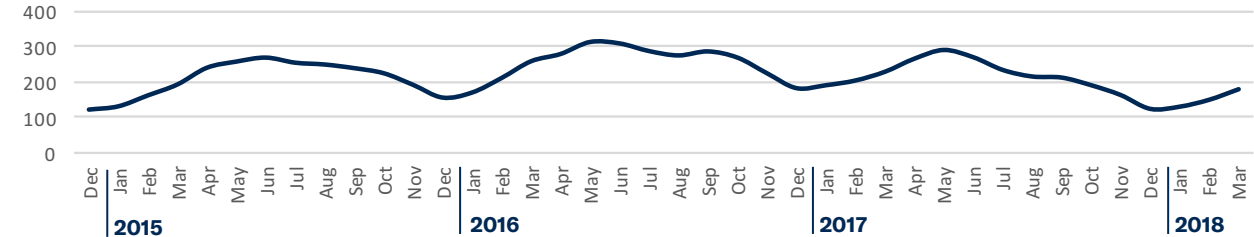
Wilton Solds: First Quarter



Average Sold Price: First Quarter



Wilton House Listings Inventory

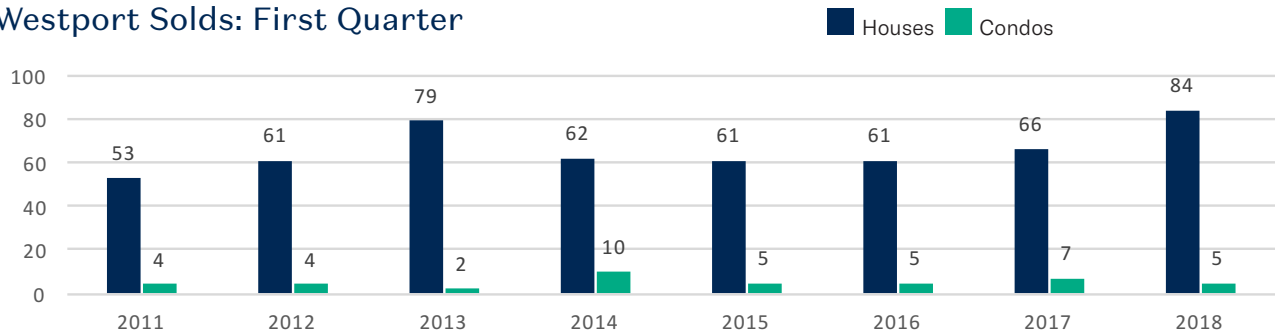


Westport Overview

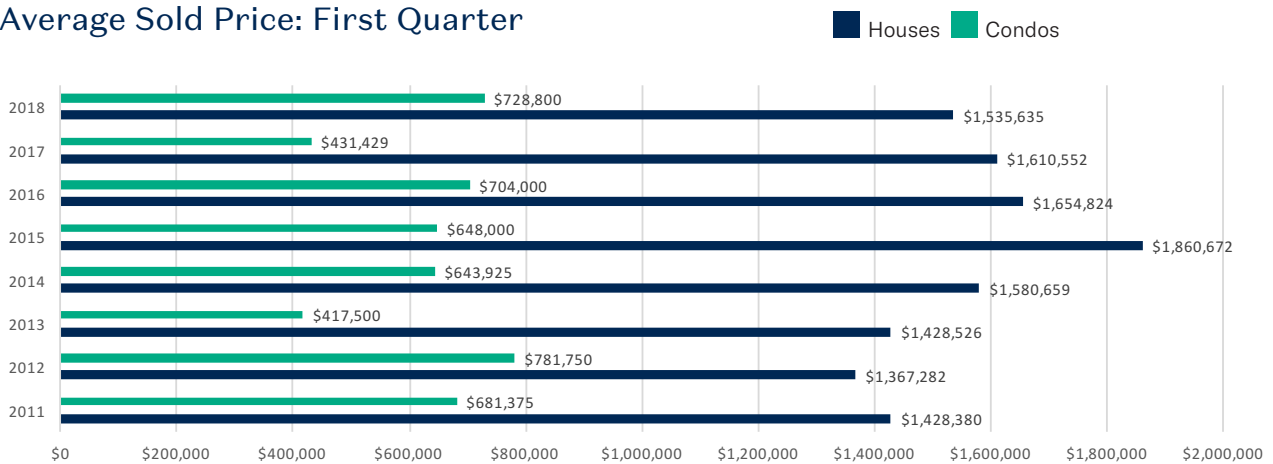


	Q1 2018	Q1 2017	% CHANGE
Houses: Sold	84	66	+27.3%
Houses: Median Sale Price	\$1,402,500	\$1,620,625	-13.5%
Houses: Average Sale Price	\$1,535,635	\$1,610,552	-4.7%
House Inventory on March 31st	334	433	-22.9%
Condos/Co-Ops: Sold	5	7	-28.6%
Condos/Co-Ops: Average Sale Price	\$728,800	\$431,429	+68.9%
Condos/Co-Ops: Inventory on March 31st	11	21	-47.6%

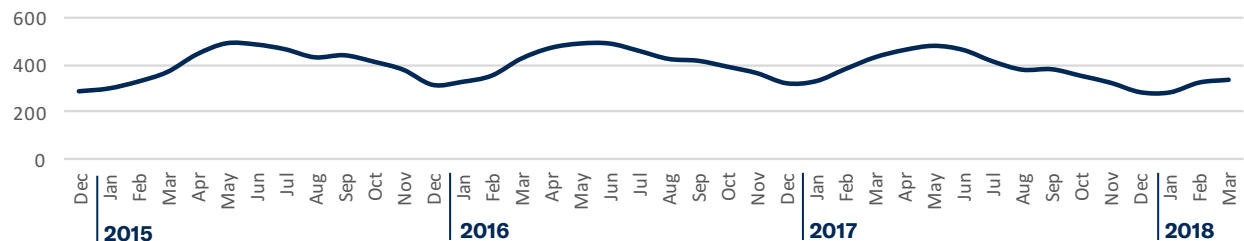
Westport Solds: First Quarter



Average Sold Price: First Quarter



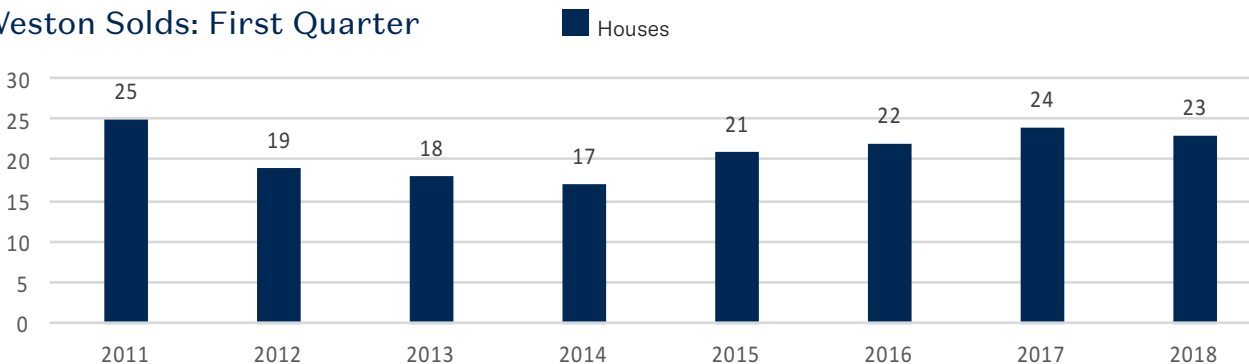
Westport House Listings Inventory



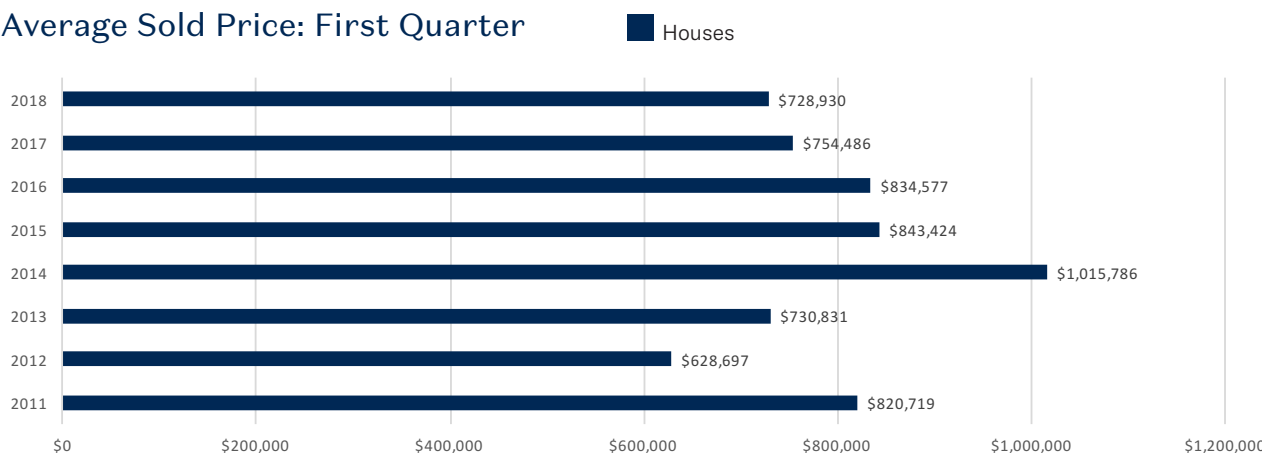
Weston Overview

	Q1 2018	Q1 2017	% CHANGE
Houses: Sold	23	24	-4.2%
Houses: Median Sale Price	\$690,000	\$627,500	+10%
Houses: Average Sale Price	\$728,930	\$754,486	-3.4%
House Inventory on March 31st	146	181	-19.3%

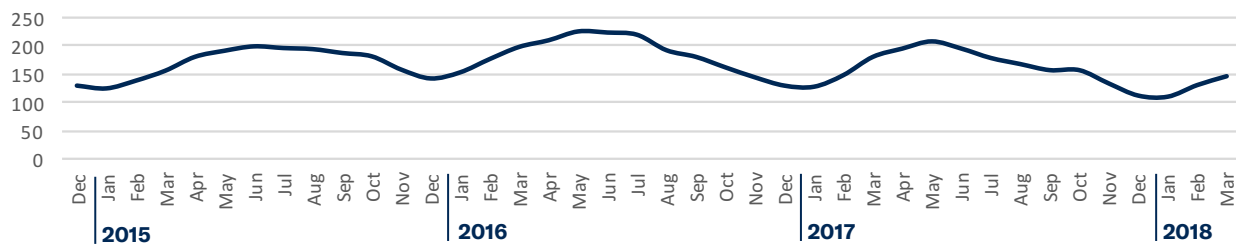
Weston Solds: First Quarter



Average Sold Price: First Quarter



Weston House Listings Inventory

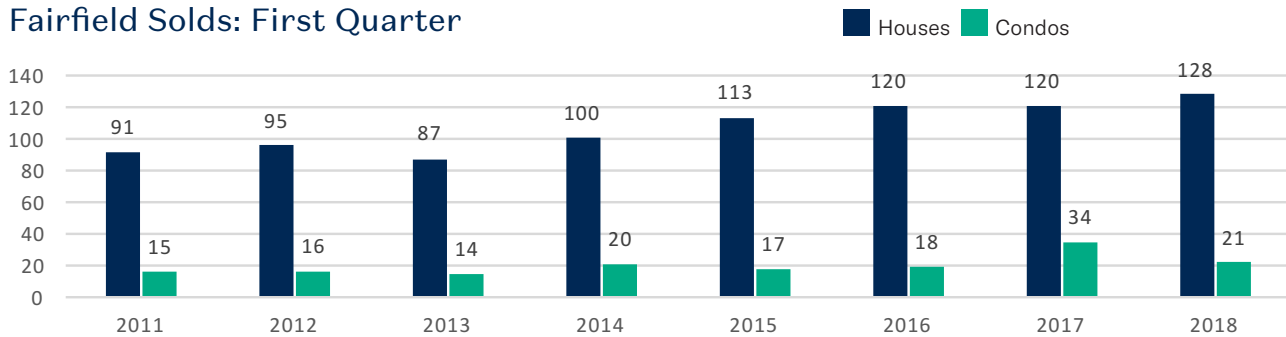


Fairfield Overview

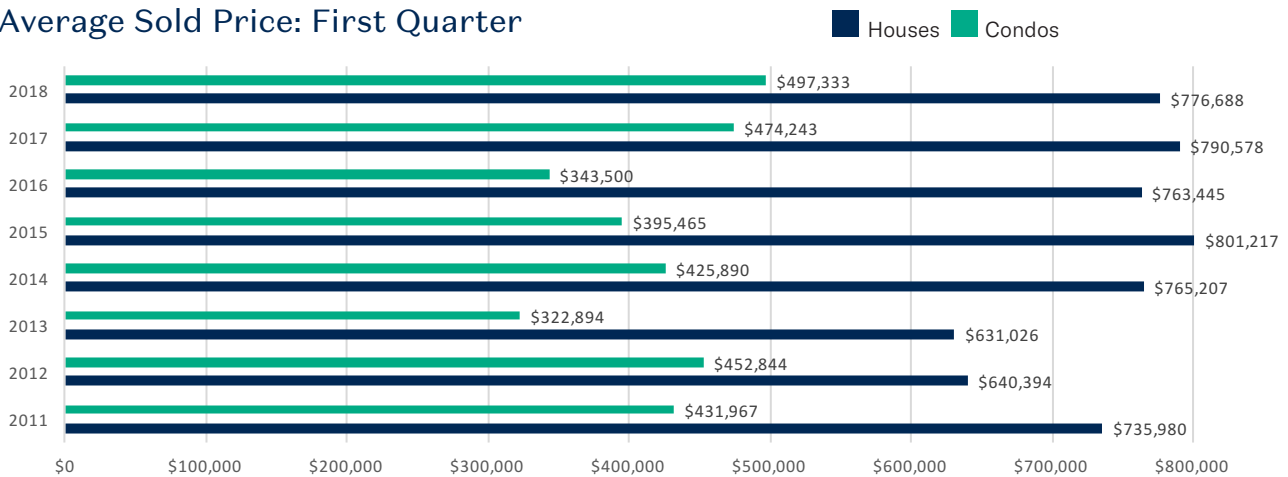


	Q1 2018	Q1 2017	% CHANGE
Houses: Sold	128	120	+6.7%
Houses: Median Sale Price	\$570,000	\$615,000	-7.3%
Houses: Average Sale Price	\$776,688	\$790,578	-1.8%
House Inventory on March 31st	461	586	-21.3%
Condos/Co-Ops: Sold	21	34	-38.2%
Condos/Co-Ops: Average Sale Price	\$497,333	\$474,243	+4.9%
Condos/Co-Ops: Inventory on March 31st	57	88	-35.2%

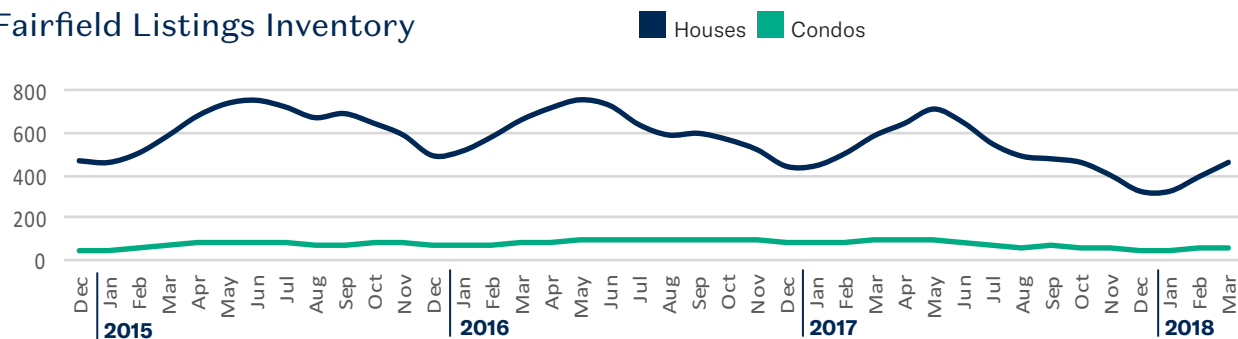
Fairfield Solds: First Quarter



Average Sold Price: First Quarter



Fairfield Listings Inventory

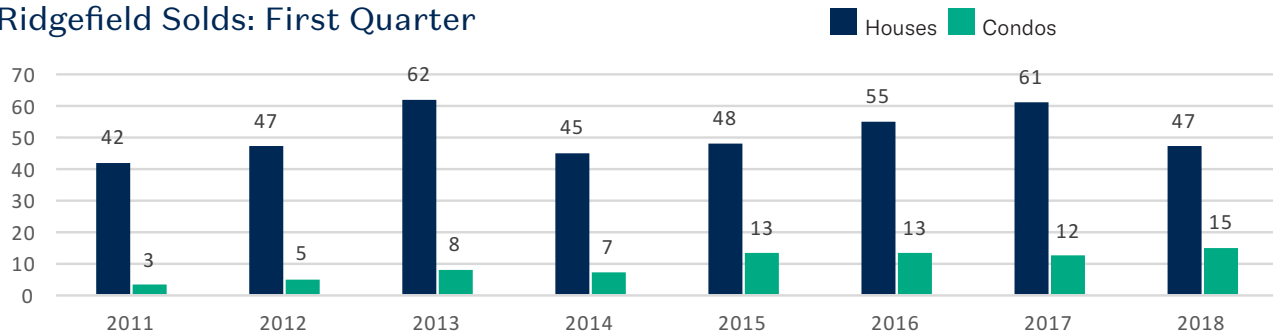


Ridgefield Overview

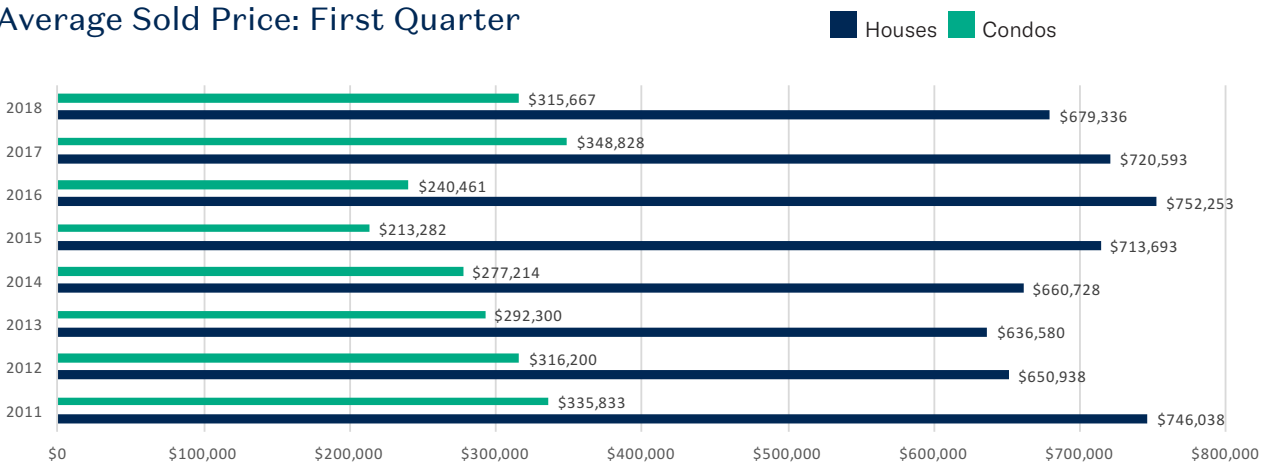


	Q1 2018	Q1 2017	% CHANGE
Houses: Sold	47	61	-23%
Houses: Median Sale Price	\$627,500	\$606,000	+3.5%
Houses: Average Sale Price	\$679,336	\$720,593	-5.7%
House Inventory on March 31st	232	299	-22.4%
Condos/Co-Ops: Sold	15	12	+25%
Condos/Co-Ops: Average Sale Price	\$315,667	\$348,828	-9.5%
Condos/Co-Ops: Inventory on March 31st	25	45	-44.4%

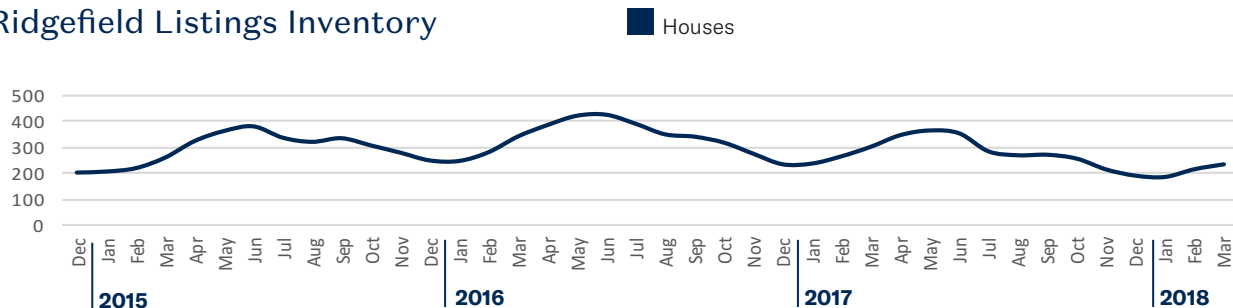
Ridgefield Solds: First Quarter



Average Sold Price: First Quarter



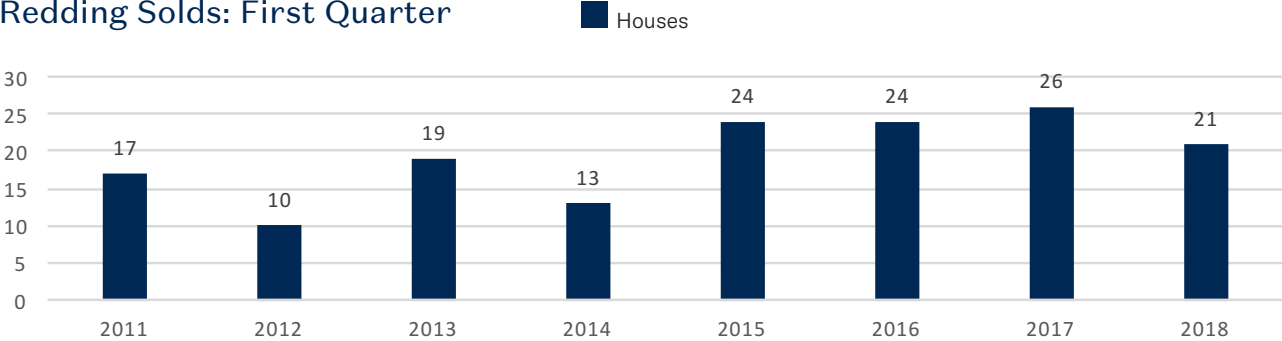
Ridgefield Listings Inventory



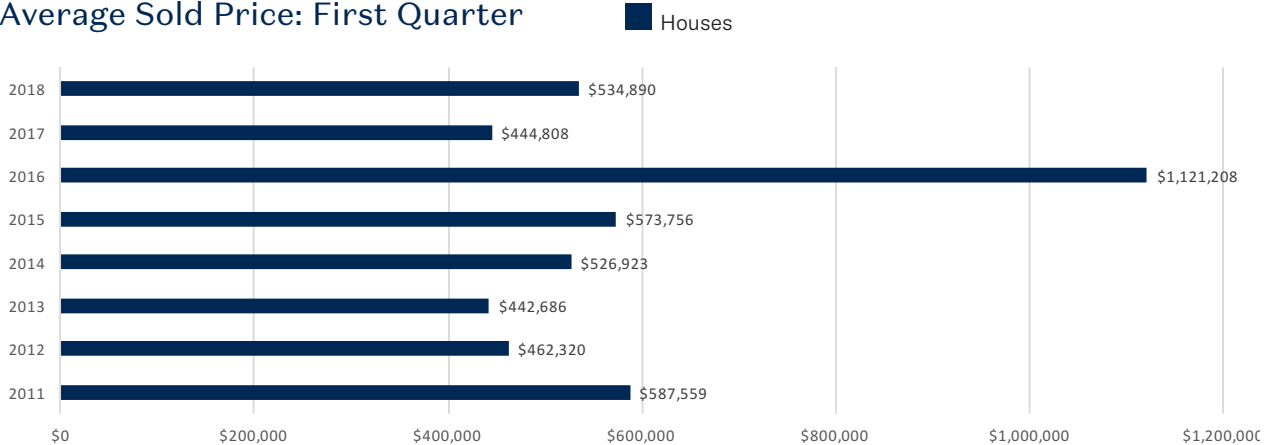
Redding Overview

	Q1 2018	Q1 2017	% CHANGE
Houses: Sold	21	26	-19.2%
Houses: Median Sale Price	\$534,000	\$420,000	+27.1%
Houses: Average Sale Price	\$534,890	\$444,808	+20.3%
House Inventory on March 31st	94	131	-28.2%

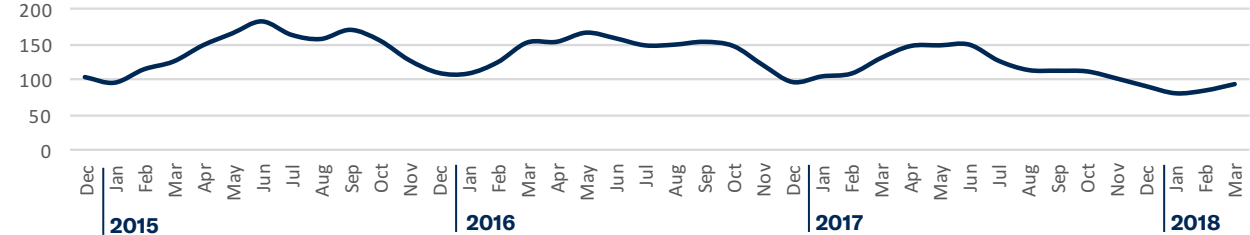
Redding Solds: First Quarter



Average Sold Price: First Quarter



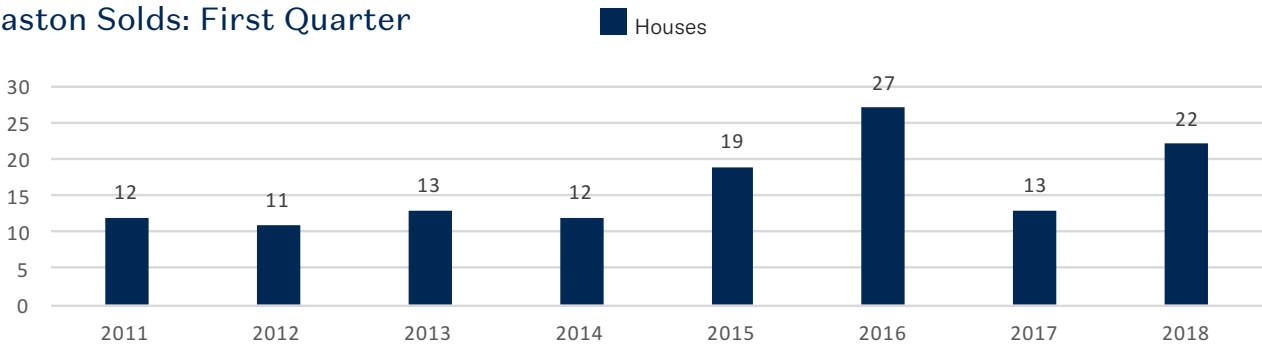
Redding House Listings Inventory



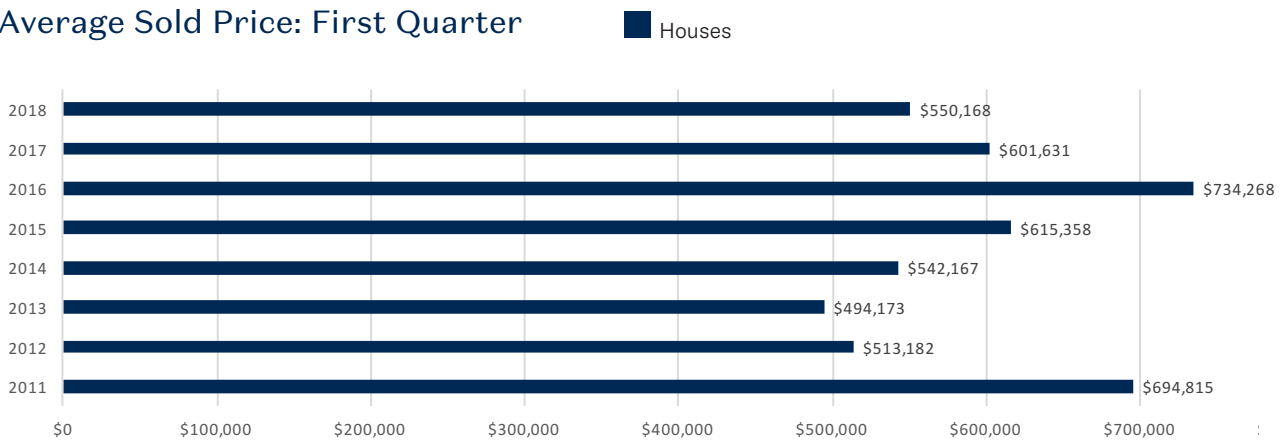
Easton Overview

	Q1 2018	Q1 2017	% CHANGE
Houses: Sold	22	13	+69.2%
Houses: Median Sale Price	\$508,500	\$500,000	+1.7%
Houses: Average Sale Price	\$550,168	\$601,631	-8.6%
House Inventory on March 31st	105	134	-21.6%

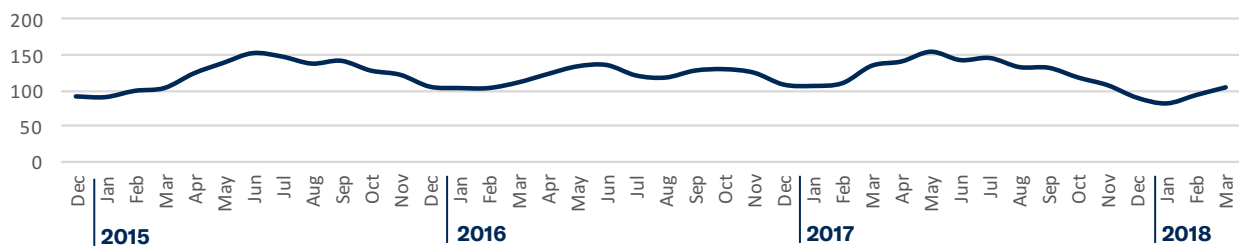
Easton Sold: First Quarter



Average Sold Price: First Quarter



Easton House Listings Inventory



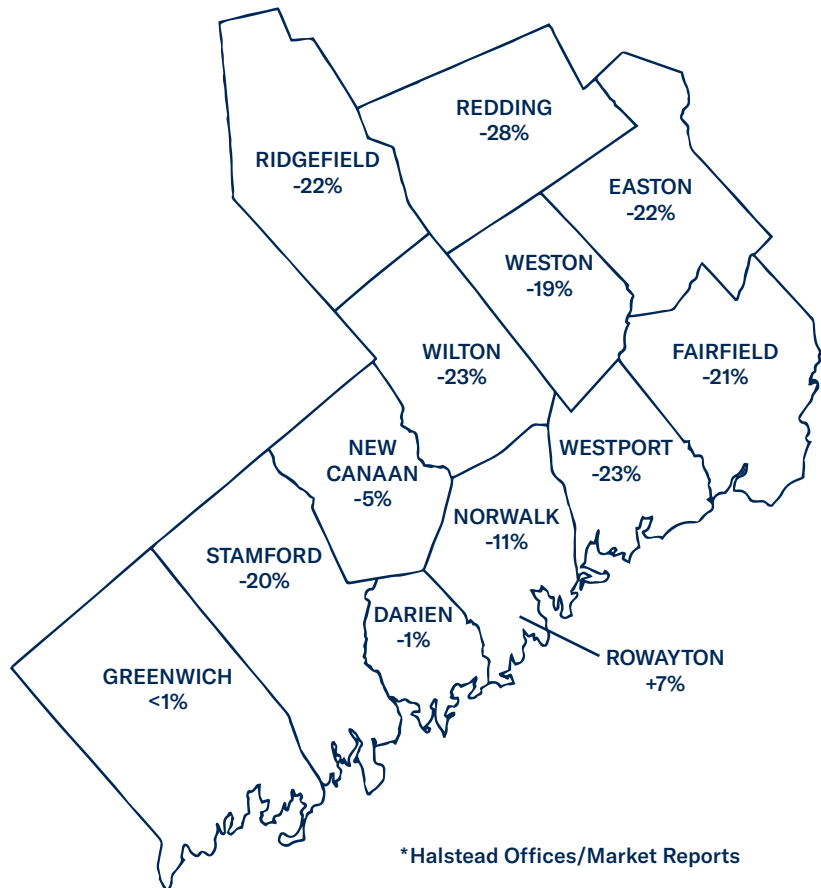
Lower Fairfield County

Town Comparison: First Quarter (Single Family Homes)

Town	# of Sold Houses		% change	Average Selling Price		% change
	2018	2017		2018	2017	
Greenwich	100	126	-20.6%	\$2,696,789	\$2,510,202	+7.4%
Stamford	150	142	+5.6%	\$655,212	\$686,846	-4.6%
Darien	39	47	-17%	\$1,443,719	\$1,611,319	-10.4%
New Canaan	34	46	-26.1%	\$1,922,628	\$1,646,358	+16.8%
Norwalk	104	127	-18.1%	\$567,512	\$506,579	+12%
Wilton	34	44	-22.7%	\$834,908	\$932,066	-10.4%
Westport	84	66	+27.3%	\$1,535,635	\$1,610,552	-4.7%
Weston	23	24	-4.2%	\$728,930	\$754,486	-3.4%
Ridgefield	47	61	-23%	\$679,336	\$720,593	-5.7%
Fairfield	128	120	+6.7%	\$776,688	\$790,578	-1.8%
Easton	22	13	+69.2%	\$550,168	\$601,631	-8.6%
Redding	21	26	-19.2%	\$534,890	\$444,808	+20.3%

SF House Inventory Supply March 2018 vs. March 2017

At the end of March the supply of active single family homes was down significantly in Lower Fairfield County. As shown in the map to the right, 11 of the 12 towns had a year-over-year percentage decrease in on-market houses, with the collective inventory for all towns down 15%. Fairfield County as a whole is seeing a similar trend, with inventory levels for the broader county down 20%. The map to the right represents the change in number of active houses for each town at the end of March as it compares to March, 2017.



All data sourced from Connecticut Smart MLS and Greenwich MLS.

Actives from the Connecticut Smart MLS include Active, Show and TOM status.

Actives from the Greenwich MLS include Active and Contingent Contract status.

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