



HALSTEAD
REAL ESTATE

Spring 2019 Waterfront **Report**

Lower Fairfield County's Waterfront Communities

Greenwich • Stamford • Darien • Norwalk • Westport • Fairfield

Long Island Sound Waterfront Single Family Houses



54 Byram Drive, Greenwich, a spectacular Belle Haven waterfront estate with 3.96 acres, including pool, golf practice green, and 375 ft. of direct Long Island Sound shoreline. \$21,000,000. Web # 170187268

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Spring 2019 Waterfront Report



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Long Island Waterfront Single Family Houses

Halstead's Spring Waterfront Report takes a look at Lower Fairfield County's most recent L.I. Sound waterfront sales data and trends.

Waterfront activity started with a bang in 2019 with a \$48 million closing in February. The sale, a Halstead exclusive, (see property details, right), was the highest closing price in Lower Fairfield County since 2014 when another Greenwich waterfront estate, on 50 acres, sold for \$120 million. In the first four months of the year, there were four waterfront closings with a sold price over \$5 million—two in Greenwich, and one in both Darien and Westport.

Throughout all price points, recent demand has been strong. There were 79 L.I. Sound waterfront house closings in Lower Fairfield County between January 1, 2018, and April 30, 2019, with an average selling price of \$4.3 million.

\$48 Million

The closing price in February for a Greenwich waterfront home on 4-acres, in a guard-gated community, with 12,000 sq. ft., a tennis court, pool, and dock. The property was an off-market, Halstead exclusive.



21 Brush Island in Darien, a multi-2018 HOBI Award winning waterfront home in Darien with over 600 feet of shoreline, private beach, dock, and infinity edge pool. Listed by Halstead, the house closed in April 2019 at \$7.4 million after just 182 days on the market.

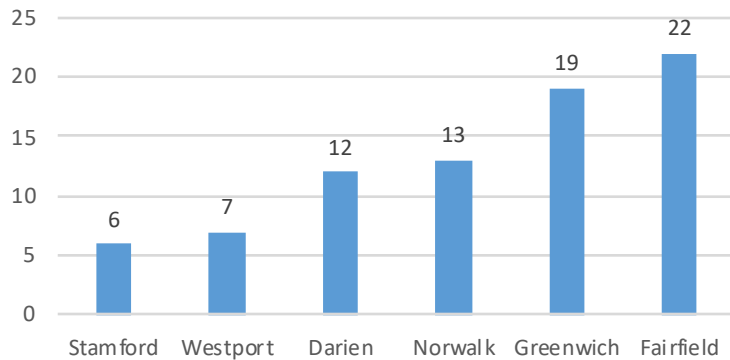
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Long Island Waterfront Single Family Houses

Houses: Number of L.I. Sound Waterfront Closings, 2018-2019*



* 2019 Through April 30.

\$120 Million

The listing price for Great Island, a 63-acre compound in Darien, connected to the mainland by a bridge, with an equestrian center, riding trails, private beach, yacht basin and over one mile of coastline.



0 Wallacks Point in Stamford, a 6.2-acre family compound and one of only four L.I. Sound waterfront properties on the market in Lower Fairfield County (as of May 1, 2019) with over 6 acres. \$9,800,000. Web ID: 170172717

Spring 2019 Waterfront Report



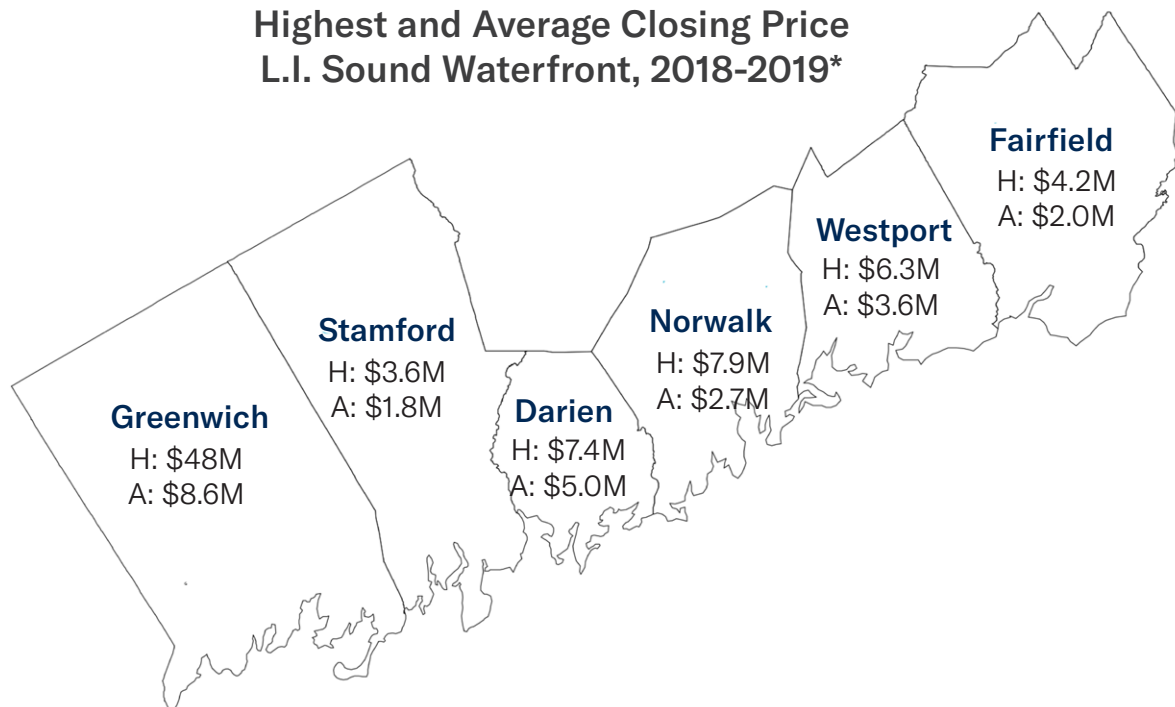
Greenwich • Stamford • Darien • Norwalk • Westport • Fairfield

Long Island Waterfront Single Family Houses



Featuring water views from every room, 189 Shore Road in Old Greenwich, listed by Halstead, closed in November 2018 for \$5,750,000 after just 177 days on the market.

Highest and Average Closing Price L.I. Sound Waterfront, 2018-2019*



H: Highest A: Average * 2019 Through April 30.

Data in report sourced from the Smart, Greenwich, and Darien MLS, and includes Halstead off-market closings.

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Spring 2019 Waterfront Report

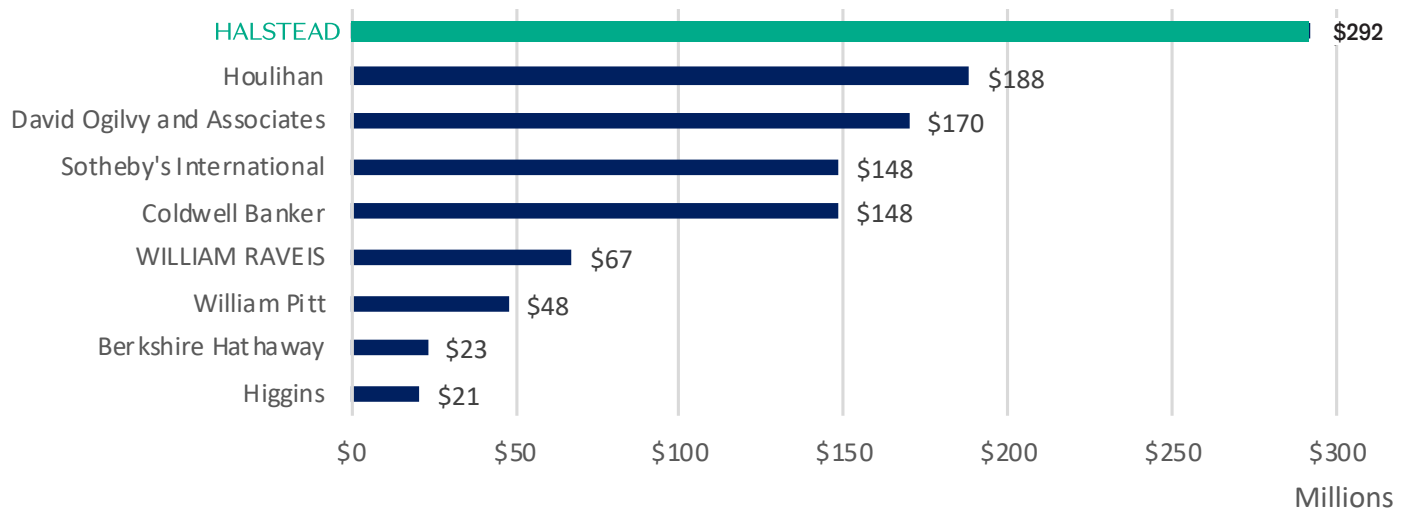


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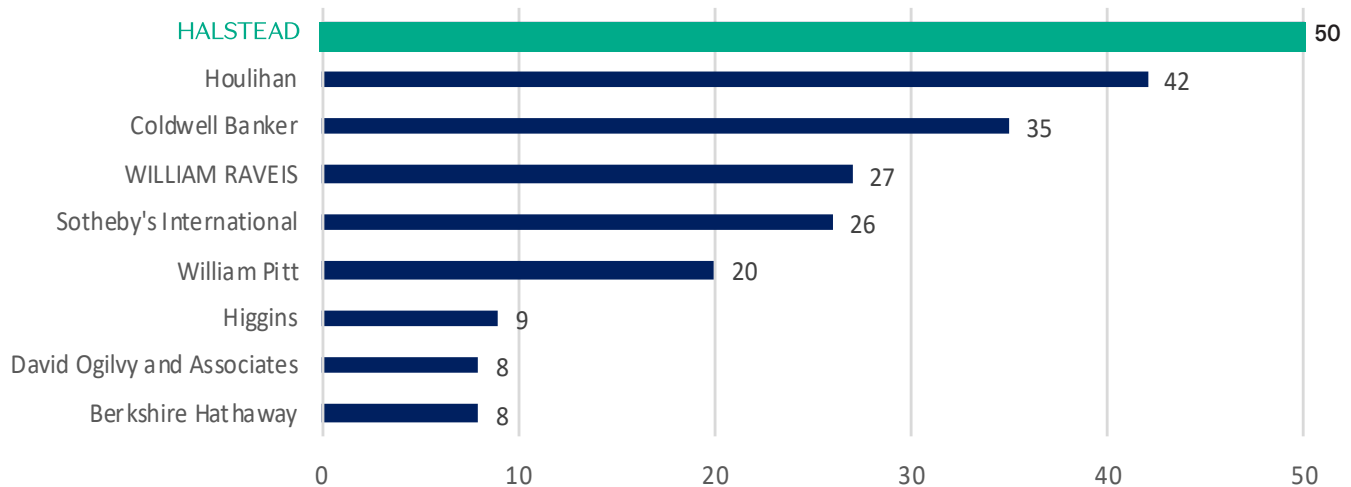
L.I. Sound Waterfront Single Family Houses

Halstead Is The Leader in Waterfront Real Estate in Southern Fairfield County**

Dollar Volume of Closed L. I. Sound Waterfront Listings in Southern Fairfield County, 2013-2019*



Number of Closed L. I. Sound Waterfront Listings in Southern Fairfield County, 2013-2019*



* 2019 Through April 30.

**Greenwich, Stamford, Darien and Norwalk.

Data in report sourced from the Smart, Greenwich, and Darien MLS, and includes Halstead off-market closings.

Spring 2019 Waterfront Report

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Waterfront Single Family Houses

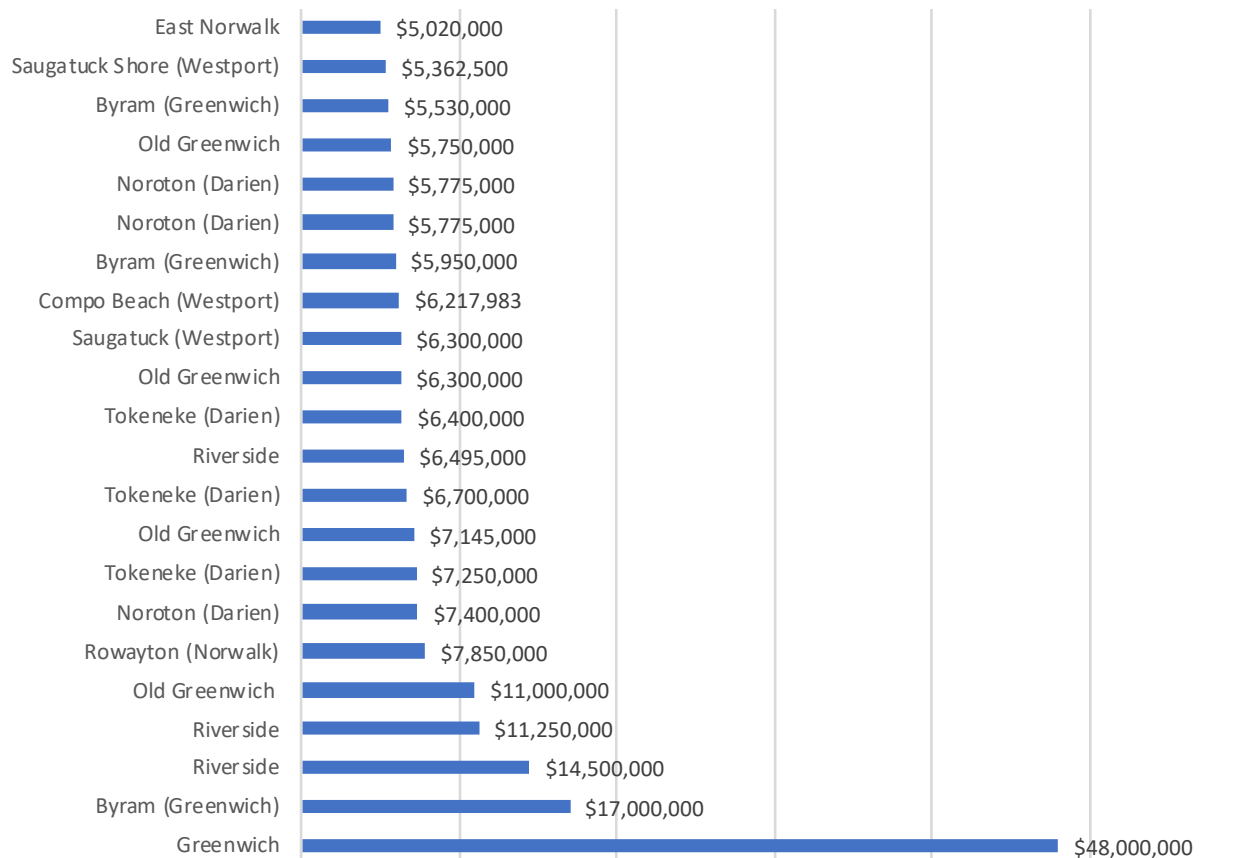


1053 Fairfield Beach Road, Fairfield, with panoramic views and over 2 miles of beach out its back door. \$2,450,000. Web ID: 170173312

5

The number of L.I. Sound waterfront houses that closed on Fairfield Beach Road in Fairfield in the first 4 months of 2019. Prices ranged from \$1,300,000 to \$2,455,000 with an average closing price of \$1,852,000.

Closings Over \$5 Million, L.I. Sound Waterfront, 2018-2019*



* 2019 Through April 30.

Data in report sourced from the Smart, Greenwich, and Darien MLS, and includes Halstead off-market closings.

Spring 2019 Waterfront Report

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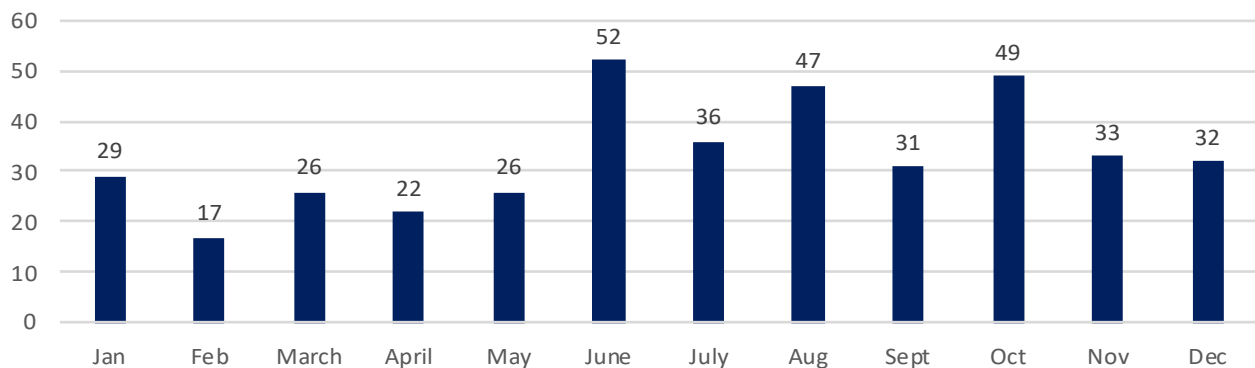
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Waterfront Single Family Houses

Busiest Time for Waterfront Closings?

Interest in waterfront property continues unabated throughout the year, as the chart below reveals. However, from 2013 and 2018, 215 of the 400 waterfront house closings (54%) took place from June through October.

Number of Lower Fairfield County L.I. Sound Waterfront House Closings by Month, 2013-2018



The view from the deck of 15 East Point Lane, Old Greenwich. \$4,995,000. Web ID: 170185111

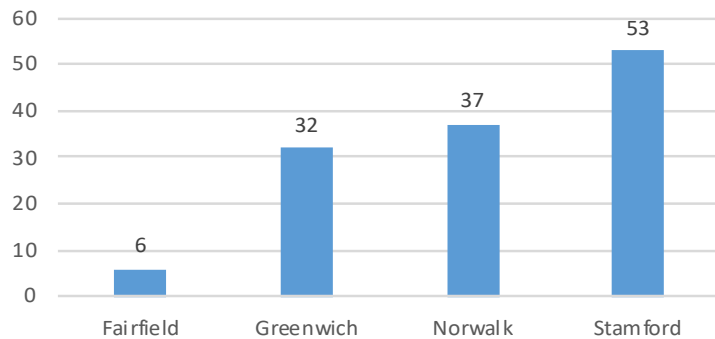
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Waterfront Condos/Co-Ops

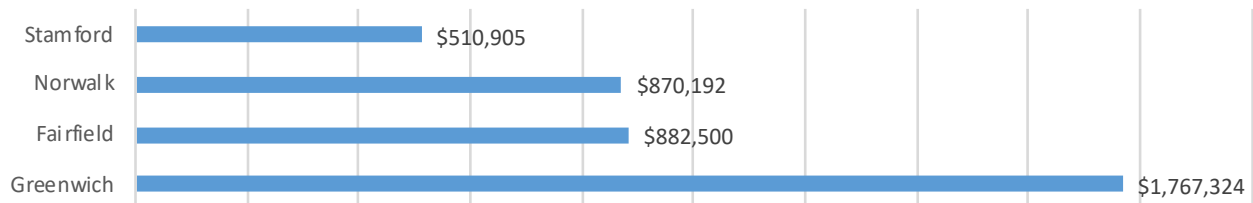
Condos: Number of L.I. Sound Waterfront Closings, 2015-2019*



\$4.5 Million

The highest closing price for a L.I. Sound waterfront condo in Lower Fairfield County since 2015, for a 4,350 sq. ft. stone & shingle townhouse in the heart of Rowayton with deep water dock and spectacular views. The property was listed and sold by Halstead.

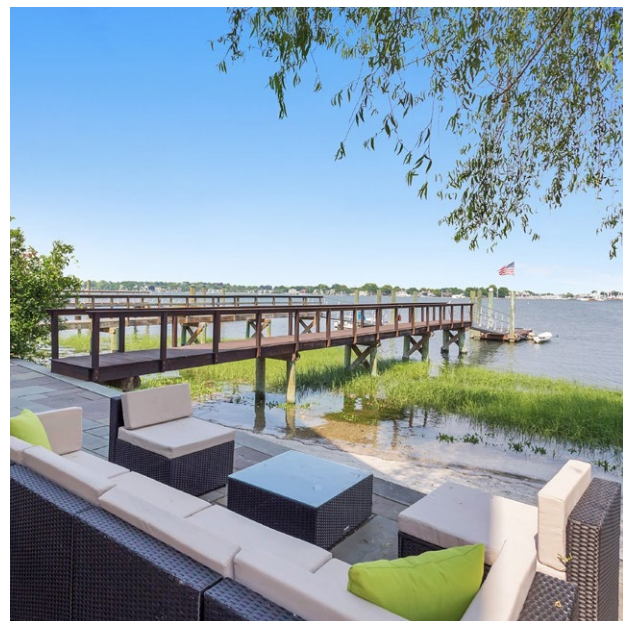
Condos: Average Closing Price, L.I. Sound Waterfront 2015-2019*



* 2019 Through April 30.



3 Thomas Place, Rowayton. \$1,129,000. Web# 170133607



5 Seabreeze Place, Norwalk. \$1,399,000. Web# 170160696

Featured Waterfront Properties Spring 2019



Waterfront Homes That Inspire

With an amazing array of magnificent waterfront properties, Halstead celebrates waterfront designs and amenities in Lower Fairfield County that are on the market in the spring of 2019. The homes in the following pages range in price from \$4,450,000 to \$12,900,000 and share the quality of maximum enjoyment of waterfront living.



The private beach at 8 Butler's Island Road, Darien. \$8,495,000. Web ID: 170184015

Featured Waterfront



The family room and deck look out over the pool, spa, and dock at 6 Contentment Island in Darien. \$5,800,000. Web ID: 170186690

4 Pilot Rock Lane in Riverside is set in a gated community that includes a private beach and deep water dock. \$6,850,000. Web ID: 170168001



Featured Waterfront



14 Marlow Court, Riverside includes a 60-foot lap pool and private island and dock.
\$8,975,000.
Web ID: 170091398

9 Stony Point Road, Westport has a deep water dock, expansive deck, and spectacular views of the Saugatuck River and beyond.
\$4,450,000.
Web ID: 170156420



45 Meadow Wood Drive, Greenwich, located in Belle Haven, is a custom-built, 12,000 sq. ft. residence with a beautiful pool, spa, and waterside setting. \$12,900,000.
Web ID: 170065183