



HALSTEAD
REAL ESTATE

Ridgefield
Market Report
First Quarter 2019 **2019**

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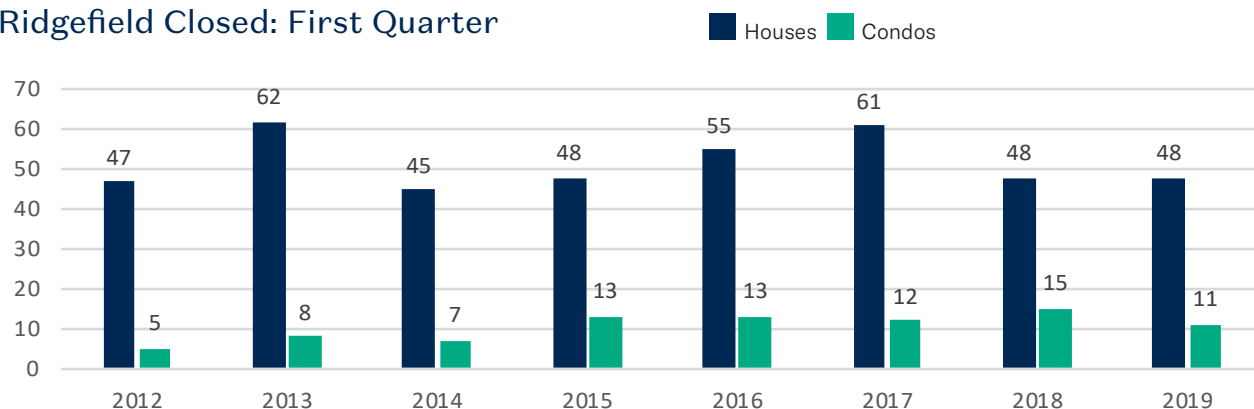
HALSTEAD CONNECTICUT, LLC

Ridgefield Overview

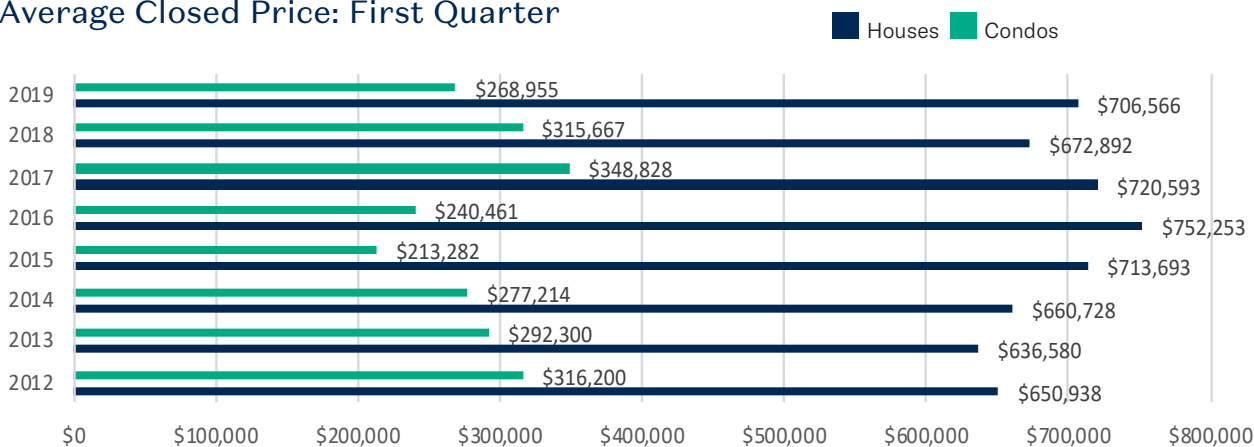


	2019	2018	% CHANGE
Houses: Closings in First Quarter	48	48	0%
Houses: Average Closing Price First Quarter	\$706,566	\$672,892	+5%
Houses: Pending on March 31st	28	31	-9.7%
Houses: Inventory on March 31st	226	236	-4.2%
Condos: Closings First Quarter	11	15	-26.7%
Condos: Average Closing Price First Quarter	\$268,955	\$315,667	-14.8%
Condos: Inventory on March 31st	32	23	+39.1%

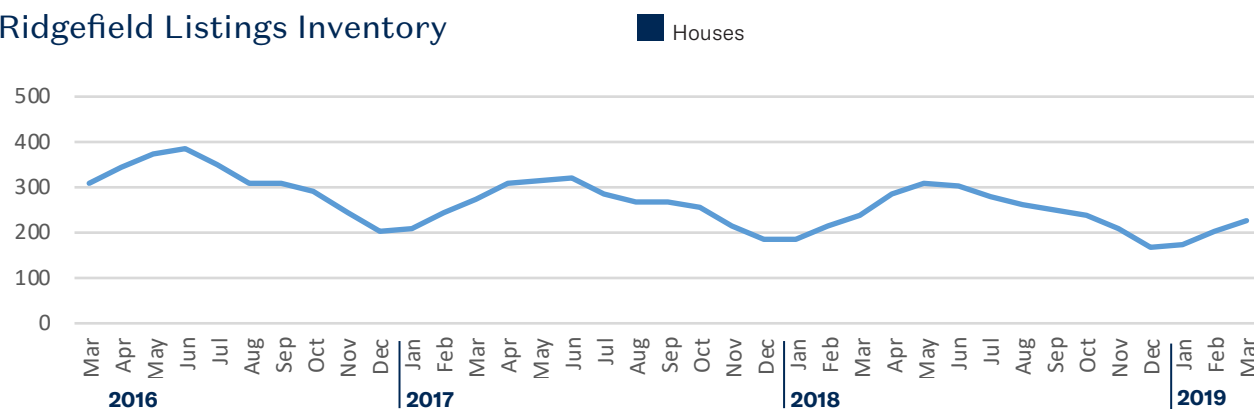
Ridgefield Closed: First Quarter



Average Closed Price: First Quarter



Ridgefield Listings Inventory



First Quarter 2019



Active House Listings as of March 31st

	2019	2018	%
Under \$400K	10	10	0%
\$400K-\$500K	23	21	+9.5%
\$500K-\$600K	24	28	-14.3%
\$600K-\$700K	32	33	-3%
\$700K-\$800K	34	32	+6.3%
\$800K-\$1M	47	35	+34.3%
\$1M-\$1.5M	31	47	-34%
\$1.5M-\$2M	14	14	0%
Over \$2M	11	16	-31.3%

Number of Houses Closed: First Quarter

	2019	2018	%
Under \$400K	9	3	+200%
\$400K-\$500K	6	5	+20%
\$500K-\$600K	10	13	-23.1%
\$600K-\$700K	7	10	-30%
\$700K-\$800K	3	7	-57.1%
\$800K-\$1M	6	5	+20%
\$1M-\$1.5M	4	5	-20%
\$1.5M-\$2M	1	0	NA
Over \$2M	2	0	NA

Average List-to-Sale-Price Ratio: Houses

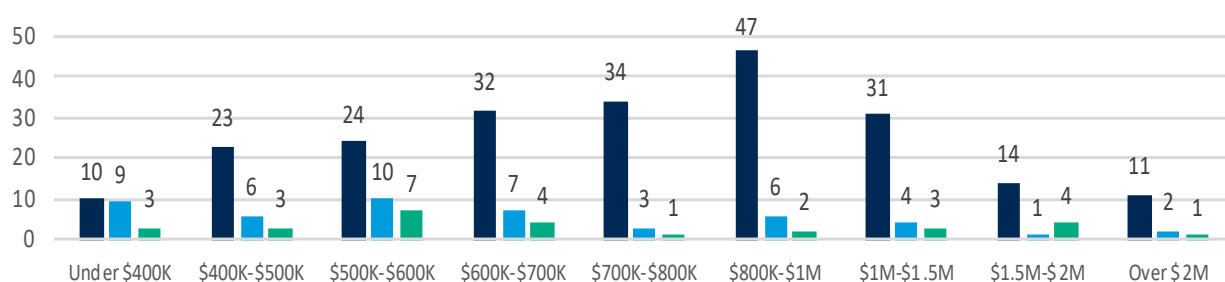
Based on closing from October 2018-March 2019 (six months)

UNDER \$400K	\$400K-\$500K	\$500K-\$600K	\$600K-\$700K	\$700K-\$800K	\$800K-\$1M	\$1M-\$1.5M	\$1.5M-\$2M	OVER \$2M
94.2%	94.6%	95.8%	95.2%	95.2%	97.3%	93.3%	97.1%	86.1%

Average for all price points: 95.2%

Houses: Active/Closed/Pending

Active/Pending as of March 31st; Closed: First Quarter



First Quarter 2019



Active Condo/Co-Op Listings as of March 31st

	2019	2018	%
Under \$200K	5	4	+25%
\$200K-\$400K	9	9	0%
\$400K-\$600K	6	3	+100%
\$600K-\$800K	8	7	+14.3%
Over \$800K	4	0	NA

Number of Condos/Co-Ops Closed: First Quarter

	2019	2018	%
Under \$200K	6	7	-14.3%
\$200K-\$400K	3	4	-25%
\$400K-\$600K	2	2	0%
\$600K-\$800K	0	1	NA
Over \$800K	0	1	NA

Average List-to-Sale-Price Ratio: Condos

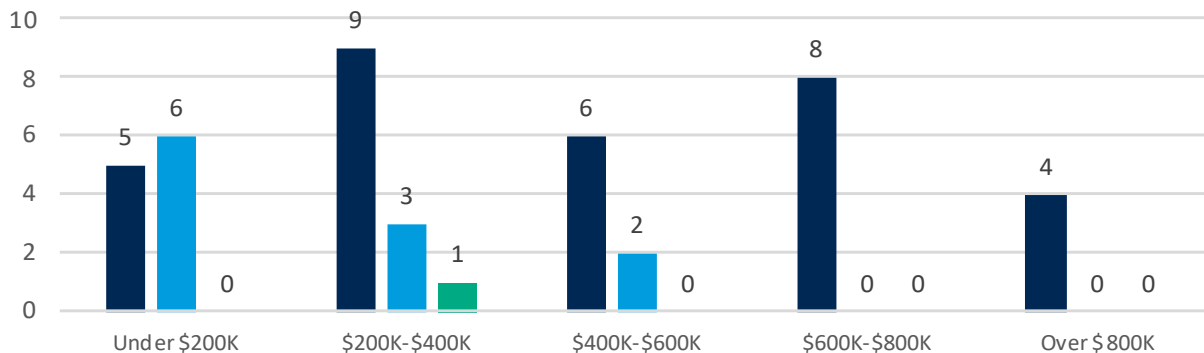
Based on closing from October 2018-March 2019 (six months)

UNDER \$200K	\$200K-\$400K	\$400K-\$600K	\$600K-\$800K	OVER \$800K
97.0%	97.0%	97.7%	97.1%	N/A
Average for all price points: 97.1%				

Condos/Co-Ops: Active/Closed/Pending

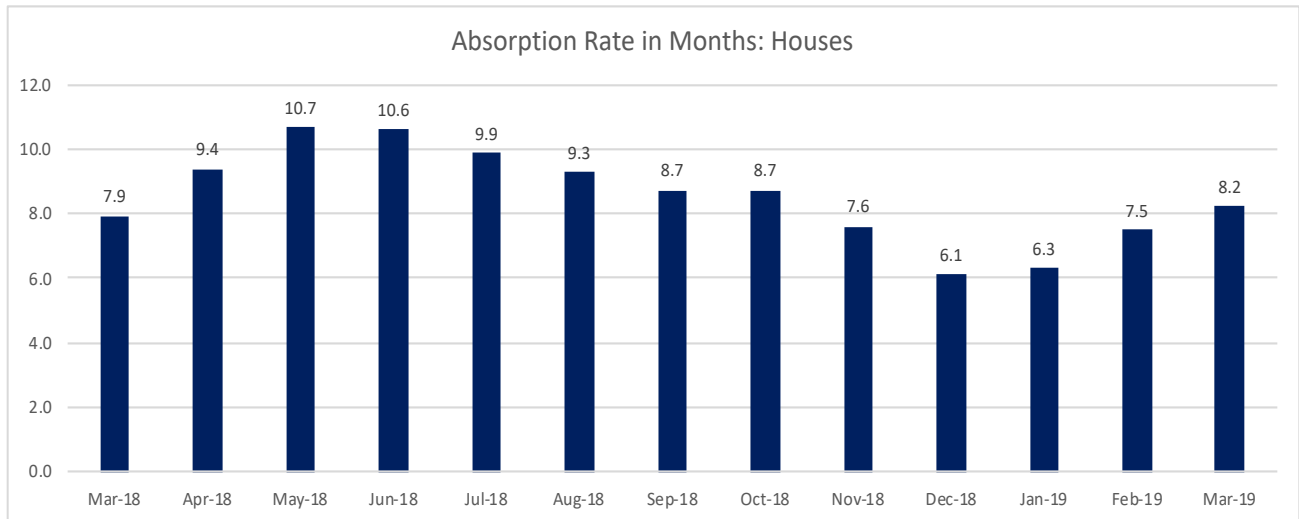
Active/Pending as of March 31st; Closed: First Quarter

Active Closed Pending



Ridgefield Absorption Rate: Houses

Absorption Rate: How many months it would take to sell all active listings in a given market or price range. We calculate it by taking the average number of closings over the prior 12 months and multiplying that by the number of active listings.



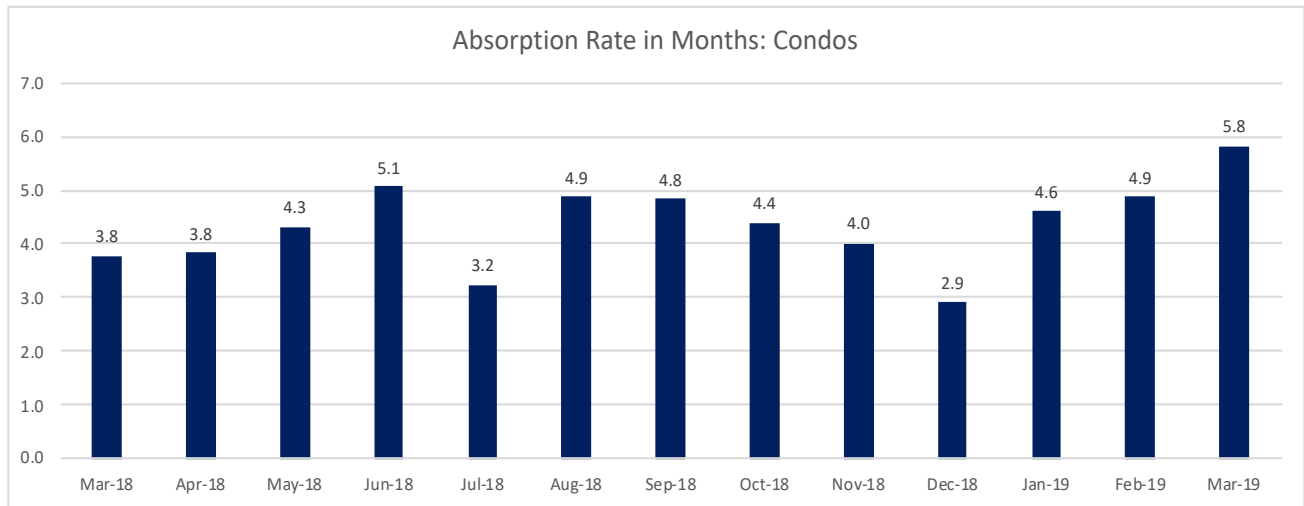
	MARCH 2019		SEPTEMBER 2018		MARCH 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Under \$400K	10	4.1	12	6.0	10	4.4
\$400K-\$500K	23	5.6	26	6.6	21	4.8
\$500K-\$600K	24	5.0	19	3.6	28	4.8
\$600K-\$700K	32	6.4	28	4.9	33	6.2
\$700K-\$800K	34	9.7	30	7.3	32	10.7
\$800K-\$1M	47	13.1	50	15.8	35	7.2
\$1M-\$1.5M	31	10.1	46	13.5	47	14.8
\$1.5M-\$2M	14	21.0	20	80.0	14	33.6
Over \$2M	11	33.0	15	45.0	16	27.4

Ridgefield had a **8.2**-month supply of houses for sale in March, 4% higher than the same time last year, when the absorption rate was 7.9 months. The tightest price ranges were under \$800,000 where there averaged a **6.2**-month supply of houses.



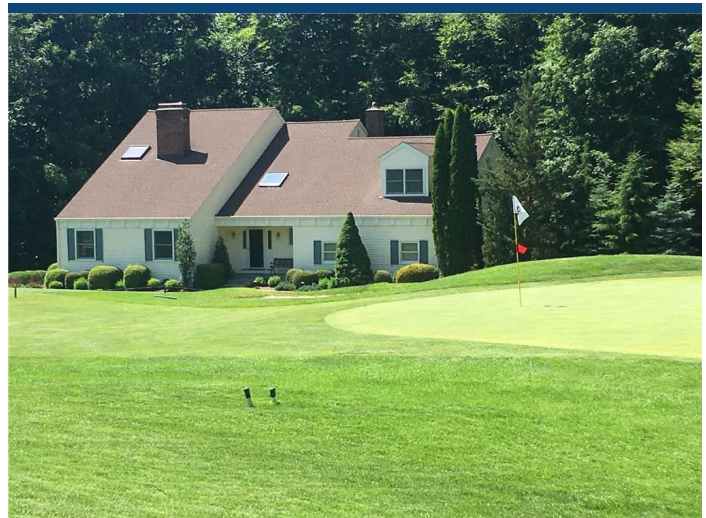
83 West Lane, Ridgefield. \$925,000 WEB# 170148710

Ridgefield Absorption Rate: Condos



	MARCH 2019		SEPTEMBER 2018		MARCH 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Under \$200K	5	3.3	5	2.9	4	1.8
\$200K-\$400K	9	3.6	9	4.2	9	5.4
\$400K-\$600K	6	7.2	4	4.0	3	2.3
\$600K-\$800K	8	12.0	5	8.6	7	21.0
Over \$800K	4	--	4	48.0	0	--

Ridgefield had a **5.8**-month supply of condos for sale in March, 53% higher than the same time last year, when the absorption rate was 3.8 months. Between March 2018 and March 2019 Ridgefield averaged having a **4.4**-month supply of condos for sale.



17 Silvermine Woods, Wilton. \$974,500 WEB# 170132899

Lower Fairfield County

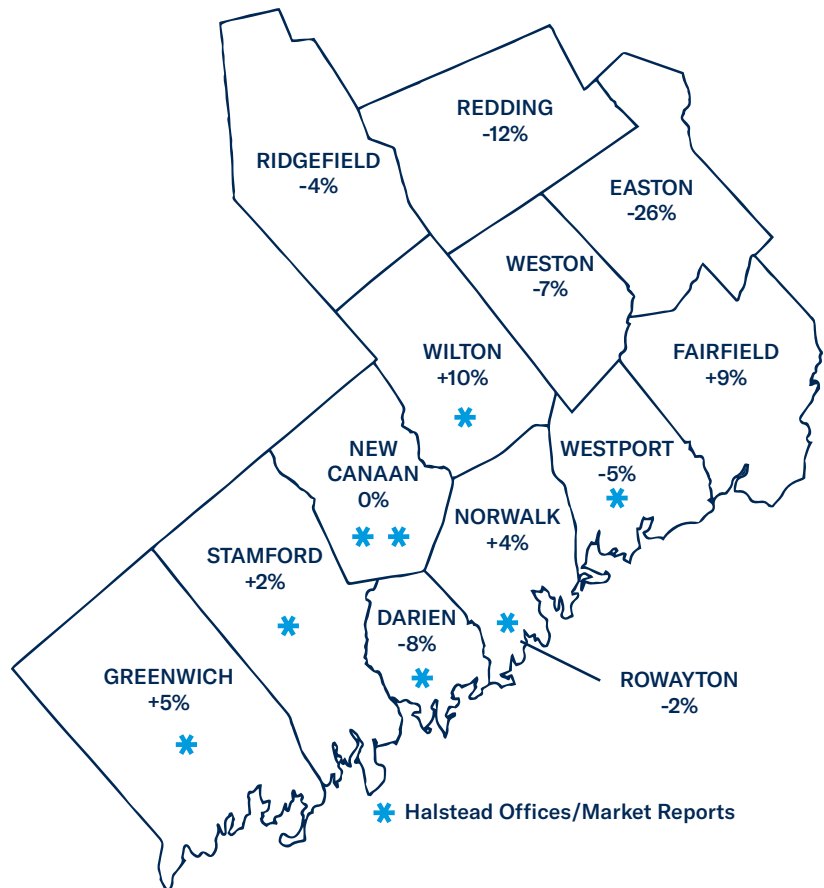
Town Comparison: First Quarter (Single Family Homes)

Town	# of Sold Houses		% change	Median Selling Price		% change
	2019	2018		2019	2018	
Darien	42	40	+5%	\$1,335,018	\$1,444,751	-7.6%
Easton	21	23	-8.7%	\$604,967	\$550,683	+9.9%
Fairfield	142	131	+8.4%	\$724,548	\$766,770	-5.5%
All of Greenwich	74	102	-27.5%	\$2,302,406	\$2,663,322	-13.6%
New Canaan	42	35	+20%	\$1,338,649	\$1,893,010	-29.3%
Norwalk	101	106	-4.7%	\$578,940	\$566,295	+2.2%
Redding	17	21	-19%	\$454,676	\$534,890	-15%
Ridgefield	48	48	0%	\$706,566	\$672,892	+5%
Rowayton*	11	11	0%	\$1,173,182	\$1,039,825	+12.8%
Stamford	120	153	-21.6%	\$565,948	\$651,123	-13.1%
Weston	27	23	+17.4%	\$640,685	\$728,930	-12.1%
Westport	46	84	-45.2%	\$1,291,595	\$1,535,635	-15.9%
Wilton	40	34	+17.6%	\$768,875	\$834,908	-7.9%

*Rowayton sales data also included in Norwalk.

Single Family House Inventory Supply March 2019 vs. March 2018

At the end of March the supply of active single family houses in Lower Fairfield County, collectively, was almost identical to the supply at the same time last year, with just a .1% change. The map to the right shows the year-over-year change in number of active houses for each town at the end of March, 2019 as it compares to March, 2018.



All data sourced from Connecticut Smart MLS and Greenwich MLS.

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

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