



HALSTEAD
REAL ESTATE

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

Ridgefield Market Report

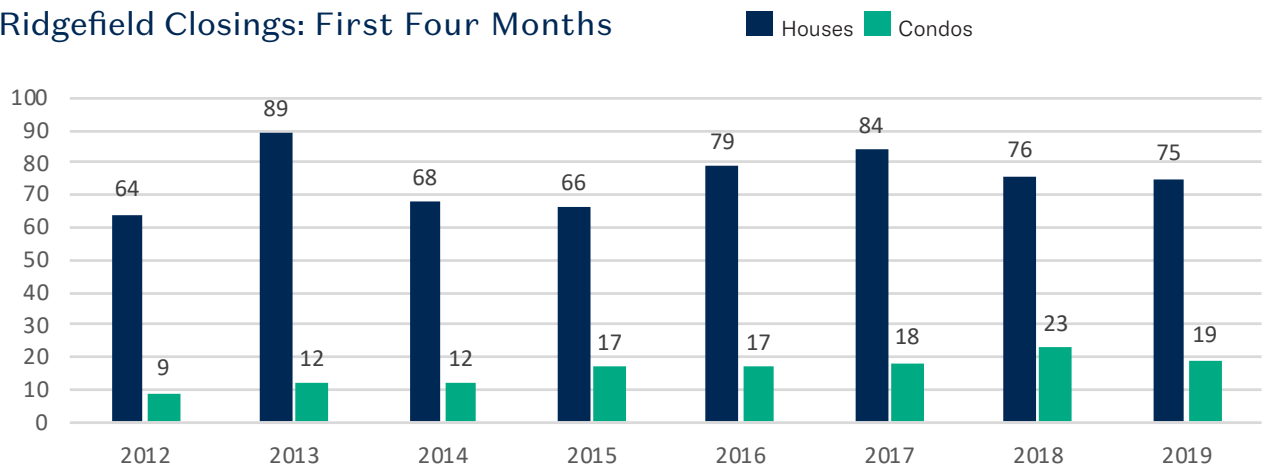
Year To Date Through April 30, 2019

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

HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in April	27	28	-3.6%
Houses: Closings First Four Months	75	76	-1.3%
Houses: Average Closing Price First Four Months	\$715,517	\$662,425	+8%
Houses: Active Inventory on April 30th	252	283	-11%
Condos: Closings First Four Months	19	23	-17.4%
Condos: Average Closing Price First Four Months	\$253,500	\$352,161	-28%
Condos: Active Inventory on April 30th	29	24	+20.8%
House & Condo \$ Volume of Closings First Four Months	\$58,480,310	\$58,444,000	+0.1%

Ridgefield Closings: First Four Months





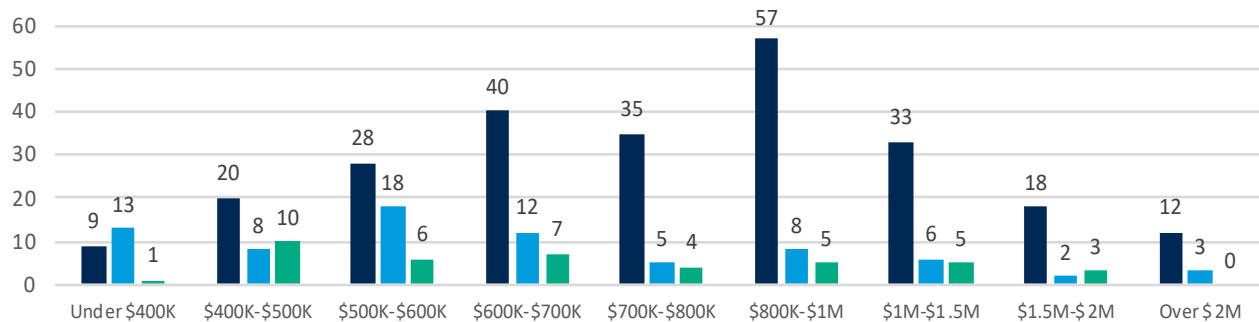
Number of Houses Closed: First Four Months

	2019	2018	%
Under \$400K	13	6	+116.7%
\$400K-\$500K	8	12	-33.3%
\$500K-\$600K	18	15	+20%
\$600K-\$700K	12	17	-29.4%
\$700K-\$800K	5	11	-54.5%
\$800K-\$1M	8	7	+14.3%
\$1M-\$1.5M	6	8	-25%
\$1.5M-\$2M	2	0	NA
Over \$2M	3	0	NA

Houses Active/Closed/Pending 2019

Active/Pending as of April 30th; Closed: First Four Months

Active Closed Pending



Town Comparison: Sold Houses - First Four Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2019	2018		2019	2018	
Darien	65	65	0%	\$1,506,419	\$1,573,524	-4.3%
Easton	34	33	+3%	\$577,608	\$569,203	+1.5%
Fairfield	194	191	+1.6%	\$727,137	\$757,109	-4%
All of Greenwich	107	153	-30.1%	\$2,534,522	\$2,502,622	+1.3%
New Canaan	57	44	+29.5%	\$1,357,733	\$1,799,849	-24.6%
Norwalk	141	162	-13%	\$559,862	\$562,298	-0.4%
Redding	28	31	-9.7%	\$491,579	\$523,140	-6%
Ridgefield	75	76	-1.3%	\$715,517	\$662,425	+8%
Rowayton*	16	14	+14.3%	\$1,108,906	\$1,100,720	+0.7%
Stamford	170	200	-15%	\$586,374	\$648,166	-9.5%
Weston	37	39	-5.1%	\$701,958	\$745,401	-5.8%
Westport	81	122	-33.6%	\$1,334,725	\$1,569,667	-15%
Wilton	56	50	+12%	\$752,625	\$832,096	-9.6%

*Rowayton closing data also included in Norwalk.