



HALSTEAD REAL ESTATE

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

Ridgefield Market Report

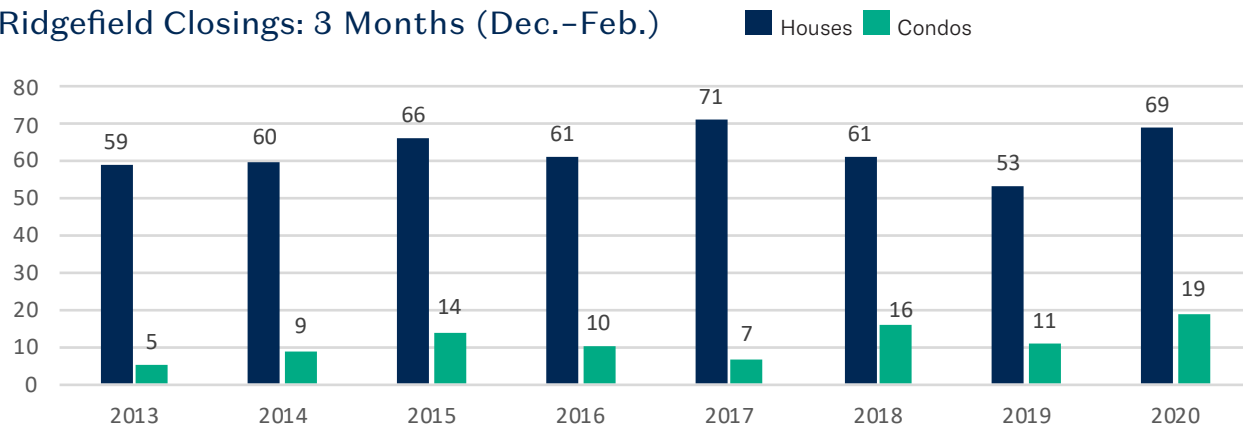
Year To Date Through February 29, 2020

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

HALSTEAD CONNECTICUT, LLC

| | 2020 | 2019 | % CHANGE |
|--|--------------|--------------|----------|
| Houses: Closings in February | 18 | 14 | +28.6% |
| Houses: Closings Dec.-Feb. (3 months) | 69 | 53 | +30.2% |
| Houses: Average Closing Price Dec.-Feb. (3 months) | \$747,710 | \$724,508 | +3.2% |
| Houses: Pending on February 29th | 29 | 24 | +20.8% |
| Houses: Active Inventory on February 29th | 212 | 201 | +5.5% |
| Condos: Closings Dec.-Feb. (3 months) | 19 | 11 | +72.7% |
| Condos: Average Closing Price Dec.-Feb. (3 months) | \$273,640 | \$263,318 | +3.9% |
| Condos: Active Inventory on February 29th | 23 | 26 | -11.5% |
| House & Condo \$ Volume of Closings Dec.-Feb. (3 months) | \$56,791,156 | \$41,295,400 | +37.5% |

Ridgefield Closings: 3 Months (Dec.-Feb.)





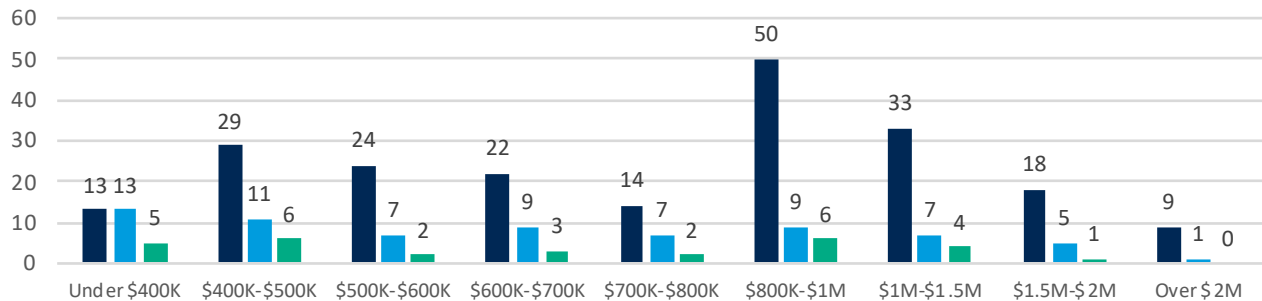
Number of Houses Closed: 3 Months (Dec.-Feb.)

| | 2020 | 2019 | % |
|---------------|------|------|--------|
| Under \$400K | 13 | 7 | +85.7% |
| \$400K-\$500K | 11 | 9 | +22.2% |
| \$500K-\$600K | 7 | 10 | -30% |
| \$600K-\$700K | 9 | 7 | +28.6% |
| \$700K-\$800K | 7 | 4 | +75% |
| \$800K-\$1M | 9 | 8 | +12.5% |
| \$1M-\$1.5M | 7 | 5 | +40% |
| \$1.5M-\$2M | 5 | 1 | +400% |
| Over \$2M | 1 | 2 | -50% |

Houses Active/Closed/Pending 2020

Active/Pending as of February 29th; Closed: 3 Months (Dec.-Feb.)

Active Closed Pending



Town Comparison: Sold Houses - 3 Months (Dec.-Feb.)

| Town | # of Closed Houses | | % change | Average Closing Price | | % change |
|------------------|--------------------|------|----------|-----------------------|-------------|----------|
| | 2020 | 2019 | | 2020 | 2019 | |
| Darien | 53 | 57 | -7% | \$1,500,278 | \$1,327,119 | +13% |
| Easton | 23 | 23 | 0% | \$579,117 | \$669,785 | -13.5% |
| Fairfield | 116 | 130 | -10.8% | \$830,646 | \$751,512 | +10.5% |
| All of Greenwich | 106 | 98 | +8.2% | \$2,299,308 | \$2,526,763 | -9% |
| New Canaan | 41 | 46 | -10.9% | \$1,591,153 | \$1,342,314 | +18.5% |
| Norwalk | 154 | 118 | +30.5% | \$580,539 | \$560,748 | +3.5% |
| Redding | 29 | 19 | +52.6% | \$554,174 | \$508,016 | +9.1% |
| Ridgefield | 69 | 53 | +30.2% | \$747,710 | \$724,508 | +3.2% |
| Rowayton* | 22 | 9 | +144.4% | \$936,391 | \$973,167 | -3.8% |
| Stamford | 152 | 132 | +15.2% | \$604,908 | \$587,952 | +2.9% |
| Weston | 33 | 30 | +10% | \$747,977 | \$777,647 | -3.8% |
| Westport | 77 | 54 | +42.6% | \$1,377,341 | \$1,191,190 | +15.6% |
| Wilton | 52 | 42 | +23.8% | \$712,929 | \$735,595 | -3.1% |

*Rowayton closing data also included in Norwalk.