Ridgefield Market Report

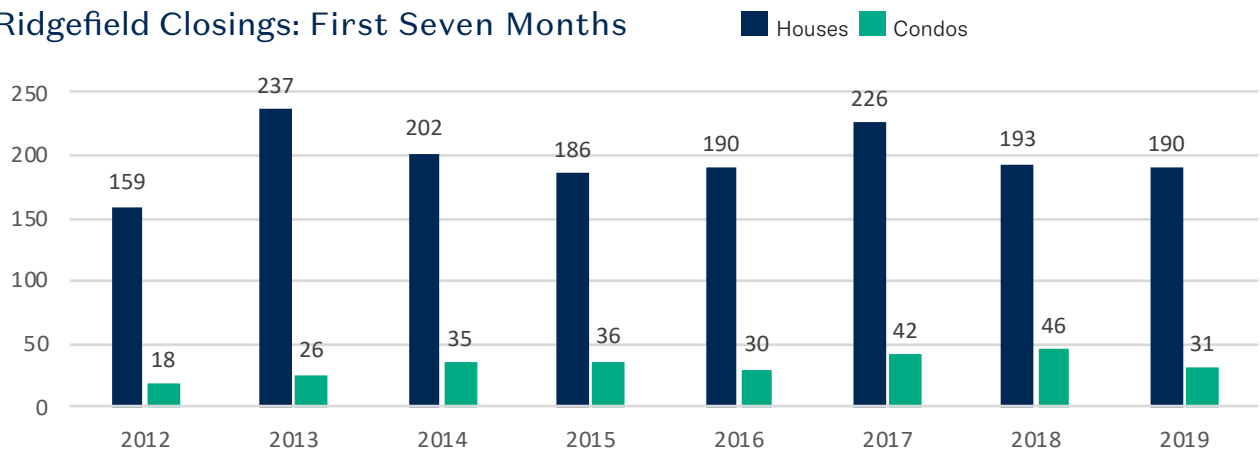## Year To Date Through July 31, 2019

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

HALSTEAD CONNECTICUT, LLC

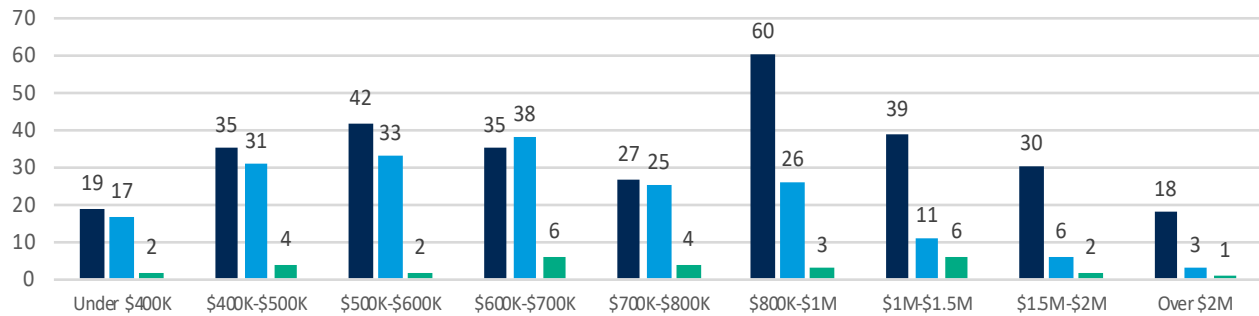|	2019	2018	% CHANGE
Houses: Closings in July	41	44	-6.8%
Houses: Closings First Seven Months	190	193	-1.6%
Houses: Average Closing Price First Seven Months	$707,043	$694,865	+1.8%
Houses: Active Inventory July 31st	305	277	+10.1%
Condos: Closings First Seven Months	31	46	-32.6%
Condos: Average Closing Price First Seven Months	$325,594	$344,583	-5.5%
Condos: Active Inventory July 31st	32	20	+60%
House & Condo $ Volume of Closings First Seven Months	$144,431,602	$149,959,825	-3.7%

Ridgefield Closings: First Seven Months

■ Houses ■ Condos

Year	Houses	Condos
2012	159	18
2013	237	26
2014	202	35
2015	186	36
2016	190	30
2017	226	42
2018	193	46
2019	190	31

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Data sourced from Greenwich MLS and Connecticut Smart MLS. Active Inventory includes Active and Contingent Contract status. Closings do not include non-mls, multi-family or land properties.

Ridgefield

Number of Houses Closed: First Seven Months

	2019	2018	%
Under $400K	17	12	+41.7%
$400K-$500K	31	28	+10.7%
$500K-$600K	33	37	-10.8%
$600K-$700K	38	41	-7.3%
$700K-$800K	25	31	-19.4%
$800K-$1M	26	21	+23.8%
$1M-$1.5M	11	21	-47.6%
$1.5M-$2M	6	1	+500%
Over $2M	3	1	+200%

Houses Active/Closed/Pending 2019
Active/Pending as of July 31st; Closed: First Seven Months

Legend: ■ Active ■ Closed ■ Pending

Under $400K: 19, 17, 2
$400K-$500K: 35, 31, 4
$500K-$600K: 42, 33, 2
$600K-$700K: 35, 38, 6
$700K-$800K: 27, 25, 4
$800K-$1M: 60, 26, 3
$1M-$1.5M: 39, 11, 6
$1.5M-$2M: 30, 6, 2
Over $2M: 18, 3, 1

Town Comparison: Sold Houses - First Seven Months

Town	# of Closed Houses		% change	Median Closing Price		% change
	2019	2018		2019	2018	
Darien	170	158	+7.6%	$1,230,000	$1,502,500	-18.1%
Easton	73	79	-7.6%	$562,500	$550,000	+2.3%
Fairfield	471	440	+7%	$580,000	$635,000	-8.7%
All of Greenwich	295	351	-16%	$1,950,000	$1,855,000	+5.1%
New Canaan	142	129	+10.1%	$1,212,500	$1,400,000	-13.4%
Norwalk	371	390	-4.9%	$487,890	$511,025	-4.5%
Redding	74	71	+4.2%	$534,000	$549,000	-2.7%
Ridgefield	190	193	-1.6%	$635,500	$639,000	-0.5%
Rowayton*	43	48	-10.4%	$1,181,250	$859,500	+37.4%
Stamford	400	439	-8.9%	$580,500	$600,000	-3.3%
Weston	94	93	+1.1%	$675,000	$690,000	-2.2%
Westport	191	245	-22%	$1,195,000	$1,247,500	-4.2%
Wilton	133	114	+16.7%	$725,000	$800,000	-9.4%

*Rowayton closing data also included in Norwalk.

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