

# HALSTEAD *is joining* Brown Harris Stevens

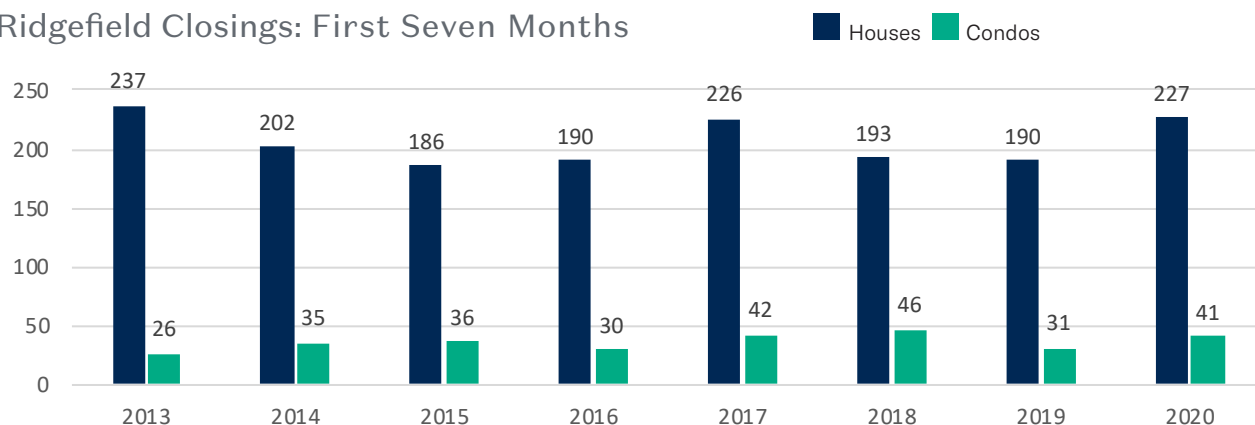
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## Ridgefield Market Report Year To Date Through July 31, 2020

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

	2020	2019	% CHANGE
Houses: Closings in July	70	41	+70.7%
Houses: Average Closing Price in July	\$687,138	\$737,805	-6.9%
Houses: Closings First Seven Months	227	190	+19.5%
Houses: Average Closing Price First Seven Months	\$737,871	\$707,043	+4.4%
Houses: Pending on July 31st	79	30	+163.3%
Houses: Active Inventory on July 31st	243	305	-20.3%
Condos: Closings First Seven Months	41	31	+32.3%
Condos: Average Closing Price First Seven Months	\$320,291	\$325,594	-1.6%
Condos: Active Inventory on July 31st	26	32	-18.8%
House & Condo \$ Volume of Closings First Seven Months	\$180,628,621	\$144,431,602	+25.1%

### Ridgefield Closings: First Seven Months



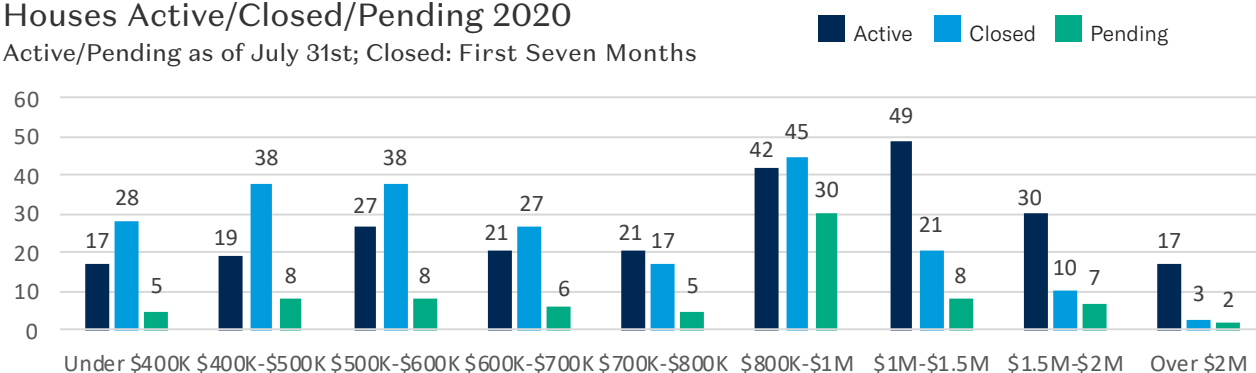
# Ridgefield

## Number of Houses Closed: First Seven Months

	2020	2019	%
Under \$400K	28	17	+64.7%
\$400K-\$500K	38	31	+22.6%
\$500K-\$600K	38	33	+15.2%
\$600K-\$700K	27	38	-28.9%
\$700K-\$800K	17	25	-32%
\$800K-\$1M	45	26	+73.1%
\$1M-\$1.5M	21	11	+90.9%
\$1.5M-\$2M	10	6	+66.7%
Over \$2M	3	3	0%

## Houses Active/Closed/Pending 2020

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



## Town Comparison: Sold Houses: First Seven Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2020	2019		2020	2019	
Darien	203	171	+18.7%	\$1,520,678	\$1,491,651	+1.9%
Easton	83	73	+13.7%	\$566,220	\$597,986	-5.3%
Fairfield	489	471	+3.8%	\$780,141	\$720,991	+8.2%
All of Greenwich	351	297	+18.2%	\$2,481,122	\$2,515,574	-1.4%
New Canaan	168	143	+17.5%	\$1,617,878	\$1,430,795	+13.1%
Norwalk	391	372	+5.1%	\$613,827	\$578,299	+6.1%
Redding	90	74	+21.6%	\$584,439	\$544,829	+7.3%
Ridgefield	227	190	+19.5%	\$737,871	\$707,043	+4.4%
Rowayton*	48	43	+11.6%	\$1,175,398	\$1,175,552	0%
Stamford	400	401	-0.2%	\$650,597	\$637,691	+2%
Weston	126	94	+34%	\$822,463	\$781,548	+5.2%
Westport	294	191	+53.9%	\$1,473,229	\$1,348,510	+9.2%
Wilton	164	134	+22.4%	\$843,832	\$794,547	+6.2%

\*Rowayton solds data also included in Norwalk.

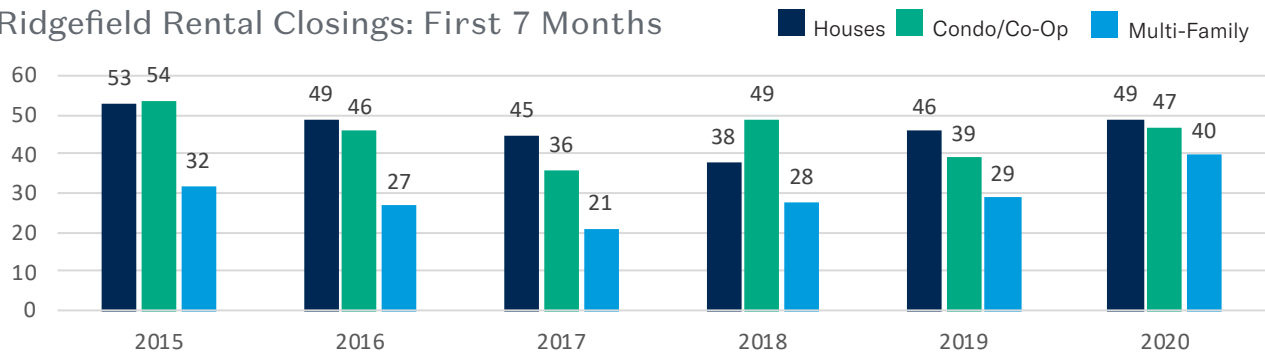
# Ridgefield Rental Report

Year To Date Through July 31, 2020

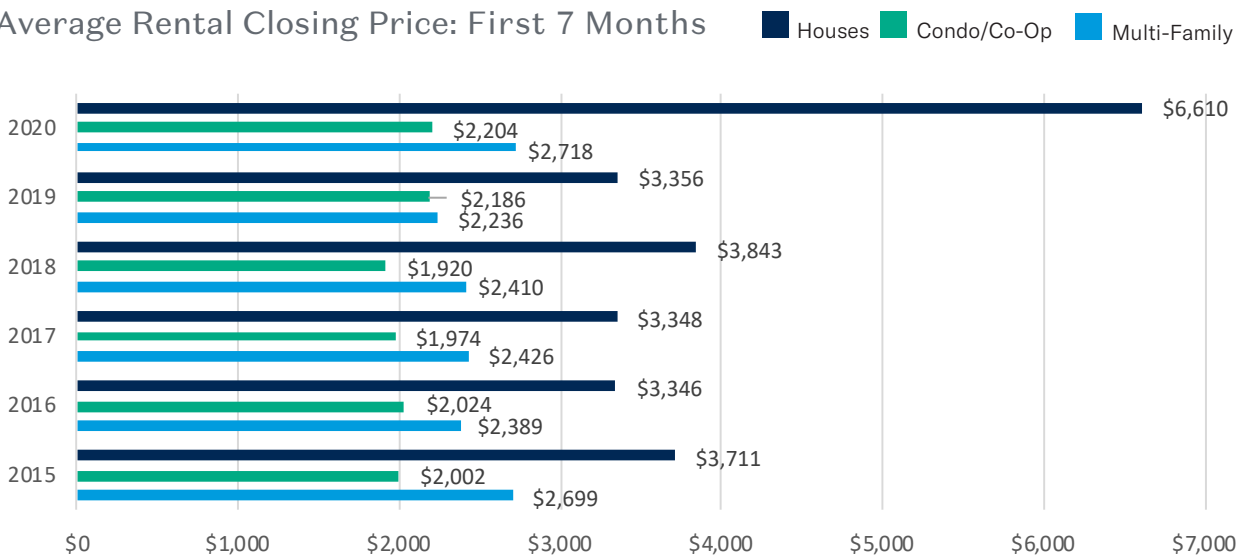
Totals Include Long, Short, and Flexible-Term Rentals

	2020	2019	% CHANGE
SF Houses: Number of Rental Closings First 7 Months	49	46	+6.5%
SF Houses: Average Rental Closing Price	\$6,610	\$3,356	+97%
Condo/Co-Op: Number of Rental Closings First 7 Months	47	39	+20.5%
Condo/Co-Op: Average Rental Closing Price	\$2,204	\$2,186	+0.8%
Multi-Family: Number of Rental Closings First 7 Months	40	29	+37.9%
Multi-Family: Average Rental Closing Price	\$2,718	\$2,236	+21.5%

## Ridgefield Rental Closings: First 7 Months



## Average Rental Closing Price: First 7 Months



in the first seven months of 2020 Ridgefield had 14 houses rent for \$6,000 a month or over as compared to zero in this price range in 2019, reflecting the large demand for short-term rentals in 2020.

# Lower Fairfield County July Review

## Lower Fairfield County: Sold Houses - July

Town	# of Closed Houses		% change	Average Closing Price		% change
	2020	2019		2020	2019	
Darien	52	38	+36.8%	\$1,424,307	\$1,465,500	-2.8%
Easton	24	9	+166.7%	\$542,537	\$617,801	-12.2%
Fairfield	144	101	+42.6%	\$761,621	\$708,746	+7.5%
All of Greenwich	84	71	+18.3%	\$2,135,545	\$2,378,283	-10.2%
New Canaan	46	32	+43.8%	\$1,610,109	\$1,371,791	+17.4%
Norwalk	94	76	+23.7%	\$569,296	\$576,945	-1.3%
Redding	28	12	+133.3%	\$515,772	\$542,584	-4.9%
Ridgefield	70	41	+70.7%	\$720,408	\$706,878	+1.9%
Rowayton*	12	8	+50%	\$1,027,450	\$1,108,604	-7.3%
Stamford	100	78	+28.2%	\$605,182	\$624,601	-3.1%
Weston	34	30	+13.3%	\$836,417	\$785,792	+6.4%
Westport	95	32	+196.9%	\$1,325,873	\$1,344,844	-1.4%
Wilton	57	32	+78.1%	\$774,793	\$764,266	+1.4%

\*Rowayton closing data also included in Norwalk.

## Dollar Volume of House Sales July 2020

To the right is a look at the total dollar volume of house sales for each Lower Fairfield County town in July of 2020 and the percentage change as it compares to July of 2019, in a historically strong July month. **Collectively, the dollar volume of closings was \$944 million, an increase of 55 percent vs. the same time period in 2019, and the highest dollar volume of closings for July in at least the past 15 years. The number of house closings—828 in Lower Fairfield County in July—was also the highest total in at least the past 15 years.**

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.

Condos in report include Condos and Co-Ops.

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