



**HALSTEAD**  
REAL ESTATE

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

# Ridgefield Market Report

Year To Date Through August 31, 2019

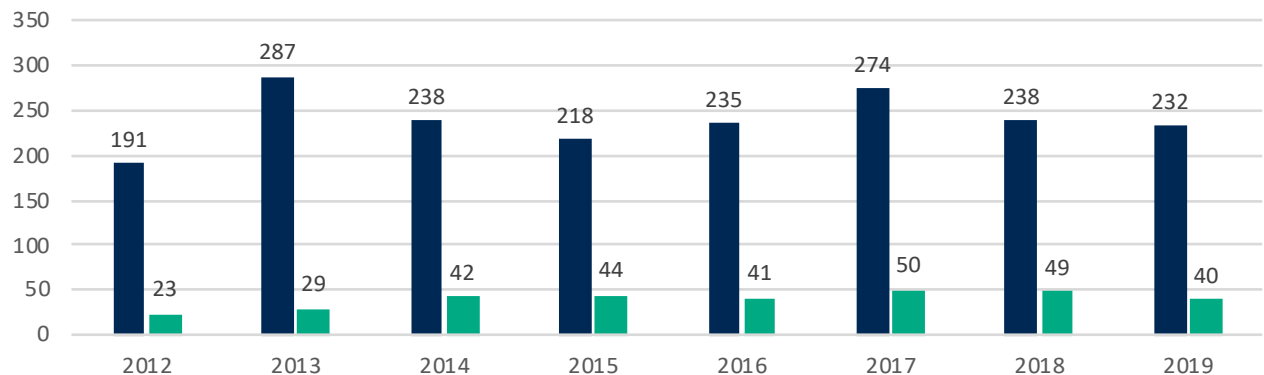
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HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in August	42	45	-6.7%
Houses: Closings First Eight Months	232	238	-2.5%
Houses: Average Closing Price First Eight Months	\$713,834	\$706,397	+1.1%
Houses: Active Inventory August 31st	277	258	+7.4%
Condos: Closings First Eight Months	40	49	-18.4%
Condos: Average Closing Price First Eight Months	\$320,960	\$345,139	-7%
Condos: Active Inventory August 31st	28	28	0%
House & Condo \$ Volume of Closings First Eight Months	\$178,447,802	\$185,034,325	-3.6%

## Ridgefield Closings: First Eight Months

■ Houses ■ Condos





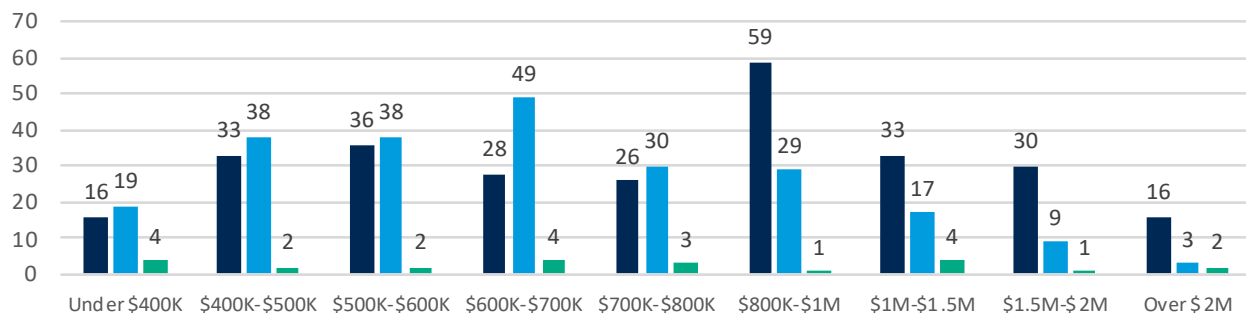
## Number of Houses Closed: First Eight Months

	2019	2018	%
Under \$400K	19	13	+46.2%
\$400K-\$500K	38	32	+18.8%
\$500K-\$600K	38	46	-17.4%
\$600K-\$700K	49	50	-2%
\$700K-\$800K	30	37	-18.9%
\$800K-\$1M	29	29	0%
\$1M-\$1.5M	17	28	-39.3%
\$1.5M-\$2M	9	2	+350%
Over \$2M	3	1	+200%

## Houses Active/Closed/Pending 2019

Active/Pending as of August 31st; Closed: First Eight Months

Active Closed Pending



## Town Comparison: Sold Houses - First Eight Months

Town	# of Closed Houses		% change	Median Closing Price		% change
	2019	2018		2019	2018	
Darien	206	192	+7.3%	\$1,250,000	\$1,426,250	-12.4%
Easton	89	96	-7.3%	\$560,000	\$558,500	+0.3%
Fairfield	548	536	+2.2%	\$580,000	\$639,000	-9.2%
All of Greenwich	354	412	-14.1%	\$1,950,000	\$1,850,000	+5.4%
New Canaan	172	155	+11%	\$1,212,500	\$1,380,000	-12.1%
Norwalk	434	460	-5.7%	\$489,500	\$515,000	-5%
Redding	83	90	-7.8%	\$535,000	\$553,000	-3.3%
Ridgefield	232	238	-2.5%	\$638,000	\$648,000	-1.5%
Rowayton*	49	52	-5.8%	\$1,111,000	\$885,750	+25.4%
Stamford	490	512	-4.3%	\$584,838	\$590,000	-0.9%
Weston	111	113	-1.8%	\$699,000	\$690,000	+1.3%
Westport	239	305	-21.6%	\$1,197,500	\$1,247,500	-4%
Wilton	164	142	+15.5%	\$722,500	\$823,750	-12.3%

\*Rowayton closing data also included in Norwalk.