



HALSTEAD
REAL ESTATE

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

Ridgefield Market Report

Year To Date Through February 28, 2019

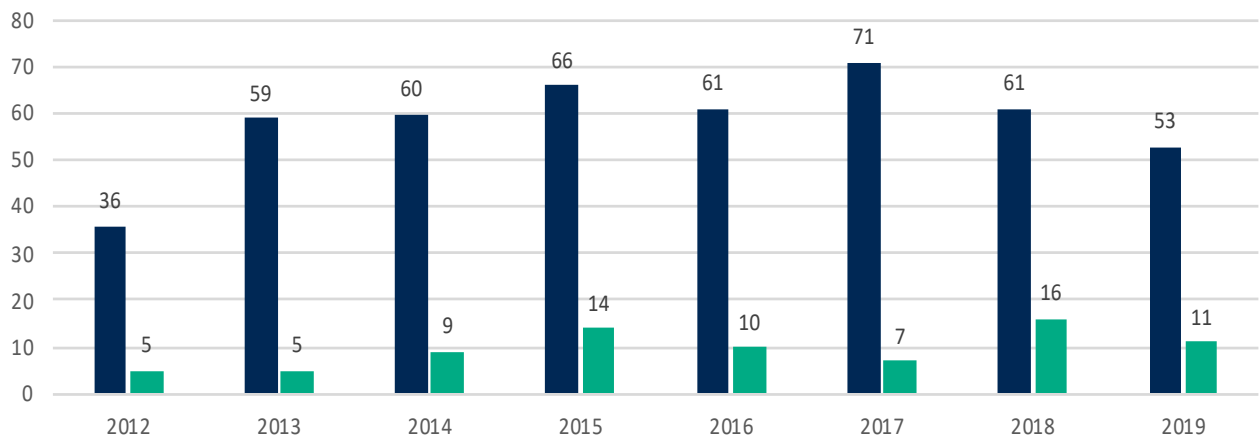
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HALSTEAD CONNECTICUT, LLC

	2019	2018	% CHANGE
Houses: Closings in February	14	17	-17.6%
Houses: Closings Dec.-Feb. (3 months)	53	61	-13.1%
Houses: Average Closing Price Dec.-Feb. (3 months)	\$724,508	\$727,541	-0.4%
Houses: Active Inventory on February 28th	201	215	-6.5%
Condos: Closings Dec.-Feb. (3 months)	11	16	-31.3%
Condos: Average Closing Price Dec.-Feb. (3 months)	\$263,318	\$334,313	-21.2%
Condos: Active Inventory on February 28th	26	15	+73.3%
House & Condo \$ Volume of Closings Dec.-Feb. (3 months)	\$41,295,400	\$49,729,000	-17%

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

■ Houses ■ Condos





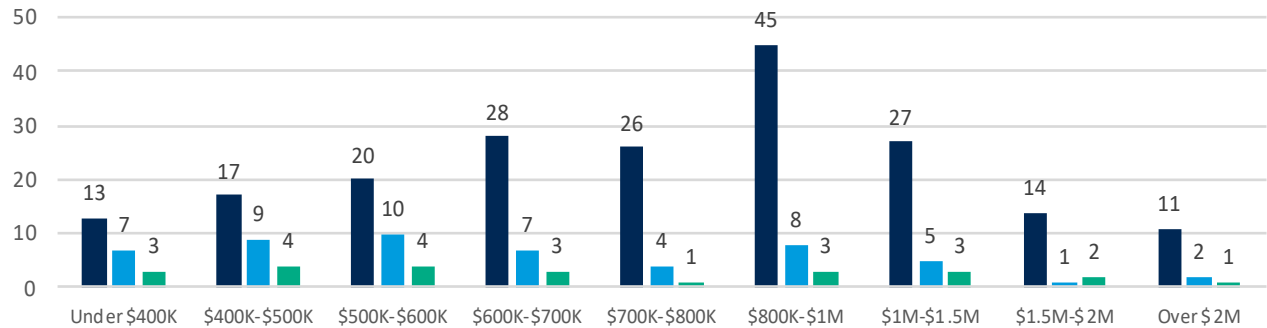
Number of Houses Closed: 3 Months (Dec.-Feb.)

	2019	2018	%
Under \$400K	7	4	+75%
\$400K-\$500K	9	7	+28.6%
\$500K-\$600K	10	11	-9.1%
\$600K-\$700K	7	12	-41.7%
\$700K-\$800K	4	11	-63.6%
\$800K-\$1M	8	7	+14.3%
\$1M-\$1.5M	5	8	-37.5%
\$1.5M-\$2M	1	0	NA
Over \$2M	2	1	+100%

Houses Active/Closed/Pending 2019

Active/Pending as of February 28th; 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
	2019	2018		2019	2018	
Darien	55	49	+12.2%	\$1,321,683	\$1,438,899	-8.1%
Easton	23	26	-11.5%	\$669,785	\$506,092	+32.3%
Fairfield	130	135	-3.7%	\$751,512	\$786,498	-4.4%
All of Greenwich	98	118	-16.9%	\$2,526,763	\$2,562,182	-1.4%
New Canaan	46	39	+17.9%	\$1,342,314	\$1,716,994	-21.8%
Norwalk	115	116	-0.9%	\$563,351	\$582,001	-3.2%
Redding	19	19	0%	\$508,016	\$513,458	-1.1%
Ridgefield	53	61	-13.1%	\$724,508	\$727,541	-0.4%
Rowayton*	9	10	-10%	\$973,167	\$1,257,975	-22.6%
Stamford	131	144	-9%	\$589,006	\$655,109	-10.1%
Weston	30	39	-23.1%	\$777,647	\$872,833	-10.9%
Westport	54	87	-37.9%	\$1,191,190	\$1,431,981	-16.8%
Wilton	41	39	+5.1%	\$714,939	\$835,715	-14.5%

*Rowayton closing data also included in Norwalk.