



**HALSTEAD**  
REAL ESTATE

Ridgefield  
Market Report  
First Half 2019 **2019**

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

 **MAYFAIR**  
International Realty

**LUXURY**  
*PORTFOLIO*  
INTERNATIONAL

*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD

[halstead.com](http://halstead.com)

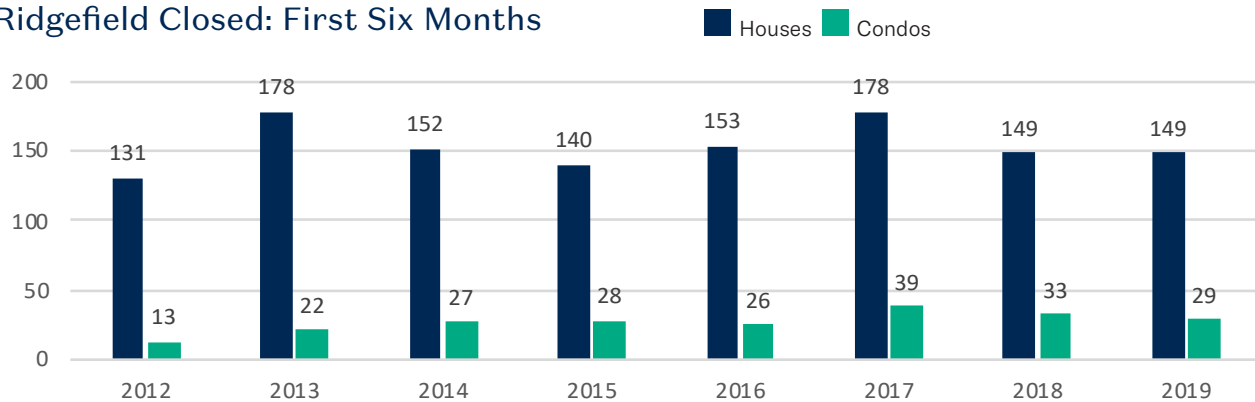
**HALSTEAD CONNECTICUT, LLC**

# Ridgefield Overview

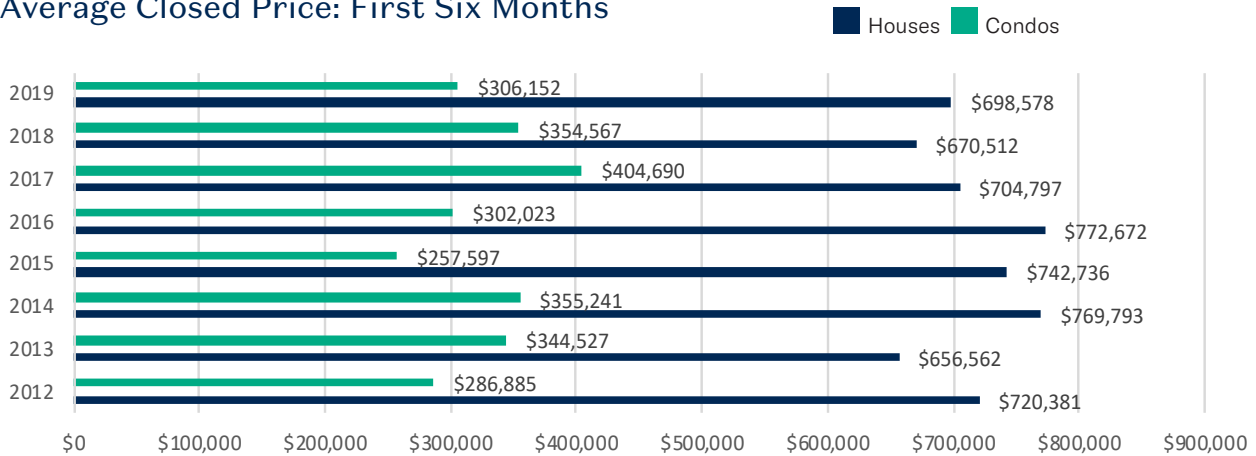


	2019	2018	% CHANGE
Houses: Closings in First Six Months	149	149	0%
Houses: Average Closing Price First Six Months	\$698,578	\$670,512	+4.2%
Houses: Pending on June 30th	37	50	-26%
Houses: Inventory on June 30th	327	301	+8.6%
Condos: Closings First Six Months	29	33	-12.1%
Condos: Average Closing Price First Six Months	\$306,152	\$354,567	-13.7%
Condos: Inventory on June 30th	27	27	0%

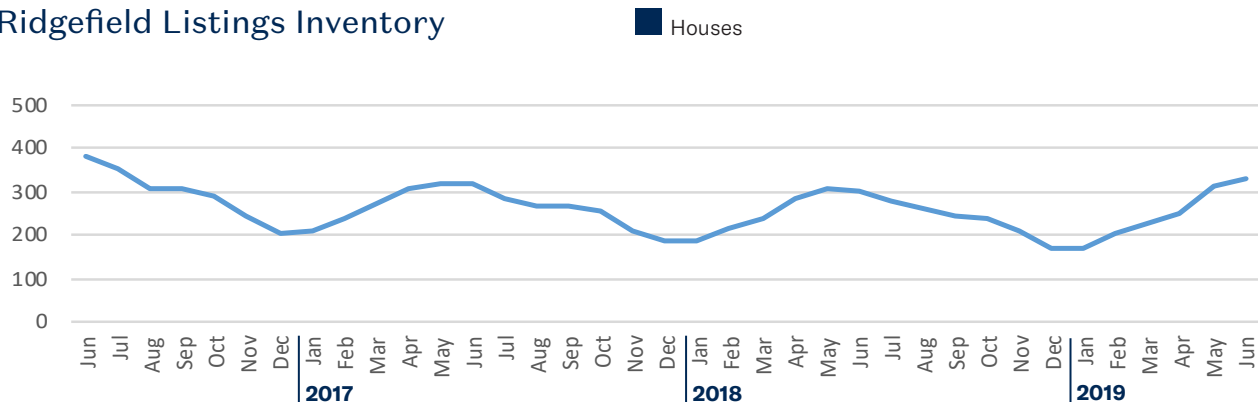
## Ridgefield Closed: First Six Months



## Average Closed Price: First Six Months



## Ridgefield Listings Inventory





## Active House Listings as of June 30th

	2019	2018	%
Under \$400K	15	11	+36.4%
\$400K-\$500K	41	26	+57.7%
\$500K-\$600K	52	31	+67.7%
\$600K-\$700K	37	34	+8.8%
\$700K-\$800K	31	46	-32.6%
\$800K-\$1M	64	52	+23.1%
\$1M-\$1.5M	45	64	-29.7%
\$1.5M-\$2M	26	19	+36.8%
Over \$2M	16	18	-11.1%

## Number of Houses Closed: First Six Months

	2019	2018	%
Under \$400K	16	11	+45.5%
\$400K-\$500K	25	23	+8.7%
\$500K-\$600K	27	33	-18.2%
\$600K-\$700K	26	29	-10.3%
\$700K-\$800K	20	20	0%
\$800K-\$1M	20	17	+17.6%
\$1M-\$1.5M	8	15	-46.7%
\$1.5M-\$2M	4	1	+300%
Over \$2M	3	0	NA

## Average List-to-Sale-Price Ratio: Houses

Based on closing from First Six Months 2019

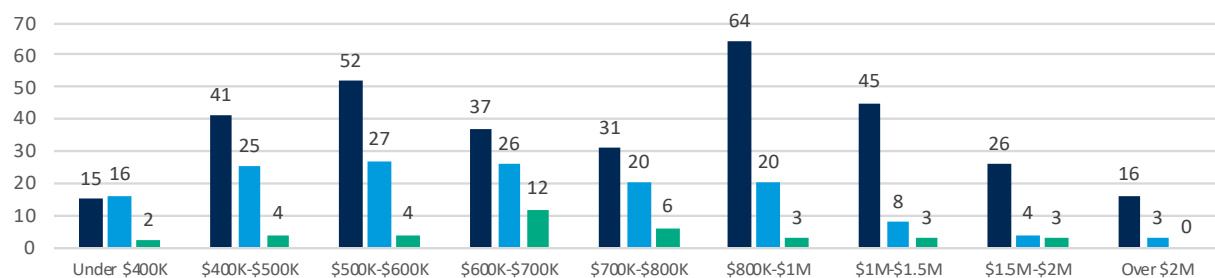
UNDER \$400K	\$400K-\$500K	\$500K-\$600K	\$600K-\$700K	\$700K-\$800K	\$800K-\$1M	\$1M-\$1.5M	\$1.5M-\$2M	OVER \$2M
95.6%	96.5%	96.3%	97.1%	97.1%	95.9%	92.6%	94.5%	89.5%

Average for all price points: 96.1%

## Houses: Active/Closed/Pending

Active/Pending as of June 30th; Closed: First Six Months

Active Closed Pending





## Active Condo/Co-Op Listings as of June 30th

	2019	2018	%
Under \$200K	3	7	-57.1%
\$200K-\$400K	7	10	-30%
\$400K-\$600K	8	4	+100%
\$600K-\$800K	7	6	+16.7%
Over \$800K	2	0	NA

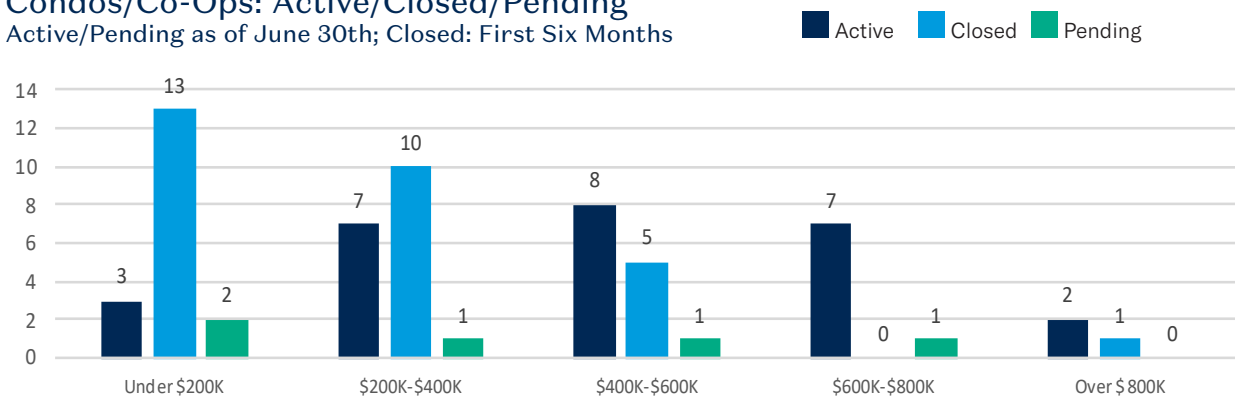
## Number of Condos/Co-Ops Closed: First Six Months

	2019	2018	%
Under \$200K	13	10	+30%
\$200K-\$400K	10	13	-23.1%
\$400K-\$600K	5	3	+66.7%
\$600K-\$800K	0	6	NA
Over \$800K	1	1	0%

## Average List-to-Sale-Price Ratio: Condos Based on closing from First Six Months 2019

UNDER \$200K	\$200K-\$400K	\$400K-\$600K	\$600K-\$800K	OVER \$800K
97.0%	97.8%	97.0%	N/A	96.8%
Average for all price points: 97.3%				

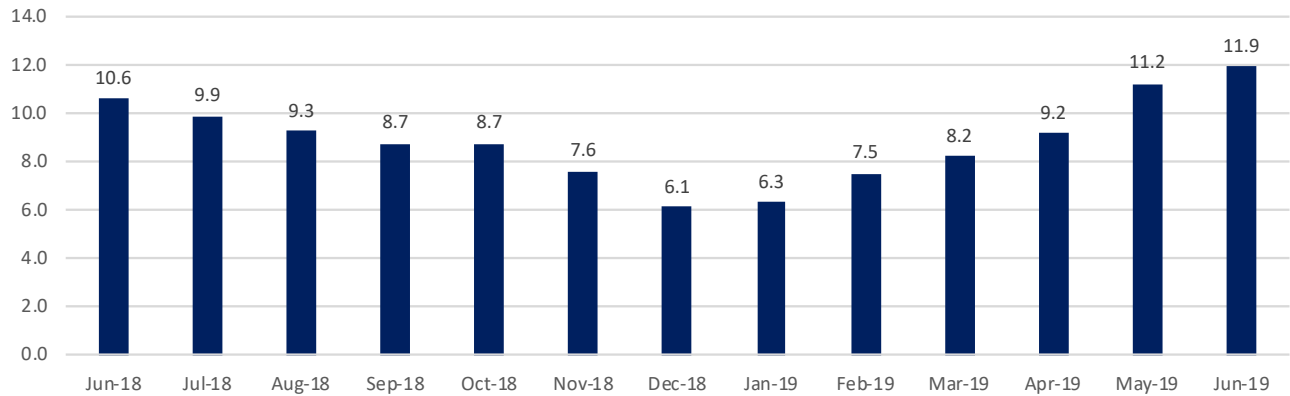
## Condos/Co-Ops: Active/Closed/Pending Active/Pending as of June 30th; Closed: First Six Months



# Ridgefield Absorption Rate: Houses

Absorption Rate: How many months it would take to sell all active listings in a given market or price range. We calculate it by taking the average number of closings over the prior 12 months and multiplying that by the number of active listings.

Absorption Rate in Months: Houses



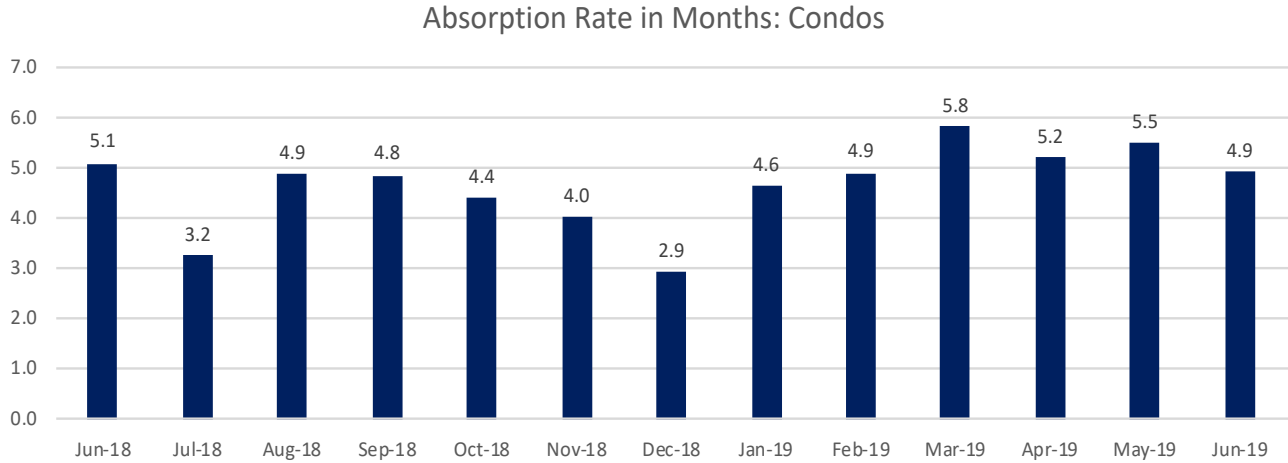
	JUNE 2019		DECEMBER 2018		JUNE 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Under \$400K	15	6.4	9	4.7	11	5.3
\$400K-\$500K	41	9.8	18	4.5	26	6.0
\$500K-\$600K	52	11.3	17	3.3	31	5.8
\$600K-\$700K	37	7.4	18	3.4	34	6.1
\$700K-\$800K	31	8.1	22	5.7	46	14.2
\$800K-\$1M	64	17.1	32	9.1	52	13.9
\$1M-\$1.5M	45	17.4	26	8.2	64	20.8
\$1.5M-\$2M	26	31.2	15	25.7	19	38.0
Over \$2M	16	38.4	11	66.0	18	36.0

Ridgefield had an **11.9**-month supply of houses for sale in June, 12% higher than the same time last year, when the absorption rate was 10.6 months. Price ranges under \$800,000 averaged having an **8.6**-month supply of houses.



323 Florida Hill Road, Ridgefield. \$4,995,000 Web#170182508

# Ridgefield Absorption Rate: Condos



	JUNE 2019		DECEMBER 2018		JUNE 2018	
	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE	LISTINGS	ABSORPTION RATE
Under \$200K	3	1.6	2	1.3	7	4.0
\$200K-\$400K	7	3.0	3	1.2	10	6.0
\$400K-\$600K	8	8.0	4	4.8	4	4.0
\$600K-\$800K	7	28.0	4	5.3	6	9.0
Over \$800K	2	24.0	4	48.0	0	--

Ridgefield had a **4.9**-month supply of condos for sale in June, similar to the same time last year, when the absorption rate was 5.1 months. From June 2018 to June 2019 Ridgefield averaged having a **4.6**-month supply of condos for sale.



110 North Salem Road, Ridgefield. \$849,000 Web# 170182314

