

Houses & Condos

# Ridgefield

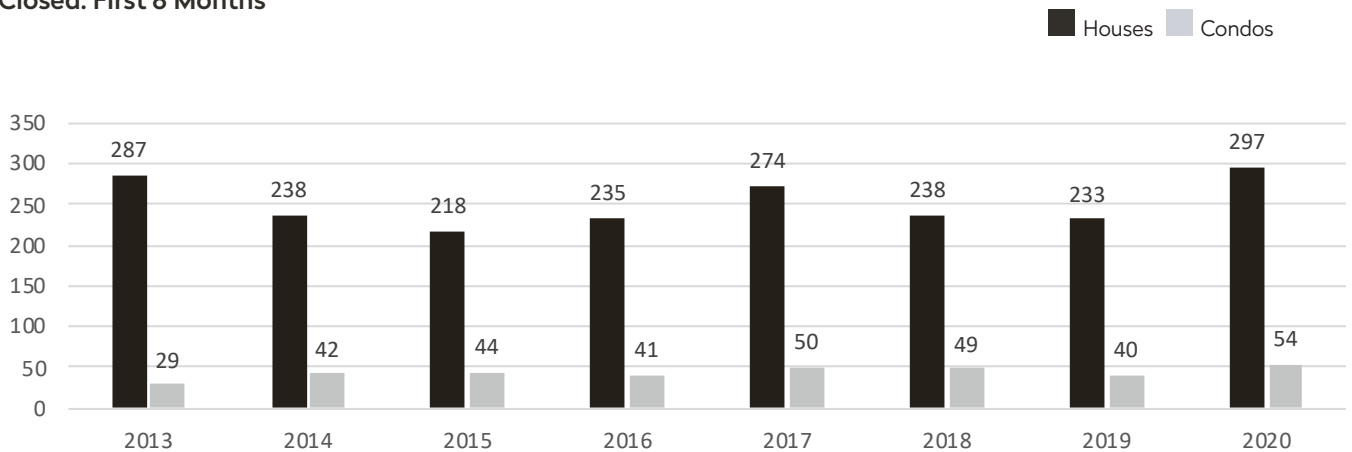
## Year to Date Through August 31, 2020

In August there were 68 Ridgefield house closings, a 58% increase from August of 2019. The average sale price was \$876,201, 18% higher than August of 2019. There were 77 houses pending on August 31, as compared to 23 at the same time a year ago, a 235% increase.

Through the year's first eight months there have been 351 house and condo closings, a 29% increase from the same time a year ago.



### Closed: First 8 Months



### # of Houses Closed: First 8 Months

	2020	2019	%		2020	2019	%
Under \$400K	32	19	+68.4%	Houses: Closings in August	68	43	+58.1%
\$400K-\$500K	49	38	+28.9%	Houses: Average Closing Price in August	\$876,201	\$741,772	+18.1%
\$500K-\$600K	48	38	+26.3%	Houses: Closings First 8 Months	297	233	+27.5%
\$600K-\$700K	34	50	-32%	Houses: Average Closing Price First 8 Months	\$772,368	\$713,452	+8.3%
\$700K-\$800K	24	30	-20%	Houses: Pending on August 31	77	23	+234.8%
\$800K-\$1M	60	29	+106.9%	Houses: Active Inventory on August 31	215	277	-22.4%
\$1M-\$1.5M	28	17	+64.7%	Condos: Closings First 8 Months	54	40	+35%
\$1.5M-\$2M	16	9	+77.8%	Condos: Average Closing Price First 8 Months	\$333,084	\$320,960	+3.8%
Over \$2M	6	3	+100%	Condos: Active Inventory on August 31	24	28	-14.3%
				House & Condo \$ Volume of Closings First 8 Mos	\$247,379,953	\$179,072,802	+38.1%

# Ridgefield

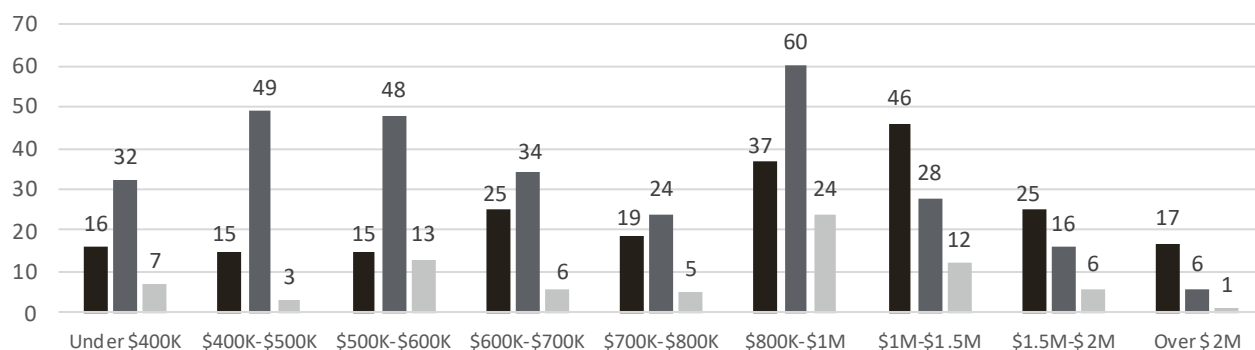
## Year to Date Through August 31, 2020

Halstead is coming to  
**Brown Harris Stevens**

### Houses Active/Closed/Pending 2020

Active/Pending as of August 31st; Closed: First 8 Months

■ Active ■ Closed ■ Pending



### Town Comparison: Sold Houses First 8 Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2020	2019		2020	2019	
Darien	269	209	+28.7%	\$1,564,856	\$1,526,130	+2.5%
Easton	105	89	+18%	\$585,259	\$597,922	-2.1%
Fairfield	642	551	+16.5%	\$818,400	\$710,181	+15.2%
All of Greenwich	460	362	+27.1%	\$2,558,519	\$2,457,366	+4.1%
New Canaan	231	172	+34.3%	\$1,620,989	\$1,411,477	+14.8%
Norwalk	470	442	+6.3%	\$631,570	\$574,453	+9.9%
Redding	116	83	+39.8%	\$606,610	\$543,251	+11.7%
Ridgefield	297	233	+27.5%	\$772,368	\$713,452	+8.3%
Rowayton*	60	50	+20%	\$1,203,102	\$1,173,625	+2.5%
Stamford	523	496	+5.4%	\$670,954	\$647,427	+3.6%
Weston	170	114	+49.1%	\$846,073	\$795,518	+6.4%
Westport	398	239	+66.5%	\$1,540,094	\$1,357,704	+13.4%
Wilton	222	165	+34.5%	\$853,794	\$787,600	+8.4%

\*Rowayton solds data also included in Norwalk.