

First Half 2021  
Ridgefield Market Report

# Ridgefield

**Brown Harris Stevens**



# Ridgefield Overview

Ridgefield's strong seller's market in the second quarter included 128 house closings at an average closing price of \$924K, the most closings since 2005 and the highest average closing price since 2007. Houses on average sold for 101.3% of the list price, a record since at least 2001. Meanwhile, houses that closed spent on average just 66 cumulative days on the market, under 100 days for the first time in over a decade. Inventory remains at historically low levels, with just 115 active houses at the end of June, less than half what Ridgefield has typically seen for this time of year.

## Single Family Houses

### Number of Solds Q2

2021 vs. 2020

↑ 47%

### Average Sold Price Q2

2021 vs. 2020

↑ 16%

### June 30 Inventory

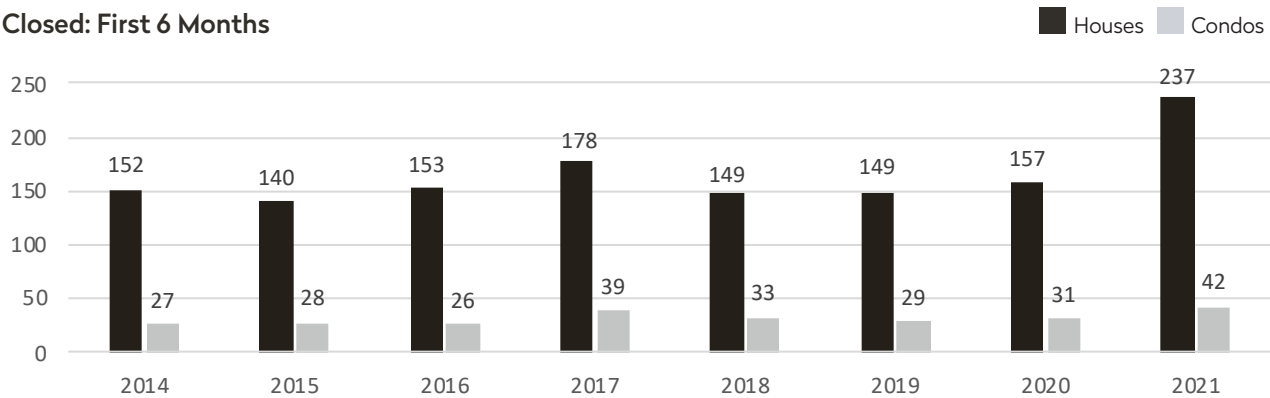
vs. June 30, 2020

↓ 53%

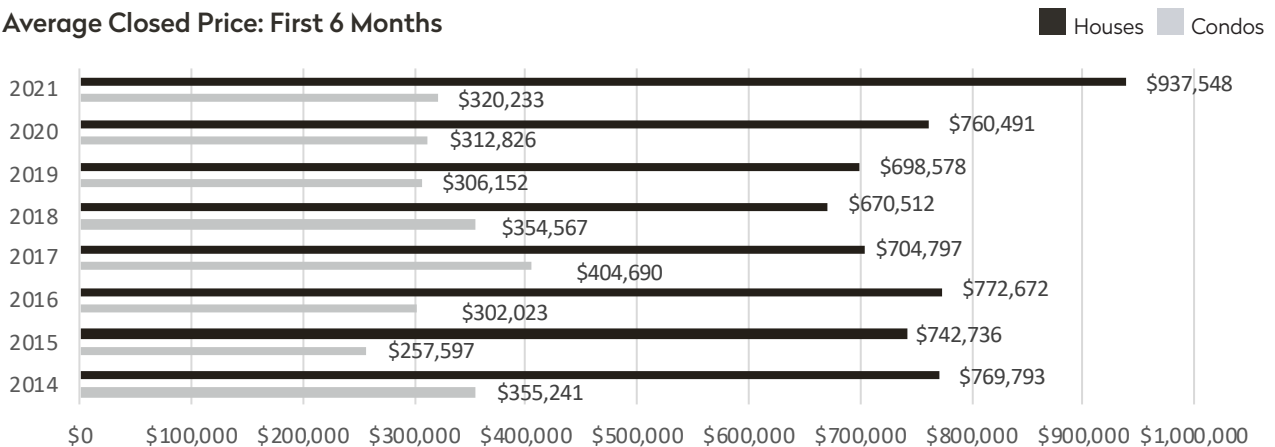
## Single Family Houses

	2021	2020	% CHANGE
Houses: Closings in Second Quarter	128	87	+47.1%
Houses: Average Closing Price Second Quarter	\$931,334	\$801,079	+16.3%
Houses: Closings First 6 Months	237	157	+51%
Houses: Average Closing Price First 6 Months	\$937,548	\$760,491	+23.3%
Houses: Pending on June 30th	82	63	+30.2%
Houses: Inventory on June 30th	115	246	-53.3%
Condos: Closings First 6 Months	42	31	+35.5%
Condos: Average Closing Price First 6 Months	\$320,233	\$312,826	+2.4%
Condos: Inventory on June 30th	10	33	-69.7%

## Closed: First 6 Months



## Average Closed Price: First 6 Months



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# Ridgefield

## Single Family Houses

### Active House Listings as of June 30

	2021	2020	% CHANGE
Under \$400K	3	17	-82.4%
\$400K-\$500K	8	23	-65.2%
\$500K-\$600K	11	22	-50%
\$600K-\$700K	17	22	-22.7%
\$700K-\$800K	10	17	-41.2%
\$800K-\$1M	19	55	-65.5%
\$1M-\$1.5M	30	45	-33.3%
\$1.5M-\$2M	9	29	-69%
Over \$2M	8	16	-50%

### Number of Houses Closed: First 6 Months

	2021	2020	% CHANGE
Under \$400K	13	21	-38.1%
\$400K-\$500K	12	27	-55.6%
\$500K-\$600K	32	25	+28%
\$600K-\$700K	35	16	+118.8%
\$700K-\$800K	27	8	+237.5%
\$800K-\$1M	48	32	+50%
\$1M-\$1.5M	48	17	+182.4%
\$1.5M-\$2M	14	8	+75%
Over \$2M	8	3	+166.7%

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

Based on Closing in First 6 Months of 2021

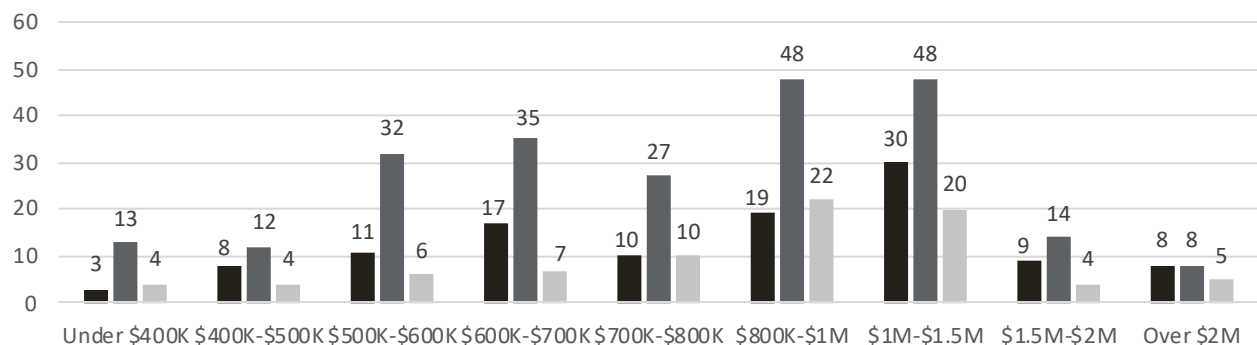
UNDER \$400K	\$400K-\$500K	\$500K-\$600K	\$600K-\$700K	\$700K-\$800K	\$800K-\$1M	\$1M-\$1.5M	\$1.5M-\$2M	OVER \$2M
96.7%	97.8%	103.0%	100.1%	101.3%	100.0%	100.9%	98.3%	101.1%

Average for all price points: 100.4%

### Houses: Active/Closed/Pending

Active/Pending as of June 30; Closed: First 6 Months 2021

Active Closed Pending



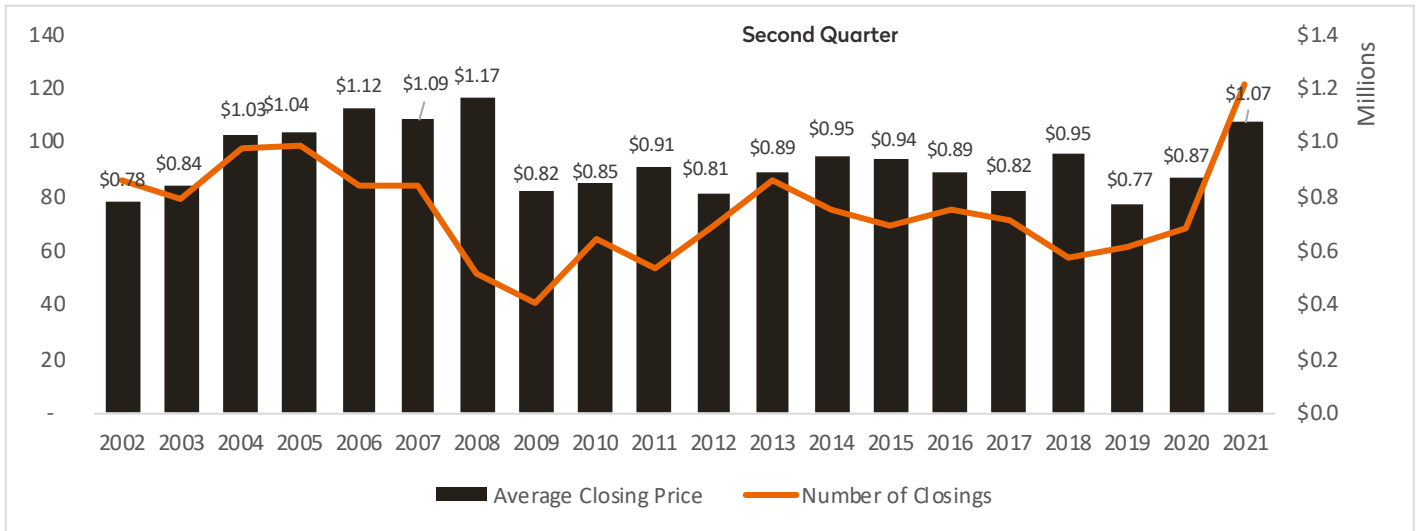
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# Ridgefield

## Single Family Houses

### Second Quarter: 2002-2021

### Average Closing Price/Number of Closings - Ridgefield Houses



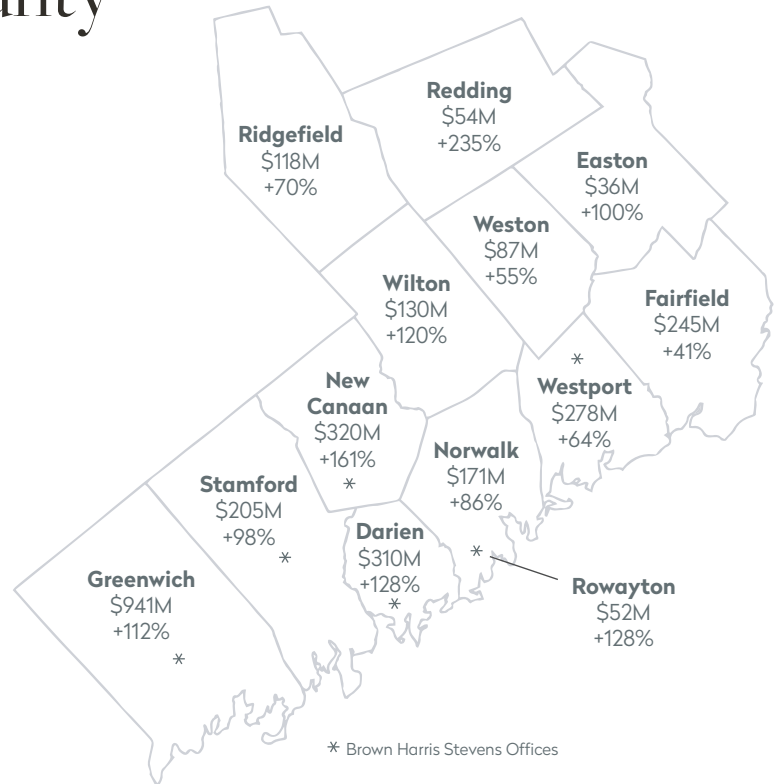
SECOND QUARTER	AVERAGE CLOSING PRICE	AVG. CLOSING PRICE % CHANGE YEAR-OVER-YEAR	# OF CLOSINGS	# OF CLOSINGS % CHANGE YEAR-OVER-YEAR	AVERAGE CDOM
2002	\$780,803	+5.7%	86	0%	67
2003	\$842,384	+7.9%	79	-8.1%	81
2004	\$1,026,140	+21.8%	98	+24.1%	76
2005	\$1,041,270	+1.5%	99	+1%	64
2006	\$1,123,858	+7.9%	84	-15.2%	68
2007	\$1,086,012	-3.4%	84	0%	89
2008	\$1,167,935	+7.5%	51	-39.3%	199
2009	\$819,045	-29.9%	41	-19.6%	191
2010	\$845,055	+3.2%	64	+56.1%	193
2011	\$906,085	+7.2%	53	-17.2%	204
2012	\$812,242	-10.4%	69	+30.2%	195
2013	\$888,909	+9.4%	86	+24.6%	174
2014	\$949,852	+6.9%	75	-12.8%	176
2015	\$942,897	-0.7%	69	-8%	153
2016	\$888,506	-5.8%	75	+8.7%	200
2017	\$815,843	-8.2%	71	-5.3%	230
2018	\$954,367	+17%	57	-19.7%	157
2019	\$768,516	-19.5%	61	+7%	178
2020	\$866,799	+12.8%	68	+11.5%	232
2021	\$1,072,842	+23.8%	121	+77.9%	66

Source: Smart MLS

# Lower Fairfield County

## Dollar Volume of House Sales Second Quarter 2021 vs. 2020

To the right is a look at the total dollar volume of house sales for each town for the second quarter of 2021 and the percentage change as it compares to the same time frame in 2020. Collectively, the dollar volume of closings in the second quarter of 2021 for Lower Fairfield County was \$2.9 billion, an increase of 98 percent vs. the second quarter of 2020.



### Town Comparison: Sold Houses – Second Quarter

Town	# of Closed Houses		% change	Average Closing Price		% change
	2021	2020		2021	2020	
Darien	163	91	+79.1%	\$1,901,179	\$1,494,701	+27.2%
Easton	42	32	+31.3%	\$855,520	\$561,765	+52.3%
Fairfield	251	220	+14.1%	\$977,730	\$788,972	+23.9%
All of Greenwich	310	164	+89%	\$3,036,165	\$2,703,186	+12.3%
New Canaan	152	78	+94.9%	\$2,105,242	\$1,573,008	+33.8%
Norwalk	214	148	+44.6%	\$798,118	\$621,822	+28.4%
Redding	63	32	+96.9%	\$860,610	\$506,031	+70.1%
Ridgefield	128	87	+47.1%	\$931,334	\$801,079	+16.3%
Rowayton*	30	20	+50%	\$1,734,375	\$1,139,625	+52.2%
Stamford	244	167	+46.1%	\$838,657	\$618,755	+35.5%
Weston	71	64	+10.9%	\$1,228,879	\$881,794	+39.4%
Westport	150	121	+24%	\$1,853,367	\$1,401,082	+32.3%
Wilton	121	68	+77.9%	\$1,072,842	\$866,799	+23.8%

\*Rowayton solds data also included in Norwalk.

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### Brown Harris Stevens

#### Connecticut

**Greenwich**

125 Mason Street  
Greenwich, CT 06830  
203.869.8100

**Darien Office**

671 Boston Post Road  
Darien, CT 06820  
203.655.1418

**Rowayton**

140 Rowayton Avenue  
Rowayton, CT 06853  
203.655.1419

**New Canaan**

183 Elm Street  
New Canaan, CT 06840  
203.966.7800

**Stamford**

1099 High Ridge Road  
Stamford, CT 06905  
203.329.8801

**Westport**

56 Post Road  
Westport, CT 06880  
203.221.0666

#### Corporate

**Development Marketing**

445 Park Avenue  
New York, NY 10022  
212.521.5757

# Contact Us

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