

Houses & Condos

Ridgefield

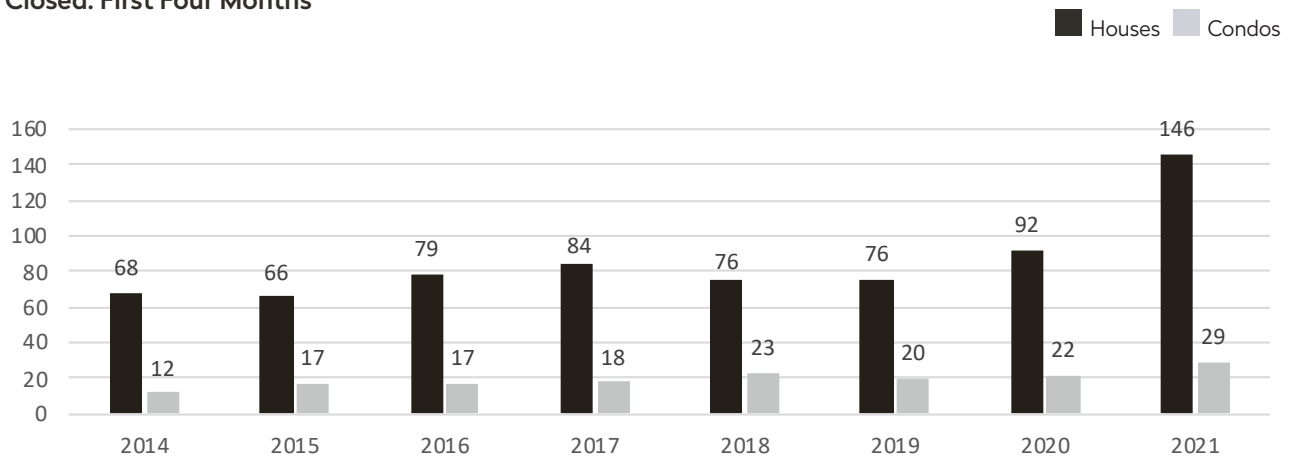
Year to Date Through April 2021

Thirty-seven houses closed in Ridgefield in April, a 68% increase from April of 2020, with the average closing price up 39% to \$941K. Houses on average sold for 101.6% of the list price, with 23 of the 37 properties selling for at or above the asking price. Meanwhile, the average cumulative days on the market for the sold houses was 85 days, a decrease of 35% from closings in April of last year, which averaged 140 days on market.

On April 30, Ridgefield had 104 active house listings, 44% fewer than at the end of April of 2020.



Closed: First Four Months



of Houses Closed: First Four Months

	2021	2020	%
Under \$400K	7	14	-50%
\$400K-\$500K	8	15	-46.7%
\$500K-\$600K	14	16	-12.5%
\$600K-\$700K	22	11	+100%
\$700K-\$800K	16	5	+220%
\$800K-\$1M	33	19	+73.7%
\$1M-\$1.5M	30	7	+328.6%
\$1.5M-\$2M	11	4	+175%
Over \$2M	5	1	+400%

	2021	2020	% CHANGE
Houses: Closings in April	37	22	+68.2%
Houses: Average Closing Price in April	\$941,388	\$677,977	+38.9%
Houses: Closings First Four Months	146	92	+58.7%
Houses: Average Closing Price First Four Months	\$943,969	\$702,377	+34.4%
Houses: Pending on April 30	71	41	+73.2%
Houses: Active Inventory on April 30	104	184	-43.5%
Condos: Closings First Four Months	29	22	+31.8%
Condos: Average Closing Price First Four Months	\$284,493	\$318,277	-10.6%
Condos: Active Inventory on April 30	8	23	-65.2%
House & Condo \$ Volume of Closings First Four Mo.s	\$146,069,838	\$71,620,738	+103.9%

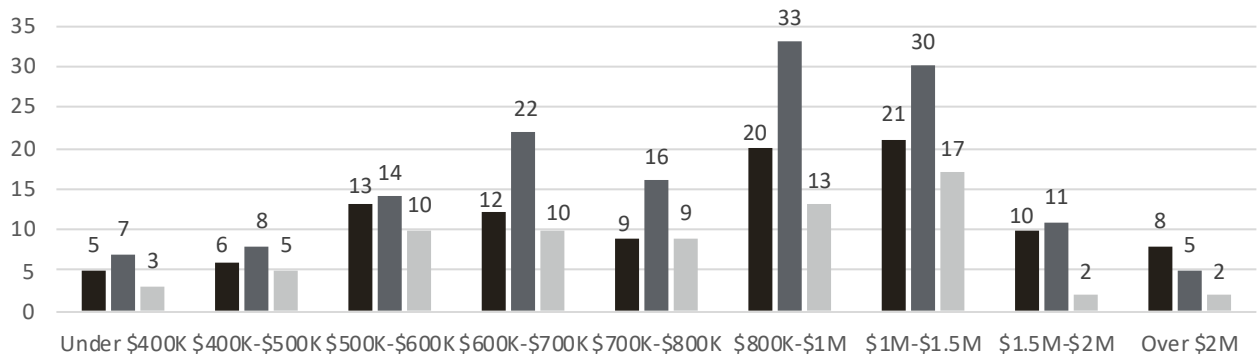
Ridgefield

Year to Date Through April 2021

Houses Active/Closed/Pending 2021

Active/Pending as of April 30; Closed: First Four Months

■ Active ■ Closed ■ Pending



Town Comparison: Sold Houses: First Four Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2021	2020		2021	2020	
Darien	106	81	+30.9%	\$1,702,285	\$1,395,587	+22%
Easton	43	35	+22.9%	\$756,438	\$535,763	+41.2%
Fairfield	277	181	+53%	\$911,899	\$777,766	+17.2%
All of Greenwich	285	137	+108%	\$2,997,407	\$2,062,722	+45.3%
New Canaan	128	68	+88.2%	\$1,956,449	\$1,554,188	+25.9%
Norwalk	229	193	+18.7%	\$707,720	\$563,141	+25.7%
Redding	56	39	+43.6%	\$687,684	\$526,833	+30.5%
Ridgefield	146	92	+58.7%	\$943,969	\$702,377	+34.4%
Rowayton*	29	20	+45%	\$1,509,932	\$1,024,455	+47.4%
Stamford	259	193	+34.2%	\$786,793	\$611,667	+28.6%
Weston	67	40	+67.5%	\$1,155,093	\$761,406	+51.7%
Westport	151	117	+29.1%	\$1,818,165	\$1,314,281	+38.3%
Wilton	96	53	+81.1%	\$941,457	\$778,102	+21%

*Rowayton solds data also included in Norwalk.