

Houses & Condos

Ridgefield

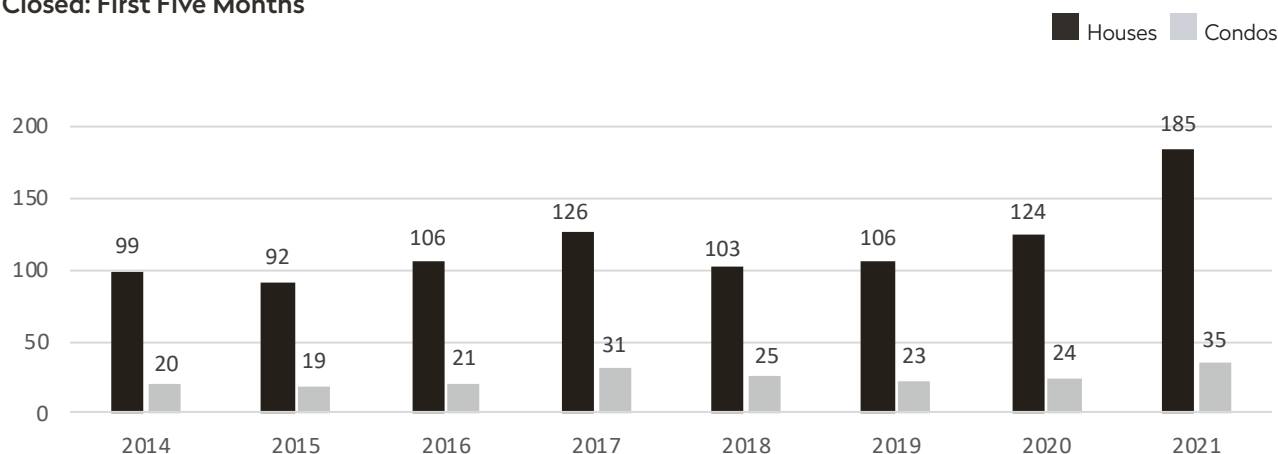
Year to Date Through May 2021

Thirty-eight houses closed in Ridgefield in May, a 19% increase from May of 2020, with the average closing price up 30% to \$994K. The average closing price per square foot for the month rose to \$318, a year-over-year increase of 48%. Houses on average sold for 100.8% of the list price, the second month in a row that the average close-to-list-price ratio was over 100%.

Ridgefield had 106 active houses on the market on May 31—down from 224 at the same time last year but up slightly from the 104 active houses at the end of last month.



Closed: First Five Months



of Houses Closed: First Five Months

	2021	2020	%
Under \$400K	10	19	-47.4%
\$400K-\$500K	10	21	-52.4%
\$500K-\$600K	21	19	+10.5%
\$600K-\$700K	28	15	+86.7%
\$700K-\$800K	21	6	+250%
\$800K-\$1M	37	25	+48%
\$1M-\$1.5M	38	12	+216.7%
\$1.5M-\$2M	14	6	+133.3%
Over \$2M	6	1	+500%

	2021	2020	% CHANGE
Houses: Closings in May	38	32	+18.8%
Houses: Average Closing Price in May	\$993,703	\$762,203	+30.4%
Houses: Closings First Five Months	185	124	+49.2%
Houses: Average Closing Price First Five Months	\$951,515	\$717,816	+32.6%
Houses: Pending on May 31	77	38	+102.6%
Houses: Active Inventory on May 31	106	224	-52.7%
Condos: Closings First Five Months	35	24	+45.8%
Condos: Average Closing Price First Five Months	\$304,366	\$313,296	-2.9%
Condos: Active Inventory on May 31	11	30	-63.3%
House & Condo \$ Volume of Closings First Five Mo.s	\$186,683,038	\$96,528,238	+93.4%

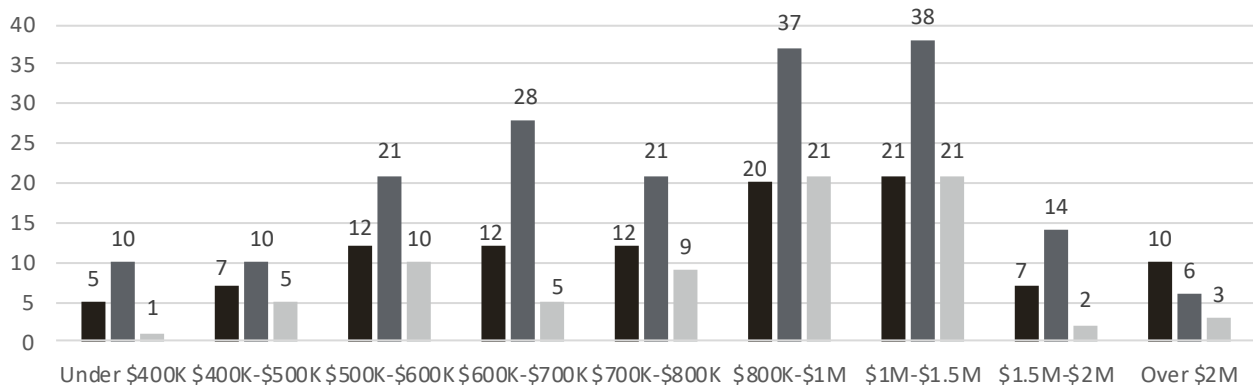
Ridgefield

Year to Date Through May 2021

Houses Active/Closed/Pending 2021

Active/Pending as of May 31; Closed: First Five Months

■ Active ■ Closed ■ Pending



Town Comparison: Sold Houses: First Five Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2021	2020		2021	2020	
Darien	155	112	+38.4%	\$1,738,388	\$1,418,911	+22.5%
Easton	56	46	+21.7%	\$763,389	\$542,537	+40.7%
Fairfield	353	252	+40.1%	\$939,666	\$760,582	+23.5%
All of Greenwich	376	191	+96.9%	\$3,062,441	\$2,129,489	+43.8%
New Canaan	162	86	+88.4%	\$1,979,488	\$1,610,109	+22.9%
Norwalk	288	244	+18%	\$737,865	\$566,950	+30.1%
Redding	76	46	+65.2%	\$769,734	\$515,772	+49.2%
Ridgefield	185	124	+49.2%	\$951,515	\$717,816	+32.6%
Rowayton*	37	28	+32.1%	\$1,659,136	\$1,027,450	+61.5%
Stamford	323	245	+31.8%	\$799,375	\$606,536	+31.8%
Weston	91	63	+44.4%	\$1,173,161	\$836,417	+40.3%
Westport	200	148	+35.1%	\$1,794,159	\$1,322,847	+35.6%
Wilton	135	73	+84.9%	\$1,017,963	\$774,793	+31.4%

*Rowayton solds data also included in Norwalk.