

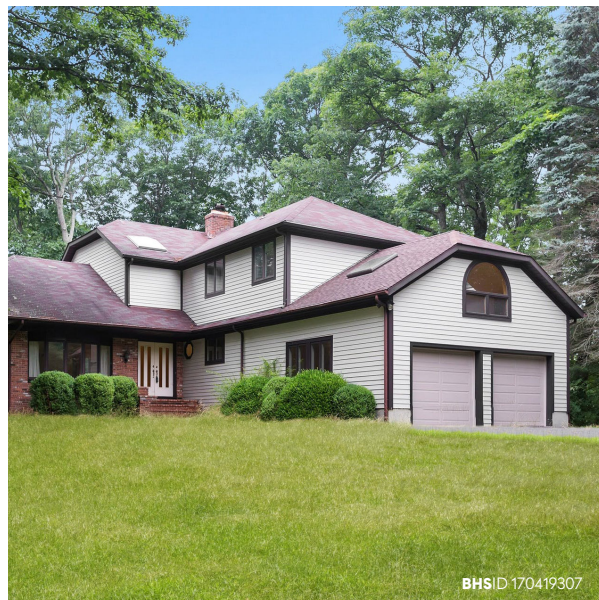
Houses & Condos

Ridgefield

Year to Date Through July 2021

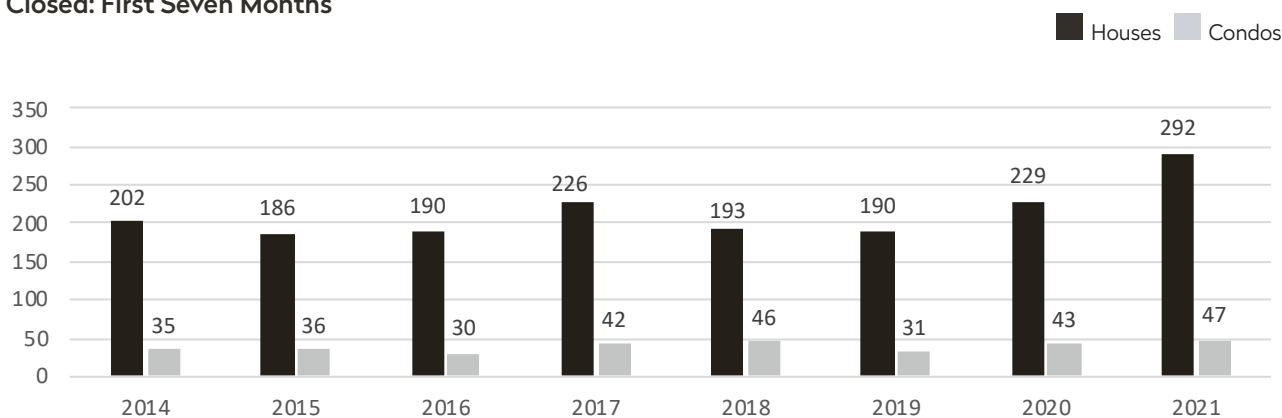
Fifty-five houses closed in Ridgefield in July, down 24% from last year but still the second most closing for the month since 2013. The average closing price rose 32% year-over-year to \$923K. Houses on average sold for 103.1% of the list price—over 100% for the fourth straight month.

Active listings on July 31 were down 53% from the same time in 2020.



BHSID:170419307

Closed: First Seven Months



of Houses Closed: First Seven Months

	2021	2020	%
Under \$400K	15	28	-46.4%
\$400K-\$500K	14	38	-63.2%
\$500K-\$600K	42	39	+7.7%
\$600K-\$700K	37	27	+37%
\$700K-\$800K	33	17	+94.1%
\$800K-\$1M	60	45	+33.3%
\$1M-\$1.5M	63	21	+200%
\$1.5M-\$2M	19	11	+72.7%
Over \$2M	9	3	+200%

	2021	2020	% CHANGE
Houses: Closings in July	55	72	-23.6%
Houses: Average Closing Price in July	\$923,191	\$700,203	+31.8%
Houses: Closings First Seven Months	292	229	+27.5%
Houses: Average Closing Price First Seven Months	\$934,844	\$741,536	+26.1%
Houses: Pending on July 31	64	79	-19%
Houses: Active Inventory on July 31	115	243	-52.7%
Condos: Closings First Seven Months	47	43	+9.3%
Condos: Average Closing Price First Seven Months	\$350,196	\$323,811	+8.1%
Condos: Active Inventory on July 31	7	26	-73.1%
House & Condo \$ Volume of Closings First Seven Mo.s	\$289,433,637	\$183,735,580	+57.5%

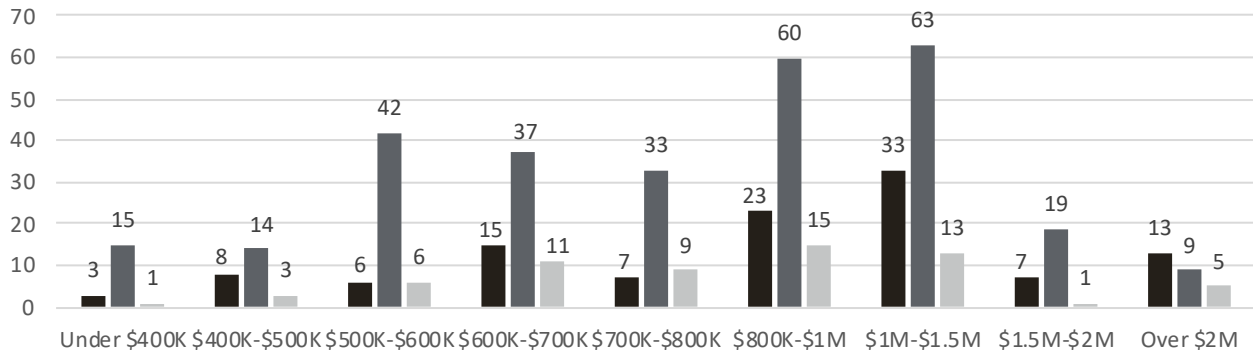
Ridgefield

Year to Date Through July 2021

Houses Active/Closed/Pending 2021

Active/Pending as of July 31; Closed: First Seven Months

■ Active ■ Closed ■ Pending



Town Comparison: Sold Houses: First Seven Months

Town	# of Closed Houses		% change	Average Closing Price		% change
	2021	2020		2021	2020	
Darien	287	208	+38%	\$1,846,239	\$1,520,709	+21.4%
Easton	93	86	+8.1%	\$789,790	\$561,538	+40.6%
Fairfield	557	496	+12.3%	\$944,908	\$779,600	+21.2%
All of Greenwich	651	352	+84.9%	\$3,042,105	\$2,480,642	+22.6%
New Canaan	298	172	+73.3%	\$2,020,140	\$1,606,003	+25.8%
Norwalk	465	399	+16.5%	\$768,929	\$615,430	+24.9%
Redding	128	90	+42.2%	\$778,353	\$586,538	+32.7%
Ridgefield	292	229	+27.5%	\$934,844	\$741,536	+26.1%
Rowayton*	58	50	+16%	\$1,659,395	\$1,177,782	+40.9%
Stamford	582	403	+44.4%	\$825,009	\$650,089	+26.9%
Weston	143	127	+12.6%	\$1,181,199	\$822,128	+43.7%
Westport	335	295	+13.6%	\$1,866,342	\$1,471,540	+26.8%
Wilton	232	166	+39.8%	\$1,051,954	\$842,968	+24.8%

*Rowayton solds data also included in Norwalk.