

Local Market Update – March 2020

A Research Tool Provided by SmartMLS



Ridgefield

Fairfield County

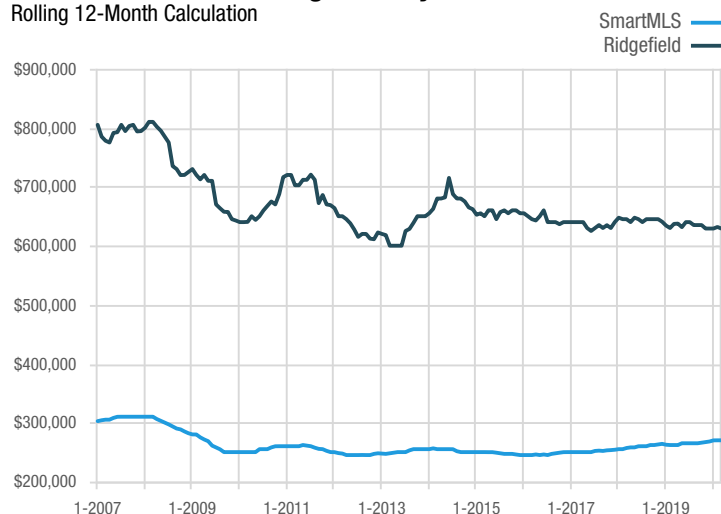
Single Family	March			Year to Date		
Key Metrics	2019	2020	% Change	Thru 3-2019	Thru 3-2020	% Change
New Listings	68	59	- 13.2%	182	169	- 7.1%
Pending Sales	25	33	+ 32.0%	59	73	+ 23.7%
Closed Sales	21	29	+ 38.1%	48	70	+ 45.8%
Days on Market until Sale	99	134	+ 35.4%	107	130	+ 21.5%
Median Sales Price*	\$606,000	\$569,950	- 5.9%	\$567,000	\$596,700	+ 5.2%
Average Sales Price*	\$662,912	\$636,233	- 4.0%	\$706,566	\$710,045	+ 0.5%
Percent of List Price Received*	96.4%	97.1%	+ 0.7%	94.5%	96.3%	+ 1.9%
Inventory of Homes for Sale	230	206	- 10.4%	—	—	—
Months Supply of Inventory	8.4	6.9	- 17.9%	—	—	—

Townhouse/Condo	March			Year to Date		
Key Metrics	2019	2020	% Change	Thru 3-2019	Thru 3-2020	% Change
New Listings	10	10	0.0%	30	28	- 6.7%
Pending Sales	3	2	- 33.3%	12	18	+ 50.0%
Closed Sales	6	3	- 50.0%	11	18	+ 63.6%
Days on Market until Sale	61	72	+ 18.0%	57	97	+ 70.2%
Median Sales Price*	\$194,250	\$337,000	+ 73.5%	\$193,500	\$228,750	+ 18.2%
Average Sales Price*	\$269,417	\$379,000	+ 40.7%	\$268,955	\$308,925	+ 14.9%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	97.9%	96.8%	- 1.1%
Inventory of Homes for Sale	32	29	- 9.4%	—	—	—
Months Supply of Inventory	6.6	5.2	- 21.2%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

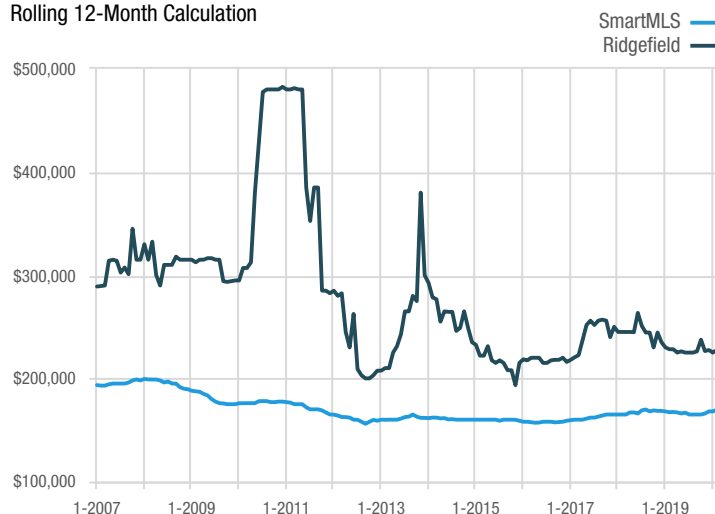
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.