

Local Market Update – April 2020

A Research Tool Provided by SmartMLS



Ridgefield

Fairfield County

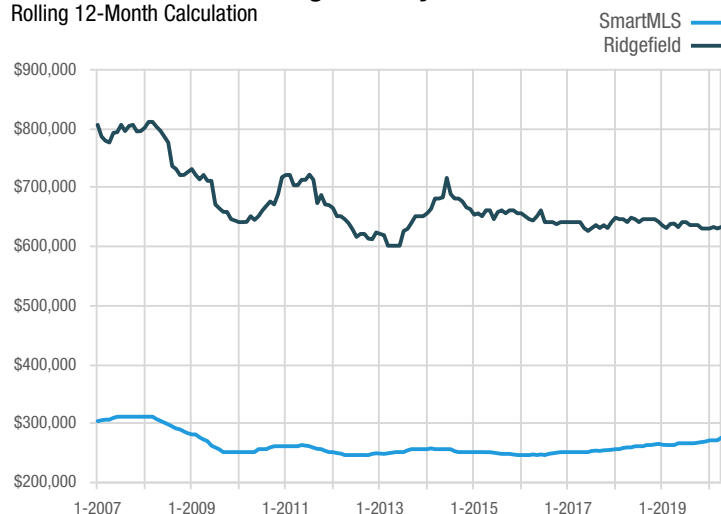
Single Family	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	83	29	- 65.1%	265	197	- 25.7%
Pending Sales	40	31	- 22.5%	99	104	+ 5.1%
Closed Sales	28	22	- 21.4%	76	92	+ 21.1%
Days on Market Until Sale	113	93	- 17.7%	109	121	+ 11.0%
Median Sales Price*	\$622,500	\$637,250	+ 2.4%	\$584,500	\$607,500	+ 3.9%
Average Sales Price*	\$753,524	\$677,977	- 10.0%	\$723,866	\$702,377	- 3.0%
Percent of List Price Received*	96.9%	97.3%	+ 0.4%	95.4%	96.5%	+ 1.2%
Inventory of Homes for Sale	257	191	- 25.7%	—	—	—
Months Supply of Inventory	9.2	6.6	- 28.3%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	9	1	- 88.9%	39	29	- 25.6%
Pending Sales	10	4	- 60.0%	22	22	0.0%
Closed Sales	9	4	- 55.6%	20	22	+ 10.0%
Days on Market Until Sale	81	133	+ 64.2%	68	103	+ 51.5%
Median Sales Price*	\$185,000	\$416,750	+ 125.3%	\$189,250	\$239,750	+ 26.7%
Average Sales Price*	\$356,444	\$360,361	+ 1.1%	\$308,325	\$318,277	+ 3.2%
Percent of List Price Received*	96.6%	96.6%	0.0%	97.3%	96.7%	- 0.6%
Inventory of Homes for Sale	29	26	- 10.3%	—	—	—
Months Supply of Inventory	5.7	5.1	- 10.5%	—	—	—

* 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.

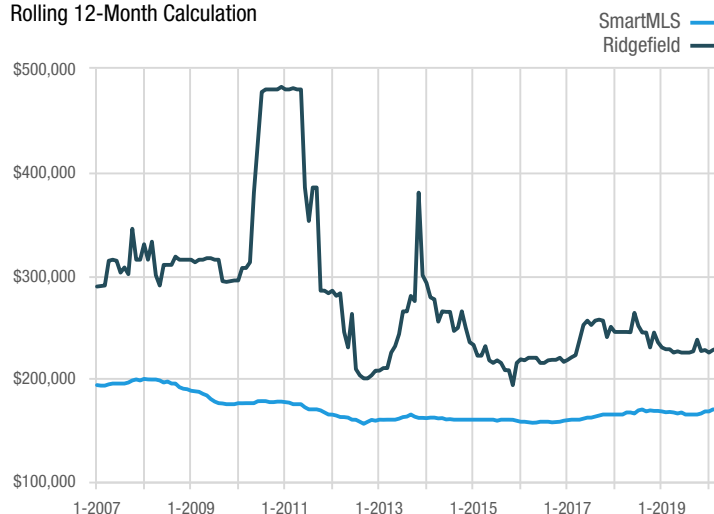
Median Sales Price - Single Family

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.