

# Local Market Update – May 2020

A Research Tool Provided by SmartMLS



## Ridgefield

Fairfield County

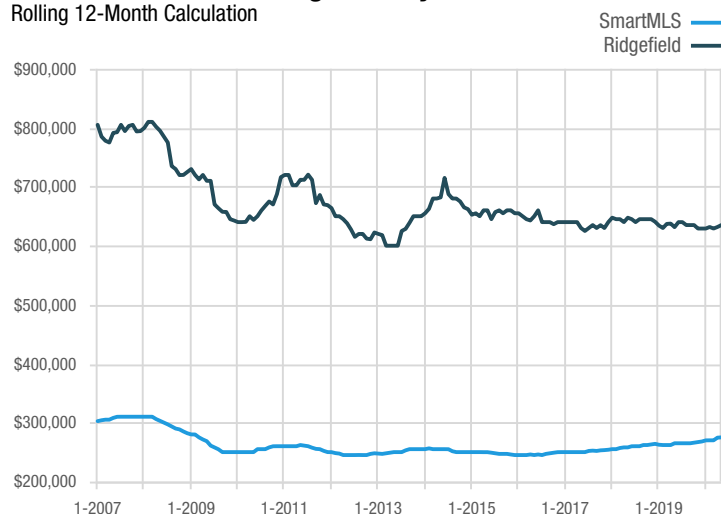
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	119	84	- 29.4%	384	281	- 26.8%
Pending Sales	40	31	- 22.5%	139	135	- 2.9%
Closed Sales	31	32	+ 3.2%	107	124	+ 15.9%
Days on Market Until Sale	98	81	- 17.3%	106	111	+ 4.7%
Median Sales Price*	\$625,000	\$635,000	+ 1.6%	\$595,000	\$617,000	+ 3.7%
Average Sales Price*	\$651,460	\$762,203	+ 17.0%	\$702,889	\$717,816	+ 2.1%
Percent of List Price Received*	95.7%	94.4%	- 1.4%	95.5%	96.0%	+ 0.5%
Inventory of Homes for Sale	315	231	- 26.7%	—	—	—
Months Supply of Inventory	11.2	8.2	- 26.8%	—	—	—

Townhouse/Condo	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	9	10	+ 11.1%	48	39	- 18.8%
Pending Sales	3	3	0.0%	25	25	0.0%
Closed Sales	3	2	- 33.3%	23	24	+ 4.3%
Days on Market Until Sale	61	96	+ 57.4%	67	103	+ 53.7%
Median Sales Price*	\$261,000	\$258,500	- 1.0%	\$210,000	\$239,750	+ 14.2%
Average Sales Price*	\$255,333	\$258,500	+ 1.2%	\$301,413	\$313,296	+ 3.9%
Percent of List Price Received*	95.5%	93.3%	- 2.3%	97.1%	96.5%	- 0.6%
Inventory of Homes for Sale	33	30	- 9.1%	—	—	—
Months Supply of Inventory	6.5	5.9	- 9.2%	—	—	—

\* 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.

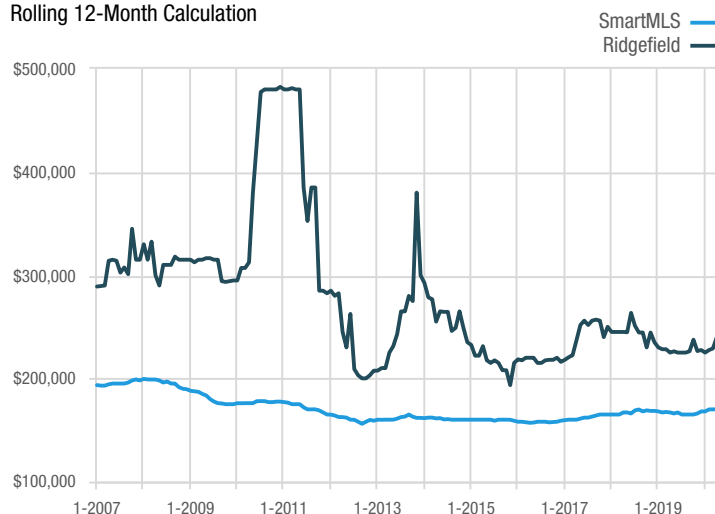
### Median Sales Price - Single Family

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.