

Local Market Update – July 2020

A Research Tool Provided by SmartMLS



Ridgefield

Fairfield County

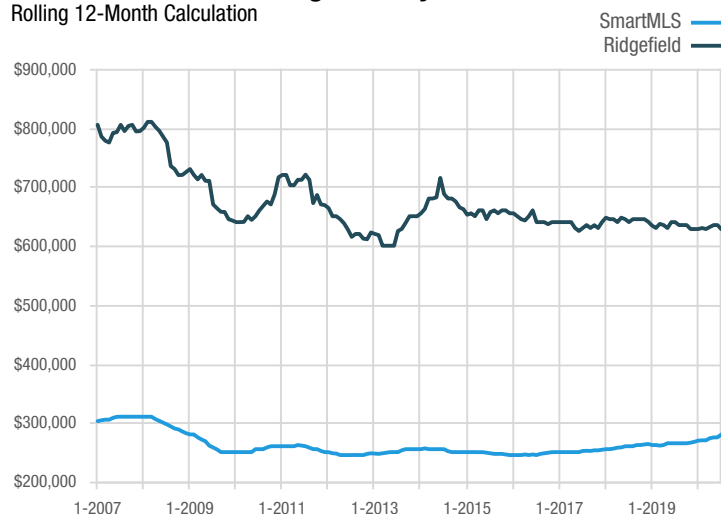
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	51	99	+ 94.1%	509	476	- 6.5%
Pending Sales	36	80	+ 122.2%	206	273	+ 32.5%
Closed Sales	41	72	+ 75.6%	190	229	+ 20.5%
Days on Market Until Sale	74	127	+ 71.6%	93	119	+ 28.0%
Median Sales Price*	\$675,000	\$640,500	- 5.1%	\$635,000	\$635,000	0.0%
Average Sales Price*	\$737,805	\$700,203	- 5.1%	\$701,412	\$741,536	+ 5.7%
Percent of List Price Received*	96.8%	97.3%	+ 0.5%	96.2%	96.3%	+ 0.1%
Inventory of Homes for Sale	308	247	- 19.8%	—	—	—
Months Supply of Inventory	11.6	7.3	- 37.1%	—	—	—

Townhouse/Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	10	7	- 30.0%	64	63	- 1.6%
Pending Sales	2	13	+ 550.0%	35	47	+ 34.3%
Closed Sales	2	10	+ 400.0%	31	41	+ 32.3%
Days on Market Until Sale	171	99	- 42.1%	69	99	+ 43.5%
Median Sales Price*	\$607,500	\$284,250	- 53.2%	\$228,000	\$281,250	+ 23.4%
Average Sales Price*	\$607,500	\$343,433	- 43.5%	\$325,594	\$320,291	- 1.6%
Percent of List Price Received*	94.8%	97.0%	+ 2.3%	97.1%	96.4%	- 0.7%
Inventory of Homes for Sale	33	24	- 27.3%	—	—	—
Months Supply of Inventory	7.1	3.9	- 45.1%	—	—	—

* 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.

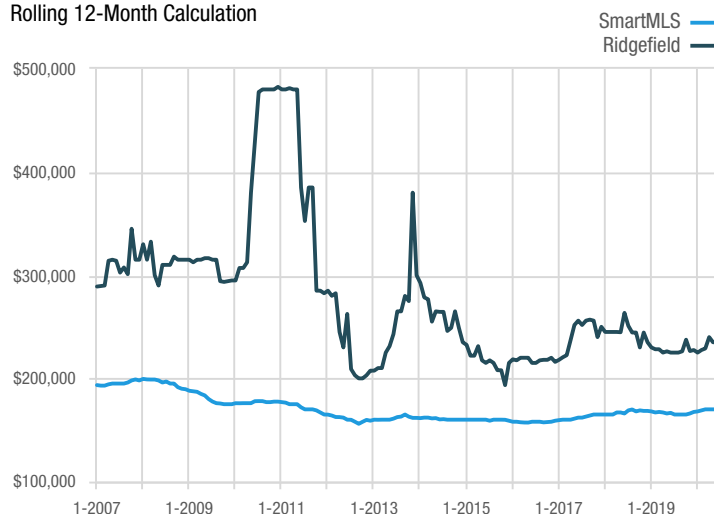
Median Sales Price - Single Family

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.