

## City: Ridgefield



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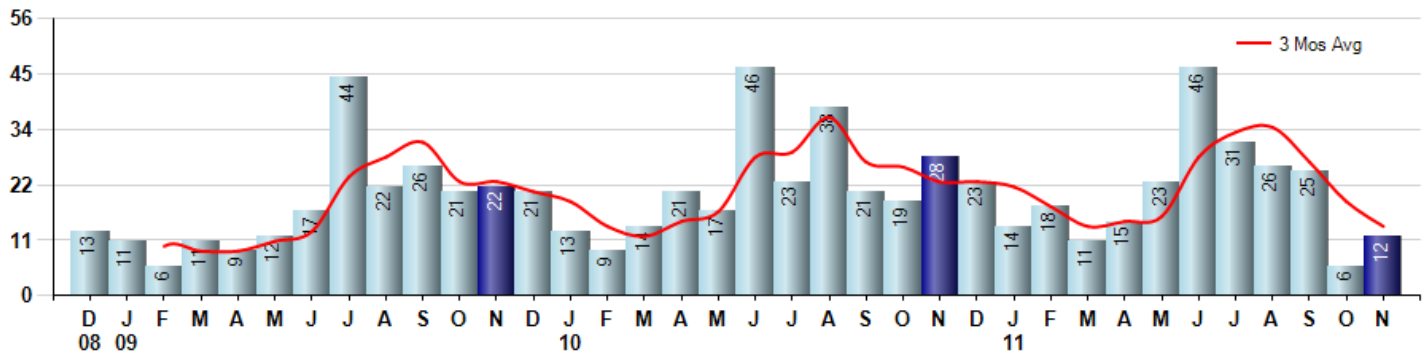
Price Range: ALL | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$764,800	0%		-4%				
Average List Price of all Current Listings	\$1,161,257	3%		4%				
November Median Sales Price	\$930,000	68%	50%	26%	30%	\$670,000	-6%	-7%
November Average Sales Price	\$878,542	46%	26%	13%	11%	\$782,492	0%	-1%
Total Properties Currently for Sale (Inventory)	245	-12%		14%				
November Number of Properties Sold	12	100%		-57%			-9%	
November Average Days on Market (Solds)	149	32%	45%	45%	38%	113	10%	5%
November Month's Supply of Inventory	20.4	-56%	-21%	166%	52%	15.8	14%	18%
November Sale Price vs List Price Ratio	90.9%	-4.9%	-3%	-6%	-4.1%	94.6%	-0.4%	-0.2%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

## Property Sales

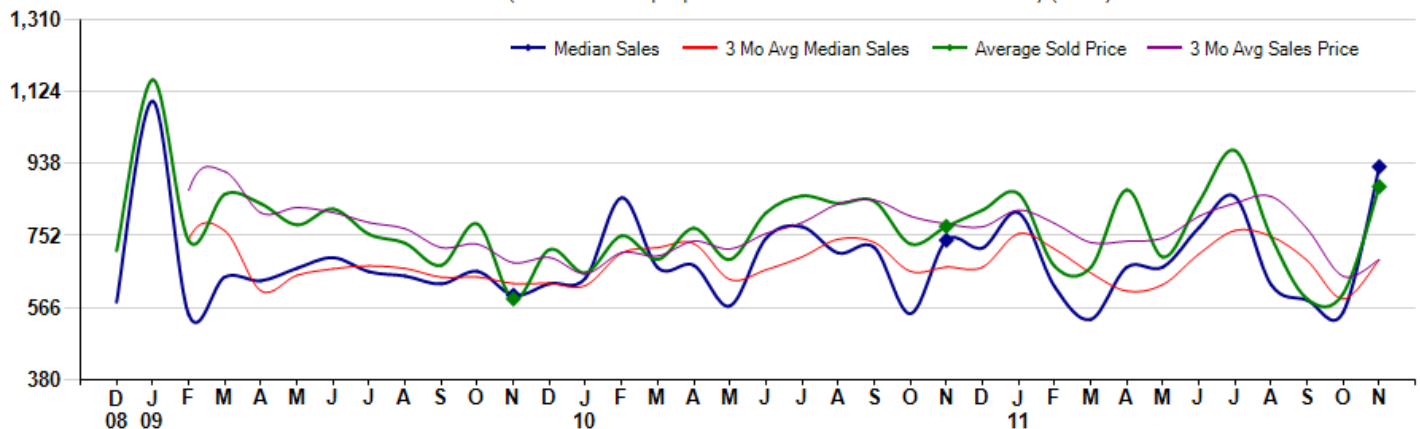
November Property sales were 12, down -57.1% from 28 in November of 2010 and 100.0% higher than the 6 sales last month. November 2011 sales were at their lowest level compared to November of 2010 and 2009. November YTD sales of 227 are running -8.8% behind last year's year-to-date sales of 249.



## Prices

The Median Sales Price in November was \$930,000, up 25.7% from \$740,000 in November of 2010 and up 67.9% from \$553,750 last month. The Average Sales Price in November was \$878,542, up 13.3% from \$775,600 in November of 2010 and up 46.0% from \$601,917 last month. November 2011 ASP was at highest level compared to November of 2010 and 2009.

Median means Middle (the same # of properties sold above and below Median) (000's)



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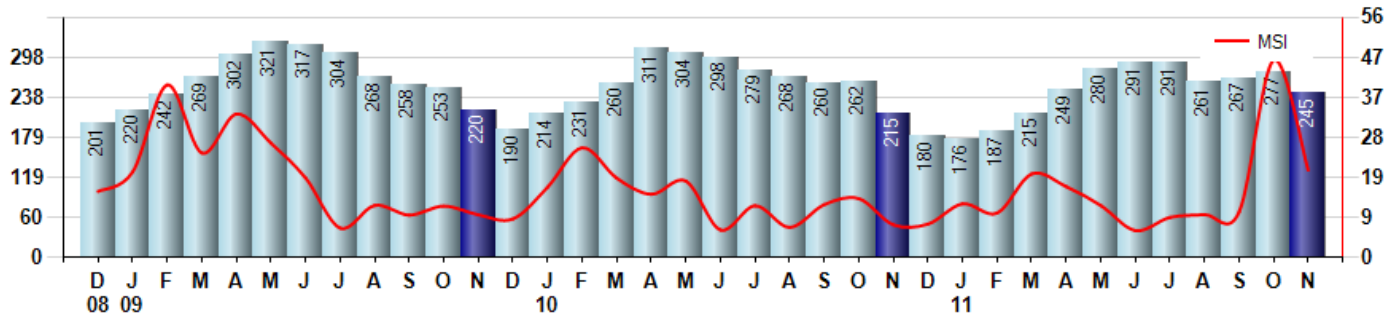
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### Inventory & MSI

The Total Inventory of Properties available for sale as of November was 245, down -11.6% from 277 last month and up 14.0% from 215 in November of last year. November 2011 Inventory was at highest level compared to November of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The November 2011 MSI of 20.4 months was at its highest level compared with November of 2010 and 2009.

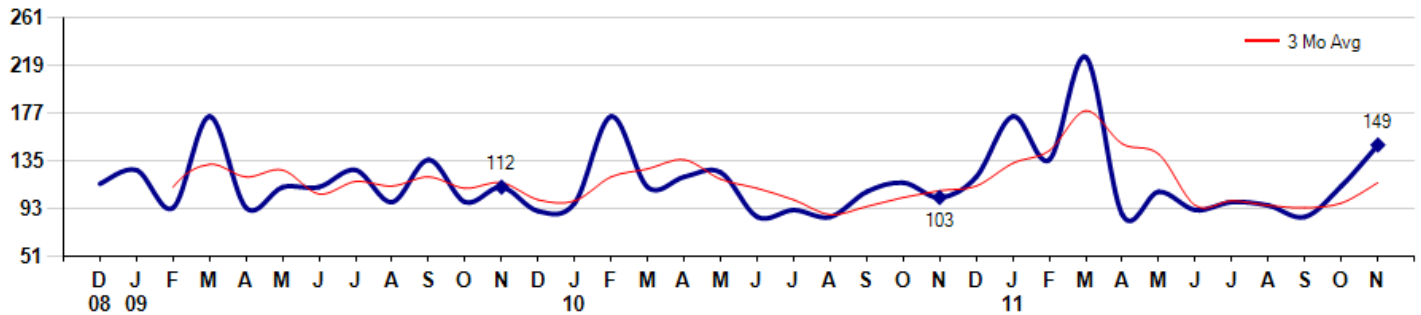
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



### Market Time

The average Days On Market (DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for November was 149, up 31.9% from 113 days last month and up 44.7% from 103 days in November of last year. The November 2011 DOM was at its highest level compared with November of 2010 and 2009.

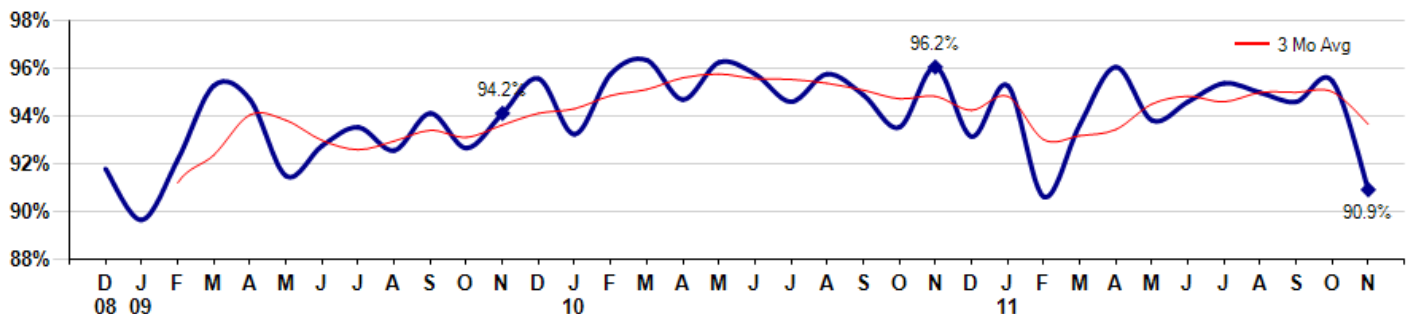
Average Days on Market (Listing to Contract) for properties sold during the month



### Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The November 2011 Selling Price vs Original List Price of 90.9% was down from 95.6% last month and down from 96.2% in November of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



Based on information from Greater Fairfield County CMLS, Inc. for the period 12/1/2008 through 11/30/2011. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



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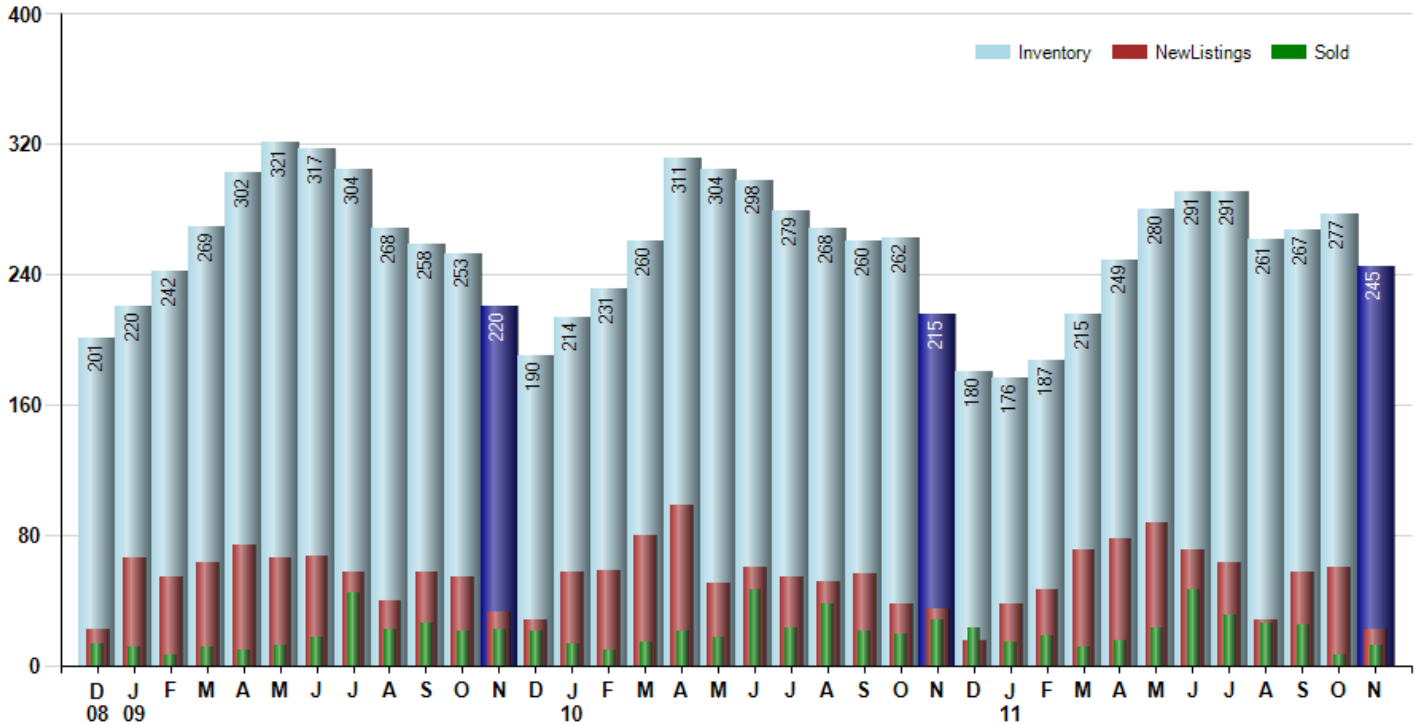
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### Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in November 2011 was 22, down -63.3% from 60 last month and down -37.1% from 35 in November of last year.



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# MARKET ACTION REPORT

November 2011

City: *Ridgefield*



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	D 08	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N
Homes Sold	13	11	6	11	9	12	17	44	22	26	21	22	21	13	9	14	21	17	46	23	38	21	19	28	23	14	18	11	15	23	46	31	26	25	6	12
3 Mo. Roll Avg			10	9	9	11	13	24	28	31	23	23	21	19	14	12	15	17	28	29	36	27	26	23	23	22	18	14	15	16	28	33	34	27	19	14

(000's)	D 08	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N
MedianSalePrice	580	1,100	547	645	635	668	695	658	647	627	660	598	628	643	850	669	675	570	745	775	707	721	550	740	720	811	620	535	670	670	773	853	625	585	554	930
3 Mo. Roll Avg			742	764	609	649	666	674	667	644	645	628	628	623	707	721	731	638	663	697	742	734	659	670	670	757	717	655	608	625	704	765	750	688	588	690

	D 08	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N
Inventory	201	220	242	269	302	321	317	304	268	258	253	220	190	214	231	260	311	304	298	279	268	260	262	215	180	176	187	215	249	280	291	291	261	267	277	245
MSI	15	20	40	24	34	27	19	7	12	10	12	10	9	16	26	19	15	18	6	12	7	12	14	8	8	13	10	20	17	12	6	9	10	11	46	20

	D 08	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N
Days On Market	115	127	94	174	94	112	112	127	99	136	99	112	91	98	174	112	121	125	86	92	86	108	116	103	121	174	136	226	88	108	92	99	96	86	113	149
3 Mo. Roll Avg			112	132	121	127	106	117	113	121	111	116	101	100	121	128	136	119	111	101	88	95	103	109	113	133	144	179	150	141	96	100	96	94	98	116

	D 08	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N
Price per Sq Ft	224	266	218	236	288	246	249	249	261	244	227	238	262	251	215	226	251	230	241	242	240	261	229	235	227	219	219	231	238	229	241	245	229	238	264	230
3 Mo. Roll Avg			236	240	247	257	261	248	253	251	244	236	242	250	243	231	231	236	241	238	241	248	243	242	230	227	222	223	229	233	236	238	238	237	244	244

	D 08	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N
Sale to List Price	0.918	0.896	0.922	0.954	0.948	0.915	0.928	0.936	0.926	0.942	0.927	0.942	0.957	0.933	0.959	0.965	0.948	0.964	0.959	0.947	0.959	0.950	0.936	0.962	0.932	0.954	0.906	0.937	0.962	0.939	0.947	0.955	0.951	0.947	0.956	0.909
3 Mo. Roll Avg			0.912	0.924	0.941	0.939	0.930	0.926	0.930	0.935	0.932	0.937	0.942	0.944	0.950	0.952	0.957	0.959	0.957	0.957	0.955	0.952	0.948	0.949	0.943	0.949	0.931	0.932	0.935	0.946	0.949	0.947	0.951	0.951	0.951	0.937

	D 08	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N
New Listings	22	66	54	63	74	66	67	57	40	57	54	33	28	57	58	80	98	50	60	54	51	56	38	35	15	38	46	71	78	87	71	63	28	57	60	22
Inventory	201	220	242	269	302	321	317	304	268	258	253	220	190	214	231	260	311	304	298	279	268	260	262	215	180	176	187	215	249	280	291	291	261	267	277	245
Sales	13	11	6	11	9	12	17	44	22	26	21	22	21	13	9	14	21	17	46	23	38	21	19	28	23	14	18	11	15	23	46	31	26	25	6	12

(000's)	D 08	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N
Avg Sale Price	713	1,155	739	859	834	780	821	755	732	675	782	588	716	656	751	690	771	690	811	855	835	841	730	776	818	860	673	669	870	696	839	972	749	588	602	879
3 Mo. Roll Avg			869	918	811	824	812	785	770	721	730	682	695	653	708	699	738	717	757	785	834	844	802	782	775	818	784	734	737	745	802	836	853	770	646	690

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