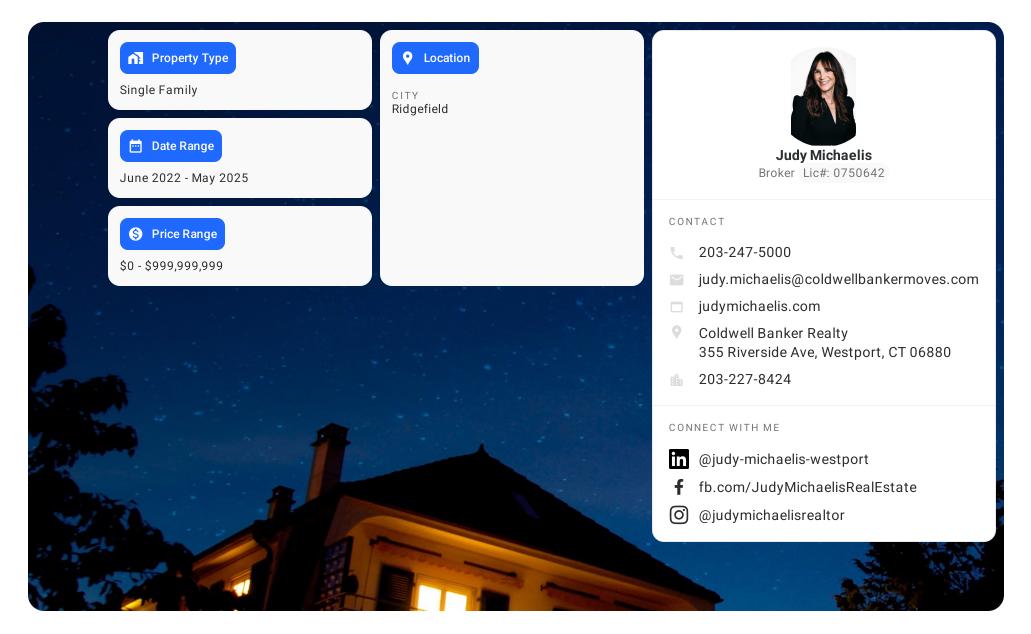


Market Trends Report May 2025





25

 Judy Michaelis
 M: 203-247-5000

 Broker
 Lic#: 0750642

judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com **City: Ridgefield** Price Range: \$0 -\$999,999,999 Properties: Single Family

Overview

The overview below shows real estate activity from January 2025 to May 2025. You will see data comparisons between May and the previous month, the last three months and May 2024.

		Monthly Trends			
Overview	YTD Avg.	May	April	Feb Apr.	May. 2024
New Listings	149	39	44	30	43
Average Sales Price per Square Foot	387	409	393	386	404
Average Days on Market	55	43	42	59	37
Number of Properties for Sale	198	47	57	40	66
Average List Price	\$1,769,025	\$1,823,462	\$1,567,916	\$1,723,322	\$1,378,411
Median List Price	\$1,177,800	\$1,495,000	\$969,000	\$1,081,333	\$1,210,000
Average Sales Price	\$1,305,295	\$1,035,669	\$1,055,385	\$1,234,805	\$1,010,094
Median Sales Price	\$1,069,200	\$1,025,000	\$870,000	\$990,333	\$900,000
Sales Price / List Price Ratio	103.93%	106.8%	107.14%	103.81%	107.8%
Number of Properties Sold	58	17	13	11	27
Month's Supply of Inventory	3.49	2.76	4.38	3.75	2.44
Absorption Rate	0.29	0.36	0.23	0.27	0.41





elis M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com **City: Ridgefield** Price Range: \$0 -\$999,999,999 Properties: Single Family

Average & Median Sales Price

The median sales price in May 2025 was \$1,025,000, up 17.82% from \$870,000 from the previous month and 13.89% higher than \$900,000 from May 2024. The May 2025 median sales price was at a mid level compared to May 2024 and 2023. The average sales price in May 2025 was \$1,035,669, down -1.87% from \$1,055,385 from the previous month and 2.53% higher than \$1,010,094 from May 2024. The May 2025 average sale price was at a mid level compared to May 2023.



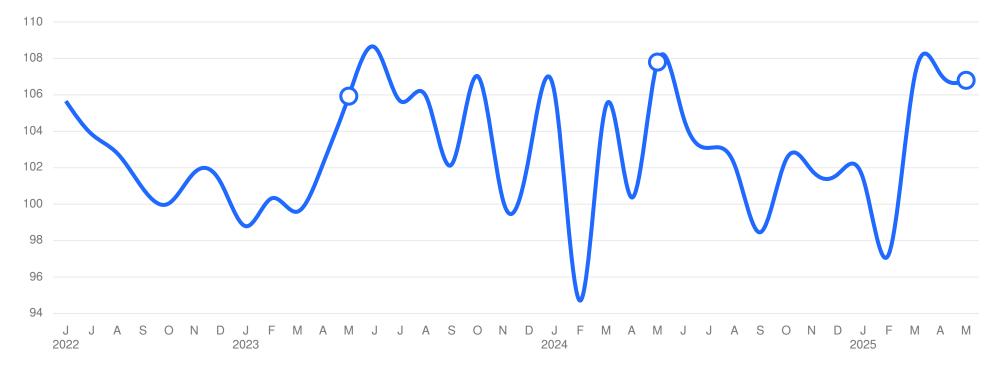




M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com **City: Ridgefield** Price Range: \$0 -\$999,999,999 Properties: Single Family

Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The May 2025 sales price/list price ratio was 106.8%, equal to the previous month and equal to May 2024.



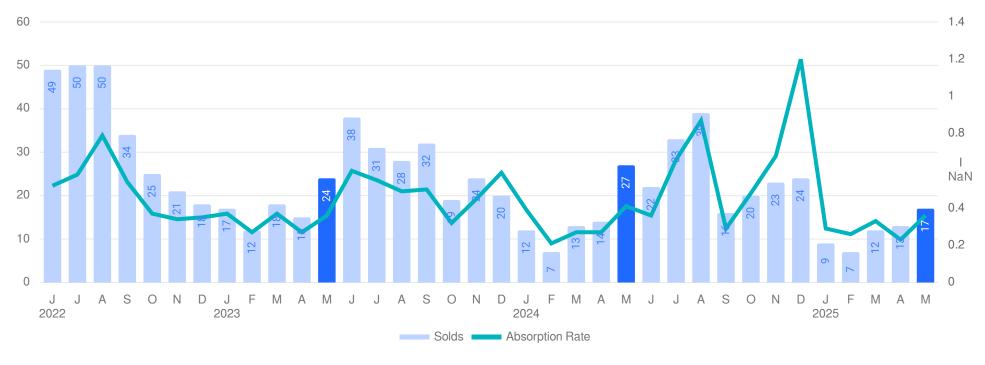




M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com **City: Ridgefield** Price Range: \$0 -\$999,999,999 Properties: Single Family

Number of Properties Sold & Absorption Rate

The number of properties sold in May 2025 was 17, up 30.77% from 13 from the previous month and -37.04% lower than 27 from May 2024. The May 2025 sales were at its lowest level compared to May 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



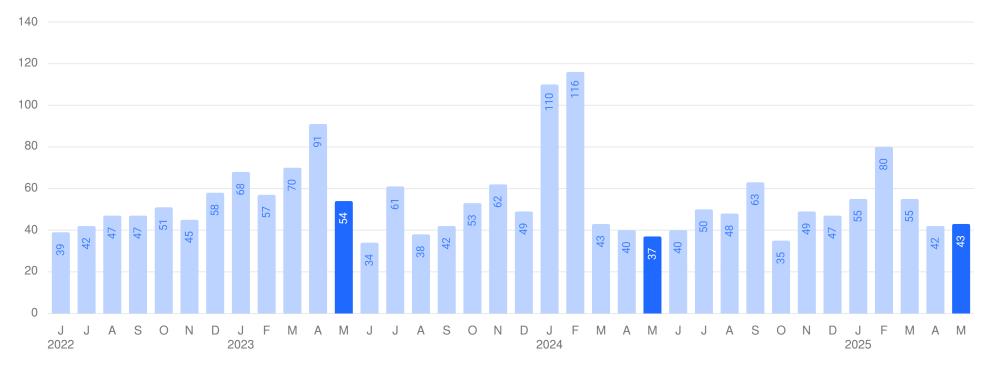




M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com **City: Ridgefield** Price Range: \$0 -\$999,999,999 Properties: Single Family

Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for May 2025 was 43 days, up 2.38% from 42 days from the previous month and 16.22% higher than 37 days from May 2024. The May 2025 DOM was at a mid level compared with May 2024 and 2023.



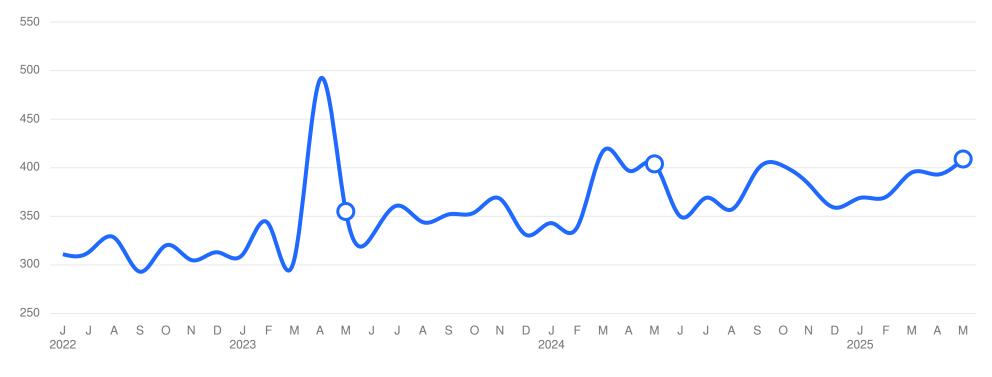




elis M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com **City: Ridgefield** Price Range: \$0 -\$999,999,999 Properties: Single Family

Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in May 2025 was \$409, up 4.07% from \$393 from the previous month and 1.24% higher than \$404 from May 2024.



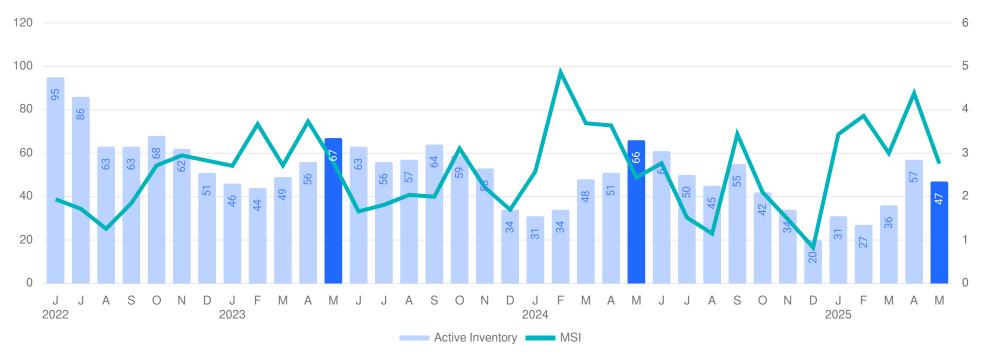




M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com **City: Ridgefield** Price Range: \$0 -\$999,999,999 Properties: Single Family

Inventory & MSI

The number of properties for sale in May 2025 was 47, down -17.54% from 57 from the previous month and -28.79% lower than 66 from May 2024. The May 2025 inventory was at its lowest level compared with May 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2025 MSI of 2.76 months was at a mid level compared with May 2024 and 2023.







Judy Michaelis M: 2 Broker Lica

lis M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com **City: Ridgefield** Price Range: \$0 -\$999,999,999 Properties: Single Family

New Listings

The number of new listings in May 2025 was 39, down -11.36% from 44 from the previous month and -9.30% lower than 43 from May 2024. The May 2025 listings were at its lowest level compared to May 2024 and 2023.

