

Market Trends Report

October 2025

 **Property Type**

Single Family

 **Date Range**

November 2022 - October 2025

 **Price Range**

\$0 - \$999,999,999

 **Location**






CITY
Ridgefield



Judy Michaelis

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Overview

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

Overview	Monthly Trends				
	YTD Avg.	October	September	Jul. - Sep.	Oct. 2024
New Listings	293	17	32	28	26
Average Sales Price per Square Foot	388	399	397	382	402
Average Days on Market	46	45	41	37	35
Number of Properties for Sale	516	48	62	60	42
Average List Price	\$1,752,464	\$2,035,220	\$1,738,438	\$1,756,645	\$1,616,406
Median List Price	\$1,304,275	\$1,722,500	\$1,399,000	\$1,441,333	\$1,102,500
Average Sales Price	\$1,305,077	\$1,282,495	\$1,647,411	\$1,301,347	\$1,166,175
Median Sales Price	\$1,149,216	\$1,185,000	\$1,625,000	\$1,244,333	\$1,162,500
Sales Price / List Price Ratio	104.96%	104.25%	105.25%	105.05%	102.45%
Number of Properties Sold	188	19	19	23	20
Month's Supply of Inventory	3.12	2.53	3.26	2.65	2.1
Absorption Rate	0.36	0.4	0.31	0.4	0.48



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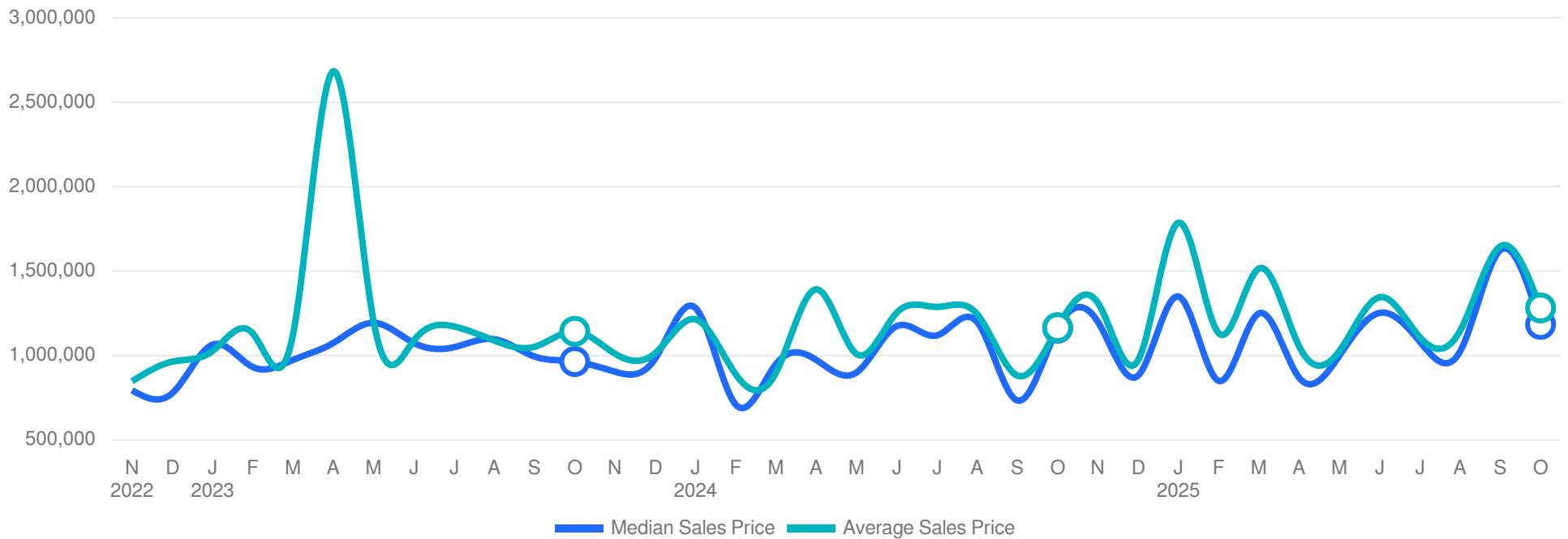
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Average & Median Sales Price

The median sales price in October 2025 was \$1,185,000, down -27.08% from \$1,625,000 from the previous month and 1.94% higher than \$1,162,500 from October 2024. The October 2025 median sales price was at its highest level compared to October 2024 and 2023. The average sales price in October 2025 was \$1,282,495, down -22.15% from \$1,647,411 from the previous month and 9.97% higher than \$1,166,175 from October 2024. The October 2025 average sale price was at its highest level compared to October 2024 and 2023.



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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 October 2025 sales price/list price ratio was 104.25%, equal to the previous month and up from 102.45% from October 2024.



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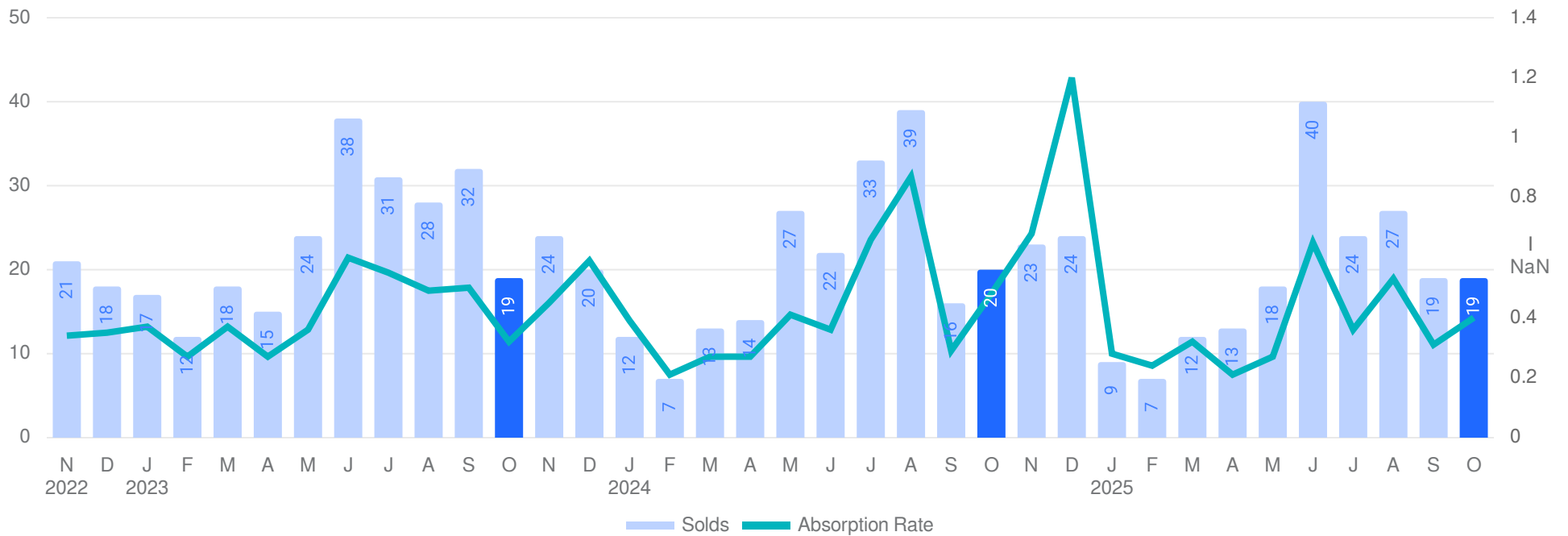
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Number of Properties Sold & Absorption Rate

The number of properties sold in October 2025 was 19, equal to the previous month and -5.00% lower than 20 from October 2024. The October 2025 sales were at its lowest level compared to October 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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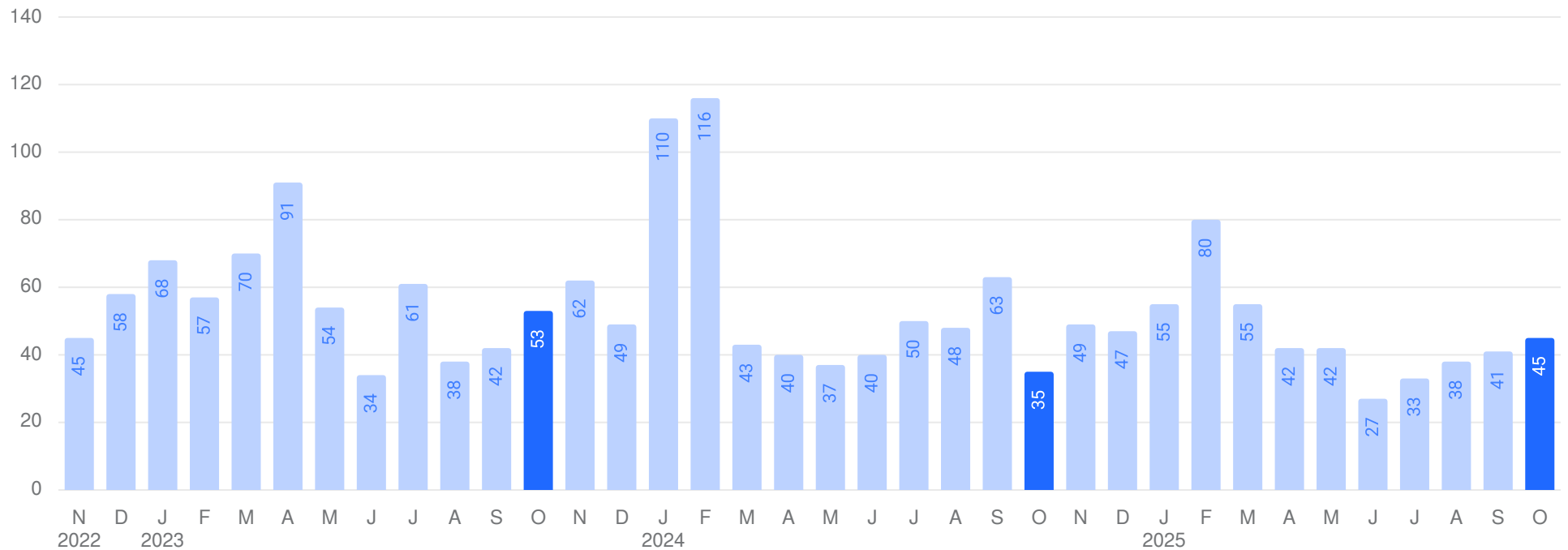
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Average Days on Market

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 October 2025 was 45 days, up 9.76% from 41 days from the previous month and 28.57% higher than 35 days from October 2024. The October 2025 DOM was at a mid level compared with October 2024 and 2023.



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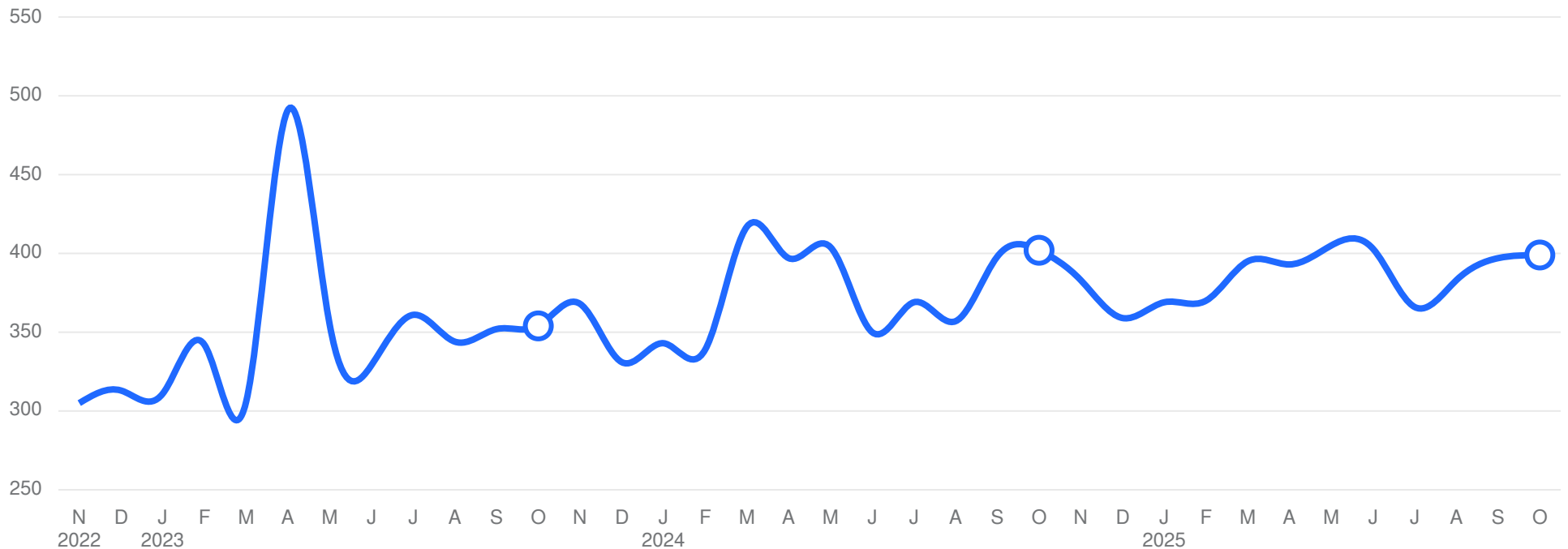
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Average Sales Price per Square Foot

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 October 2025 was \$399, equal to the previous month and equal to October 2024.



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Inventory & MSI

The number of properties for sale in October 2025 was 48, down -22.58% from 62 from the previous month and 14.29% higher than 42 from October 2024. The October 2025 inventory was at a mid level compared with October 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2025 MSI of 2.53 months was at a mid level compared with October 2024 and 2023.



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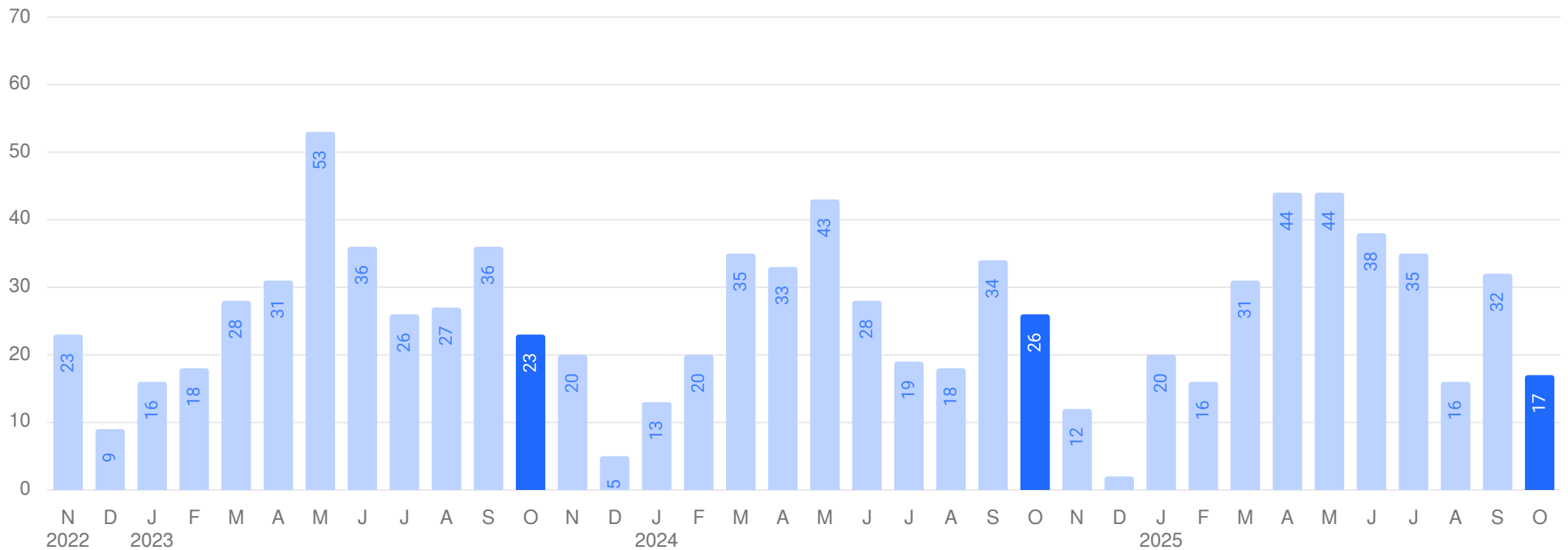
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New Listings

The number of new listings in October 2025 was 17, down -46.88% from 32 from the previous month and -34.62% lower than 26 from October 2024. The October 2025 listings were at its lowest level compared to October 2024 and 2023.



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