

Market Trends Report

December 2025

 Property Type

Single Family

 Date Range

January 2023 - December 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 December 2025. You will see data comparisons between December and the previous month, the last three months and December 2024.

Overview	YTD Avg.	Monthly Trends			
		December	November	Sep. - Nov.	Dec. 2024
New Listings	312	2	15	22	2
Average Sales Price per Square Foot	391	452	364	387	359
Average Days on Market	48	75	45	44	47
Number of Properties for Sale	618	30	50	59	20
Average List Price	\$1,742,479	\$1,766,240	\$1,807,784	\$1,810,513	\$2,036,630
Median List Price	\$1,326,646	\$1,530,000	\$1,530,000	\$1,498,000	\$990,000
Average Sales Price	\$1,286,978	\$1,277,258	\$1,115,707	\$1,348,538	\$973,291
Median Sales Price	\$1,151,221	\$1,272,500	\$1,050,000	\$1,286,667	\$882,500
Sales Price / List Price Ratio	104.74%	103.84%	103.51%	104.34%	101.63%
Number of Properties Sold	215	12	15	18	24
Month's Supply of Inventory	3.18	2.5	3.33	3.32	0.83
Absorption Rate	0.34	0.4	0.3	0.3	1.2



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Average & Median Sales Price

The median sales price in December 2025 was \$1,272,500, up 21.19% from \$1,050,000 from the previous month and 44.19% higher than \$882,500 from December 2024. The December 2025 median sales price was at its highest level compared to December 2024 and 2023. The average sales price in December 2025 was \$1,277,258, up 14.48% from \$1,115,707 from the previous month and 31.23% higher than \$973,291 from December 2024. The December 2025 average sale price was at its highest level compared to December 2024 and 2023.



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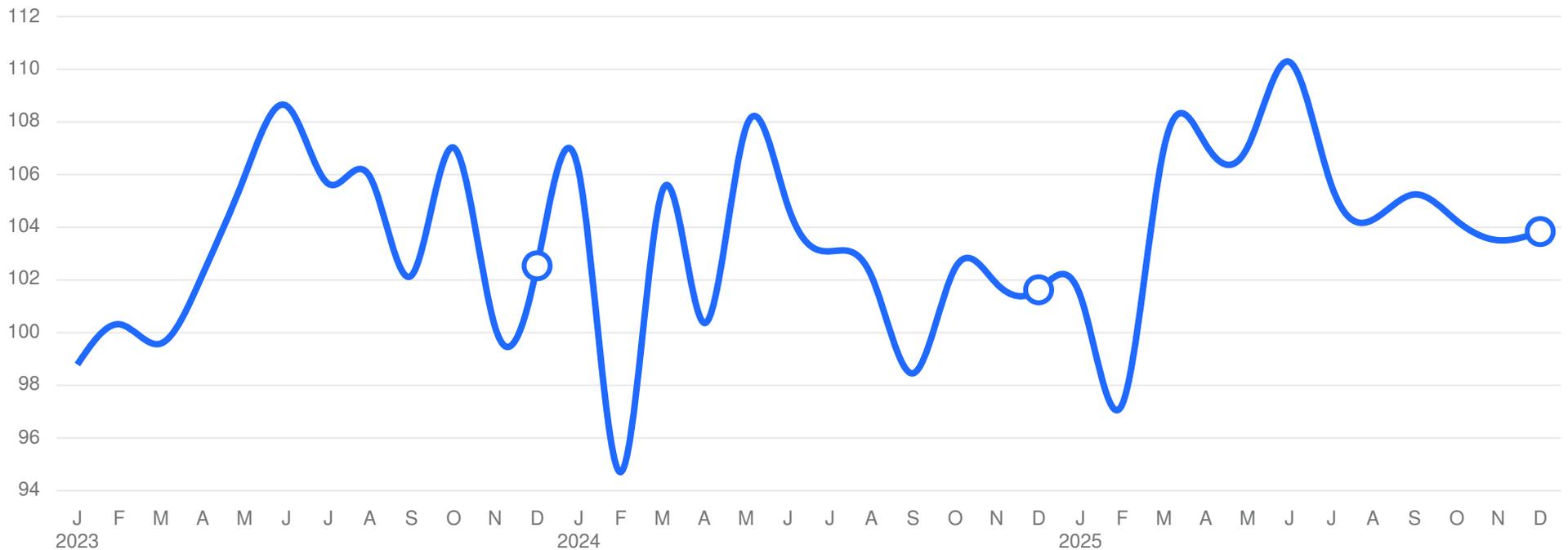
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Sales Price / List Price Ratio

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 December 2025 sales price/list price ratio was 103.84%, equal to the previous month and up from 101.63% from December 2024.



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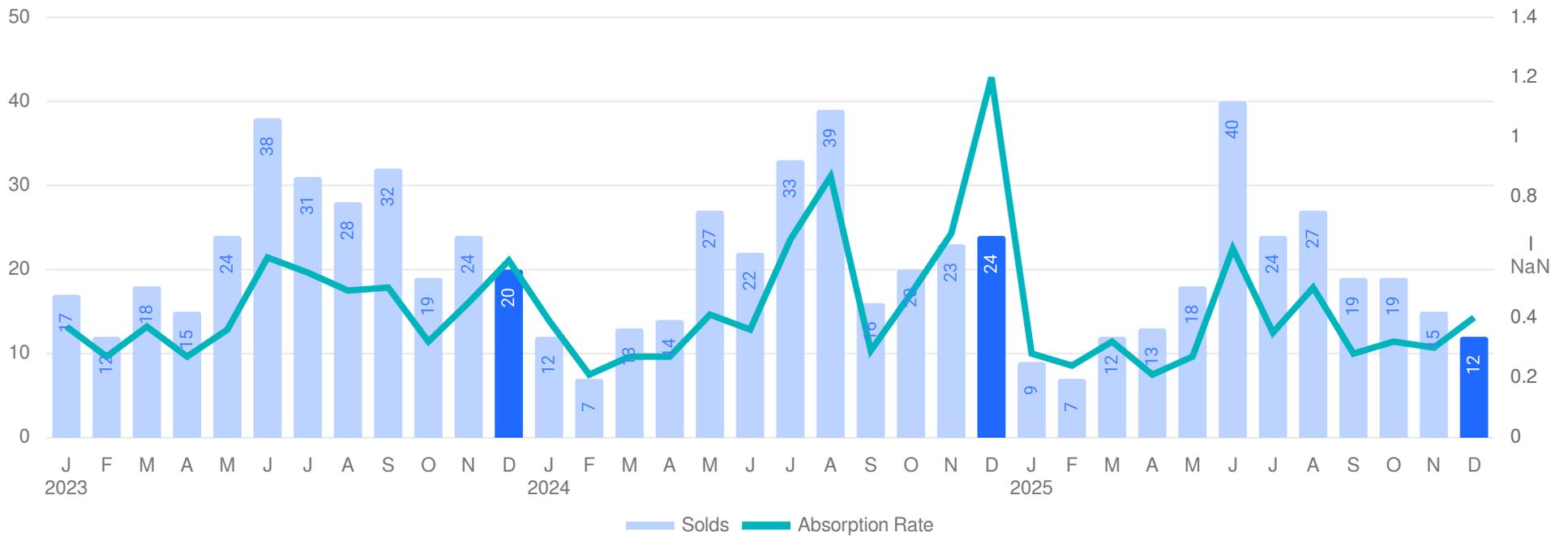
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Number of Properties Sold & Absorption Rate

The number of properties sold in December 2025 was 12, down -20.0% from 15 from the previous month and -50.0% lower than 24 from December 2024. The December 2025 sales were at its lowest level compared to December 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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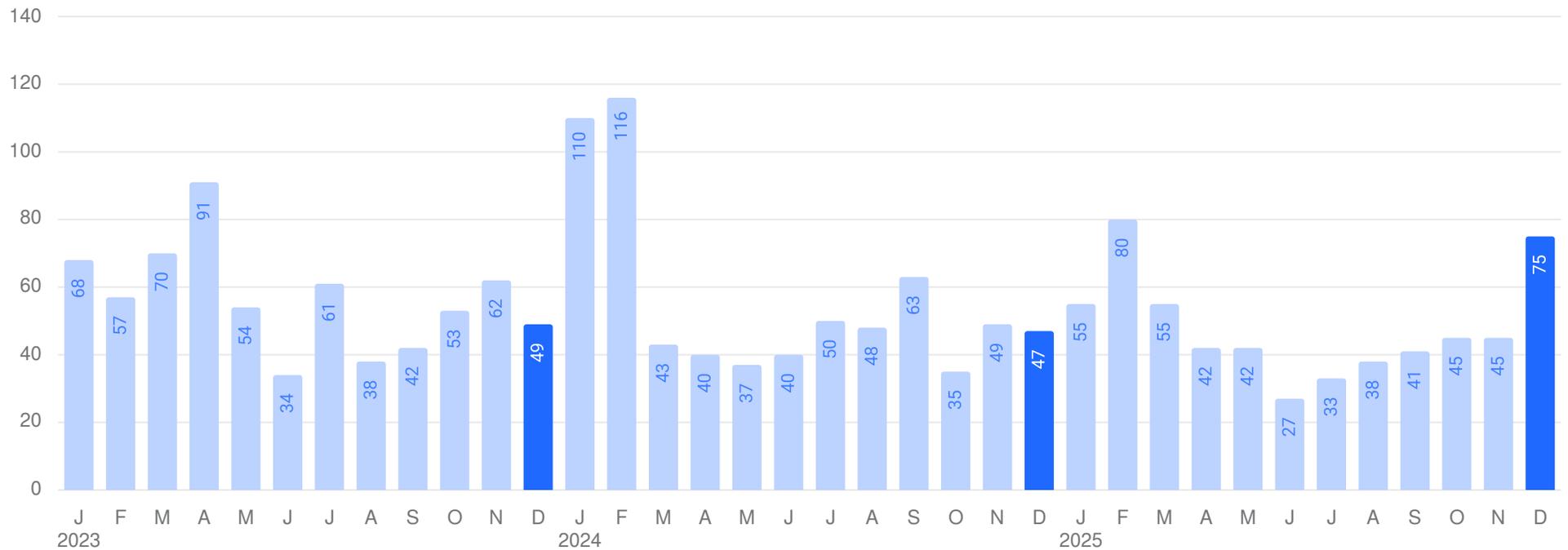
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Average Days on Market

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 December 2025 was 75 days, up 66.67% from 45 days from the previous month and 59.57% higher than 47 days from December 2024. The December 2025 DOM was at its highest level compared with December 2024 and 2023.



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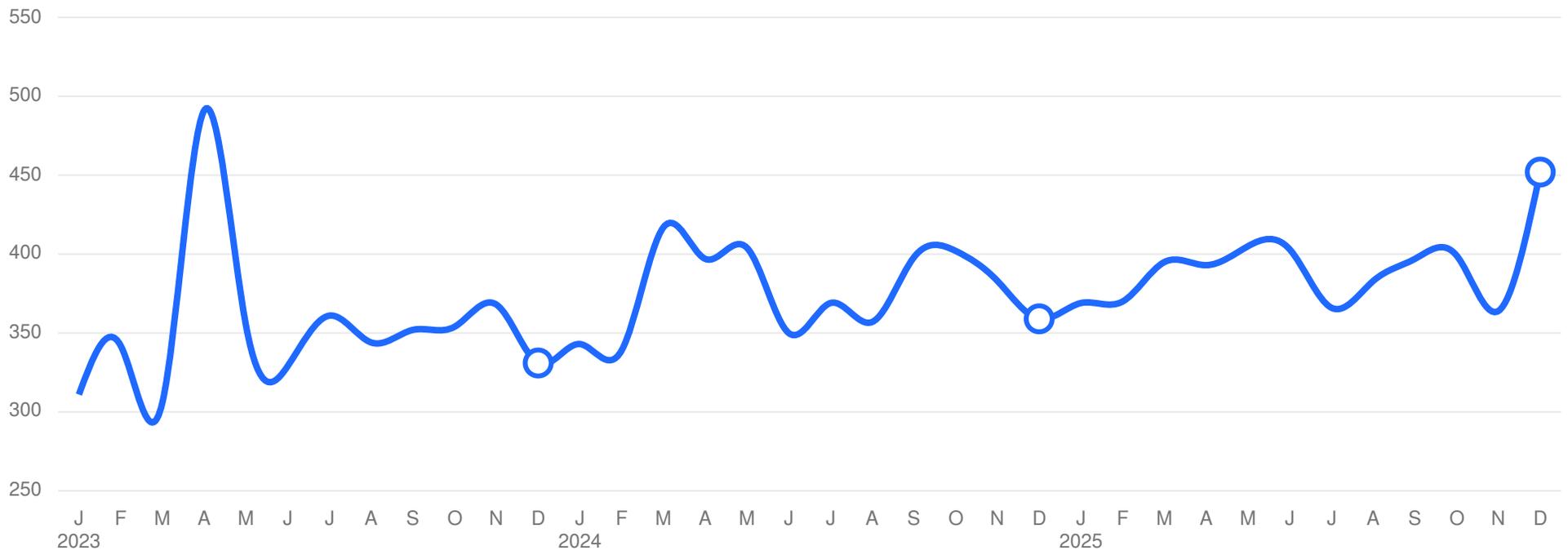
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Average Sales Price per Square Foot

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 December 2025 was \$452, up 24.18% from \$364 from the previous month and 25.91% higher than \$359 from December 2024.



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Inventory & MSI

The number of properties for sale in December 2025 was 30, down -40.0% from 50 from the previous month and 50.0% higher than 20 from December 2024. The December 2025 inventory was at a mid level compared with December 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2025 MSI of 2.5 months was at its highest level compared with December 2024 and 2023.



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New Listings

The number of new listings in December 2025 was 2, down -86.67% from 15 from the previous month and equal to December 2024. The December 2025 listings were at its lowest level compared to December 2024 and 2023.

