

Market Trends Report

May 2026

 Property Type

Single Family

 Date Range

June 2023 - May 2026

 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 2026 to May 2026. You will see data comparisons between May and the previous month, the last three months and May 2025.

Overview	Monthly Trends				
	YTD Avg.	May	April	Feb. - Apr.	May. 2025
New Listings	154	56	43	28	44
Average Sales Price per Square Foot	412	441	454	413	405
Average Days on Market	54	33	32	64	42
Number of Properties for Sale	195	48	49	38	66
Average List Price	\$1,531,895	\$1,855,956	\$1,511,274	\$1,424,803	\$1,615,892
Median List Price	\$1,268,500	\$1,485,000	\$1,149,000	\$1,136,833	\$1,199,250
Average Sales Price	\$1,478,779	\$1,465,848	\$1,675,294	\$1,598,141	\$1,027,576
Median Sales Price	\$1,260,700	\$1,400,000	\$1,100,000	\$1,307,167	\$1,000,000
Sales Price / List Price Ratio	102.25%	108.08%	101.76%	100.25%	107.05%
Number of Properties Sold	72	17	17	14	18
Month's Supply of Inventory	2.78	2.82	2.88	2.81	3.67
Absorption Rate	0.37	0.35	0.35	0.38	0.27



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Average & Median Sales Price

The median sales price in May 2026 was \$1,400,000, up 27.27% from \$1,100,000 from the previous month and 40.0% higher than \$1,000,000 from May 2025. The May 2026 median sales price was at its highest level compared to May 2025 and 2024. The average sales price in May 2026 was \$1,465,848, down -12.50% from \$1,675,294 from the previous month and 42.65% higher than \$1,027,576 from May 2025. The May 2026 average sale price was at its highest level compared to May 2025 and 2024.



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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 May 2026 sales price/list price ratio was 108.08%, up from 101.76% from the previous month and equal to May 2025.



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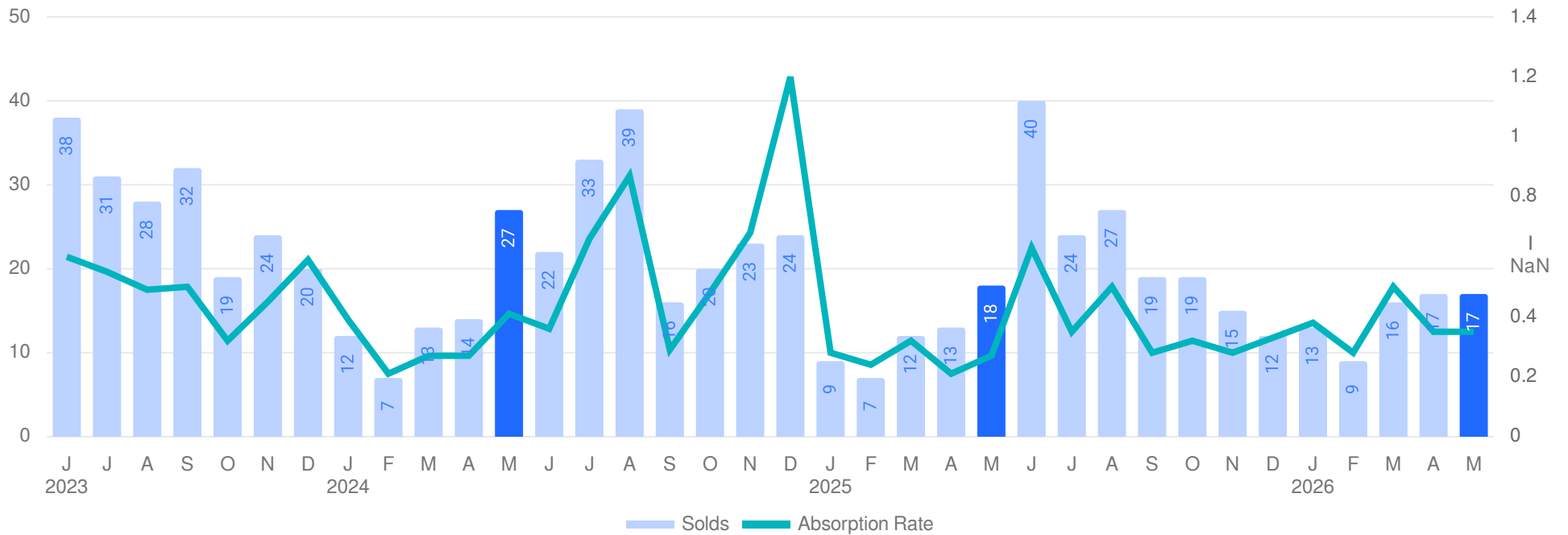
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Number of Properties Sold & Absorption Rate

The number of properties sold in May 2026 was 17, equal to the previous month and -5.56% lower than 18 from May 2025. The May 2026 sales were at its lowest level compared to May 2025 and 2024. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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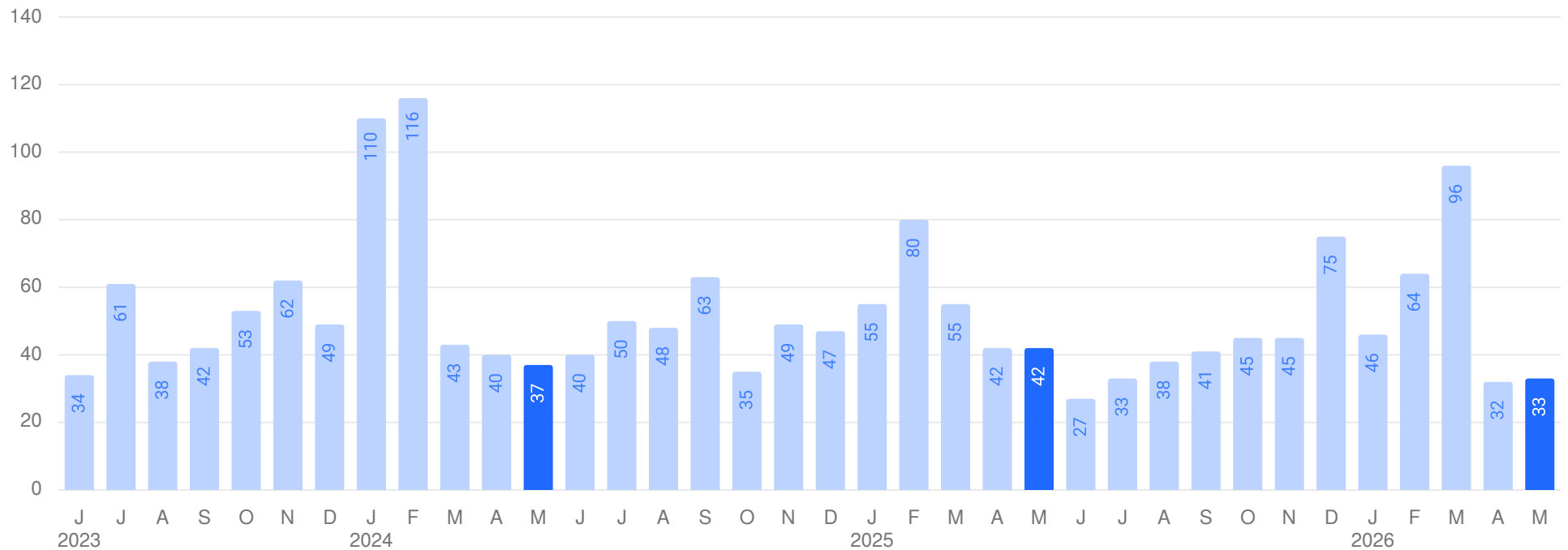
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Average Days on Market

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 May 2026 was 33 days, up 3.12% from 32 days from the previous month and -21.43% lower than 42 days from May 2025. The May 2026 DOM was at its lowest level compared with May 2025 and 2024.



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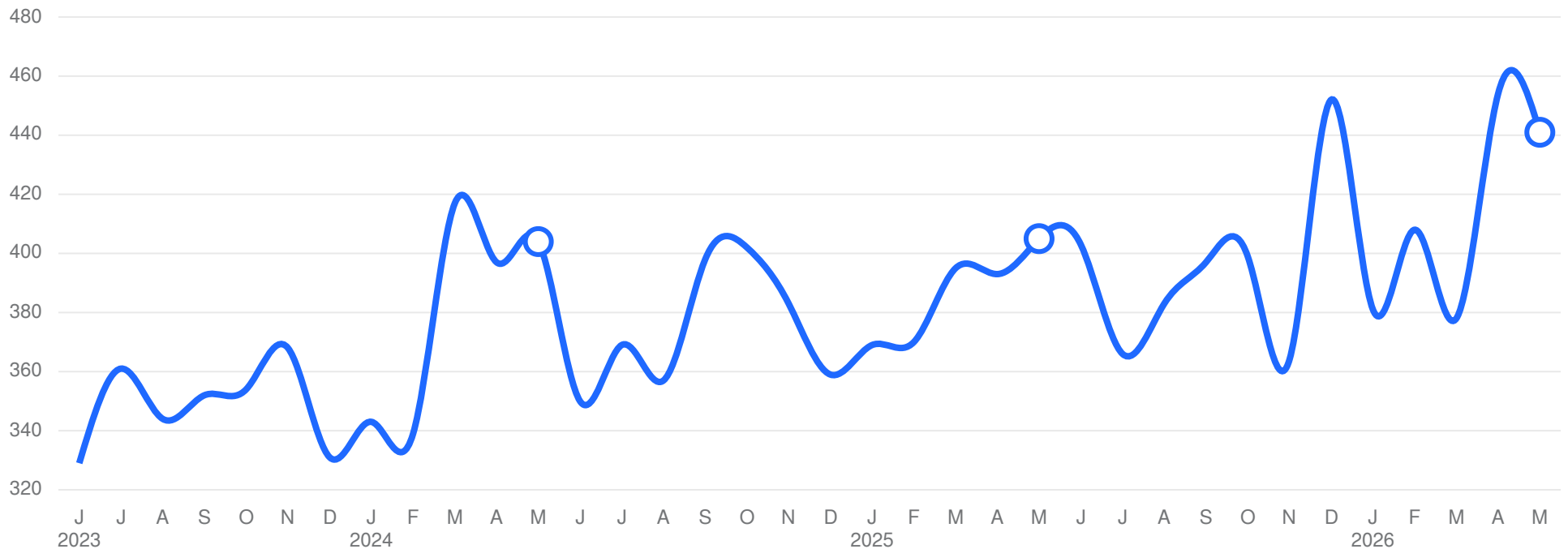
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Average Sales Price per Square Foot

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 May 2026 was \$441, down -2.86% from \$454 from the previous month and 8.89% higher than \$405 from May 2025.



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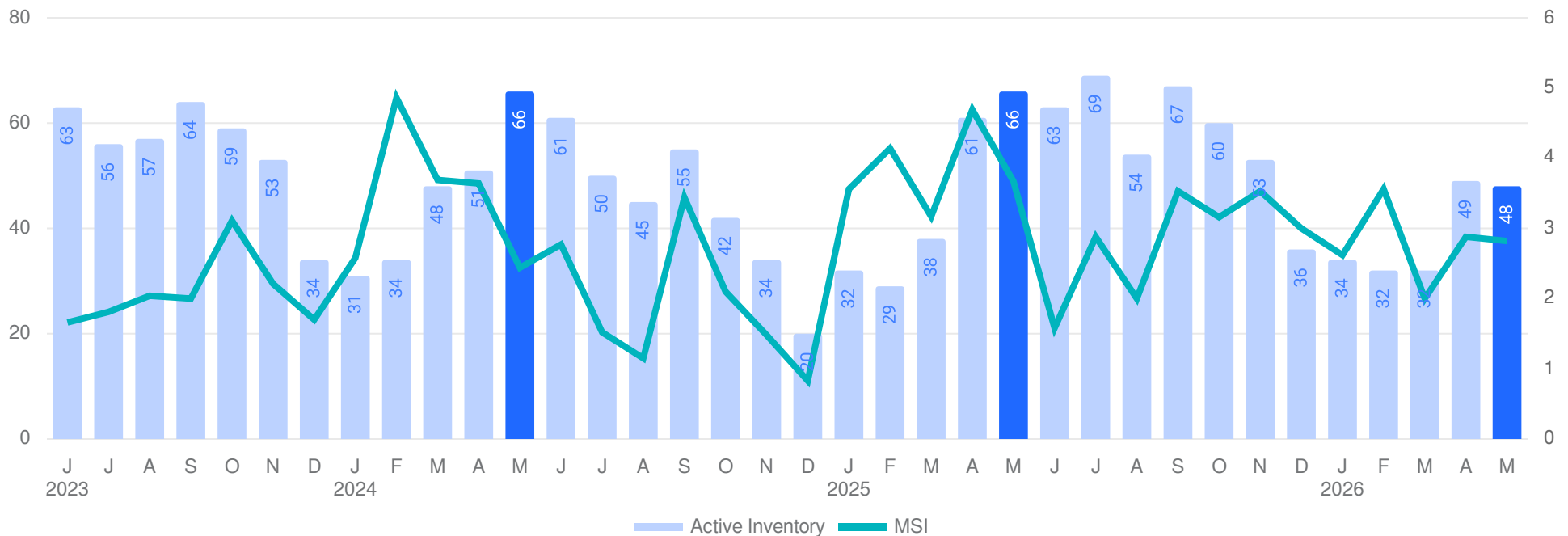
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Inventory & MSI

The number of properties for sale in May 2026 was 48, down -2.04% from 49 from the previous month and -27.27% lower than 66 from May 2025. The May 2026 inventory was at its lowest level compared with May 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2026 MSI of 2.82 months was at a mid level compared with May 2025 and 2024.



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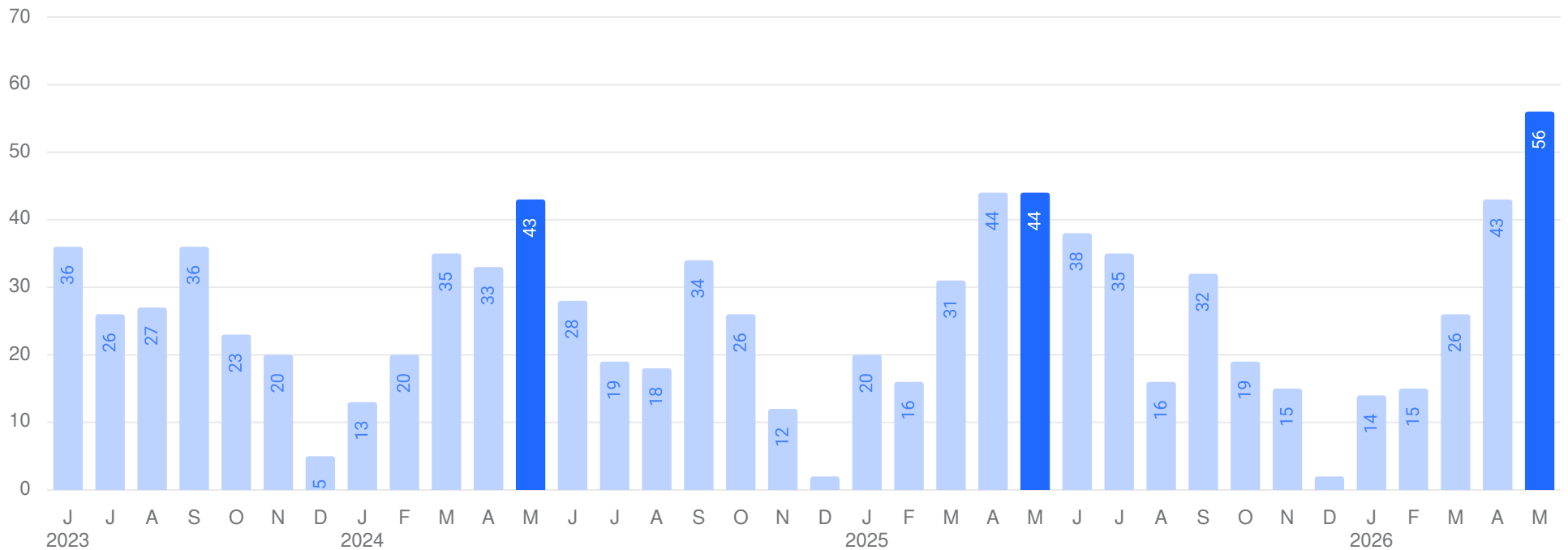
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New Listings

The number of new listings in May 2026 was 56, up 30.23% from 43 from the previous month and 27.27% higher than 44 from May 2025. The May 2026 listings were at its highest level compared to May 2025 and 2024.



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