

Market Trends Report

August 2026

 Property Type

Single Family

 Date Range

September 2023 - August 2026

 Price Range

\$0 - \$999,999,999

 Location

CITY
Ridgefield



Judy Michaelis

Broker Lic#: 0750642

CONTACT

 203-247-5000

 judy.michaelis@coldwellbankermoves.com

 judymichaelis.com

 Coldwell Banker Realty
355 Riverside Ave, Westport, CT 06880

 203-227-8424

CONNECT WITH ME

 @judy-michaelis-westport

 fb.com/JudyMichaelisRealEstate

 @judymichaelisrealtor



Judy Michaelis
Broker

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

Overview

The overview below shows real estate activity from January 2026 to August 2026. You will see data comparisons between August and the previous month, the last three months and August 2025.

Overview	Monthly Trends				
	YTD Avg.	August	July	May. - Jul.	Aug. 2025
New Listings	262	19	40	48	16
Average Sales Price per Square Foot	416	428	408	426	383
Average Days on Market	47	38	32	33	38
Number of Properties for Sale	416	51	64	70	54
Average List Price	\$1,517,493	\$1,508,190	\$1,558,362	\$1,578,313	\$1,810,539
Median List Price	\$1,251,750	\$1,100,000	\$1,295,000	\$1,335,500	\$1,585,000
Average Sales Price	\$1,460,565	\$1,385,061	\$1,535,613	\$1,457,136	\$1,147,133
Median Sales Price	\$1,292,250	\$1,300,000	\$1,430,000	\$1,378,167	\$1,025,000
Sales Price / List Price Ratio	103%	104.05%	103.94%	105.59%	104.29%
Number of Properties Sold	175	33	33	29	27
Month's Supply of Inventory	2.67	1.55	1.94	2.68	2
Absorption Rate	0.42	0.65	0.52	0.42	0.5



Judy Michaelis
Broker

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 August 2026 was \$1,300,000, down -9.09% from \$1,430,000 from the previous month and 26.83% higher than \$1,025,000 from August 2025. The August 2026 median sales price was at its highest level compared to August 2025 and 2024. The average sales price in August 2026 was \$1,385,061, down -9.80% from \$1,535,613 from the previous month and 20.74% higher than \$1,147,133 from August 2025. The August 2026 average sale price was at its highest level compared to August 2025 and 2024.





Judy Michaelis
Broker

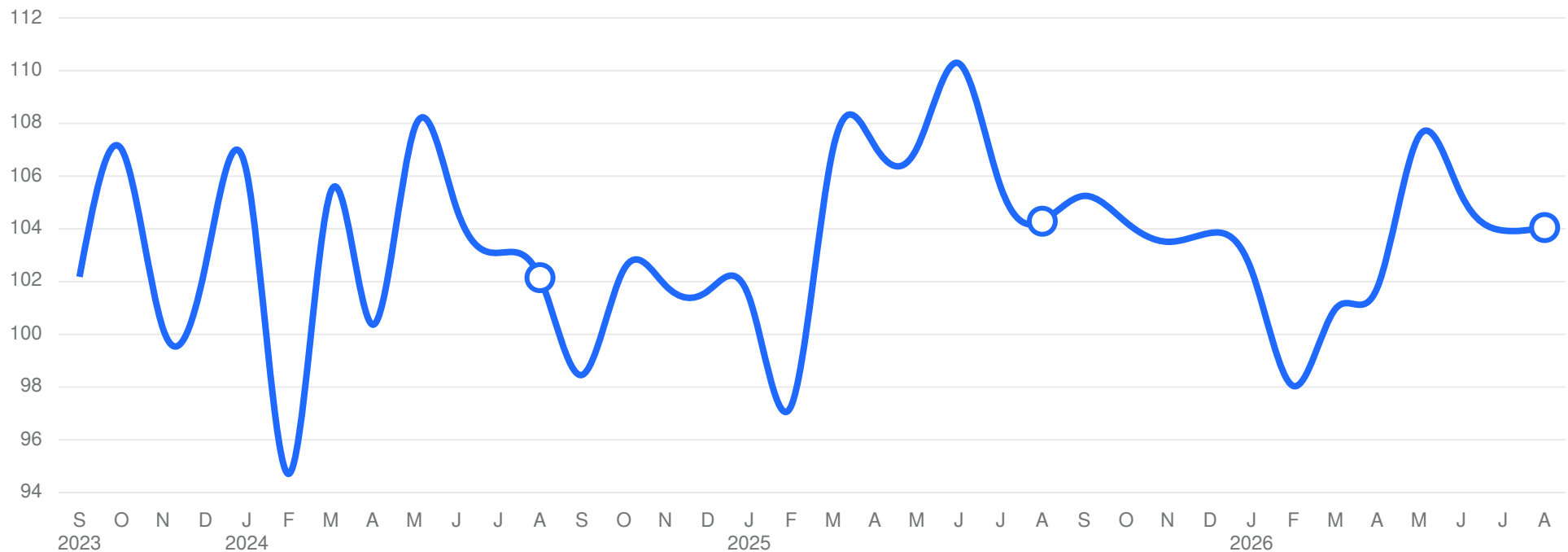
M: 203-247-5000
Lic#: 0750642

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 August 2026 sales price/list price ratio was 104.05%, equal to the previous month and equal to August 2025.





Judy Michaelis

Broker

M: 203-247-5000

Lic#: 0750642

judy.michaelis@coldwellbankermoves.com

https://www.judymichaelis.com

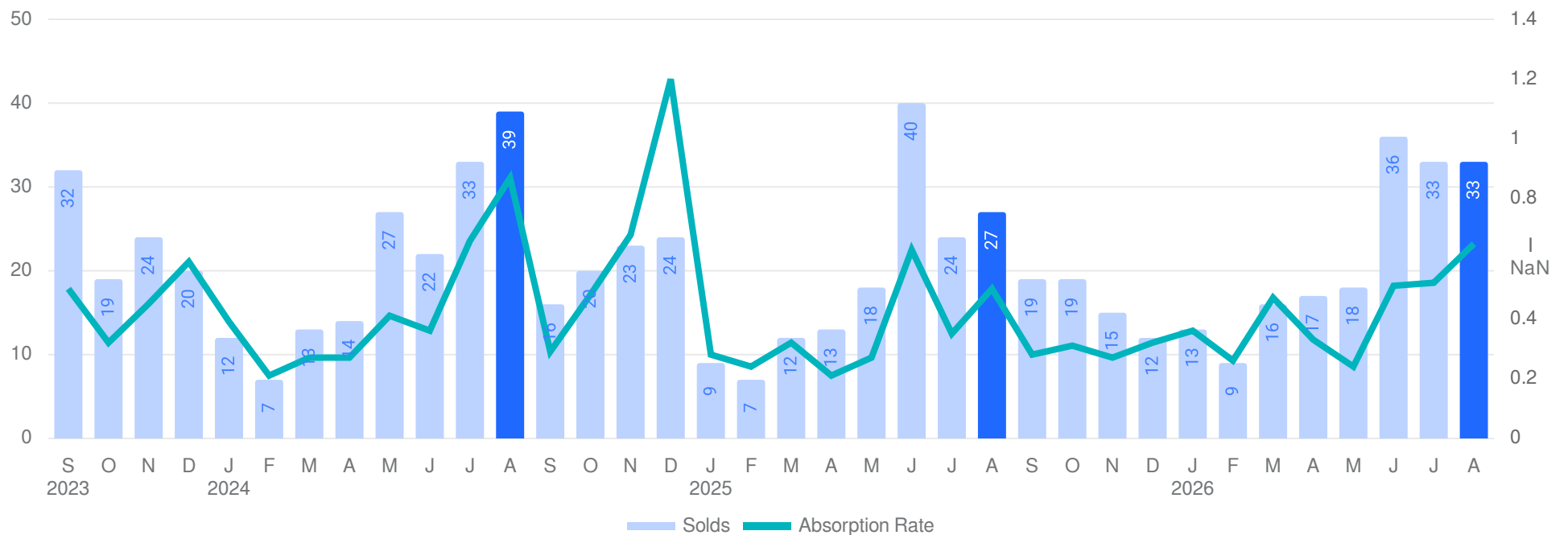
City: Ridgefield

Price Range: \$0 - \$999,999,999

Properties: Single Family

Number of Properties Sold & Absorption Rate

The number of properties sold in August 2026 was 33, equal to the previous month and 22.22% higher than 27 from August 2025. The August 2026 sales were at a mid level compared to August 2025 and 2024. Absorption rate is the avg number of sales per month divided by the total number of available properties.





Judy Michaelis
Broker

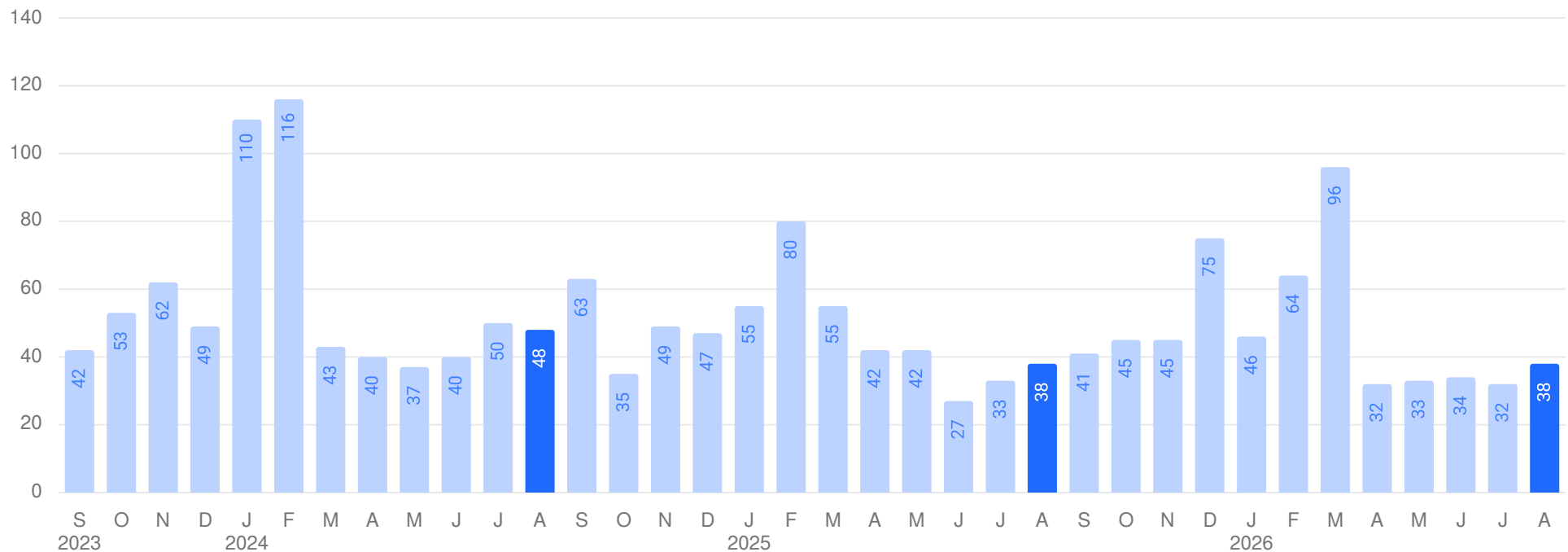
M: 203-247-5000
Lic#: 0750642

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 August 2026 was 38 days, up 18.75% from 32 days from the previous month and equal to August 2025. The August 2026 DOM was at its lowest level compared with August 2025 and 2024.





Judy Michaelis

Broker

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 August 2026 was \$428, up 4.90% from \$408 from the previous month and 11.75% higher than \$383 from August 2025.





Judy Michaelis
Broker

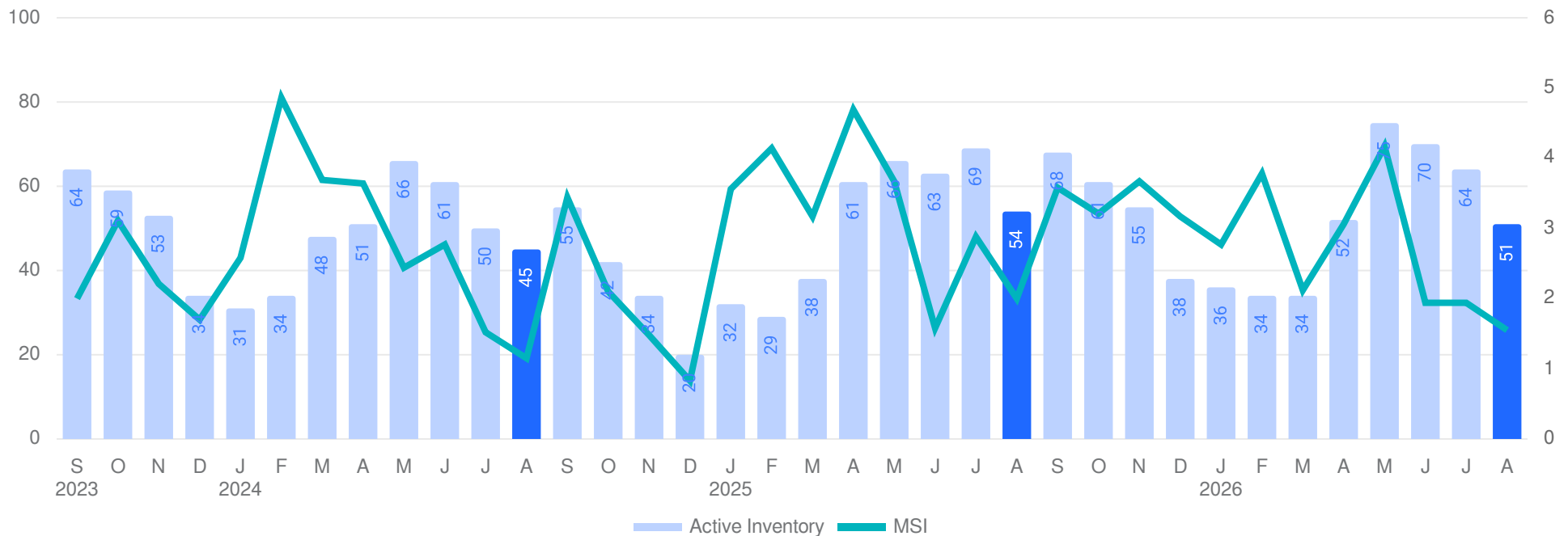
M: 203-247-5000
Lic#: 0750642

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 August 2026 was 51, down -20.31% from 64 from the previous month and -5.56% lower than 54 from August 2025. The August 2026 inventory was at a mid level compared with August 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2026 MSI of 1.55 months was at a mid level compared with August 2025 and 2024.





Judy Michaelis
Broker

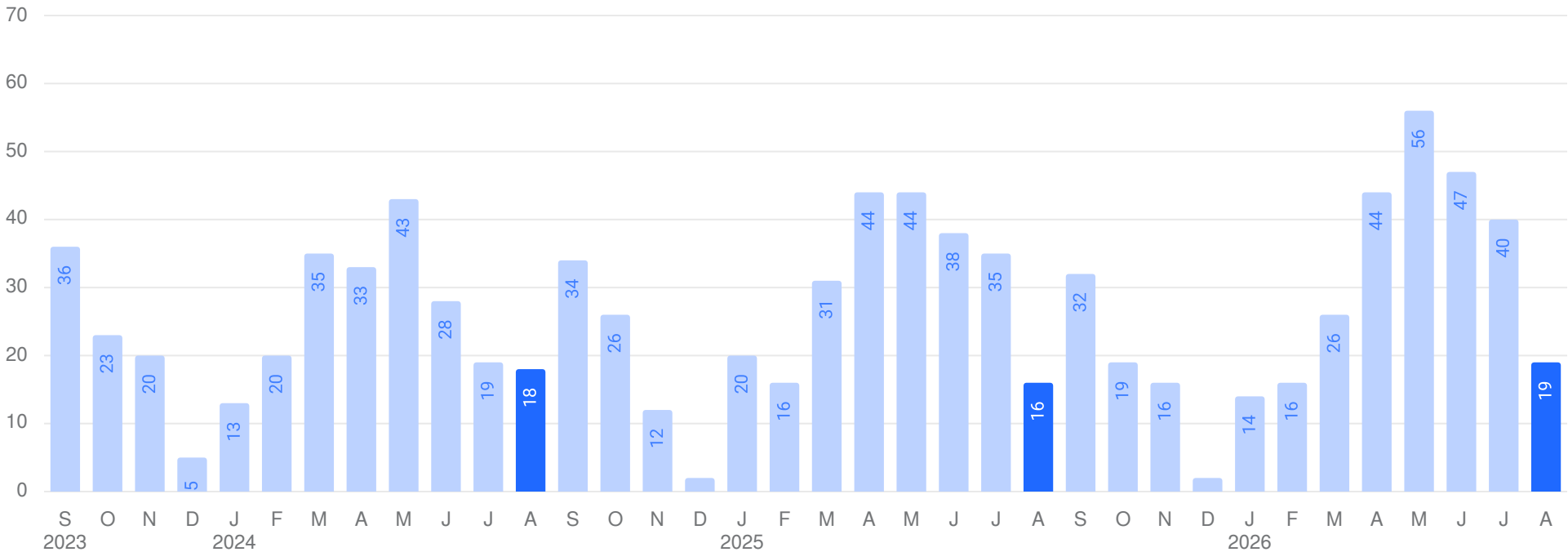
M: 203-247-5000
Lic#: 0750642

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 August 2026 was 19, down -52.50% from 40 from the previous month and 18.75% higher than 16 from August 2025. The August 2026 listings were at its highest level compared to August 2025 and 2024.



Based on information from SmartMLS for the period 09/01/2023 through 8/31/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.