

Market Trends Report

September 2026

 Property Type

Single Family

 Date Range

October 2023 - September 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

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 @judy-michaelis-westport

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Broker

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Overview

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

Overview	Monthly Trends				
	YTD Avg.	September	August	Jun. - Aug.	Sep. 2025
New Listings	293	30	19	36	32
Average Sales Price per Square Foot	416	413	431	426	397
Average Days on Market	46	45	36	34	41
Number of Properties for Sale	473	48	55	64	68
Average List Price	\$1,523,536	\$1,637,513	\$1,465,599	\$1,517,909	\$1,698,210
Median List Price	\$1,253,750	\$1,285,000	\$1,125,000	\$1,215,500	\$1,399,000
Average Sales Price	\$1,444,859	\$1,313,600	\$1,390,676	\$1,441,817	\$1,647,411
Median Sales Price	\$1,281,667	\$1,197,000	\$1,300,000	\$1,353,167	\$1,625,000
Sales Price / List Price Ratio	102.93%	101.86%	104.54%	104.6%	105.25%
Number of Properties Sold	197	20	35	35	19
Month's Supply of Inventory	2.66	2.4	1.57	1.86	3.58
Absorption Rate	0.41	0.42	0.64	0.55	0.28



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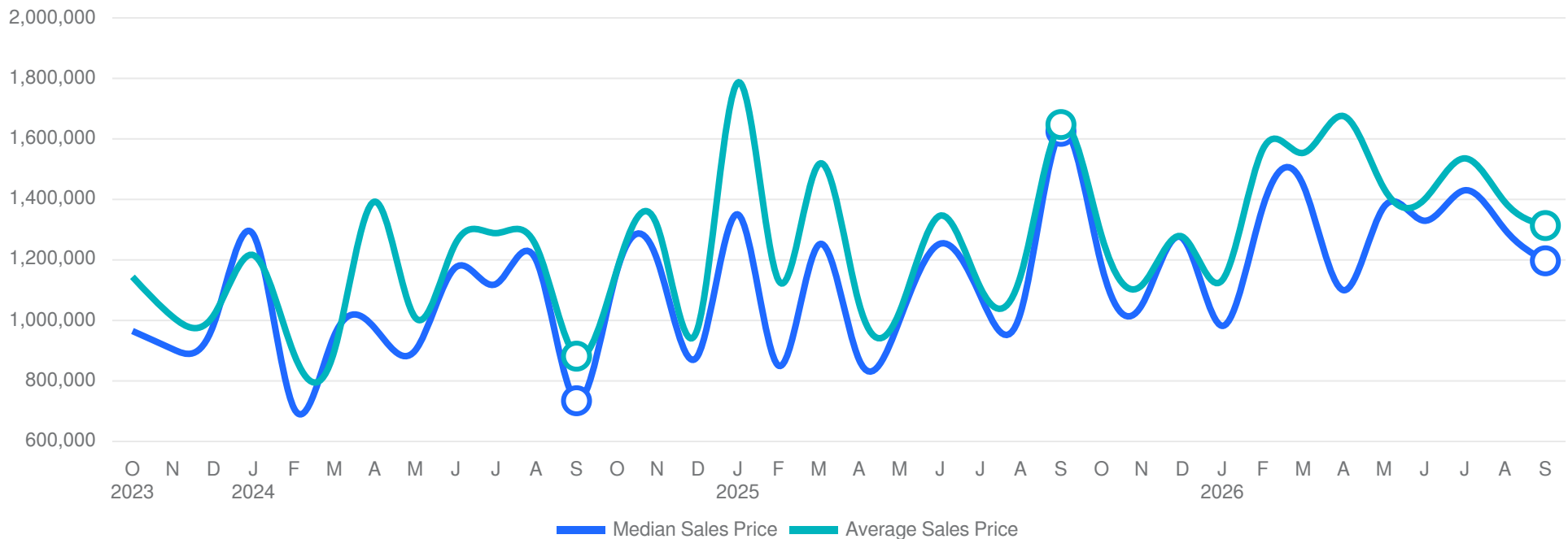
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Average & Median Sales Price

The median sales price in September 2026 was \$1,197,000, down -7.92% from \$1,300,000 from the previous month and -26.34% lower than \$1,625,000 from September 2025. The September 2026 median sales price was at a mid level compared to September 2025 and 2024. The average sales price in September 2026 was \$1,313,600, down -5.54% from \$1,390,676 from the previous month and -20.26% lower than \$1,647,411 from September 2025. The September 2026 average sale price was at a mid level compared to September 2025 and 2024.





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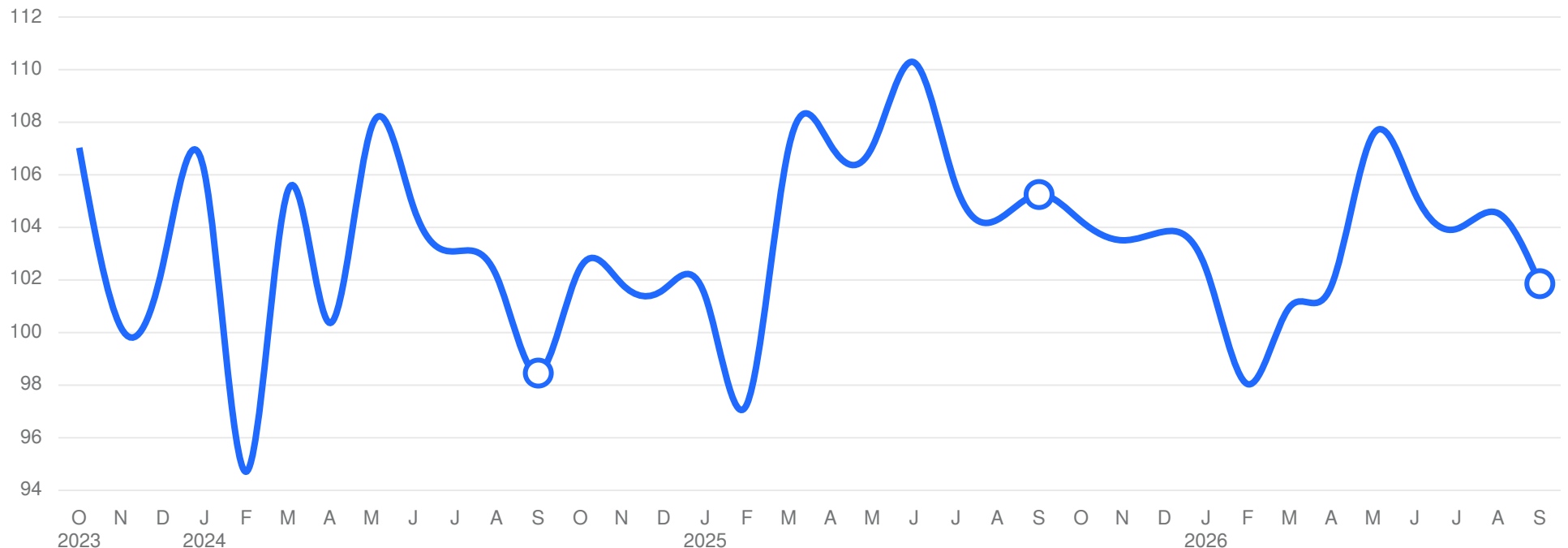
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Sales Price / List Price Ratio

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 September 2026 sales price/list price ratio was 101.86%, down from 104.54% from the previous month and down from 105.25% from September 2025.





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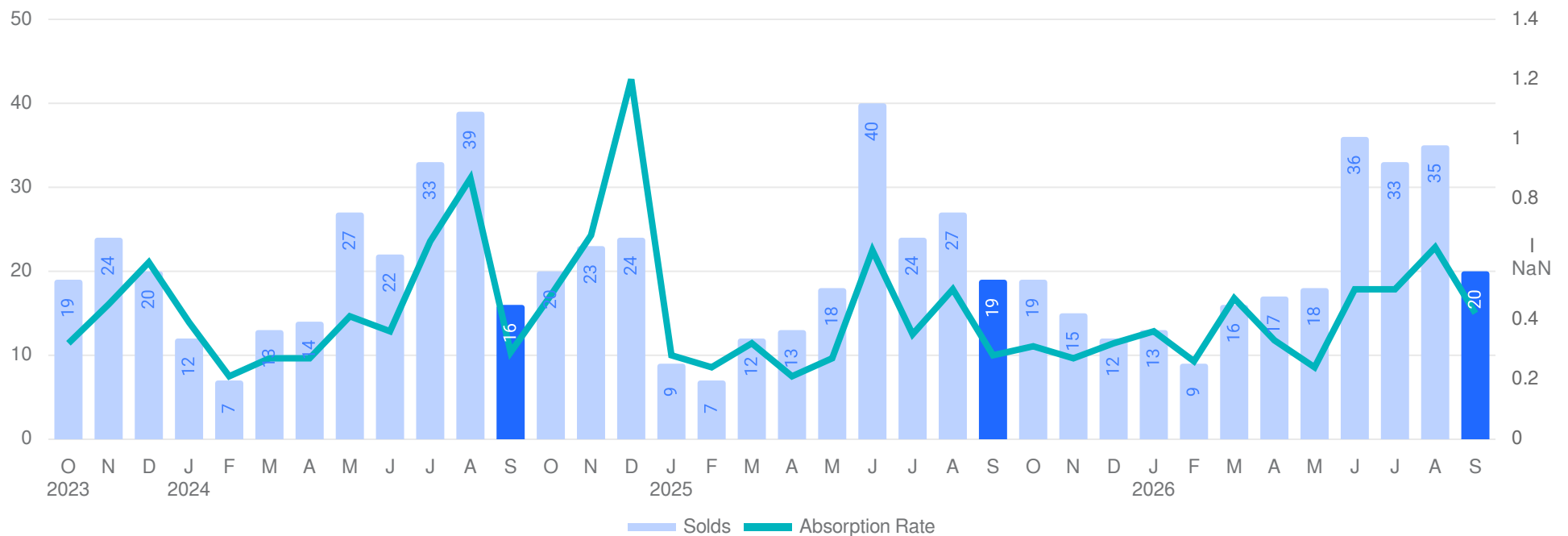
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Number of Properties Sold & Absorption Rate

The number of properties sold in September 2026 was 20, down -42.86% from 35 from the previous month and 5.26% higher than 19 from September 2025. The September 2026 sales were at its highest level compared to September 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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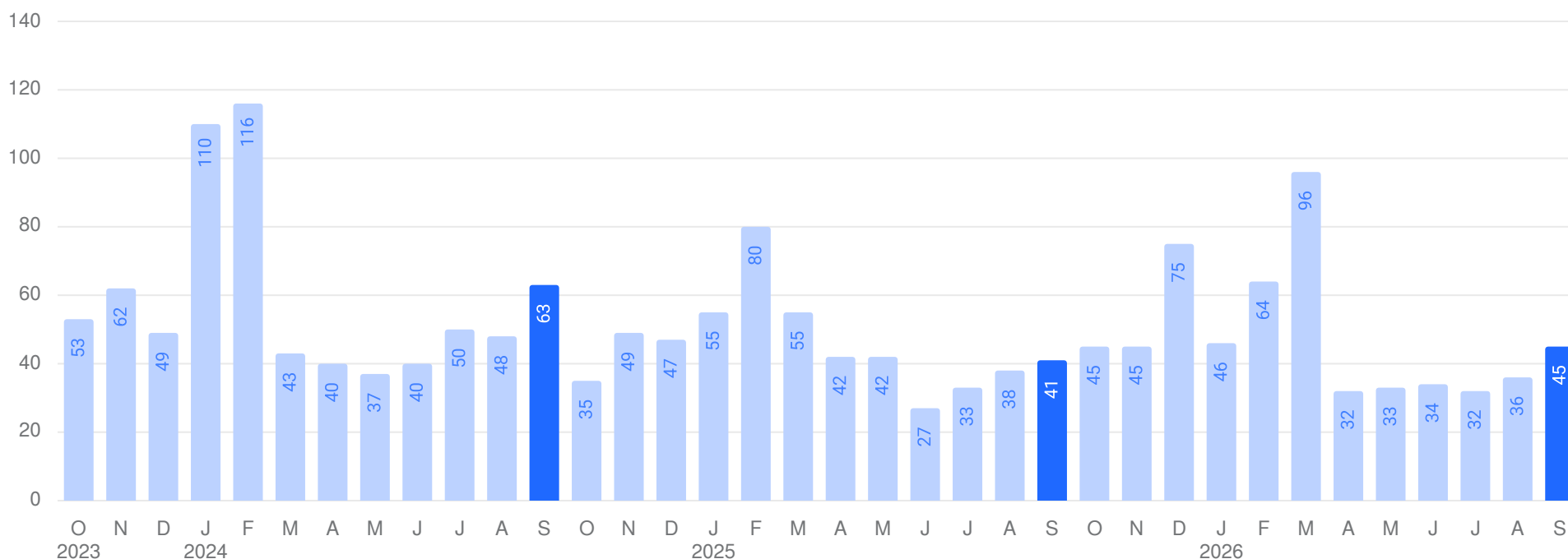
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Average Days on Market

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 September 2026 was 45 days, up 25.00% from 36 days from the previous month and 9.76% higher than 41 days from September 2025. The September 2026 DOM was at a mid level compared with September 2025 and 2024.





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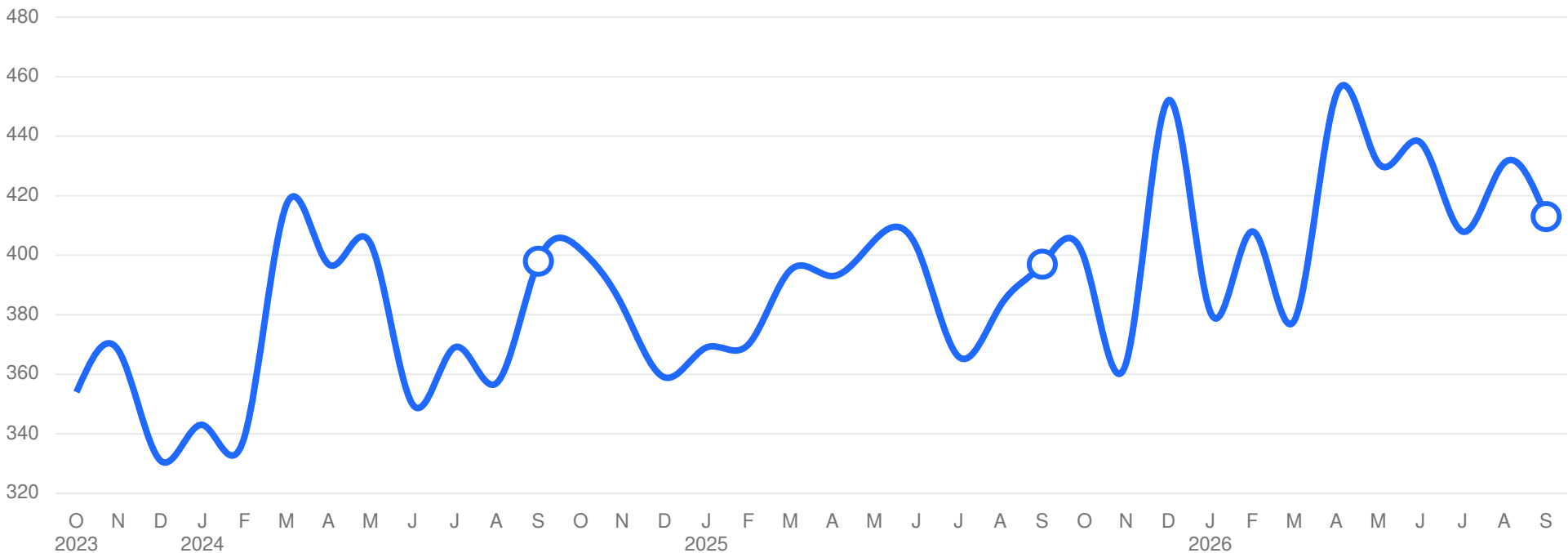
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Average Sales Price per Square Foot

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 September 2026 was \$413, down -4.18% from \$431 from the previous month and 4.03% higher than \$397 from September 2025.



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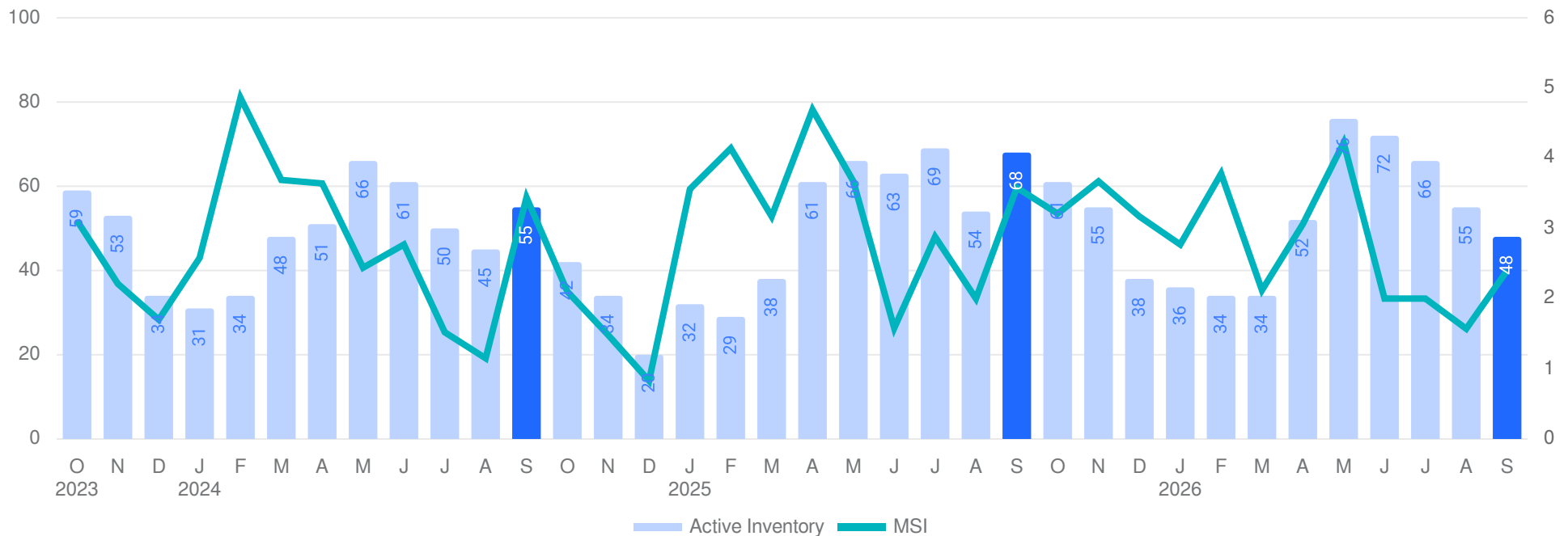
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Inventory & MSI

The number of properties for sale in September 2026 was 48, down -12.73% from 55 from the previous month and -29.41% lower than 68 from September 2025. The September 2026 inventory was at its lowest level compared with September 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2026 MSI of 2.4 months was at its lowest level compared with September 2025 and 2024.





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New Listings

The number of new listings in September 2026 was 30, up 57.89% from 19 from the previous month and -6.25% lower than 32 from September 2025. The September 2026 listings were at its lowest level compared to September 2025 and 2024.

