



AREA REPORT

RIDGEFIELD

MARCH 2026 | ALL PROPERTY TYPES



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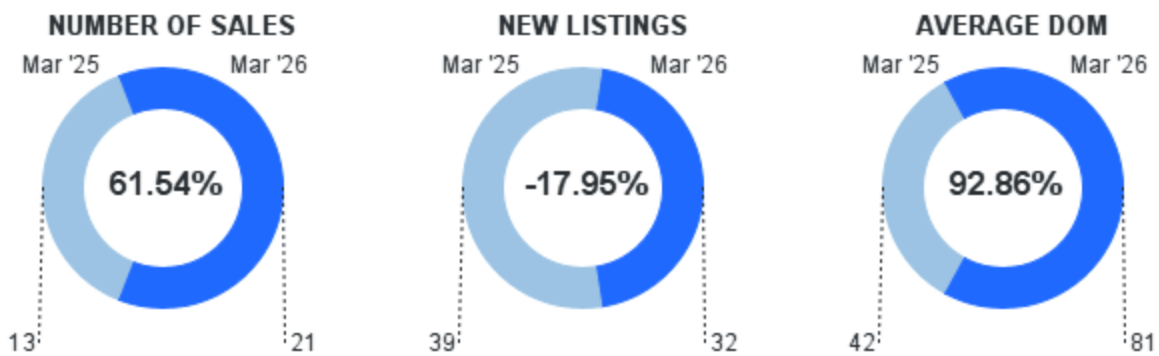


COLDWELL BANKER
REALTY

RIDGEFIELD | March 2026

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-9.87% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-6.90% ↓

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-11.83% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

-0.87% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

■ Mar '25 ■ Mar '26

AREA
REPORT
RIDGEFIELD

FULL MARKET SUMMARY

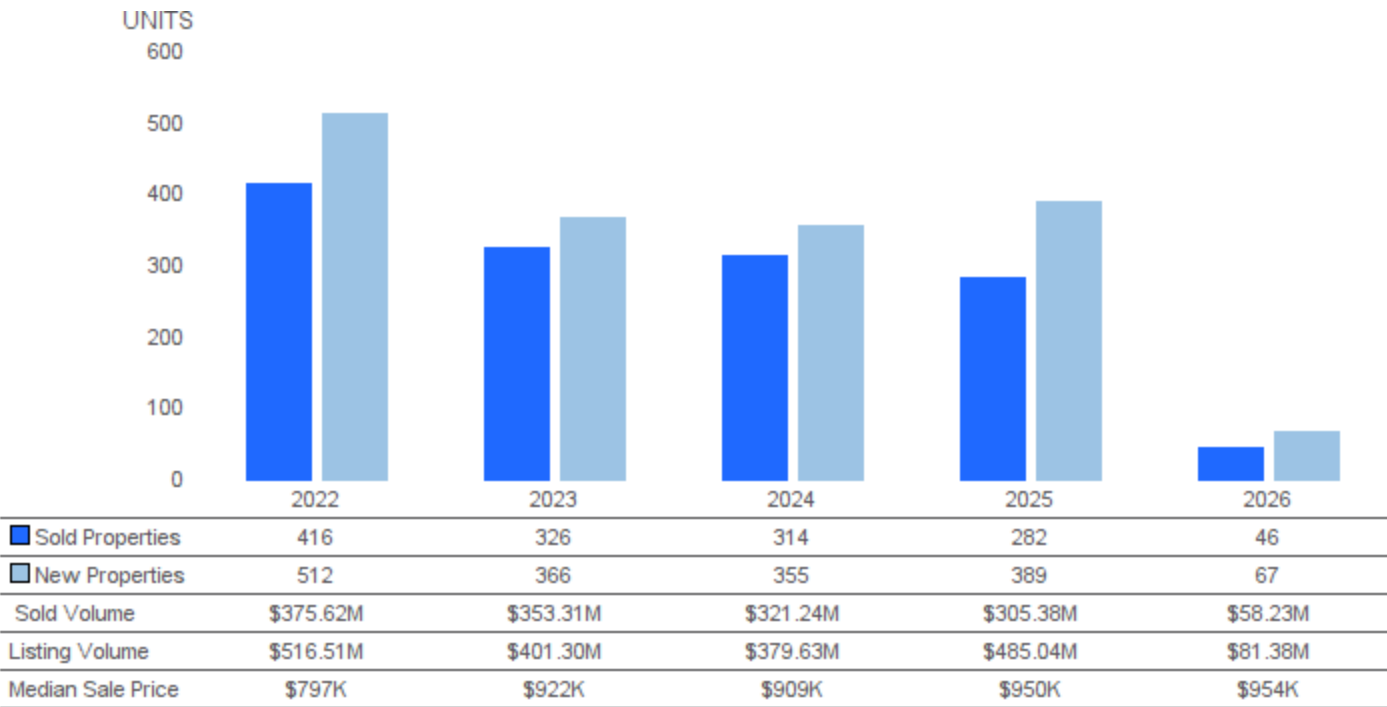
March 2026 | All Property Types ?

	Month to Date			Year to Date		
	March 2026	March 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	32	39	-17.95% ⬇️	67	84	-20.24% ⬇️
Sold Listings	21	13	61.54% ⬆️	46	37	24.32% ⬆️
Median List Price (Solds)	\$939,000	\$1,065,000	-11.83% ⬇️	\$939,500	\$930,000	1.02% ⬆️
Median Sold Price	\$1,005,000	\$1,115,000	-9.87% ⬇️	\$953,500	\$930,000	2.53% ⬆️
Median Days on Market	48	7	585.71% ⬆️	28	18	55.56% ⬆️
Average List Price (Solds)	\$1,353,757	\$1,365,607	-0.87% ⬇️	\$1,277,997	\$1,229,789	3.92% ⬆️
Average Sold Price	\$1,332,369	\$1,431,137	-6.9% ⬇️	\$1,265,974	\$1,244,721	1.71% ⬆️
Average Days on Market	81	42	92.86% ⬆️	56	47	19.15% ⬆️
List/Sold Price Ratio	101.4%	105.9%	-4.22% ⬇️	101.1%	102.1%	-1.02% ⬇️

SOLD AND NEW PROPERTIES (UNITS)

March 2026 | All Property Types ?

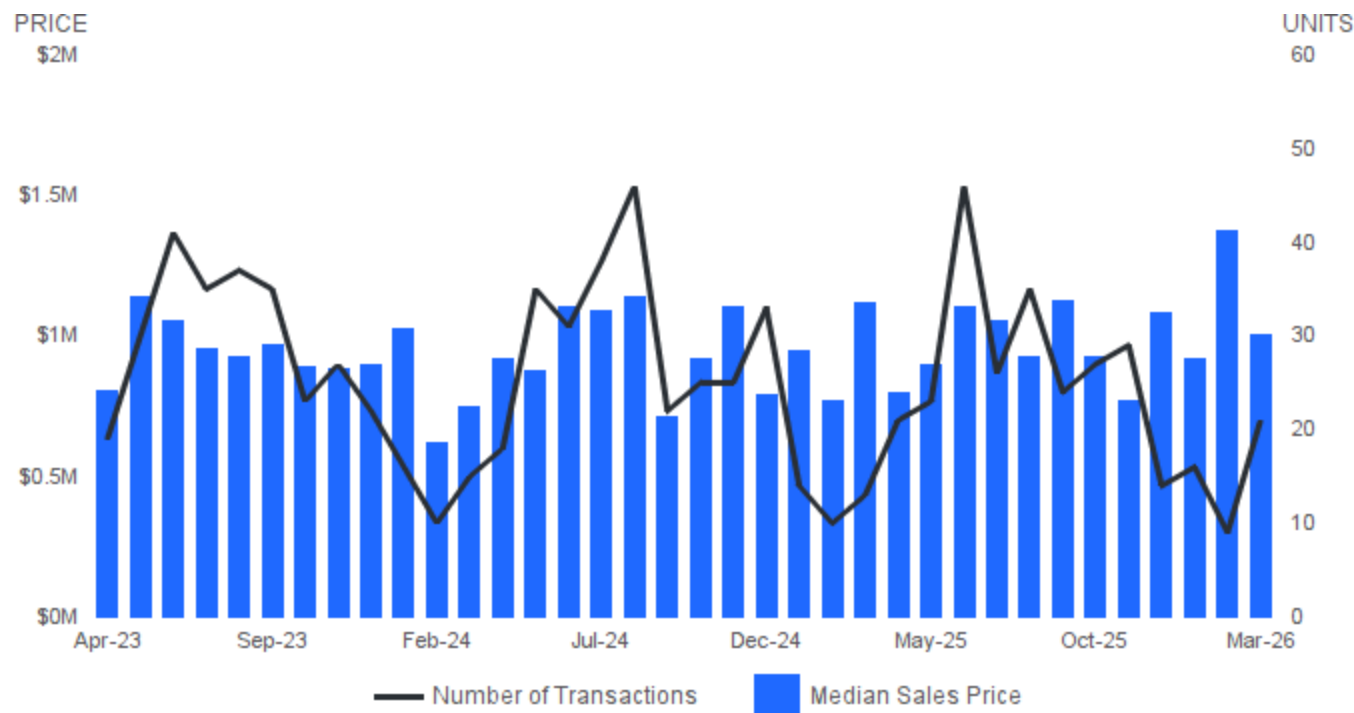
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

March 2026 | All Property Types ?

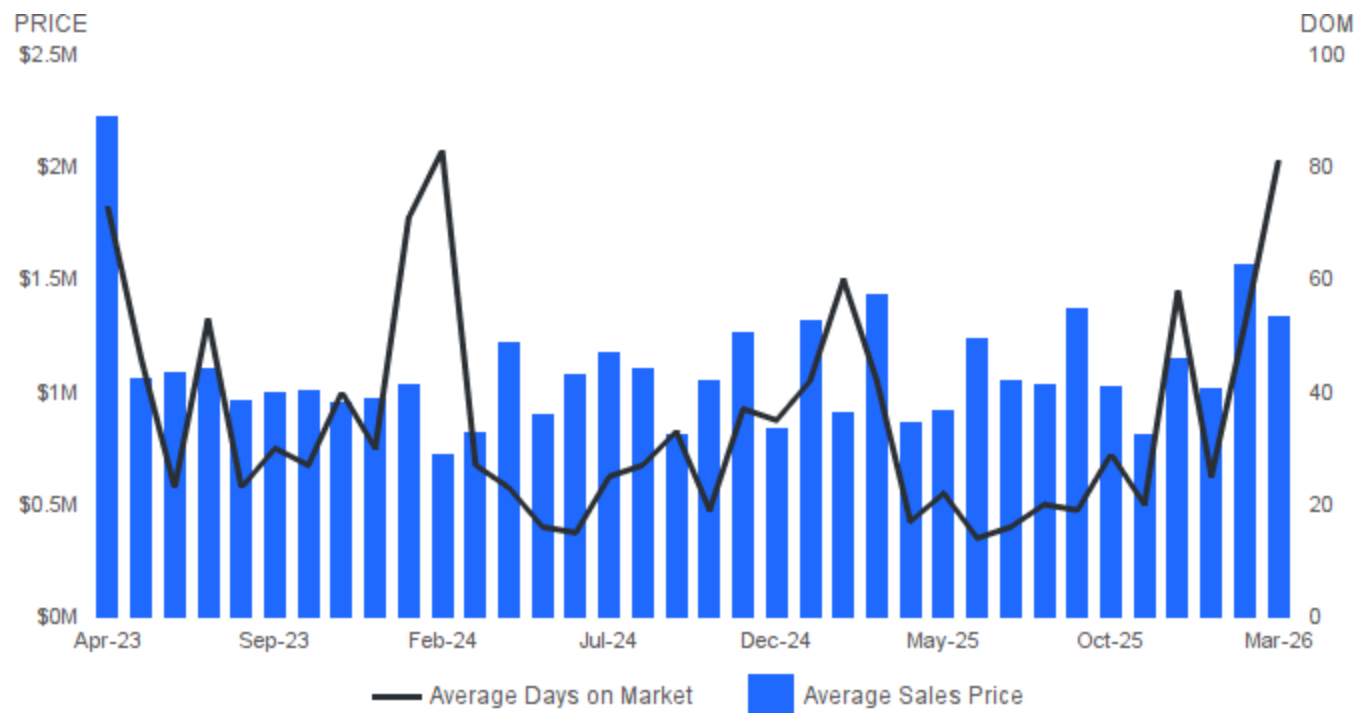
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2026 | All Property Types ?

Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2026 | All Property Types ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 2026 | All Property Types ?

Average Sales Price | Average sales price for all properties sold.

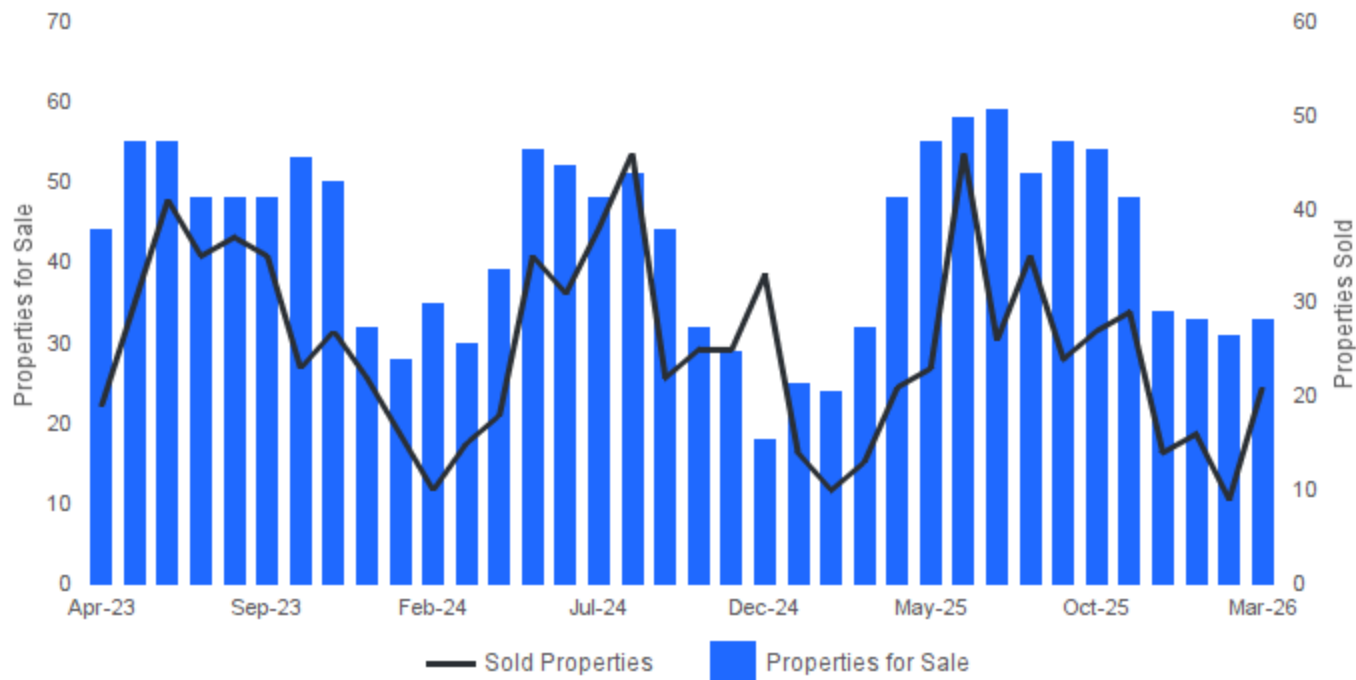
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2026 | All Property Types ?

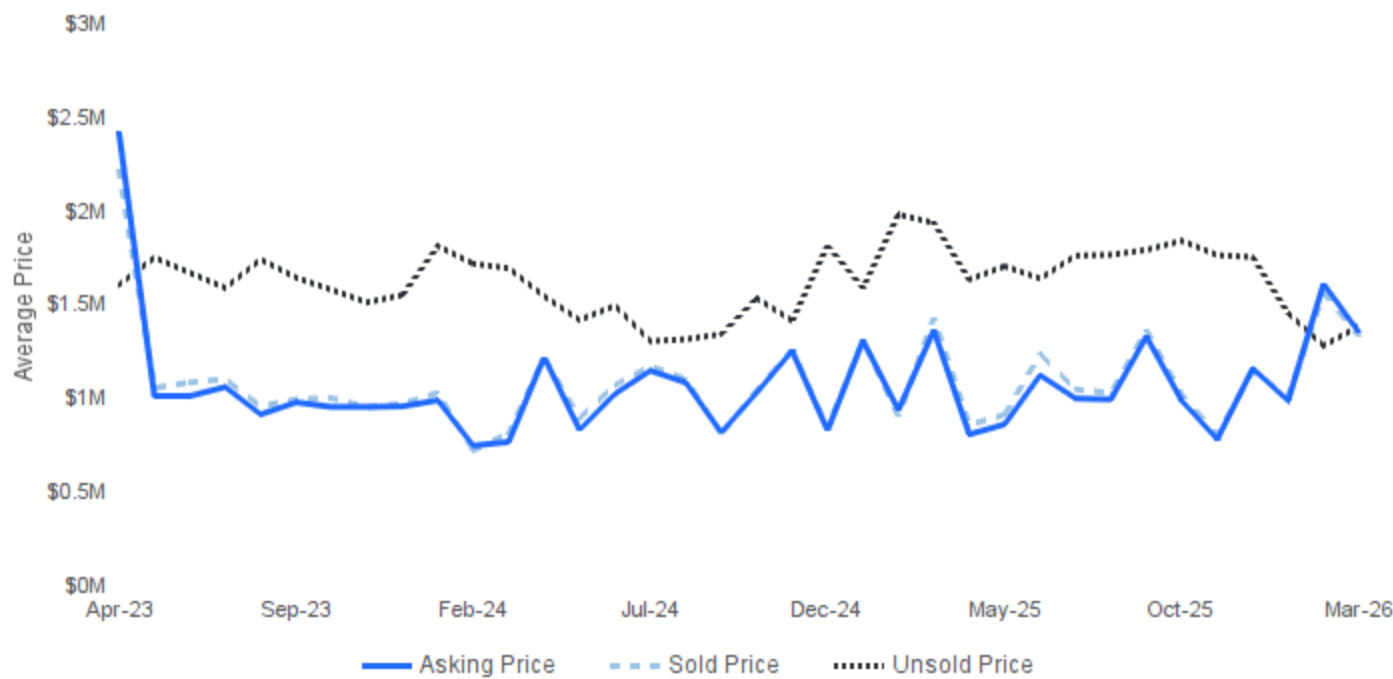
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2026 | All Property Types ?

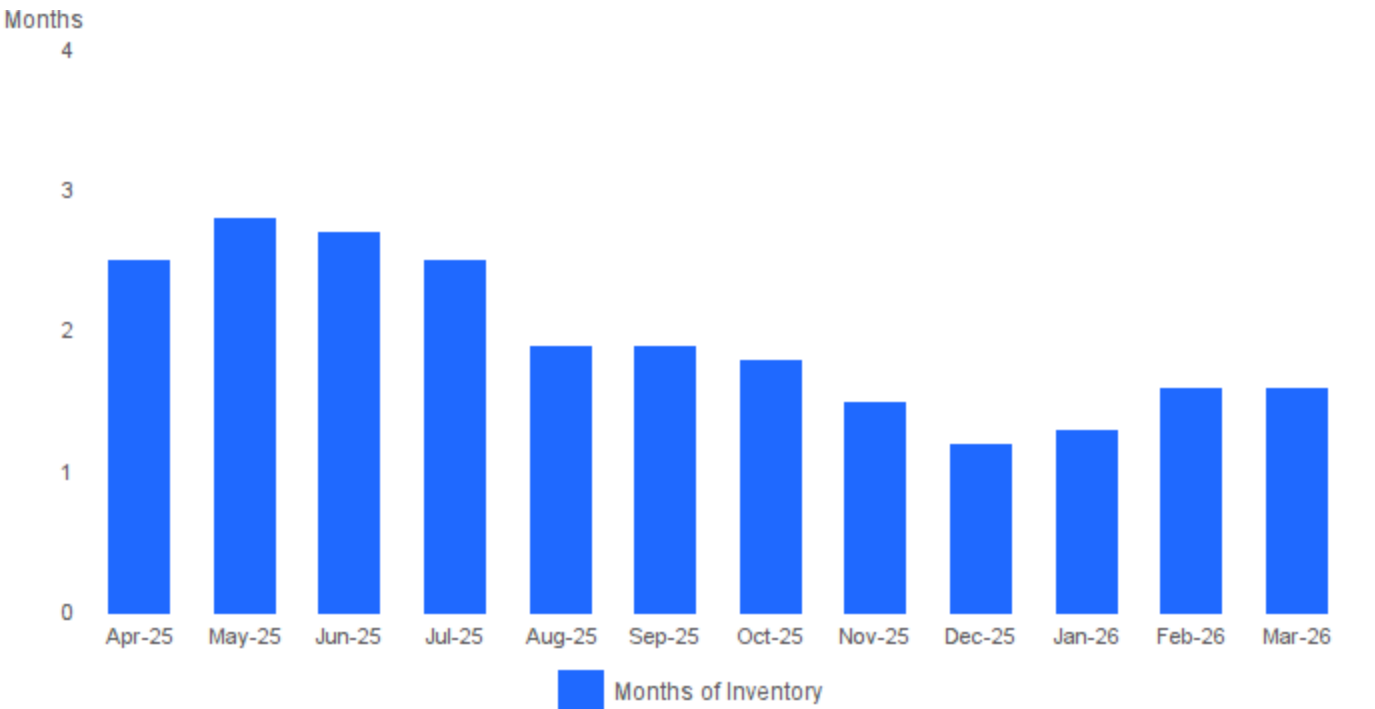
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

March 2026 | All Property Types ?

Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



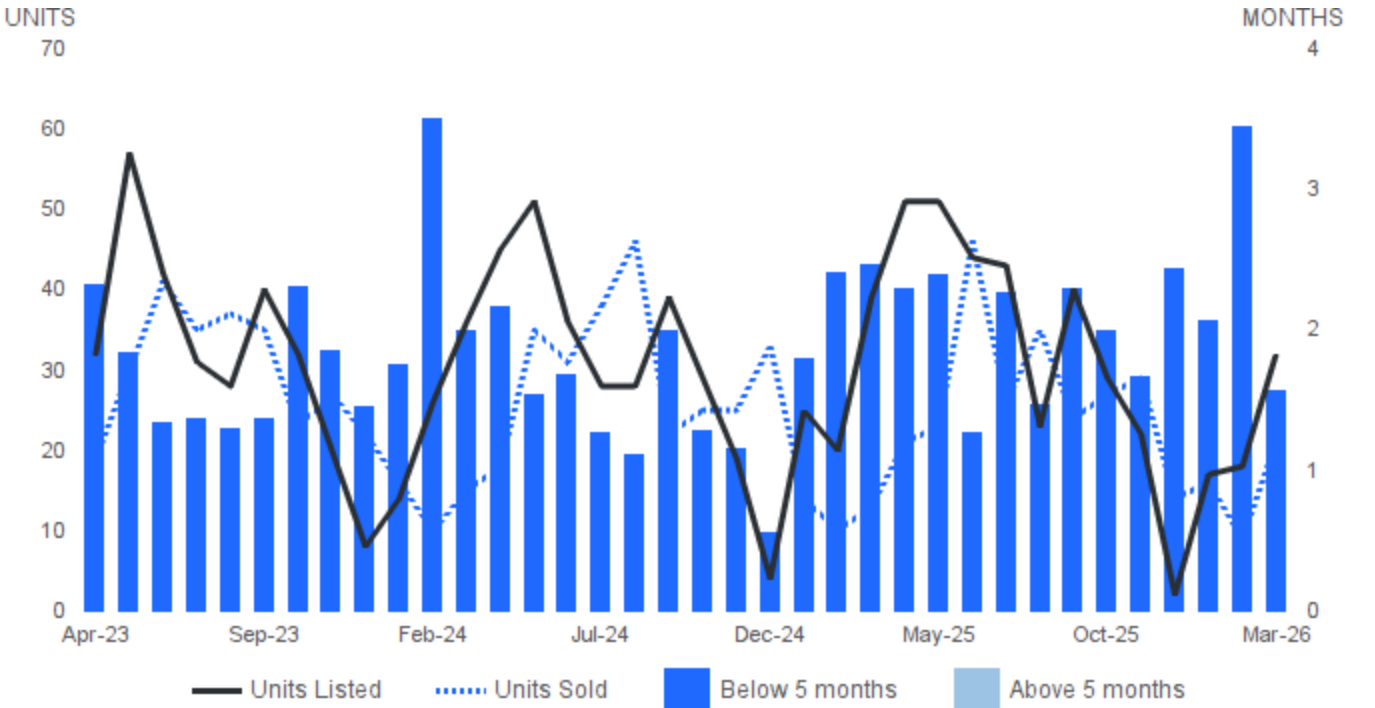
MONTHS SUPPLY OF INVENTORY

March 2026 | All Property Types ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.



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