MONTHLY **Sales & Pricing**

SmartMLS® Market Snapshot

All data is updated in realtime in accordance with content from SmartMLS.

This report provides a snapshot of the market as taken on: Apr 8, 2025

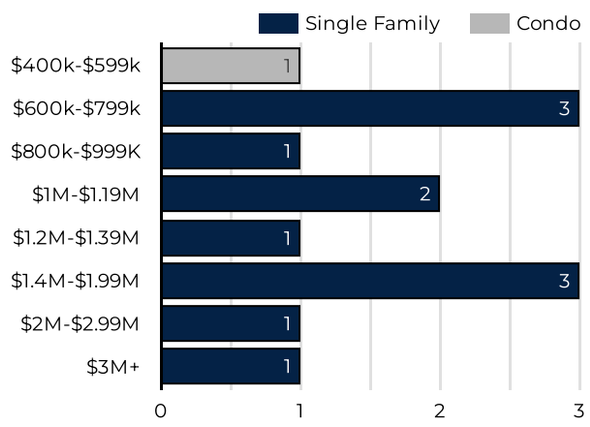
County: FAIRFIELD (1) | City: Ridgefield (1) | Zip Code

$ Between Enter a value and Enter a value | Beds

Sqft Between Enter a value and Enter a value | Type

March

Average Sqft
3,734



# of Sales
13
-13.3% from previous year

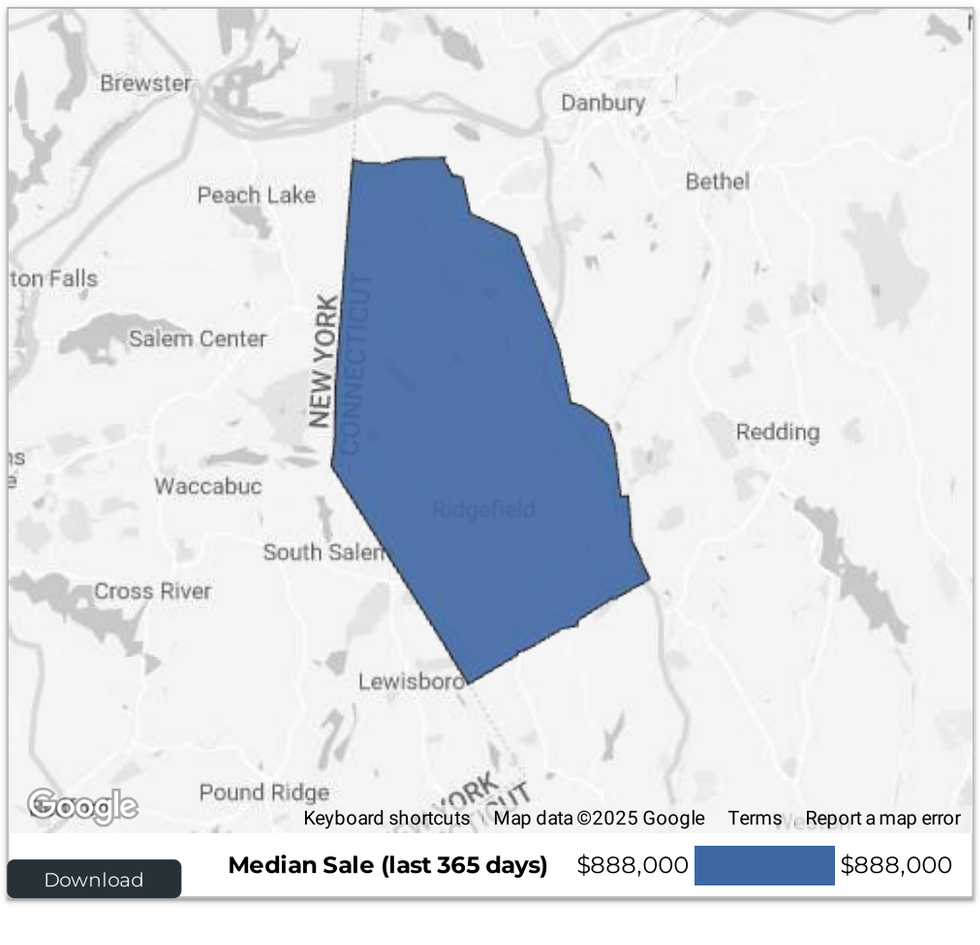
Median Sale
$1,115,000
48.7% from previous year

Total Volume
$18,604,789
52.0% from previous year

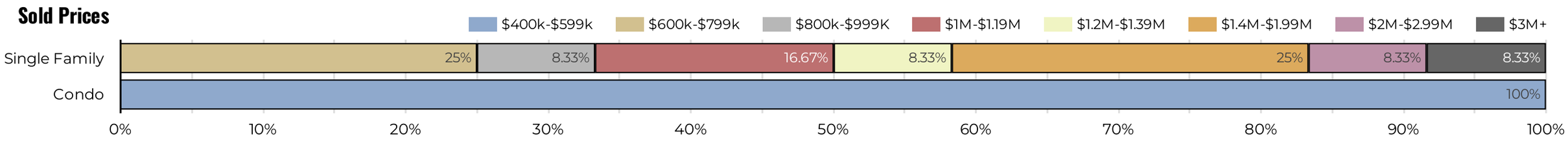
Average Sale
$1,431,138
75.3% from previous year

Average $/Sqft
$388
-3.1% from previous year

DOM (median)
21
1 from previous year



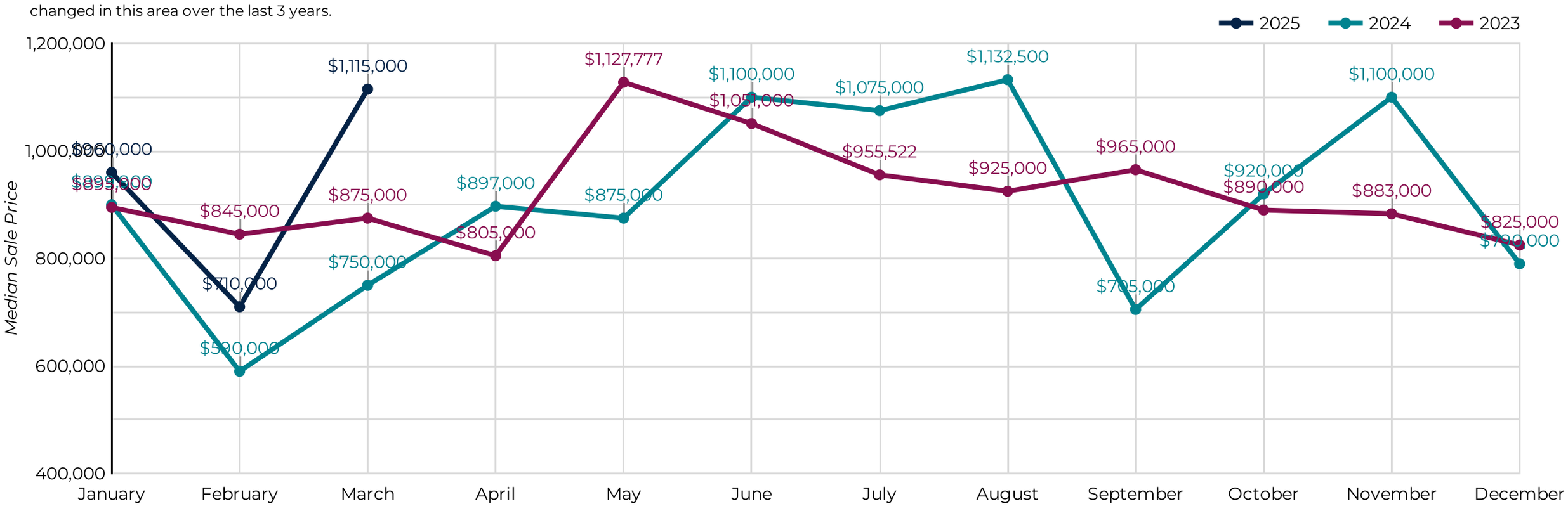
Sold Prices



Market Pricing

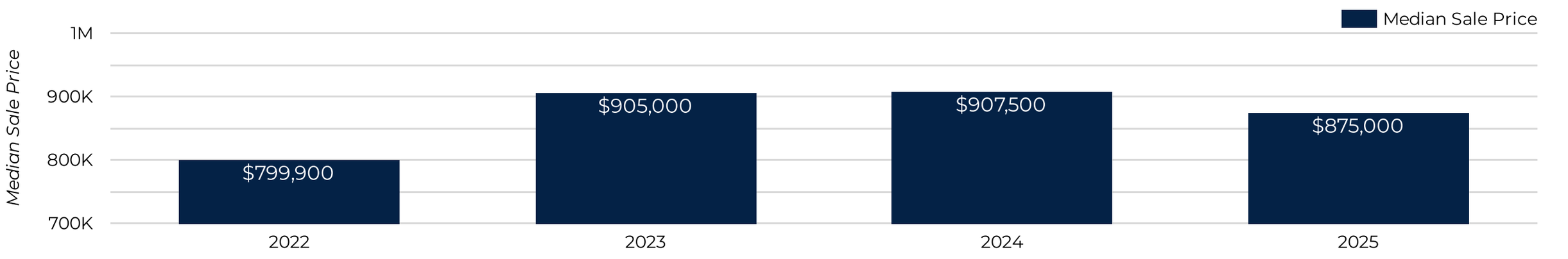
Use this data to see how the cost of real estate has changed in this area over the last 3 years.

*select median, average, or ave $/sqft >



For Property-Level> DASHBOARDS:HOME VALUES

select median or average >



Market Activity

Use this data to see changes in total sales activity in this market over the past 3 years.

All data from Smart MLS Updated as of: Apr 8, 2025

MONTHLY **Buyer Demand**

SmartMLS® Market Snapshot

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This report provides a snapshot of the market as taken on: Apr 8, 2025

County: FAIRFIELD (1) | City: Ridgefield (1) | Zip Code

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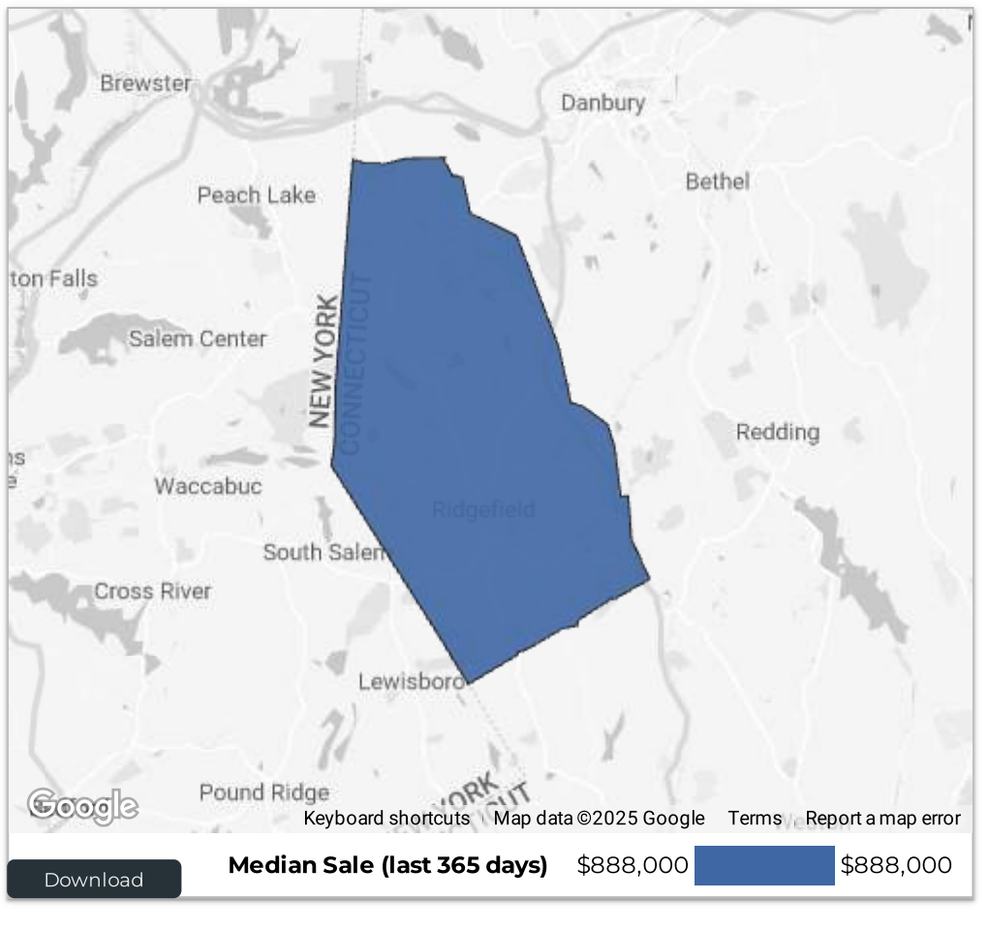
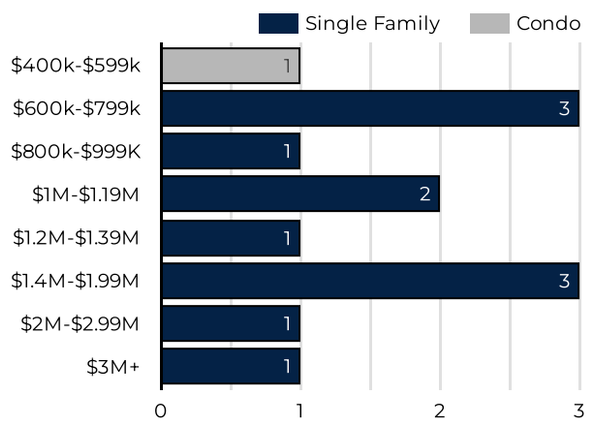
Sqft Between | Enter a value | and | Enter a value | Type



March

Average Sqft
3,734



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13
-13.3% from previous year

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$1,115,000
48.7% from previous year

% Over or Under Asking
6.0%
1.1% from previous year

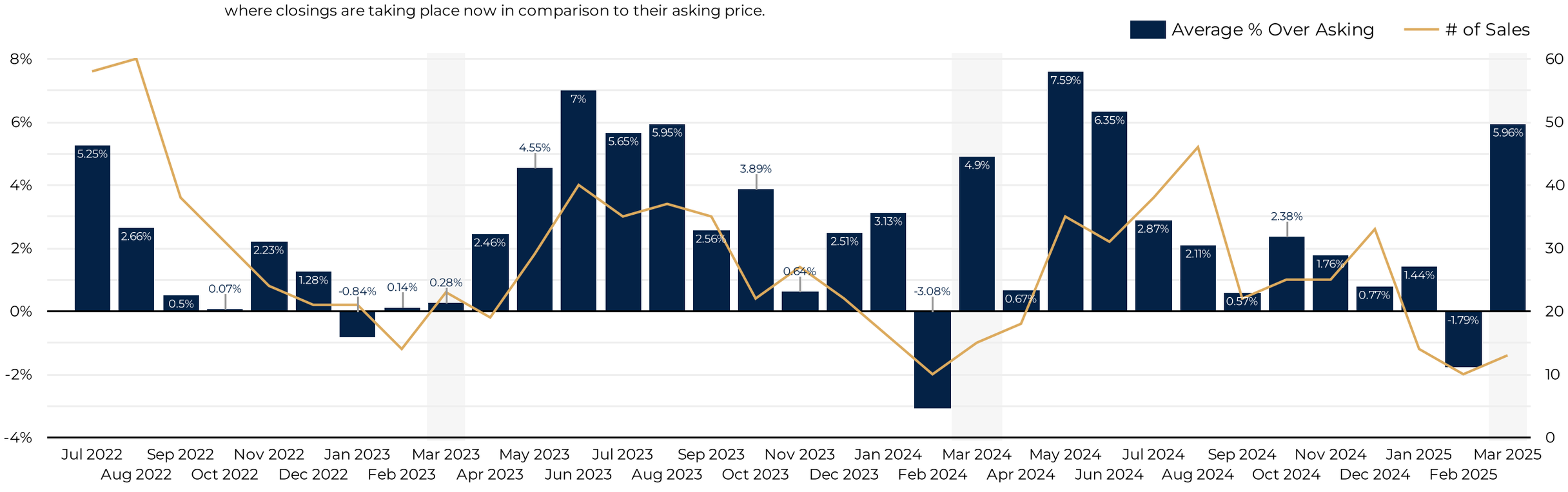
Average Sale
$1,431,138
75.3% from previous year

DOM (median)
21
1 from previous year

Average $/Sqft
$388
-3.1% from previous year

Buyer Demand

Explore the seasonality of competitive bidding in this area and understand where closings are taking place now in comparison to their asking price.

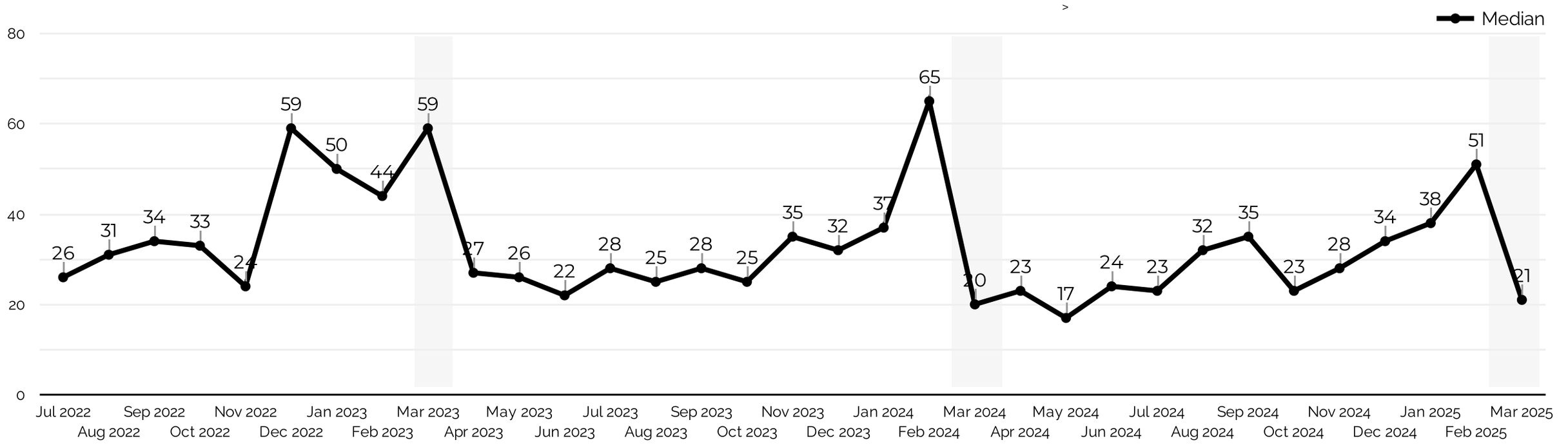


For Property-Level> DASHBOARDS:BUYER COMPETITION

Days on Market

This graphic will help to show how fast listings are going under contract now vs. in previous years.

*use graph icon to select median or average >



For Property-Level> DASHBOARDS:DAYS ON MARKET

Buyer Demand by Price Range

Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding.

Dec 9, 2024 - Apr 8, 2025

Price	# of Sales	Ave Sqft	Median DOM	Average % Closed Over or Under Asking
$200k-$399k	10	1,029	22	0.63%
$400k-$599k	7	1,266	20	-0.92%
$600k-$799k	13	2,077	21	-0.07%
$800k-$999K	12	2,765	40	2.96%
$1M-$1.19M	3	3,141	21	11.08%
$1.2M-$1.39M	5	4,394	25	7.46%
$1.4M-$1.99M	9	4,768	25	1.30%
$2M-$2.99M	3	6,585	17	7.03%
$3M+	2	7,611	53	-6.61%
Grand total	**64**	**2,947**	**25**	**1.95%**

All data from Smart MLS Updated as of: Apr 8, 2025

MONTHLY **Inventory**

SmartMLS® Market Snapshot

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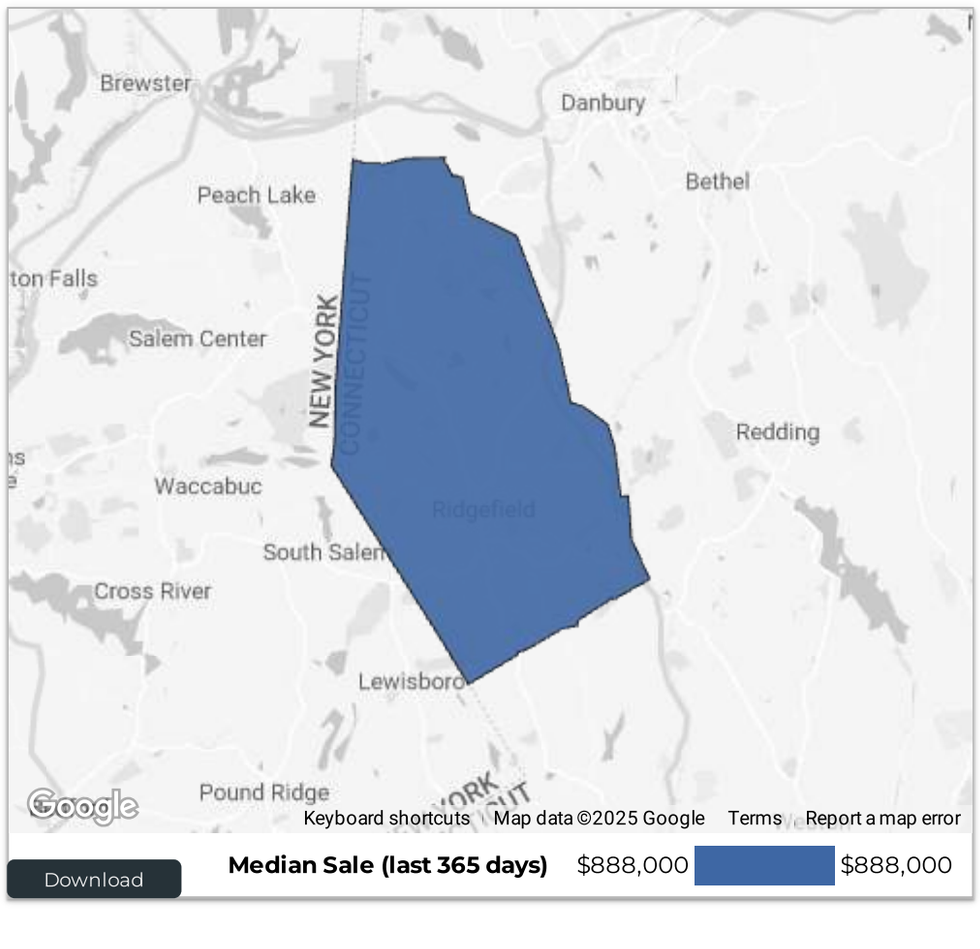
This report provides a snapshot of the market as taken on: Apr 8, 2025

County: FAIRFIELD (1) | City: Ridgefield (1) | Zip Code

$ Between Enter a value and Enter a value | Beds

Sqft Between Enter a value and Enter a value | Type



Today 4/8/25

Months of Supply Now
2.38

Active Now
31
<DOM (med)
21

Under Contract Now
33

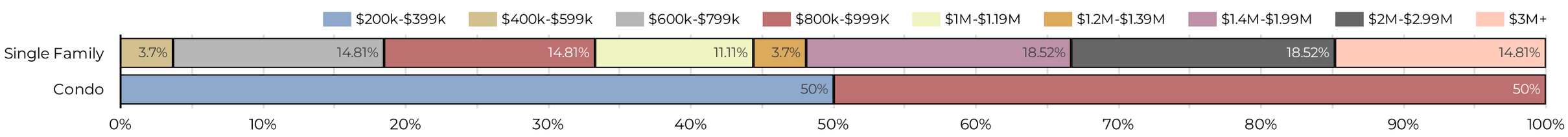
	Average	# Active
Single Family	$1,925,926	27
Condo	$608,750	4
Grand total	**$1,755,968**	**31**

March

of New Listings (Supply)
37
2.8% from previous year

# of New Pendings (Demand)
24
4.3% from previous year

Active Now



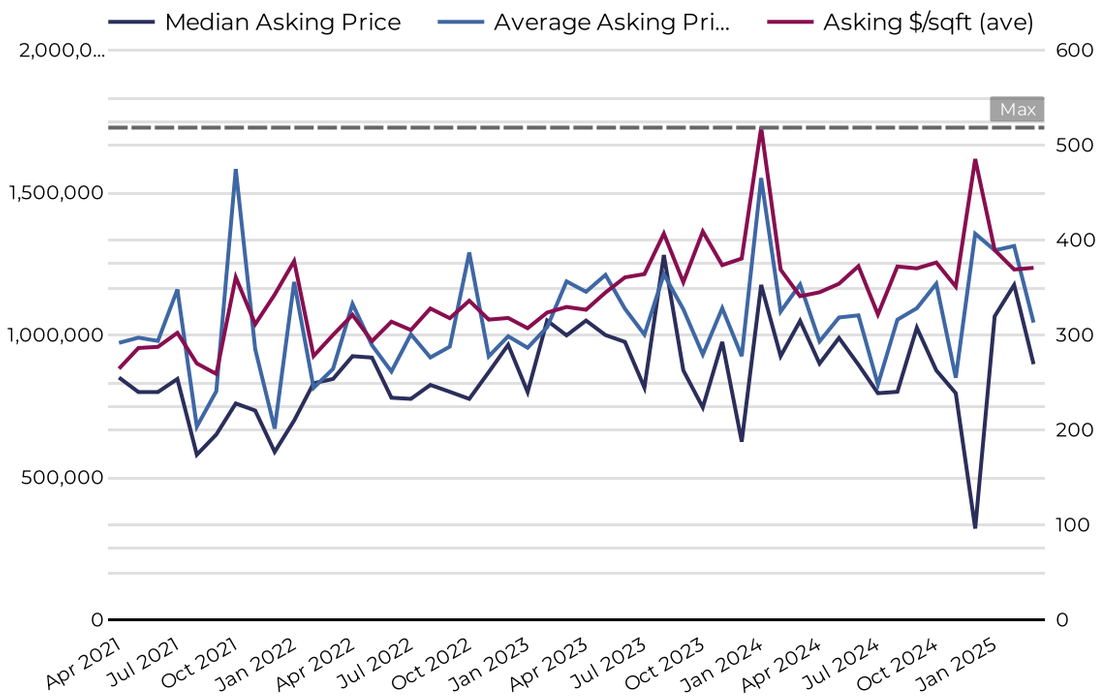
For Property-Level> DASHBOARDS:ACTIVE LISTINGS

Months of Supply By Price Range

Asking Price	Months of Supply Now	Active Now	# of Sales Last Month
$200k-$399k	0	2	0
$400k-$599k	0.50	1	2
$600k-$799k	2.00	4	2
$800k-$999K	3.00	6	2
$1M-$1.19M	1.50	3	2
$1.2M-$1.39M	1.00	1	1
$1.4M-$1.99M	2.50	5	2
$2M-$2.99M	5.00	5	1
$3M+	4.00	4	1
Grand total	**2.38**	**31**	**13**

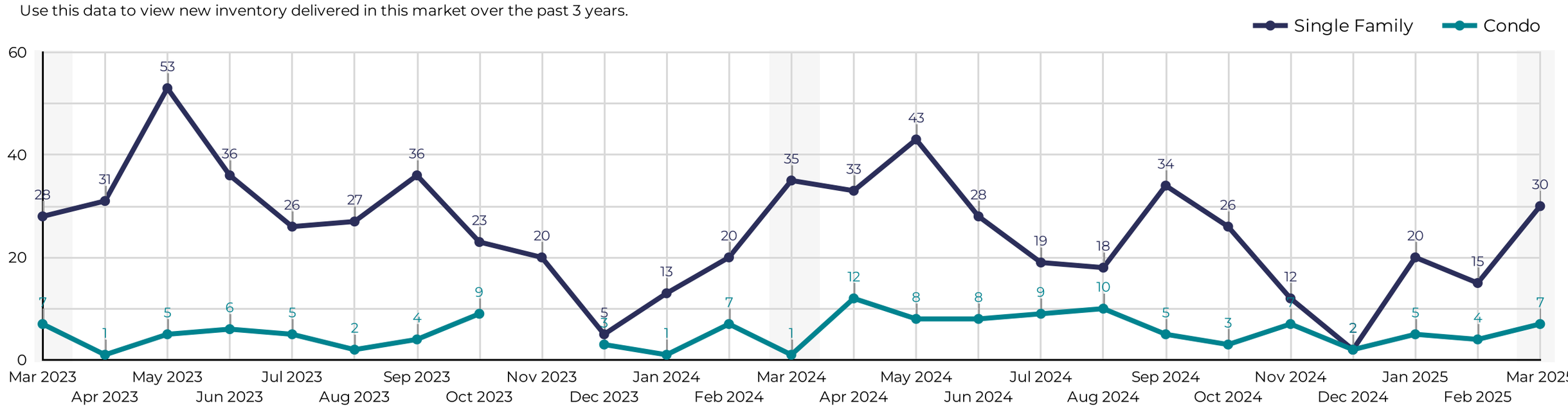
**All "Active" does not include "Accepting Backup Offers"*

Asking Prices



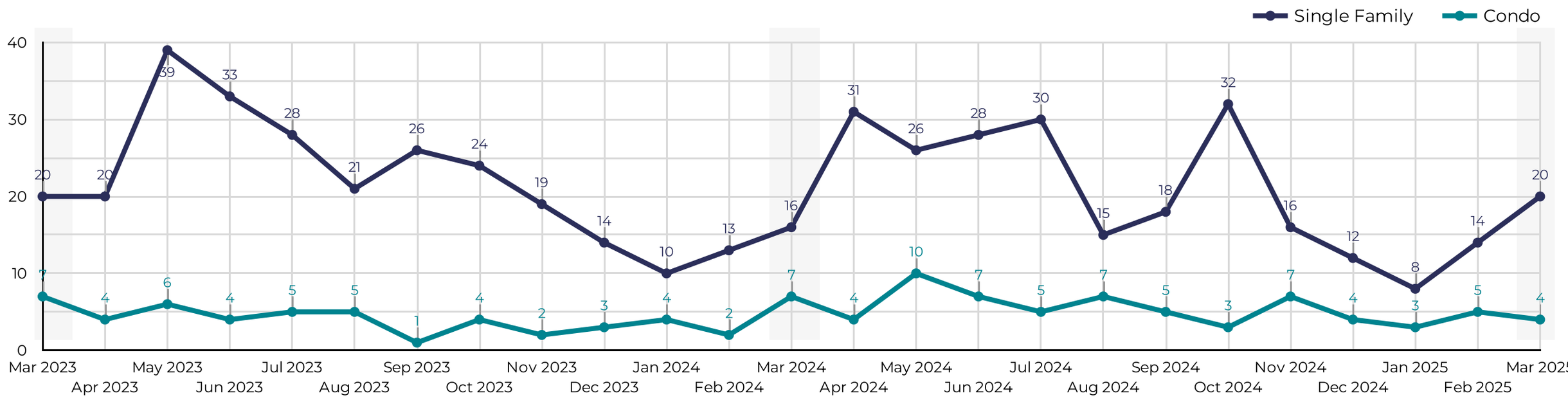
New Listings

Use this data to view new inventory delivered in this market over the past 3 years.



New Pendings

Use this data to view newly pending properties each month over the past 3 years.



All data from Smart MLS Updated as of: Apr 8, 2025

YEARLY **Sales & Pricing**

SmartMLS® Market Snapshot

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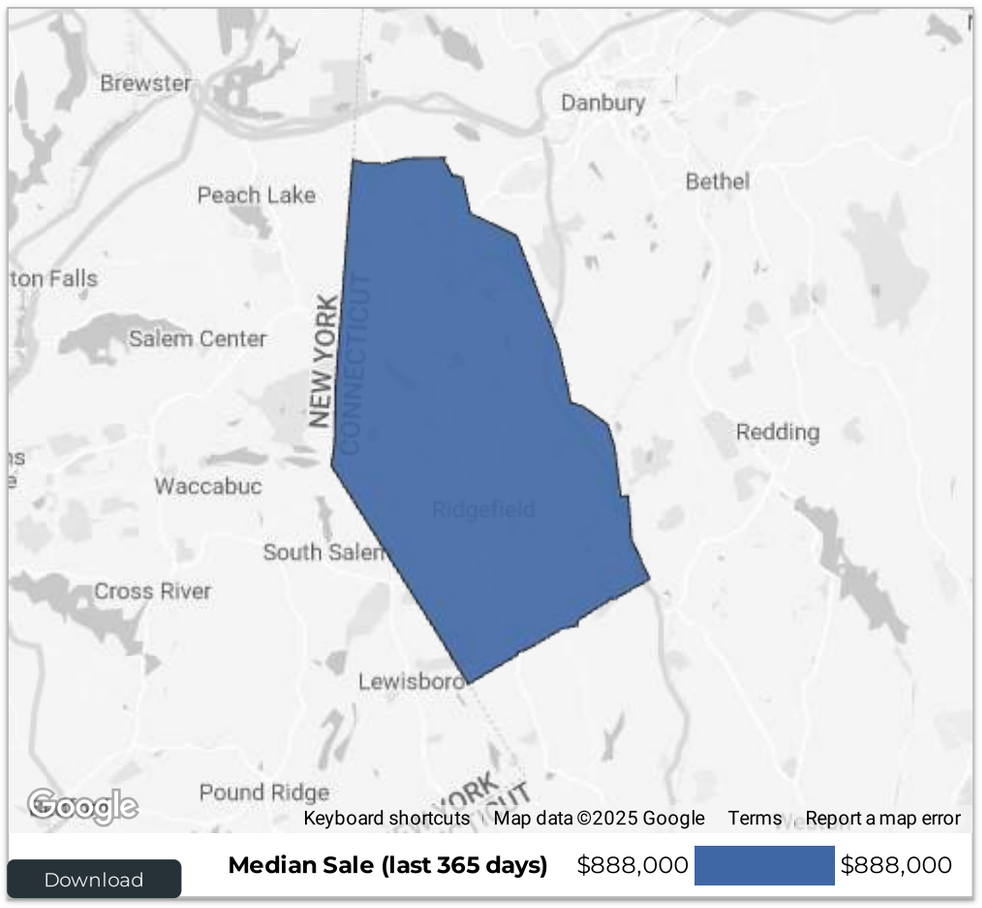
This report provides a snapshot of the market as taken on: Apr 8, 2025

County: FAIRFIELD (1) | City: Ridgefield (1) | Zip Code

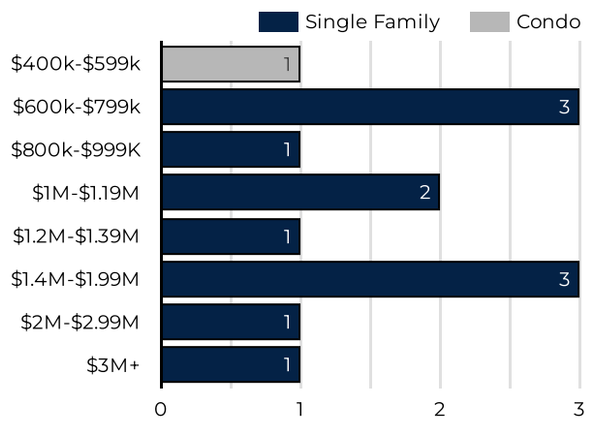
$ Between Enter a value and Enter a value | Beds

Sqft Between Enter a value and Enter a value | Type



Year-to-Date

Apr 8, 2025



# of Sales
41
-8.9% from previous year

Median Sale
$875,000
1.2% from previous year

Total Volume
$48,203,689
7.8% from previous year

Average Sale
$1,175,700
18.4% from previous year

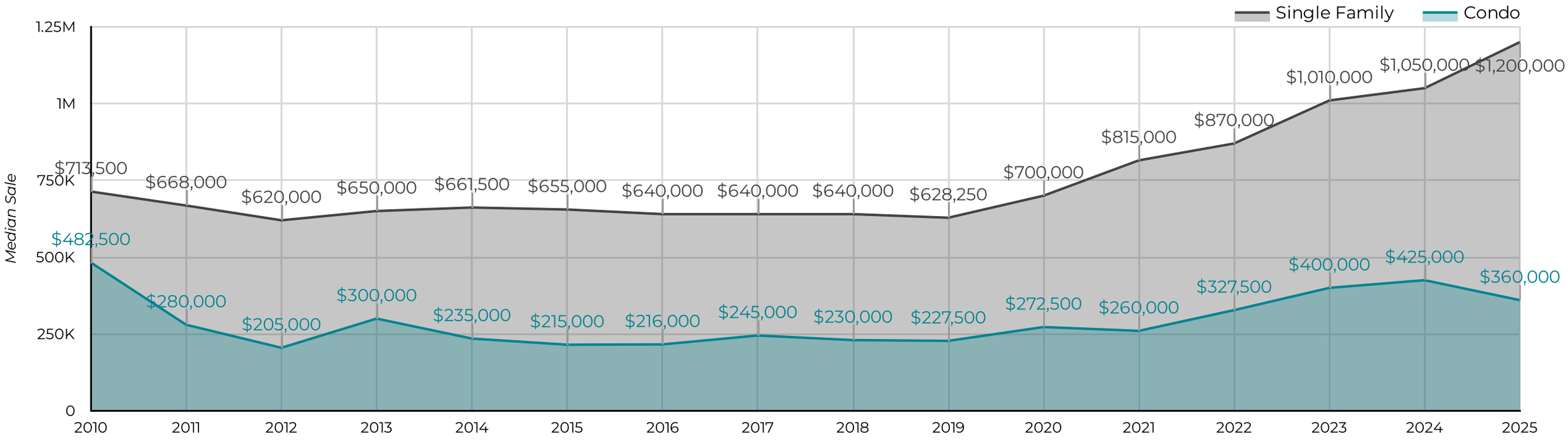
Average $/Sqft
$369
0.4% from previous year

DOM (median)
28
-9 from previous year

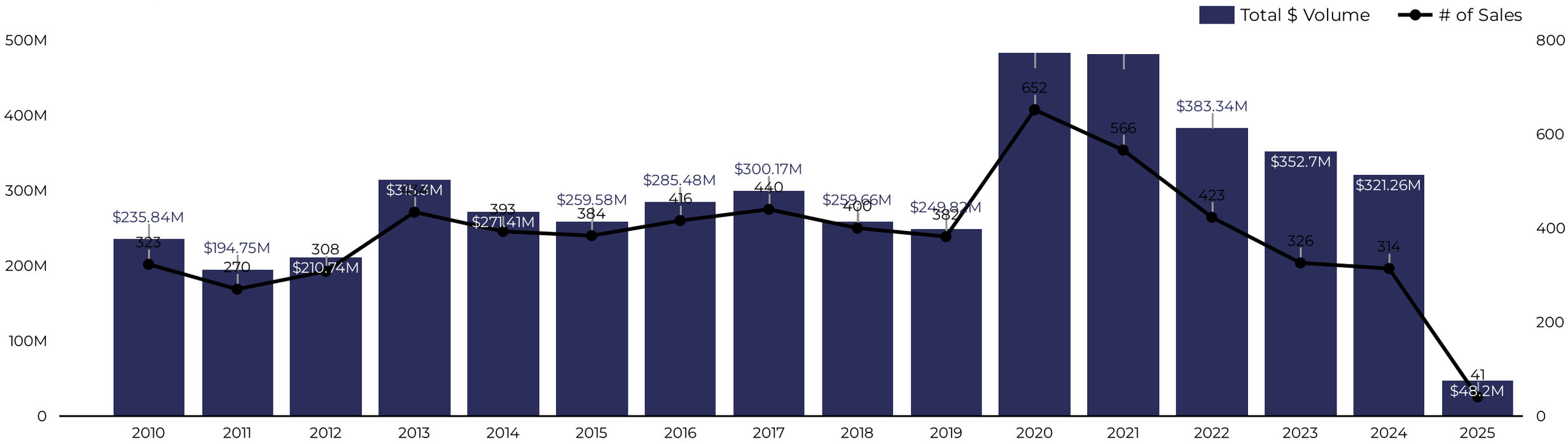
Jan 1, 2010 - Apr 8, 2025

Market Pricing By Type

*select median or average >



Market Activity



Market Activity & Pricing By Type

Type	YEAR	# of Sales	$ Volume	Median Sale	Average Sale	Average $/sqft
Single Family	2025	29	$42,999,789	$1,200,000	$1,482,751	$381
	2024	250	$288,848,594	$1,050,000	$1,155,394	$376
	2023	277	$327,294,609	$1,010,000	$1,181,569	$350
	2022	366	$360,490,826	$870,000	$984,948	$310
	2021	482	$451,645,946	$815,000	$937,025	$278
	2020	557	$452,037,339	$700,000	$811,557	$2...
	2019	327	$233,379,725	$628,250	$713,699	$224
	2018	330	$236,545,650	$640,000	$716,805	$222
	2017	370	$273,224,043	$640,000	$738,443	$228
	2016	353	$262,046,224	$640,000	$742,341	$226
	2015	323	$241,868,027	$655,000	$748,817	$229
	2014	334	$252,623,353	$661,500	$756,357	$232

All data from Smart MLS Updated as of: Apr 8, 2025

YEARLY **Buyer Demand**

SmartMLS® Market Snapshot

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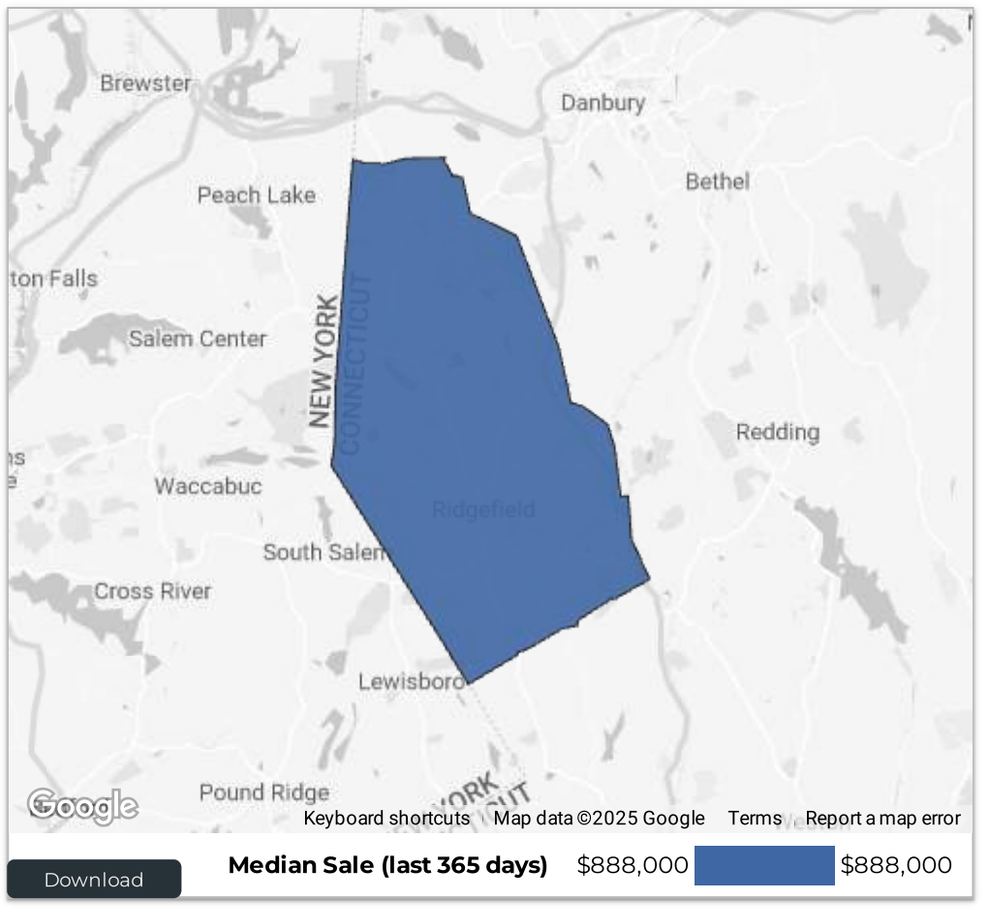
This report provides a snapshot of the market as taken on: Apr 8, 2025

SMART MLS STATS

County: FAIRFIELD (1) | City: Ridgefield (1) | Zip Code

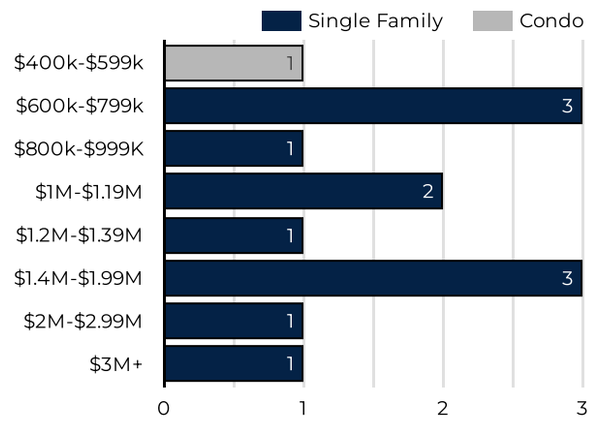
$ Between | Enter a value | and | Enter a value | Beds

Sqft Between | Enter a value | and | Enter a value | Type



Year-to-Date

Apr 8, 2025



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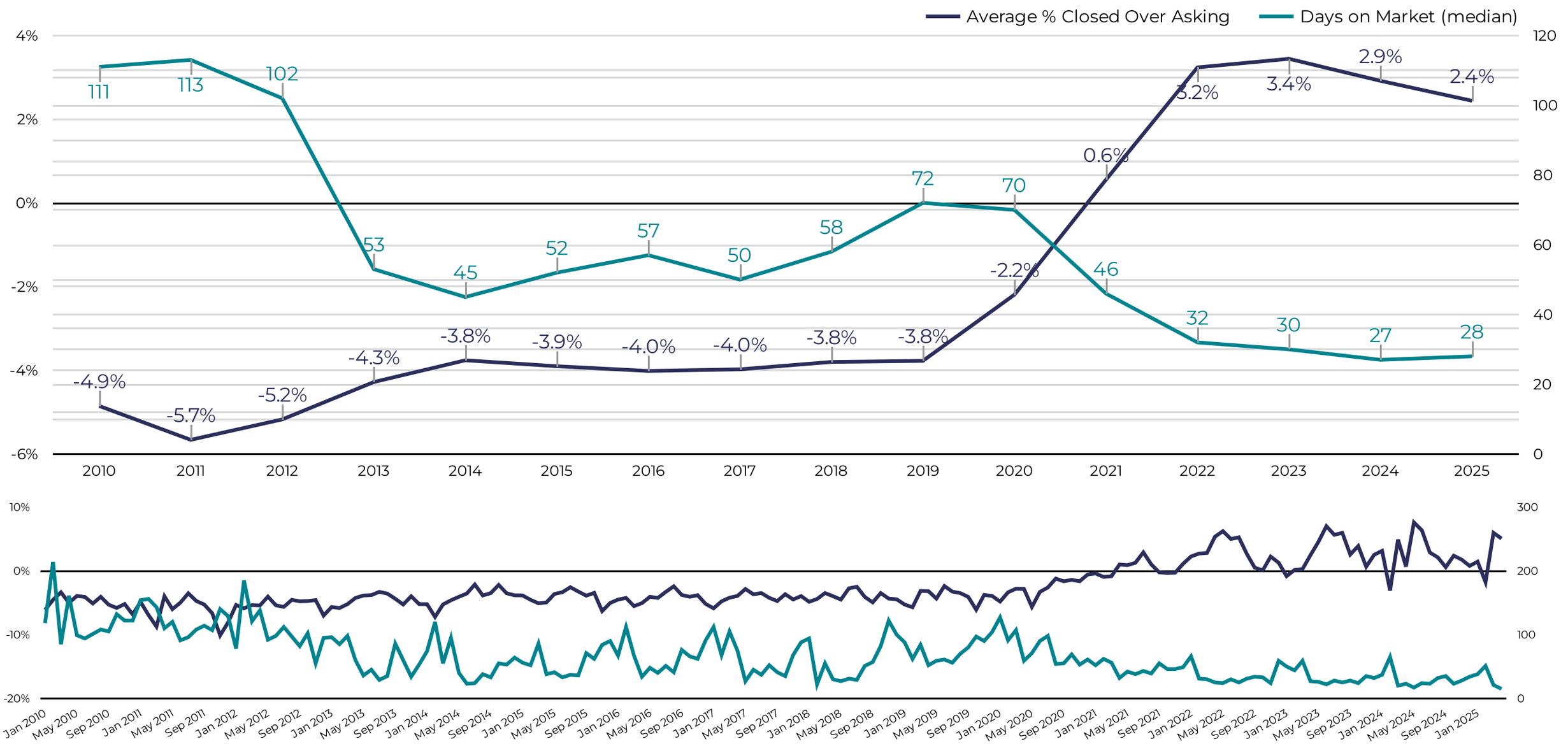
% Over/Under Asking
2.4%
0.4% from previous year

DOM (median)
28
-9 from previous year

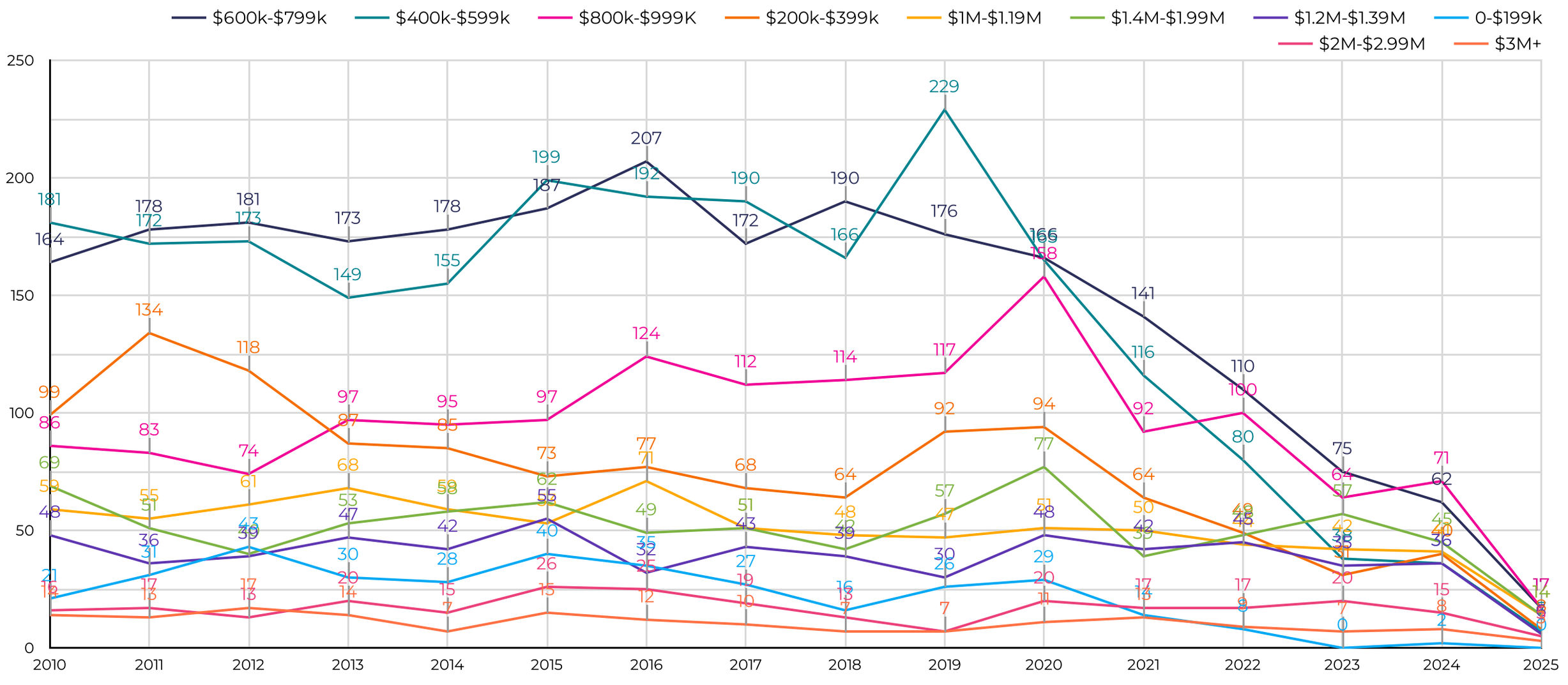
Jan 1, 2010 - Apr 8, 2025

Buyer Demand



New Listings By Price Range

Narrow & Compare Price Ranges



All data from Smart MLS Updated as of: Apr 8, 2025

WEEKLY **Sales**

SmartMLS® Market Snapshot

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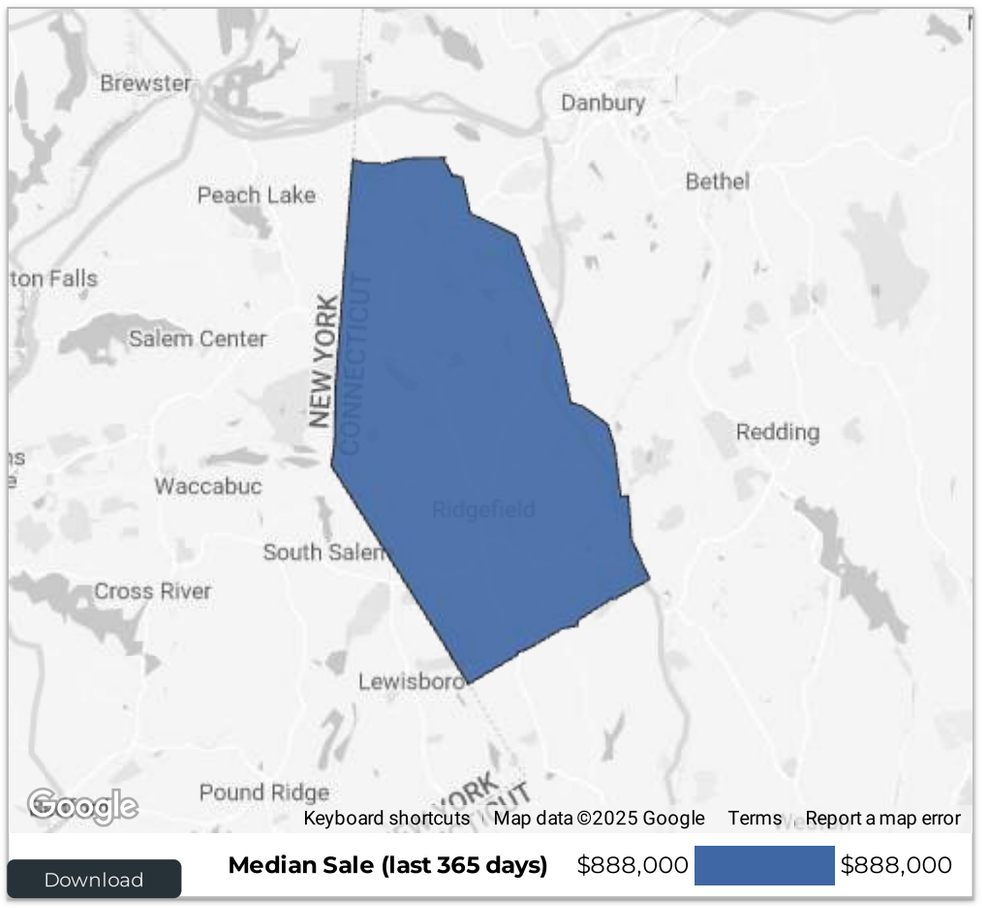
Sqft Between Enter a value and Enter a value | Type



Year-to-Date

Apr 8, 2025

Market Activity

of Sales
41
-8.9% from last year YTD

Total Volume
$48.20M
7.8% from last year YTD

Market Pricing

Median Sale
$875,000
1.2% from last year YTD

$/sqft
$369
0.4% from last year YTD

Buyer Demand

Median DOM
28
-9 from last year YTD

% Over/Under Asking
2.4%
0.41% from last year YTD

Inventory

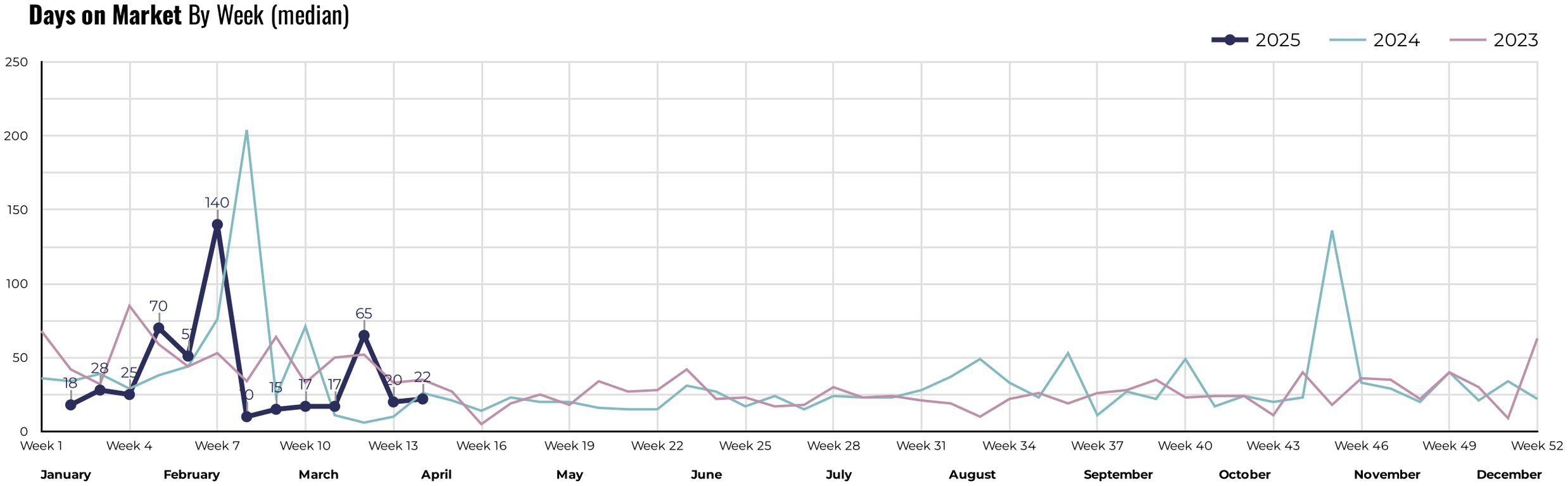
of New Listings
91
3.4% from last year YTD

# of Pendings
56
-6.7% from last year YTD

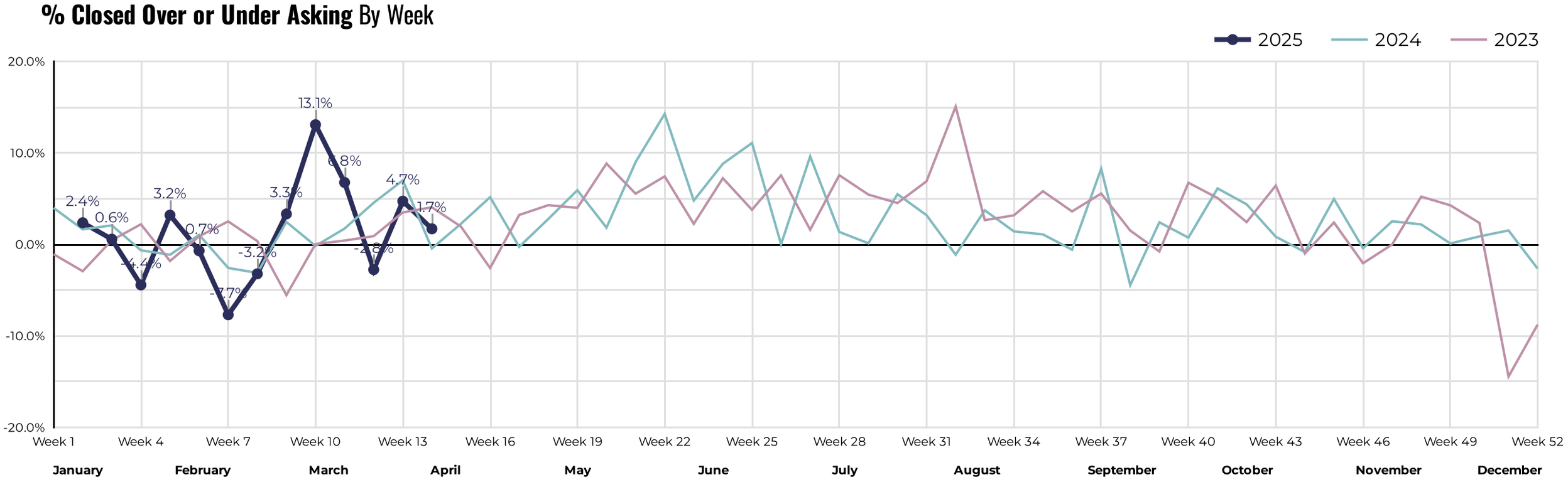
Sales By Week



Days on Market By Week (median)



% Closed Over or Under Asking By Week



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WEEKLY **Inventory**

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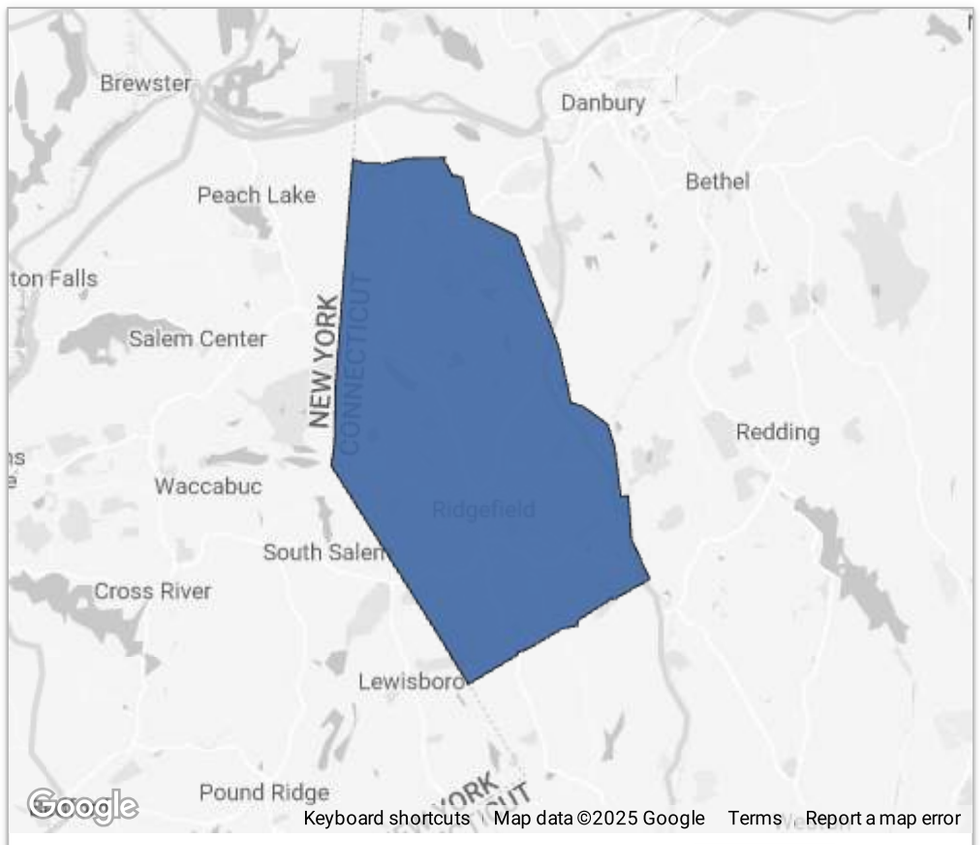
Sqft Between | Enter a value | and | Enter a value | Type



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Apr 8, 2025

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of New Listings
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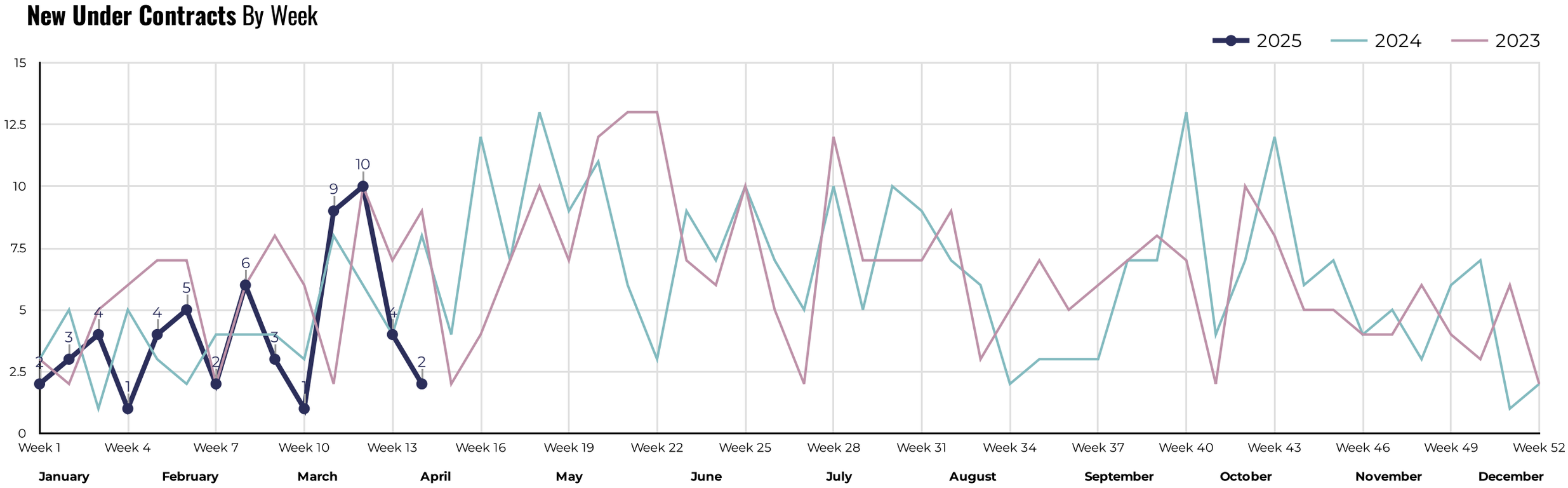
New Listings By Week

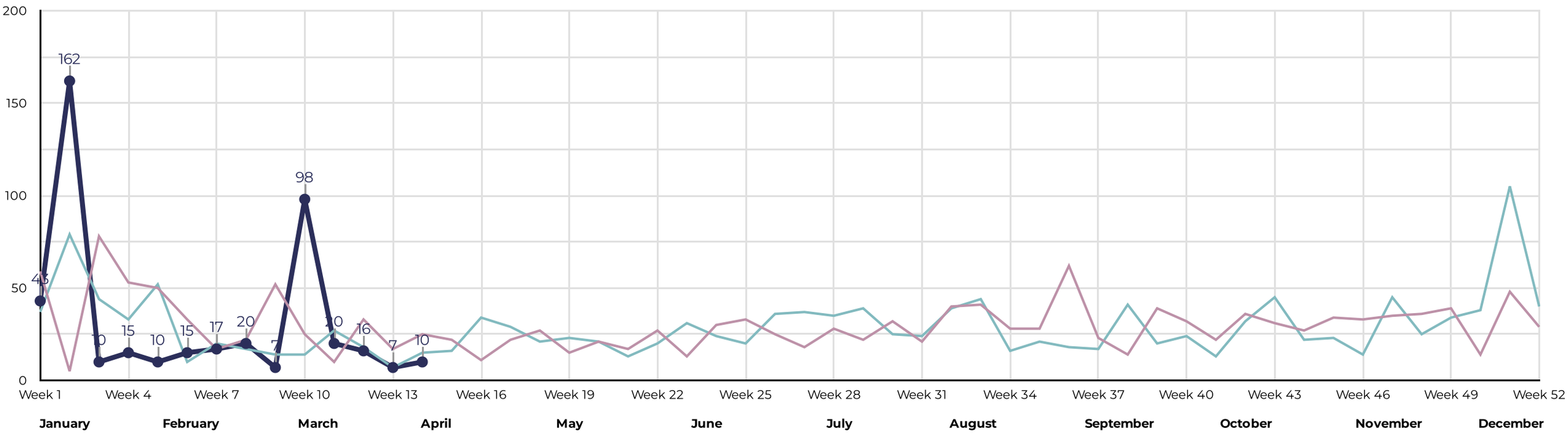


New Under Contracts By Week



Days Until Contract By Week

*This data measures days on market recorded at the week the listing went under contract (as opposed to standard DOM calculation measuring from sale date). This may provide a more immediate look at changes in market speed.



All data from Smart MLS Updated as of: Apr 8, 2025

HOUSING BREAKDOWN **By Beds/Price/Size**

SmartMLS® Market Snapshot

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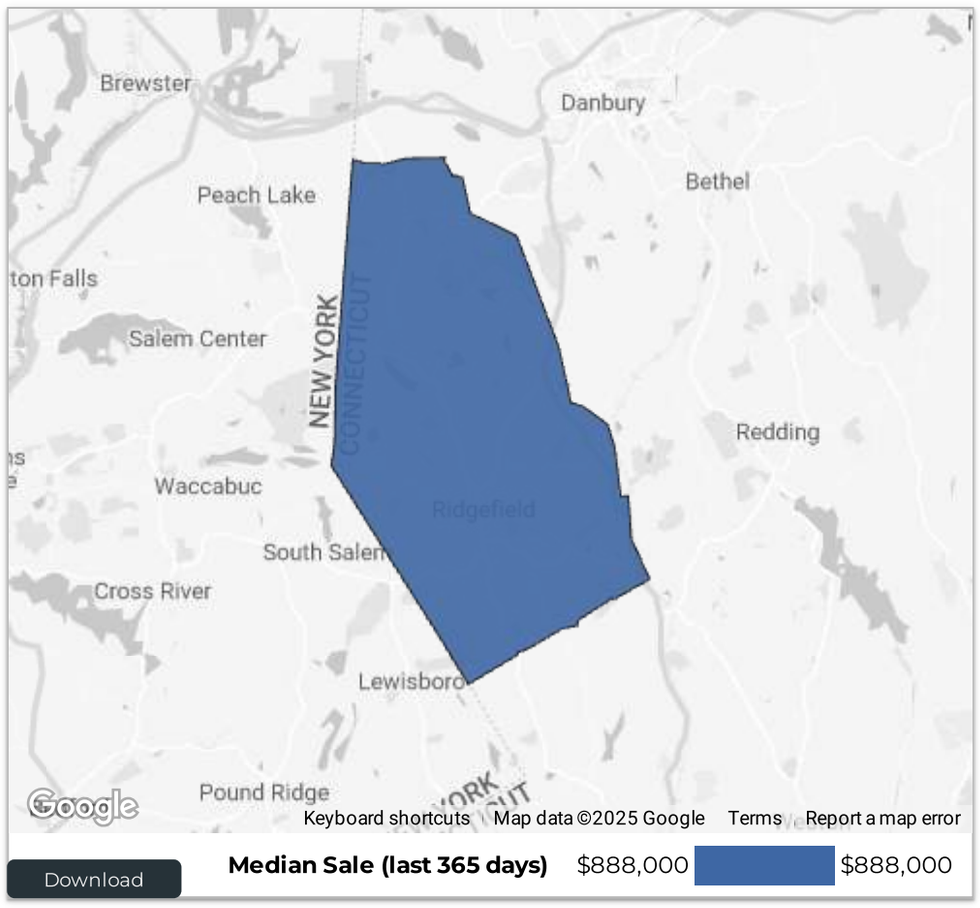
$ Between Enter a value and Enter a value | Beds

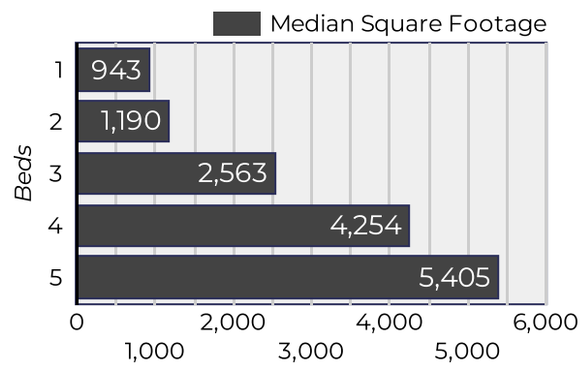
Sqft Between Enter a value and Enter a value | Type



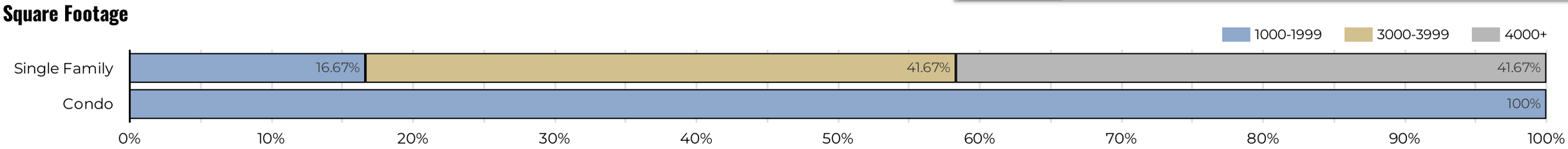
Housing Breakdown

Jan 1, 2025 - Apr 7, 2025

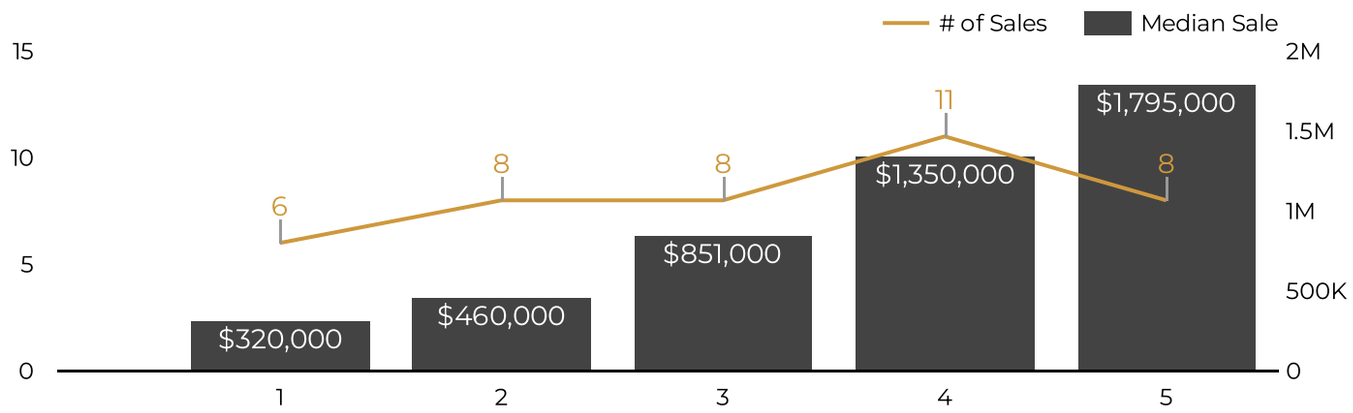
# of Sales	Average Sqft	Average Bedrooms	Median Year Built
41	3,191	3.2	1,976



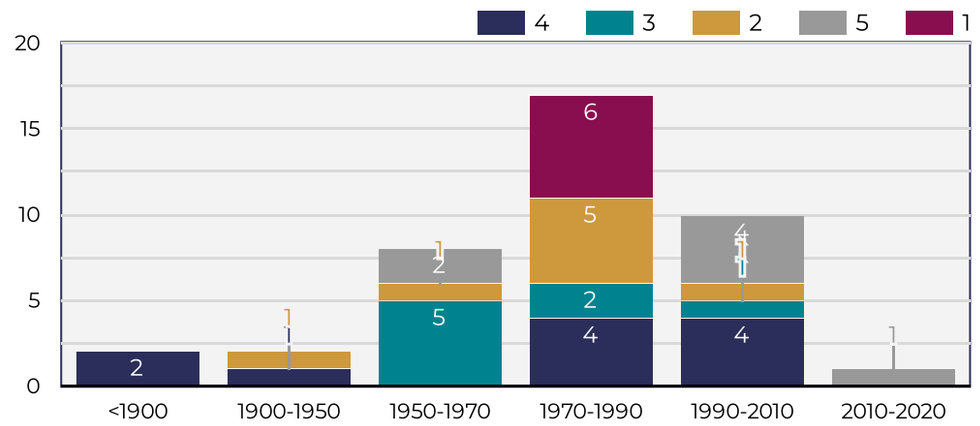
Square Footage



Median Sale Price By Bedrooms



# of Sales By Year Built

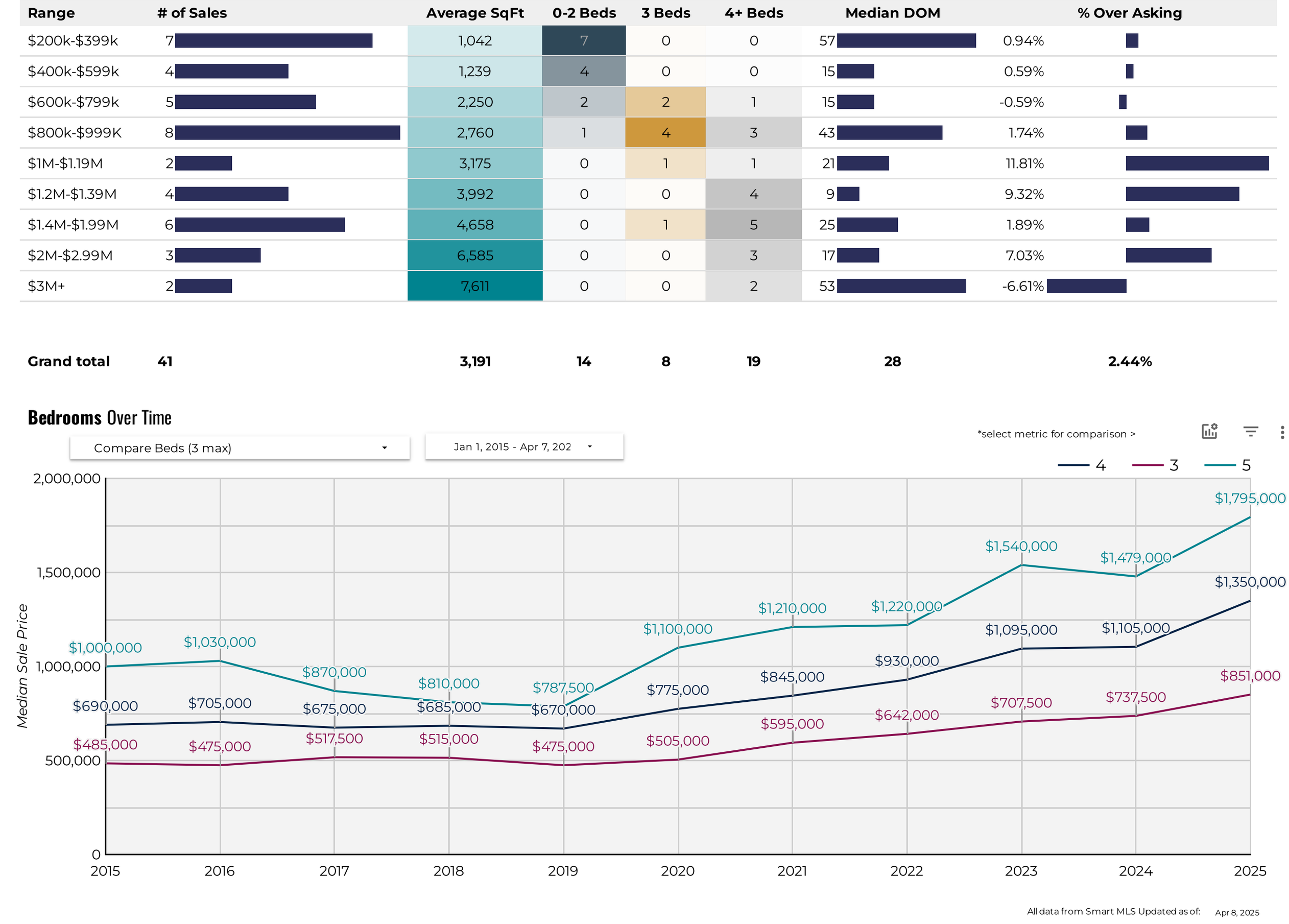


Data By Price Range

Range	# of Sales	Average SqFt	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over Asking
$200k-$399k	7	1,042	7	0	0	57	0.94%
$400k-$599k	4	1,239	4	0	0	15	0.59%
$600k-$799k	5	2,250	2	2	1	15	-0.59%
$800k-$999K	8	2,760	1	4	3	43	1.74%
$1M-$1.19M	2	3,175	0	1	1	21	11.81%
$1.2M-$1.39M	4	3,992	0	0	4	9	9.32%
$1.4M-$1.99M	6	4,658	0	1	5	25	1.89%
$2M-$2.99M	3	6,585	0	0	3	17	7.03%
$3M+	2	7,611	0	0	2	53	-6.61%
Grand total	**41**	**3,191**	**14**	**8**	**19**	**28**	**2.44%**

Bedrooms Over Time

Compare Beds (3 max) | Jan 1, 2015 - Apr 7, 202 | *select metric for comparison >



All data from Smart MLS Updated as of: Apr 8, 2025

MONTHLY **Data Tables**

SmartMLS® Market Snapshot

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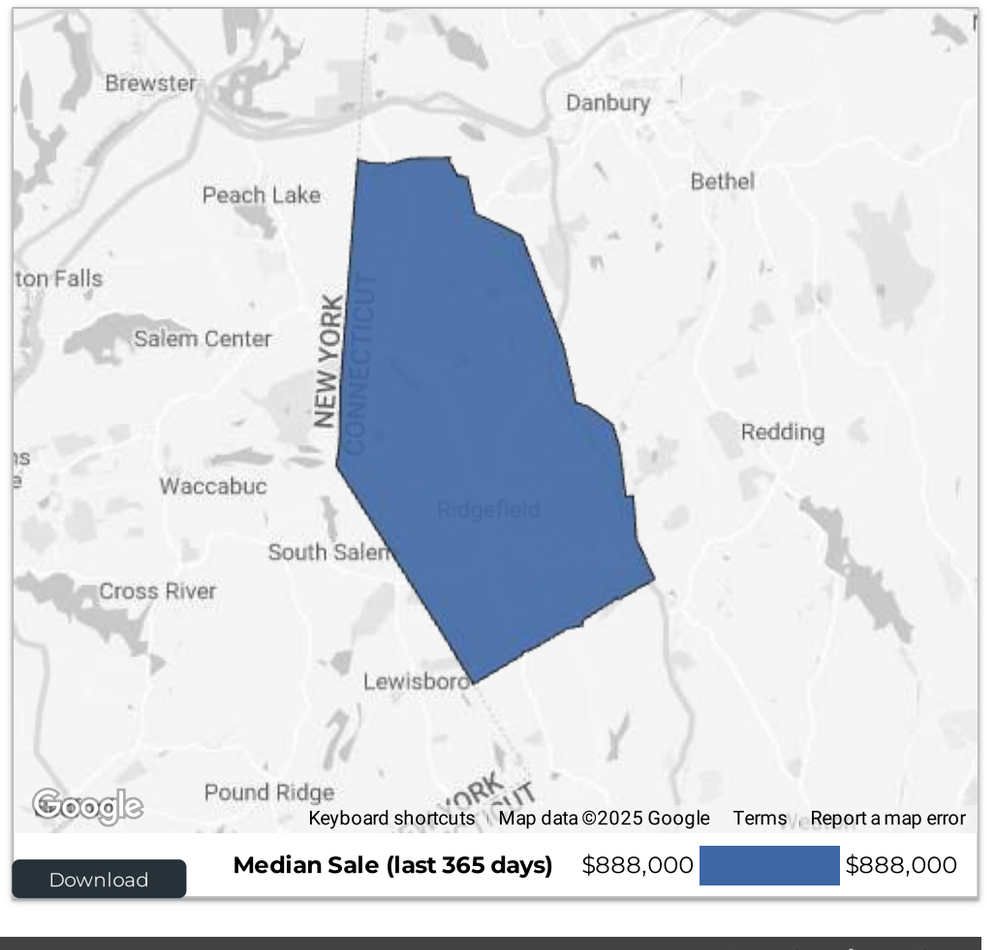
This report provides a snapshot of the market as taken on: Apr 8, 2025

County: FAIRFIELD (1) | City: Ridgefield (1) | Zip Code

$ Between Enter a value and Enter a value | Beds

Sqft Between Enter a value and Enter a value | Type



Month-to-Date

Apr 8, 2025

Market Activity

of Sales
4
-33.3% from last year YTD

Total Volume
$2.15M
-77.0% from last year YTD

Market Pricing

Median Sale
$360,000
-58.4% from last year YTD

$/sqft
$366
-17.2% from last year YTD

Buyer Demand

Median DOM
15
-6 from last year YTD

% Over/Under Asking
5.1%
4.22% from last year YTD

Inventory

of New Listings
10
-23.1% from last year YTD

# of Pendings
2
-75.0% from last year YTD

CloseDate Calc (Date) / Count

.	2022	2023	2024	2025
January	30	21	16	14
February	14	14	10	10
March	34	23	15	13
April	30	19	18	-
May	24	29	35	-
June	58	41	31	-
July	59	35	38	-
August	60	37	46	-
September	38	35	22	-
October	31	23	25	-
November	24	27	25	-
December	21	22	33	-
Grand total	**423**	**326**	**314**	**37**

Sale Price / Median

.	2022	2023	2024	2025
January	$767,000	$895,000	$899,900	$960,000
February	$650,000	$845,000	$590,000	$710,000
March	$700,000	$875,000	$750,000	$1,115,000
April	$740,000	$805,000	$897,000	-
May	$900,000	$1,127,777	$875,000	-
June	$900,000	$1,051,000	$1,100,000	-
July	$810,000	$955,522	$1,075,000	-
August	$820,000	$925,000	$1,132,500	-
September	$870,000	$965,000	$705,000	-
October	$805,000	$890,000	$920,000	-
November	$749,000	$883,000	$1,100,000	-
December	$776,000	$825,000	$790,000	-
Grand total	**$799,900**	**$905,000**	**$907,500**	**$930,000**

$/sqft / Average

.	2022	2023	2024	2025
January	$284	$303	$333	$358
February	$325	$349	$326	$361
March	$291	$297	$400	$388
April	$309	$457	$383	-
May	$311	$336	$393	-
June	$310	$331	$358	-
July	$307	$356	$364	-
August	$306	$346	$354	-
September	$287	$356	$390	-
October	$317	$346	$387	-
November	$312	$360	$377	-
December	$303	$341	$361	-
Grand total	**$304**	**$347**	**$370**	**$370**

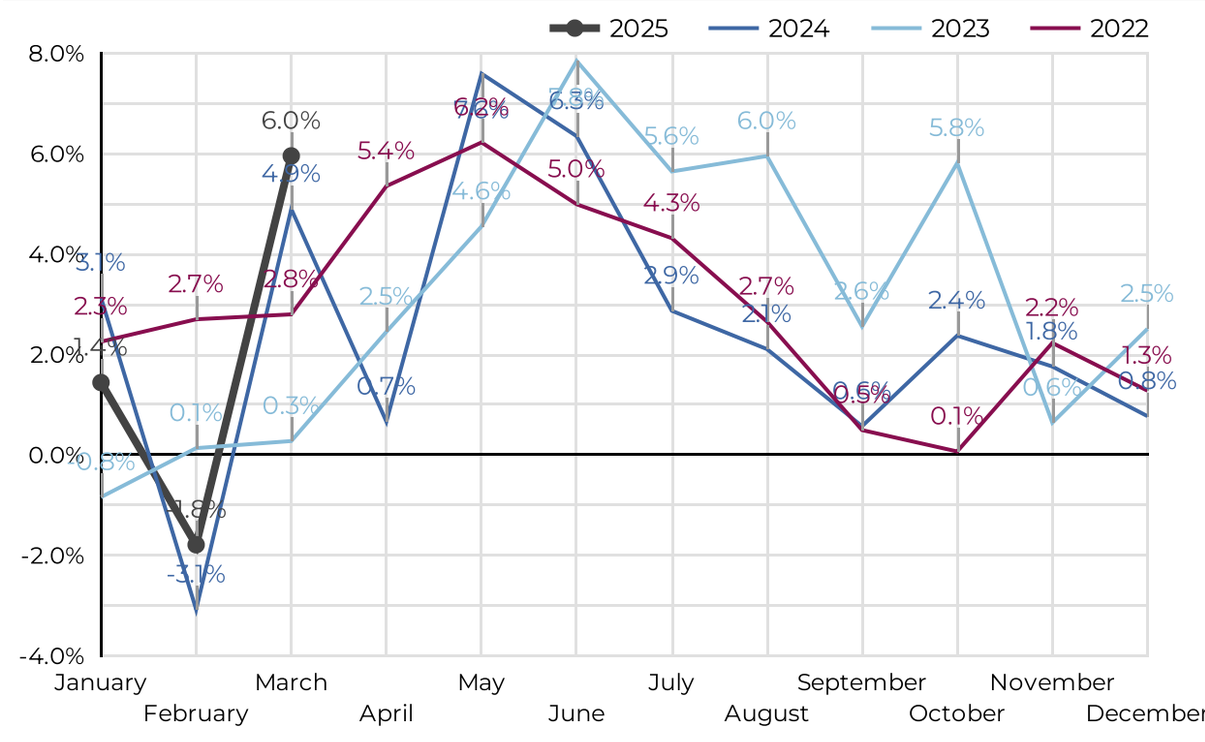
ListingContractDate (Date) / Count

.	2022	2023	2024	2025
January	25	21	14	25
February	35	21	27	19
March	53	35	36	37
April	70	32	45	-
May	72	58	51	-
June	66	42	36	-
July	47	31	28	-
August	26	29	28	-
September	41	40	39	-
October	34	32	29	-
November	28	20	19	-
December	13	8	4	-
Grand total	**510**	**369**	**356**	**81**

Days On Market / Median

.	2022	2023	2024	2025
January	66	50	37	38
February	31	44	65	51
March	30	59	20	21
April	25	27	23	-
May	24	26	17	-
June	30	22	24	-
July	26	28	23	-
August	31	25	32	-
September	34	28	35	-
October	33	25	23	-
November	24	35	28	-
December	59	32	34	-
Grand total	**32**	**30**	**27**	**32**

% Closed Over or Under Asking / Average



All data from Smart MLS Updated as of: Apr 8, 2025

MONTHLY **Data Tables**

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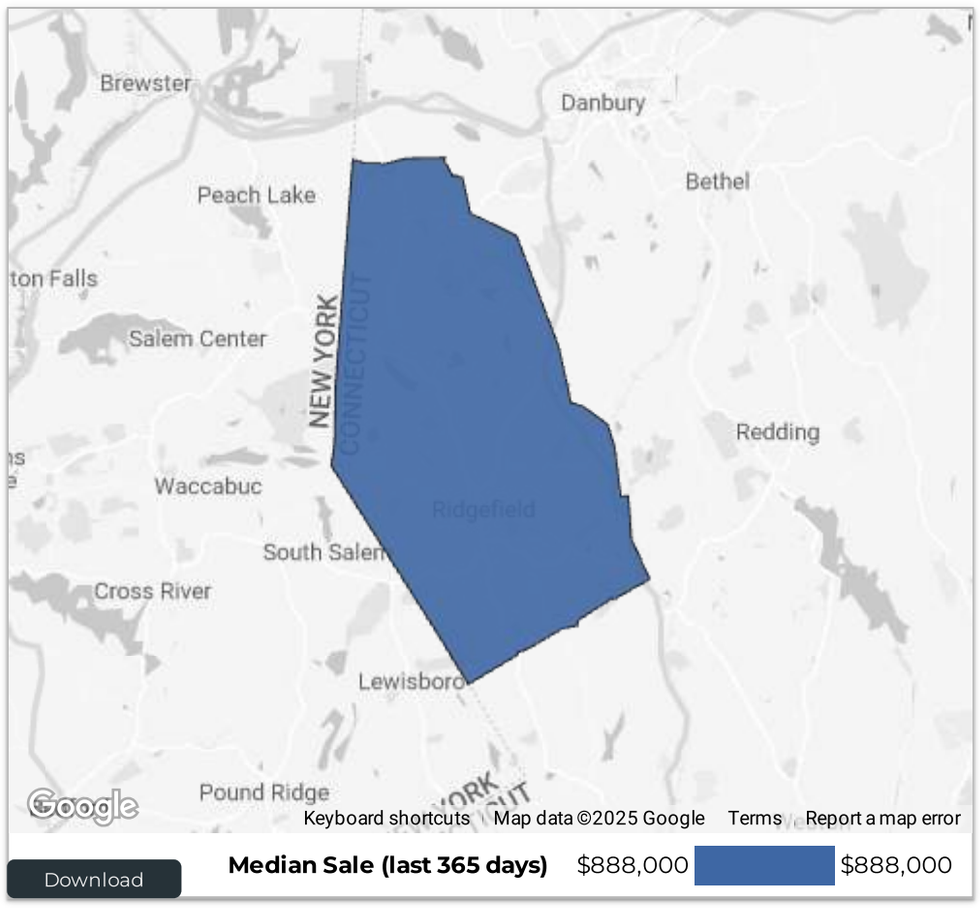
Sqft Between | Enter a value | and | Enter a value | Type

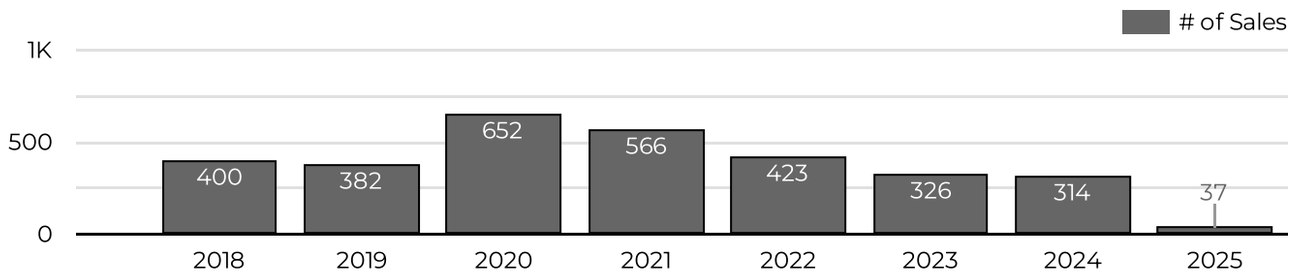


Download

Median Sale (last 365 days) $888,000 $888,000

Historical Data Tables

Use tables below to display monthly/year totals for the years & metrics selected. Tables can be exported to excel by clicking 3 dots on upper right of table.



Jan 1, 2018 - Mar 31, 2025

Sales Activity By Year

*select metric >

YEAR / # of Sales

.	2018	2019	2020	2021	2022	2023	2024	2025
January	25	14	29	42	30	21	16	14
February	22	18	27	36	14	14	10	10
March	16	27	32	50	34	23	15	13
April	36	36	26	49	30	19	18	-
May	29	34	34	44	24	29	35	-
June	54	49	40	59	58	41	31	-
July	57	43	84	60	59	35	38	-
August	48	52	81	65	60	37	46	-
September	25	28	75	49	38	35	22	-
October	26	24	80	43	31	23	25	-
November	30	24	73	34	24	27	25	-
December	32	33	71	35	21	22	33	-
Grand total	**400**	**382**	**652**	**566**	**423**	**326**	**314**	**37**

Listing Activity By Year

*select metric >

YEAR / # of New Listings

.	2018	2019	2020	2021	2022	2023	2024	2025
January	42	66	52	49	25	21	14	25
February	56	68	76	38	35	21	27	19
March	79	78	67	69	53	35	36	37
April	103	91	29	77	70	32	45	-
May	85	128	95	66	72	58	51	-
June	79	81	114	75	66	42	36	-
July	47	61	106	56	47	31	28	-
August	50	53	69	44	26	29	28	-
September	47	64	72	43	41	40	39	-
October	54	56	68	34	34	32	29	-
November	39	28	41	22	28	20	19	-
December	18	14	30	15	13	8	4	-
Grand total	**699**	**788**	**819**	**588**	**510**	**369**	**356**	**81**

All data from Smart MLS Updated as of: Apr 8, 2025

MONTHLY **Price Drops**

SmartMLS® Market Snapshot

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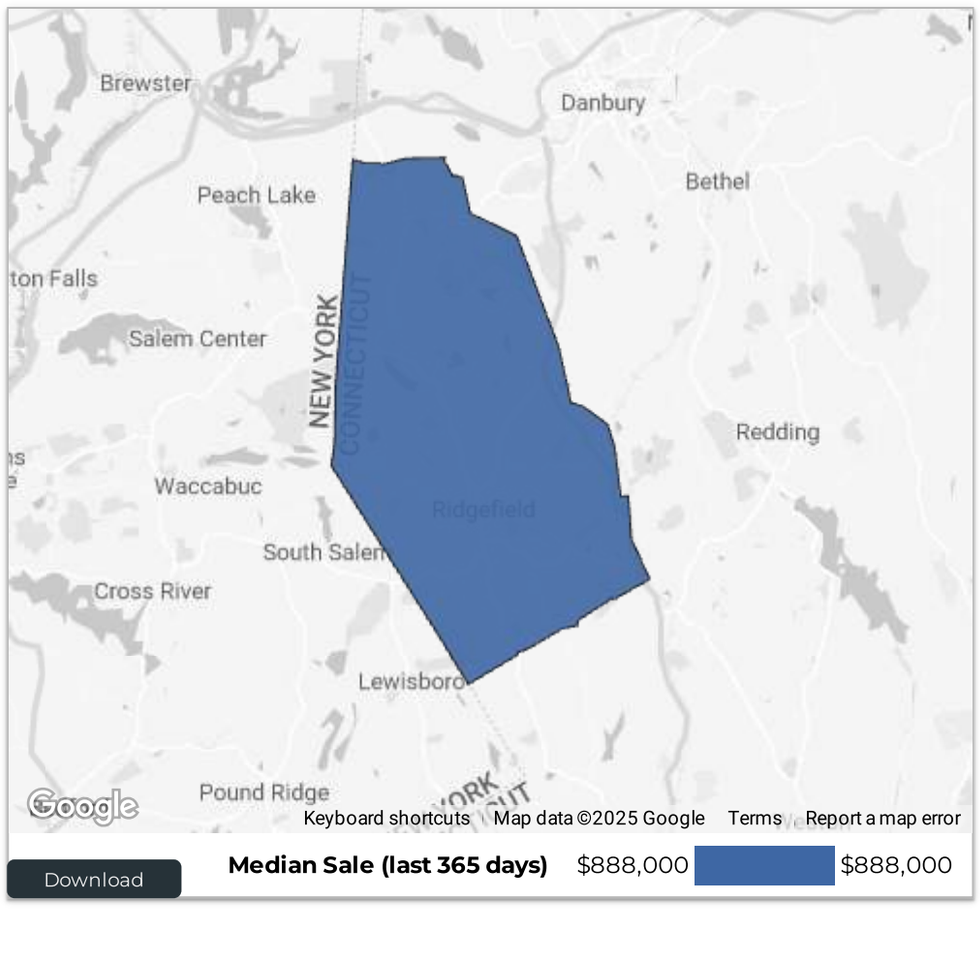


Active Now Apr 8, 2025

# Active	Active w/ a Price Drop		Average Price Drop	Days Until Price Drop (med)
31	2	6%	7%	15

March

# of Sales	# w/ a Price Drop	Average Price Drop
13	2	14%

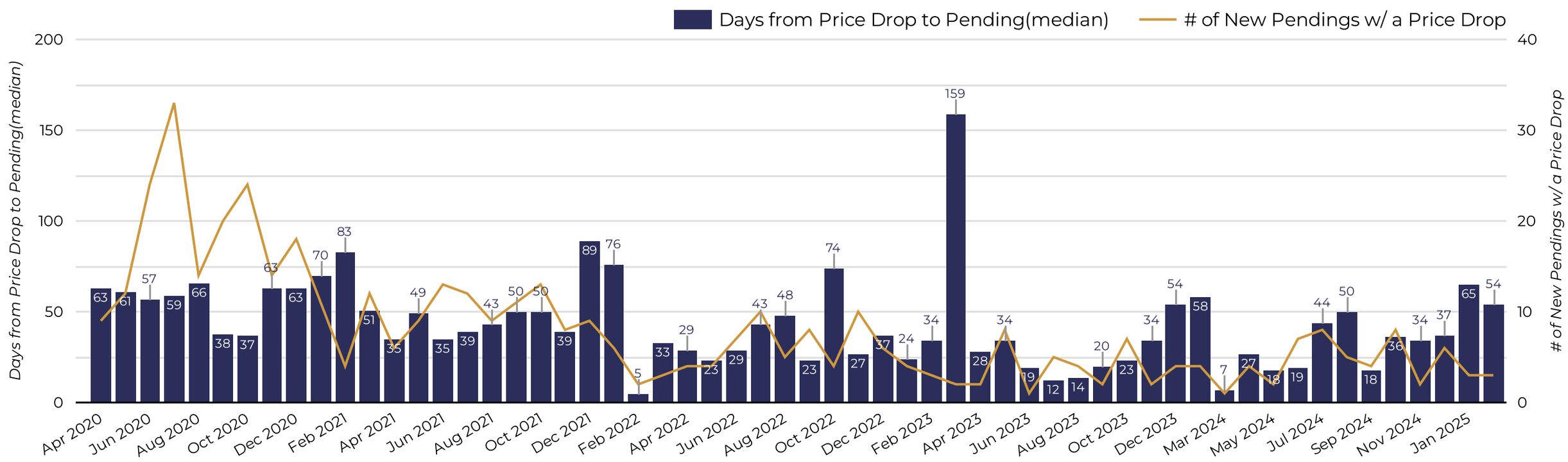
Price Drops By Price Range

Asking Price	Active	Active w/ a PD	% with a Price Drop	Average Price Drop
$200k-$399k	2	0	0	0
$400k-$599k	1	0	0	0
$600k-$799k	4	1	25%	5%
$800k-$999K	6	0	0	0
$1M-$1.19M	3	0	0	0
$1.2M-$1.39M	1	0	0	0
$1.4M-$1.99M	5	0	0	0
$2M-$2.99M	5	1	20%	8%
$3M+	4	0	0	0
Grand total	**31**	**2**	**6%**	**7%**

Price Drop Outcomes

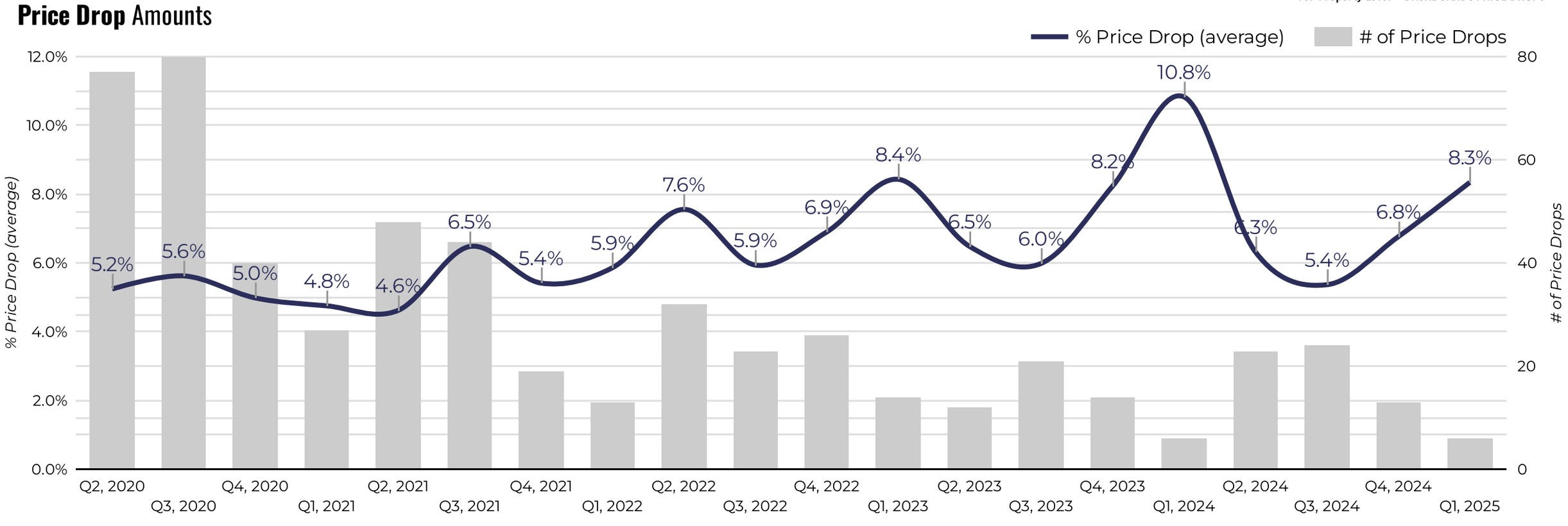
In the last 90 days, listings that dropped their price went pending after a median of 54 days in this market. Here is how that number has changed over time.

Apr 1, 2020 - Mar 31, 2025



For Property-Level> DASHBOARDS:PRICE DROPS

Price Drop Amounts



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