Local Market Update – August 2026

A Research Tool Provided by SmartMLS

Ridgefield

Fairfield County

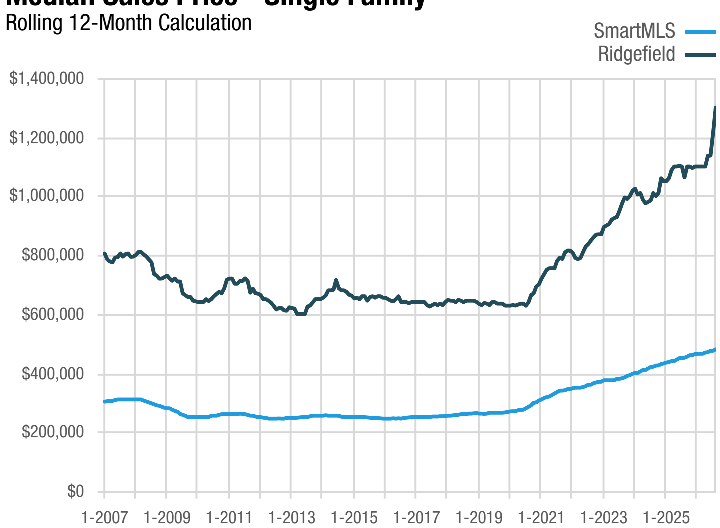
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	16	**19**	+ 18.8%	244	**259**	+ 6.1%
Pending Sales	23	**20**	- 13.0%	160	**180**	+ 12.5%
Closed Sales	27	**35**	+ 29.6%	150	**176**	+ 17.3%
Days on Market Until Sale	19	**32**	+ 68.4%	23	**33**	+ 43.5%
Median Sales Price*	$1,025,000	**$1,300,000**	+ 26.8%	$1,085,000	**$1,305,000**	+ 20.3%
Average Sales Price*	$1,147,133	**$1,390,676**	+ 21.2%	$1,239,004	**$1,459,398**	+ 17.8%
Percent of List Price Received*	104.3%	**104.5%**	+ 0.2%	106.4%	**103.9%**	- 2.3%
Inventory of Homes for Sale	53	**53**	0.0%	—	**—**	—
Months Supply of Inventory	2.7	**2.6**	- 3.7%	—	**—**	—

Townhouse/Condo	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	8	**6**	- 25.0%	52	**42**	- 19.2%
Pending Sales	4	**2**	- 50.0%	39	**38**	- 2.6%
Closed Sales	8	**4**	- 50.0%	38	**39**	+ 2.6%
Days on Market Until Sale	25	**13**	- 48.0%	32	**39**	+ 21.9%
Median Sales Price*	$606,250	**$759,500**	+ 25.3%	$445,000	**$500,000**	+ 12.4%
Average Sales Price*	$642,188	**$1,062,625**	+ 65.5%	$516,551	**$658,314**	+ 27.4%
Percent of List Price Received*	102.4%	**102.8%**	+ 0.4%	101.8%	**102.1%**	+ 0.3%
Inventory of Homes for Sale	15	**8**	- 46.7%	—	**—**	—
Months Supply of Inventory	3.2	**1.4**	- 56.3%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

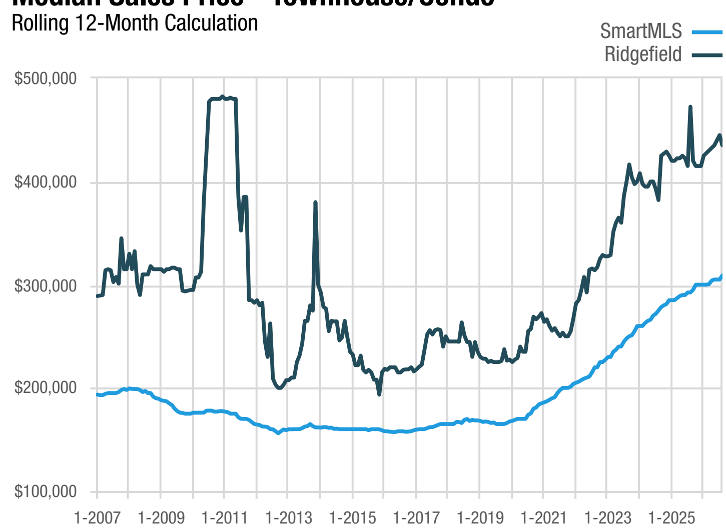
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.