Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Ridgefield

Fairfield County

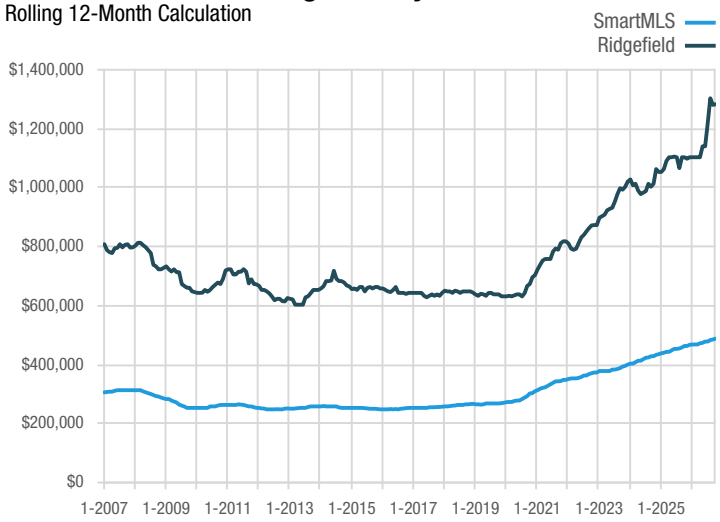
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	19	**32**	+ 68.4%	295	**324**	+ 9.8%
Pending Sales	23	**25**	+ 8.7%	192	**219**	+ 14.1%
Closed Sales	19	**19**	0.0%	188	**215**	+ 14.4%
Days on Market Until Sale	27	**35**	+ 29.6%	23	**34**	+ 47.8%
Median Sales Price*	$1,185,000	**$1,220,000**	+ 3.0%	$1,100,000	**$1,300,000**	+ 18.2%
Average Sales Price*	$1,282,495	**$1,279,211**	- 0.3%	$1,284,674	**$1,429,912**	+ 11.3%
Percent of List Price Received*	104.3%	**103.5%**	- 0.8%	106.1%	**103.6%**	- 2.4%
Inventory of Homes for Sale	58	**64**	+ 10.3%	—	—	—
Months Supply of Inventory	3.1	**3.0**	- 3.2%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	10	**6**	- 40.0%	70	**54**	- 22.9%
Pending Sales	16	**3**	- 81.3%	61	**45**	- 26.2%
Closed Sales	8	**2**	- 75.0%	51	**46**	- 9.8%
Days on Market Until Sale	37	**42**	+ 13.5%	31	**37**	+ 19.4%
Median Sales Price*	$307,500	**$408,750**	+ 32.9%	$400,000	**$512,500**	+ 28.1%
Average Sales Price*	$401,813	**$408,750**	+ 1.7%	$477,891	**$647,462**	+ 35.5%
Percent of List Price Received*	98.4%	**98.0%**	- 0.4%	100.7%	**101.9%**	+ 1.2%
Inventory of Homes for Sale	10	**11**	+ 10.0%	—	—	—
Months Supply of Inventory	1.7	**2.4**	+ 41.2%	—	—	—

* 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.

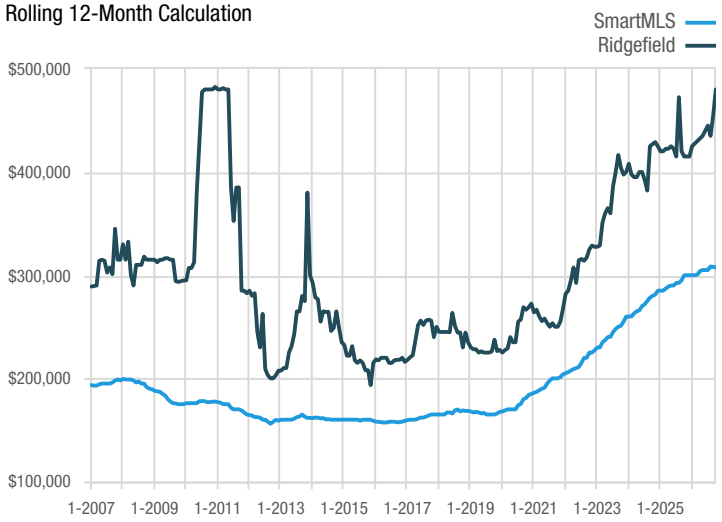
Median Sales Price - Single Family

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.

Current as of November 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.