

Fairfield County

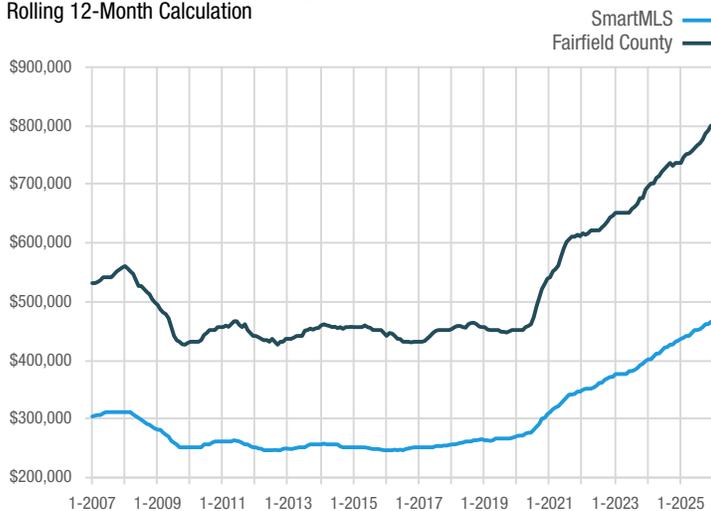
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	477	411	- 13.8%	477	411	- 13.8%
Pending Sales	338	289	- 14.5%	338	289	- 14.5%
Closed Sales	382	331	- 13.4%	382	331	- 13.4%
Days on Market Until Sale	42	41	- 2.4%	42	41	- 2.4%
Median Sales Price*	\$665,000	\$775,000	+ 16.5%	\$665,000	\$775,000	+ 16.5%
Average Sales Price*	\$1,064,902	\$1,150,485	+ 8.0%	\$1,064,902	\$1,150,485	+ 8.0%
Percent of List Price Received*	101.0%	101.8%	+ 0.8%	101.0%	101.8%	+ 0.8%
Inventory of Homes for Sale	887	819	- 7.7%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	217	200	- 7.8%	217	200	- 7.8%
Pending Sales	166	158	- 4.8%	166	158	- 4.8%
Closed Sales	167	162	- 3.0%	167	162	- 3.0%
Days on Market Until Sale	38	38	0.0%	38	38	0.0%
Median Sales Price*	\$356,250	\$432,500	+ 21.4%	\$356,250	\$432,500	+ 21.4%
Average Sales Price*	\$517,416	\$505,890	- 2.2%	\$517,416	\$505,890	- 2.2%
Percent of List Price Received*	100.0%	100.6%	+ 0.6%	100.0%	100.6%	+ 0.6%
Inventory of Homes for Sale	379	369	- 2.6%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

* 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.

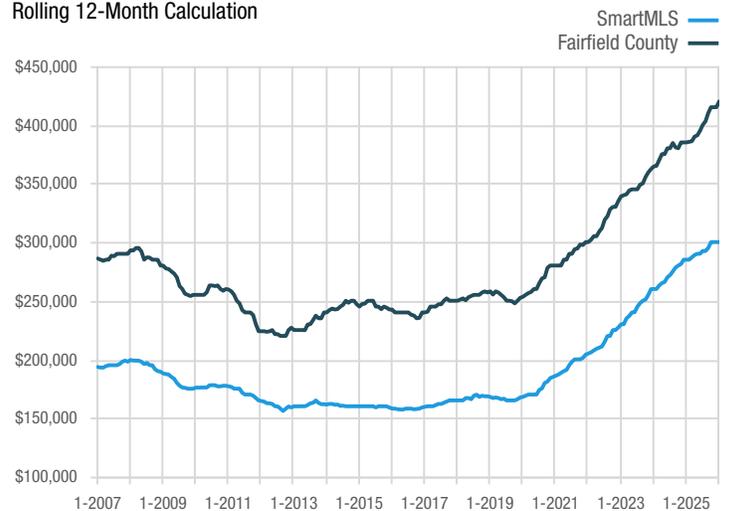
Median Sales Price - Single Family

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.