

Fairfield County

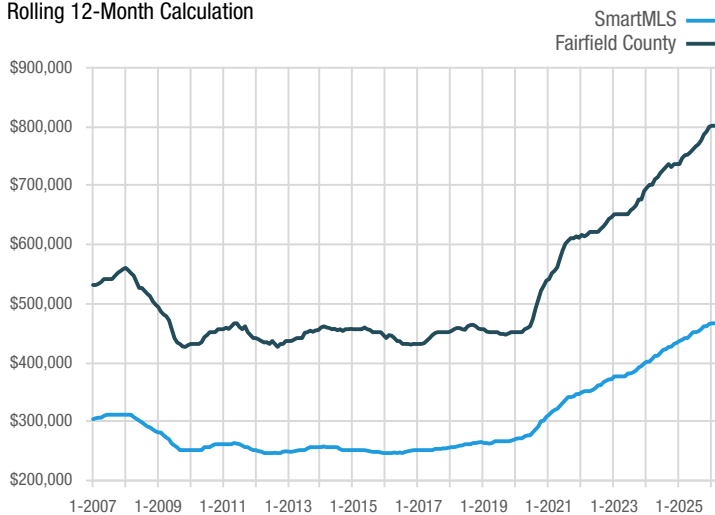
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	744	660	- 11.3%	1,728	1,507	- 12.8%
Pending Sales	507	495	- 2.4%	1,209	1,093	- 9.6%
Closed Sales	365	356	- 2.5%	1,037	938	- 9.5%
Days on Market Until Sale	38	50	+ 31.6%	42	46	+ 9.5%
Median Sales Price*	\$750,000	\$775,000	+ 3.3%	\$725,000	\$775,000	+ 6.9%
Average Sales Price*	\$1,127,539	\$1,331,580	+ 18.1%	\$1,135,760	\$1,224,322	+ 7.8%
Percent of List Price Received*	103.5%	102.6%	- 0.9%	101.8%	102.3%	+ 0.5%
Inventory of Homes for Sale	1,100	960	- 12.7%	—	—	—
Months Supply of Inventory	2.1	1.9	- 9.5%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	321	272	- 15.3%	751	672	- 10.5%
Pending Sales	231	202	- 12.6%	553	505	- 8.7%
Closed Sales	172	159	- 7.6%	487	462	- 5.1%
Days on Market Until Sale	32	46	+ 43.8%	36	41	+ 13.9%
Median Sales Price*	\$388,250	\$461,000	+ 18.7%	\$370,000	\$420,000	+ 13.5%
Average Sales Price*	\$468,414	\$525,083	+ 12.1%	\$479,825	\$512,438	+ 6.8%
Percent of List Price Received*	101.4%	101.2%	- 0.2%	100.7%	100.8%	+ 0.1%
Inventory of Homes for Sale	454	439	- 3.3%	—	—	—
Months Supply of Inventory	2.3	2.1	- 8.7%	—	—	—

* 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.

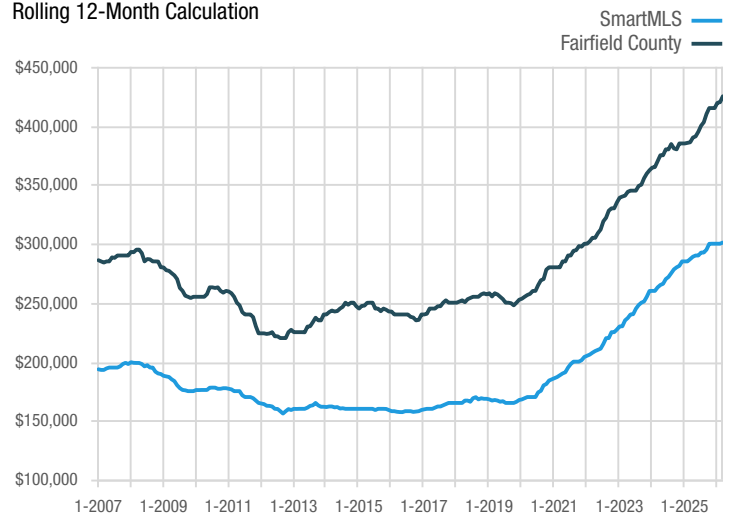
Median Sales Price - Single Family

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.