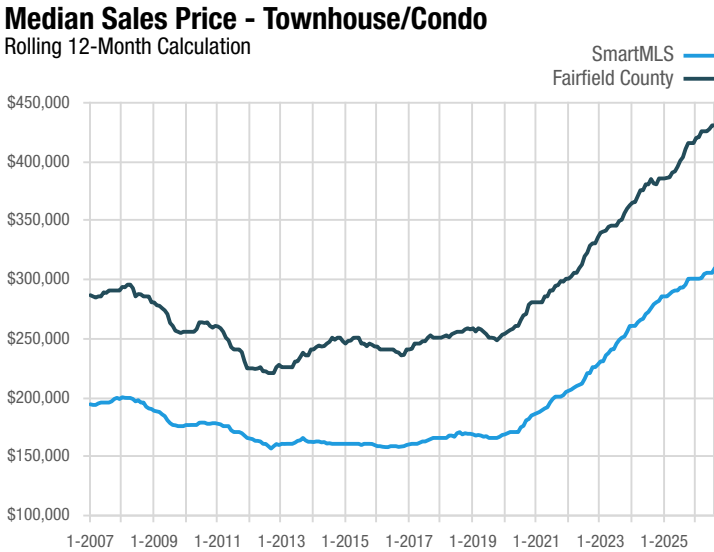
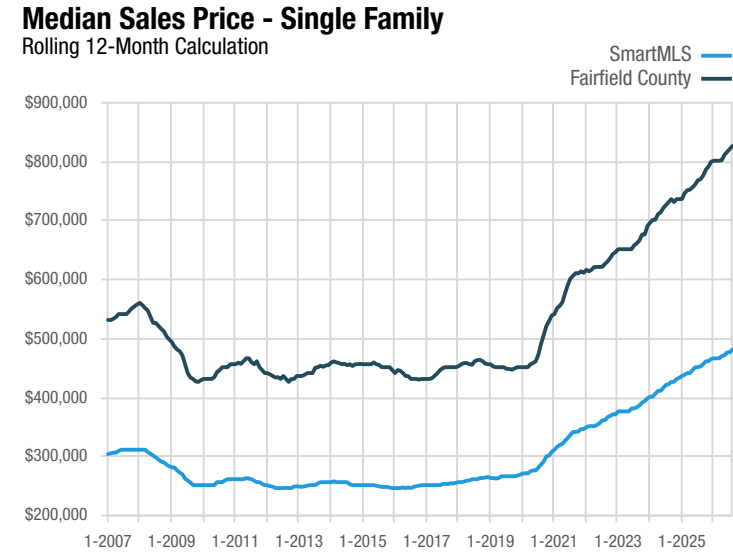


Fairfield County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	602	576	- 4.3%	5,885	5,693	- 3.3%
Pending Sales	550	514	- 6.5%	4,286	4,137	- 3.5%
Closed Sales	717	637	- 11.2%	4,173	3,996	- 4.2%
Days on Market Until Sale	26	32	+ 23.1%	30	37	+ 23.3%
Median Sales Price*	\$820,000	\$900,000	+ 9.8%	\$810,000	\$864,950	+ 6.8%
Average Sales Price*	\$1,239,190	\$1,375,384	+ 11.0%	\$1,229,477	\$1,338,105	+ 8.8%
Percent of List Price Received*	102.8%	104.0%	+ 1.2%	103.5%	104.1%	+ 0.6%
Inventory of Homes for Sale	1,463	1,393	- 4.8%	—	—	—
Months Supply of Inventory	2.8	2.7	- 3.6%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	243	264	+ 8.6%	2,100	2,167	+ 3.2%
Pending Sales	212	235	+ 10.8%	1,657	1,608	- 3.0%
Closed Sales	208	223	+ 7.2%	1,596	1,544	- 3.3%
Days on Market Until Sale	28	39	+ 39.3%	32	39	+ 21.9%
Median Sales Price*	\$437,450	\$440,000	+ 0.6%	\$410,000	\$435,000	+ 6.1%
Average Sales Price*	\$525,655	\$565,206	+ 7.5%	\$501,445	\$549,858	+ 9.7%
Percent of List Price Received*	101.7%	101.0%	- 0.7%	101.5%	101.0%	- 0.5%
Inventory of Homes for Sale	491	581	+ 18.3%	—	—	—
Months Supply of Inventory	2.4	2.9	+ 20.8%	—	—	—

* 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.



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.