

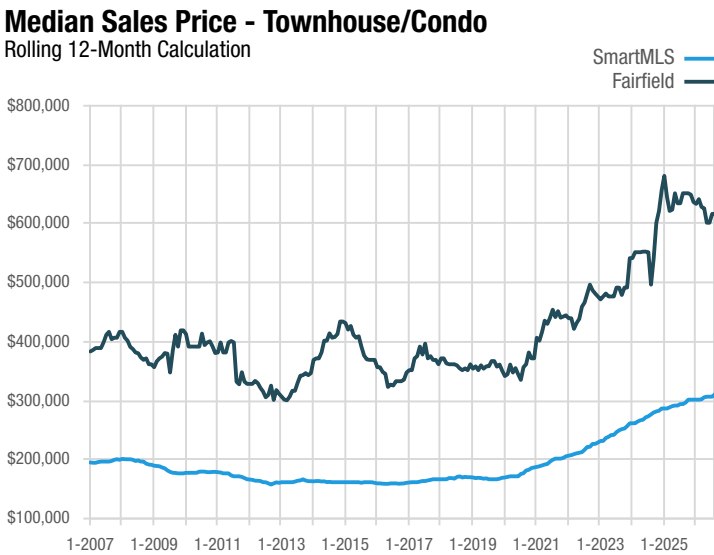
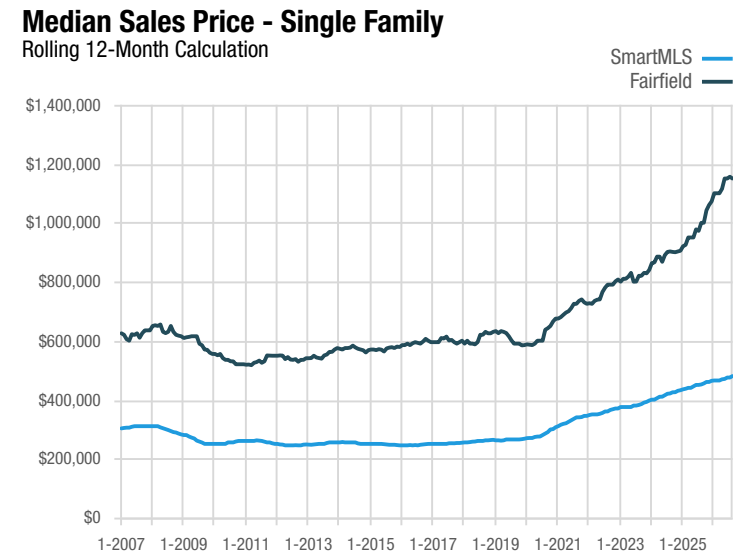
Fairfield

Fairfield County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	48	45	- 6.3%	526	537	+ 2.1%
Pending Sales	55	50	- 9.1%	394	397	+ 0.8%
Closed Sales	66	60	- 9.1%	377	394	+ 4.5%
Days on Market Until Sale	28	27	- 3.6%	29	31	+ 6.9%
Median Sales Price*	\$1,310,000	\$1,182,500	- 9.7%	\$1,100,000	\$1,175,000	+ 6.8%
Average Sales Price*	\$1,477,304	\$1,376,066	- 6.9%	\$1,392,498	\$1,426,858	+ 2.5%
Percent of List Price Received*	105.0%	106.2%	+ 1.1%	103.6%	105.3%	+ 1.6%
Inventory of Homes for Sale	105	103	- 1.9%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	11	9	- 18.2%	87	103	+ 18.4%
Pending Sales	9	15	+ 66.7%	67	74	+ 10.4%
Closed Sales	12	14	+ 16.7%	70	72	+ 2.9%
Days on Market Until Sale	25	39	+ 56.0%	30	35	+ 16.7%
Median Sales Price*	\$825,000	\$626,000	- 24.1%	\$626,750	\$601,000	- 4.1%
Average Sales Price*	\$999,096	\$806,107	- 19.3%	\$812,899	\$755,966	- 7.0%
Percent of List Price Received*	102.7%	99.7%	- 2.9%	103.7%	100.6%	- 3.0%
Inventory of Homes for Sale	16	17	+ 6.3%	—	—	—
Months Supply of Inventory	1.9	2.1	+ 10.5%	—	—	—

* 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.