New Fairfield

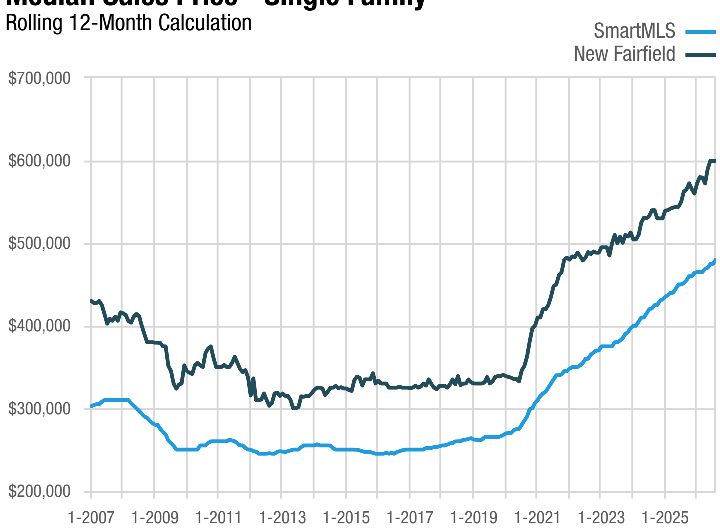
Fairfield County

Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	21	**19**	- 9.5%	151	**151**	0.0%
Pending Sales	19	**17**	- 10.5%	122	**101**	- 17.2%
Closed Sales	19	**13**	- 31.6%	111	**91**	- 18.0%
Days on Market Until Sale	25	**71**	+ 184.0%	30	**54**	+ 80.0%
Median Sales Price*	$610,000	**$620,000**	+ 1.6%	$585,000	**$615,000**	+ 5.1%
Average Sales Price*	$659,211	**$785,769**	+ 19.2%	$690,478	**$811,506**	+ 17.5%
Percent of List Price Received*	98.5%	**99.6%**	+ 1.1%	99.6%	**100.4%**	+ 0.8%
Inventory of Homes for Sale	42	**41**	- 2.4%	—	**—**	—
Months Supply of Inventory	3.2	**3.4**	+ 6.3%	—	**—**	—

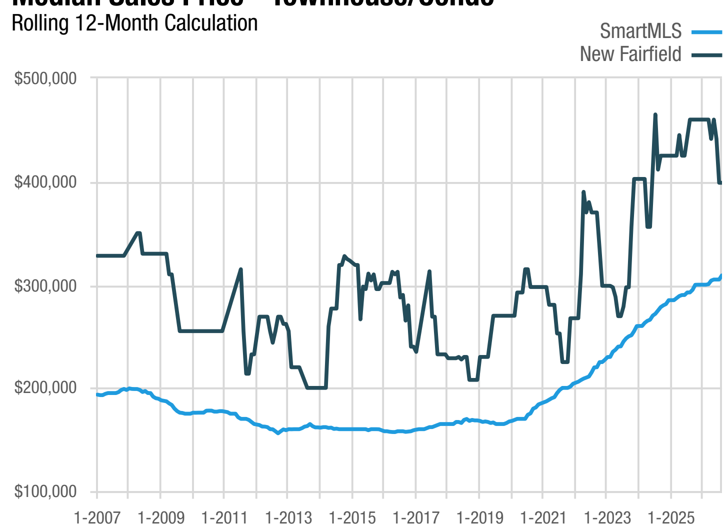
Townhouse/Condo	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	4	**3**	- 25.0%
Pending Sales	2	**0**	- 100.0%	5	**3**	- 40.0%
Closed Sales	0	**0**	0.0%	4	**3**	- 25.0%
Days on Market Until Sale	—	**—**	—	67	**7**	- 89.6%
Median Sales Price*	—	**—**	—	$470,000	**$375,000**	- 20.2%
Average Sales Price*	—	**—**	—	$451,250	**$422,967**	- 6.3%
Percent of List Price Received*	—	**—**	—	97.3%	**100.0%**	+ 2.8%
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

* 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.