Local Market Update – August 2026

A Research Tool Provided by SmartMLS

Westport

Fairfield County

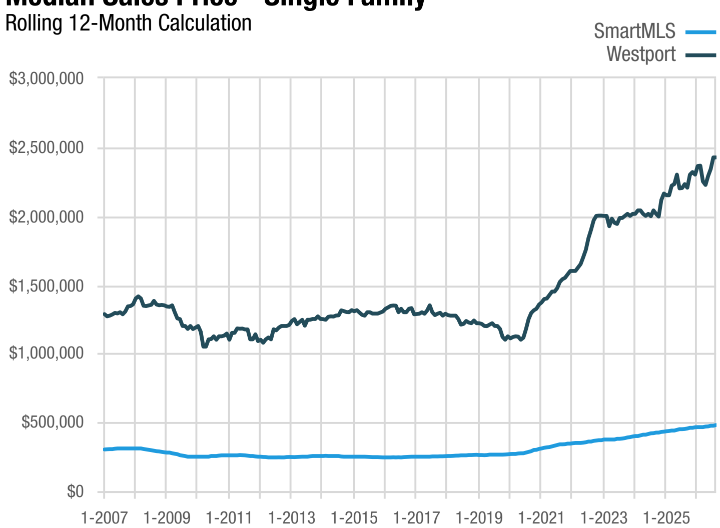
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	25	**15**	- 40.0%	340	**300**	- 11.8%
Pending Sales	24	**22**	- 8.3%	206	**213**	+ 3.4%
Closed Sales	32	**34**	+ 6.3%	195	**216**	+ 10.8%
Days on Market Until Sale	37	**36**	- 2.7%	35	**42**	+ 20.0%
Median Sales Price*	$2,595,500	**$2,660,000**	+ 2.5%	$2,290,000	**$2,425,000**	+ 5.9%
Average Sales Price*	$2,788,757	**$2,995,460**	+ 7.4%	$2,614,917	**$2,966,478**	+ 13.4%
Percent of List Price Received*	102.9%	**103.3%**	+ 0.4%	103.1%	**103.8%**	+ 0.7%
Inventory of Homes for Sale	92	**59**	- 35.9%	—	**—**	—
Months Supply of Inventory	3.6	**2.3**	- 36.1%	—	**—**	—

Townhouse/Condo	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**0**	- 100.0%	38	**21**	- 44.7%
Pending Sales	1	**2**	+ 100.0%	33	**18**	- 45.5%
Closed Sales	1	**4**	+ 300.0%	34	**23**	- 32.4%
Days on Market Until Sale	20	**46**	+ 130.0%	78	**73**	- 6.4%
Median Sales Price*	$1,830,000	**$1,792,750**	- 2.0%	$1,530,000	**$1,420,000**	- 7.2%
Average Sales Price*	$1,830,000	**$1,780,125**	- 2.7%	$1,467,706	**$1,352,935**	- 7.8%
Percent of List Price Received*	98.9%	**101.7%**	+ 2.8%	101.5%	**99.4%**	- 2.1%
Inventory of Homes for Sale	13	**2**	- 84.6%	—	**—**	—
Months Supply of Inventory	2.9	**0.7**	- 75.9%	—	**—**	—

* 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.

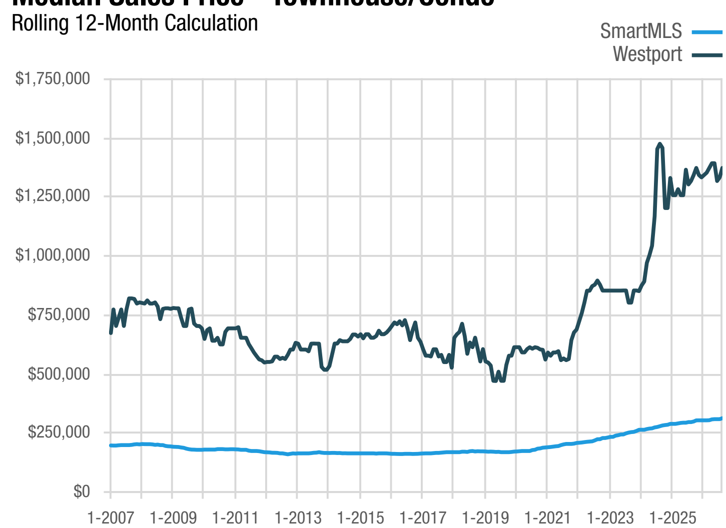
Median Sales Price - Single Family

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.