

Fairfield County Rental Report – March 2026

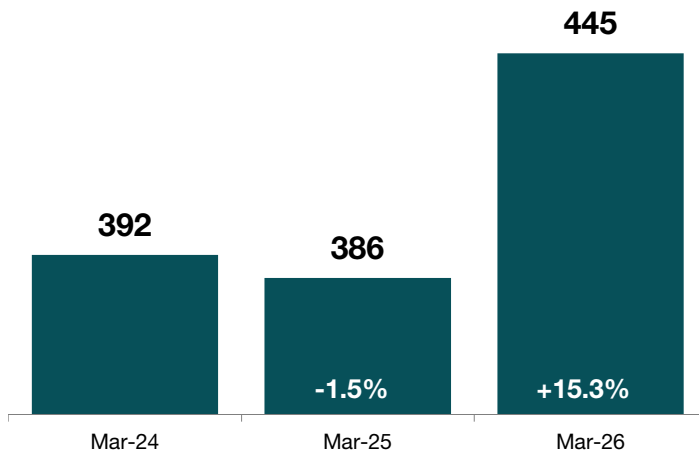
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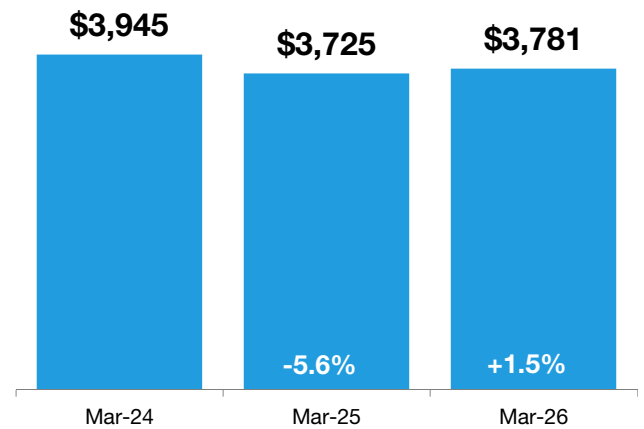
Activity for Fairfield County

	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Number of Active Rentals	1,249	1,326	+6.2%	--	--	--
Number of Properties Leased	386	445	+15.3%	1,076	1,102	+2.4%
Average Monthly Lease Price	\$3,725	\$3,781	+1.5%	\$3,267	\$3,759	+15.1%

Number of Properties Leased

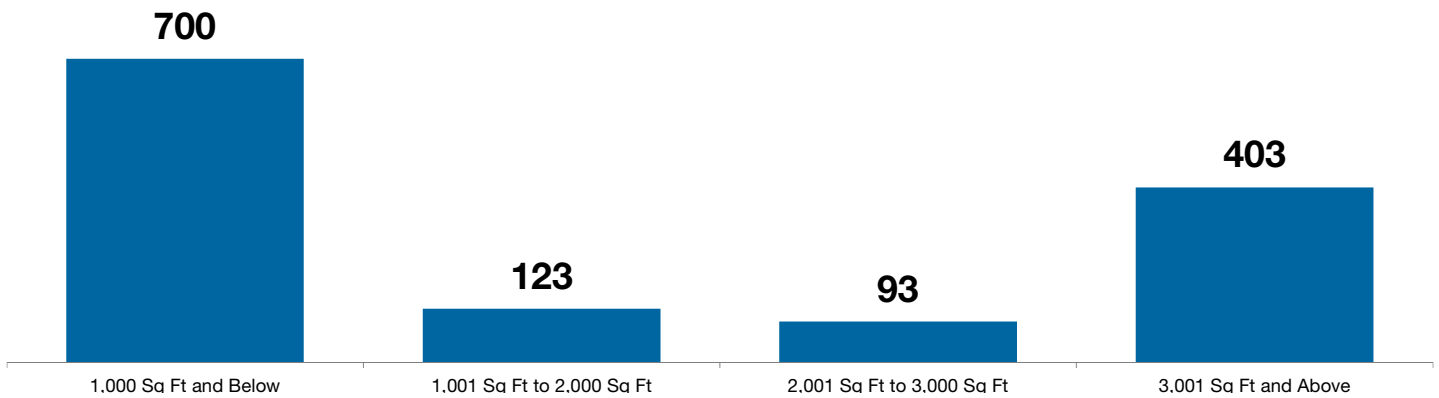


Average Monthly Lease Price



Number of Active Rentals by Total Finished Square Footage

The sum of these segments is not equal to Number of Active Rentals.



This report provides a sample/representation of the rental activity that occurred during the time period shown. It is based on limited historical records, and not all information for each rental is complete. Report provided by SmartMLS. SmartMLS does not guarantee nor is it responsible for the accuracy of the data provided in this report. Data maintained by SmartMLS may not reflect all real estate activity in these areas.

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Activity by Area

	Active Rentals			Properties Leased			Avg Monthly Lease Price		
	For the Current Time Period			For the 12 Months Ending...			For the 12 Months Ending...		
	Mar-25	Mar-26	Percent Change	Mar-25	Mar-26	Percent Change	Mar-25	Mar-26	Percent Change
Fairfield County	1,249	1,326	+6.2%	5,026	5,126	+2.0%	\$3,739	\$3,895	+4.2%
Bethel	18	24	+33.3%	88	99	+12.5%	\$2,572	\$2,481	-3.5%
Bridgeport	362	401	+10.8%	1,211	1,096	-9.5%	\$1,986	\$2,052	+3.3%
Brookfield	17	19	+11.8%	90	88	-2.2%	\$3,961	\$3,888	-1.8%
Danbury	80	65	-18.8%	328	346	+5.5%	\$2,556	\$2,590	+1.3%
Darien	24	14	-41.7%	79	145	+83.5%	\$8,756	\$7,810	-10.8%
Easton	7	3	-57.1%	13	18	+38.5%	\$4,354	\$6,139	+41.0%
Fairfield	97	118	+21.6%	343	389	+13.4%	\$4,605	\$4,707	+2.2%
Greenwich	40	45	+12.5%	301	276	-8.3%	\$7,127	\$7,328	+2.8%
Monroe	18	10	-44.4%	33	42	+27.3%	\$2,268	\$2,639	+16.4%
New Canaan	26	22	-15.4%	118	133	+12.7%	\$7,546	\$8,724	+15.6%
New Fairfield	14	11	-21.4%	25	30	+20.0%	\$3,510	\$3,178	-9.5%
Newtown	16	15	-6.3%	40	39	-2.5%	\$2,743	\$2,527	-7.9%
Norwalk	126	154	+22.2%	630	685	+8.7%	\$3,302	\$3,247	-1.7%
Redding	7	10	+42.9%	28	36	+28.6%	\$3,974	\$5,087	+28.0%
Ridgefield	16	32	+100.0%	124	97	-21.8%	\$3,514	\$3,552	+1.1%
Shelton	32	32	0.0%	157	159	+1.3%	\$2,183	\$2,429	+11.3%
Sherman	6	3	-50.0%	15	18	+20.0%	\$8,110	\$5,225	-35.6%
Stamford	175	216	+23.4%	854	902	+5.6%	\$3,389	\$3,325	-1.9%
Stratford	64	48	-25.0%	184	186	+1.1%	\$2,372	\$2,478	+4.5%
Trumbull	13	14	+7.7%	66	48	-27.3%	\$3,018	\$3,439	+13.9%
Weston	5	4	-20.0%	19	29	+52.6%	\$9,115	\$7,245	-20.5%
Westport	77	51	-33.8%	227	211	-7.0%	\$9,945	\$10,801	+8.6%
Wilton	9	16	+77.8%	53	54	+1.9%	\$5,307	\$6,065	+14.3%

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