Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Bridgeport

Fairfield County

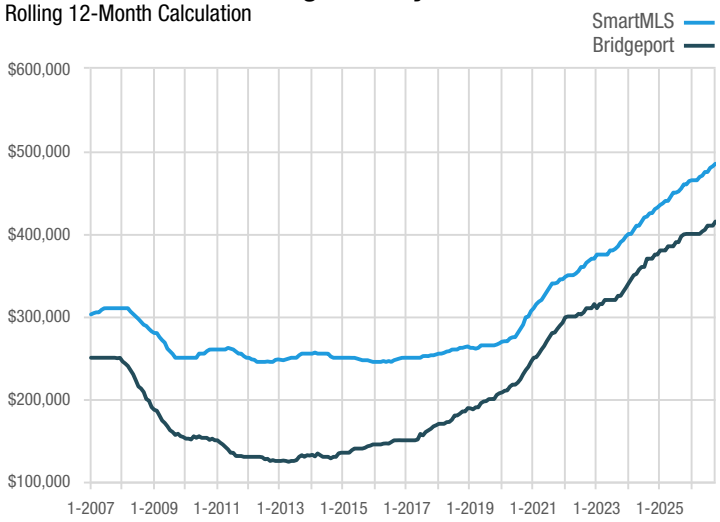
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	53	**65**	+ 22.6%	500	**474**	- 5.2%
Pending Sales	49	**29**	- 40.8%	341	**324**	- 5.0%
Closed Sales	43	**27**	- 37.2%	331	**323**	- 2.4%
Days on Market Until Sale	32	**37**	+ 15.6%	29	**42**	+ 44.8%
Median Sales Price*	$379,000	**$435,000**	+ 14.8%	$400,000	**$417,500**	+ 4.4%
Average Sales Price*	$426,323	**$431,685**	+ 1.3%	$418,708	**$422,465**	+ 0.9%
Percent of List Price Received*	101.1%	**99.5%**	- 1.6%	101.9%	**101.6%**	- 0.3%
Inventory of Homes for Sale	111	**115**	+ 3.6%	—	**—**	—
Months Supply of Inventory	3.1	**3.5**	+ 12.9%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	30	**37**	+ 23.3%	353	**334**	- 5.4%
Pending Sales	29	**22**	- 24.1%	254	**193**	- 24.0%
Closed Sales	31	**16**	- 48.4%	253	**183**	- 27.7%
Days on Market Until Sale	45	**57**	+ 26.7%	39	**57**	+ 46.2%
Median Sales Price*	$210,000	**$207,500**	- 1.2%	$202,000	**$212,000**	+ 5.0%
Average Sales Price*	$217,855	**$205,213**	- 5.8%	$211,117	**$218,928**	+ 3.7%
Percent of List Price Received*	99.1%	**97.6%**	- 1.5%	99.6%	**97.8%**	- 1.8%
Inventory of Homes for Sale	83	**104**	+ 25.3%	—	**—**	—
Months Supply of Inventory	3.3	**5.4**	+ 63.6%	—	**—**	—

* 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.

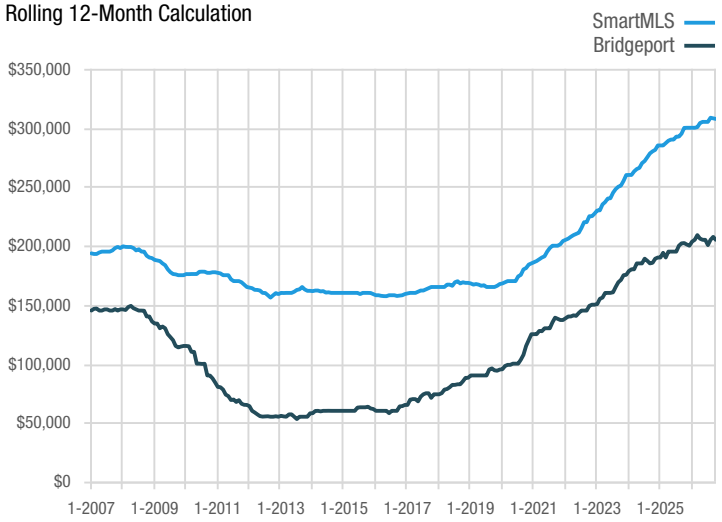
Median Sales Price - Single Family

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.

Current as of November 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.