Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Brookfield

Fairfield County

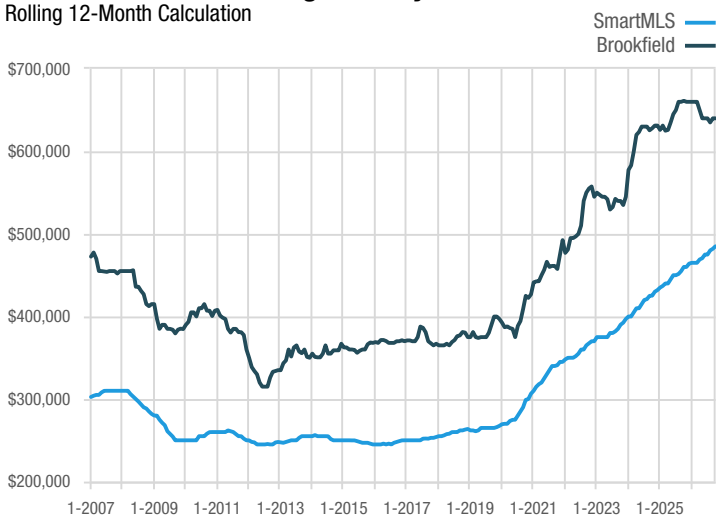
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	19	**19**	0.0%	189	**199**	+ 5.3%
Pending Sales	18	**10**	- 44.4%	152	**130**	- 14.5%
Closed Sales	11	**15**	+ 36.4%	147	**127**	- 13.6%
Days on Market Until Sale	59	**47**	- 20.3%	36	**46**	+ 27.8%
Median Sales Price*	$695,000	**$650,000**	- 6.5%	$665,000	**$640,000**	- 3.8%
Average Sales Price*	$1,238,810	**$834,733**	- 32.6%	$851,541	**$783,397**	- 8.0%
Percent of List Price Received*	100.4%	**99.2%**	- 1.2%	100.7%	**100.5%**	- 0.2%
Inventory of Homes for Sale	39	**58**	+ 48.7%	—	**—**	—
Months Supply of Inventory	2.7	**4.6**	+ 70.4%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	9	**4**	- 55.6%	69	**68**	- 1.4%
Pending Sales	9	**8**	- 11.1%	51	**53**	+ 3.9%
Closed Sales	6	**10**	+ 66.7%	51	**49**	- 3.9%
Days on Market Until Sale	44	**41**	- 6.8%	24	**38**	+ 58.3%
Median Sales Price*	$339,125	**$297,000**	- 12.4%	$340,000	**$396,907**	+ 16.7%
Average Sales Price*	$386,375	**$376,500**	- 2.6%	$388,072	**$451,788**	+ 16.4%
Percent of List Price Received*	100.3%	**99.6%**	- 0.7%	100.6%	**99.4%**	- 1.2%
Inventory of Homes for Sale	17	**10**	- 41.2%	—	**—**	—
Months Supply of Inventory	3.3	**1.9**	- 42.4%	—	**—**	—

* 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.

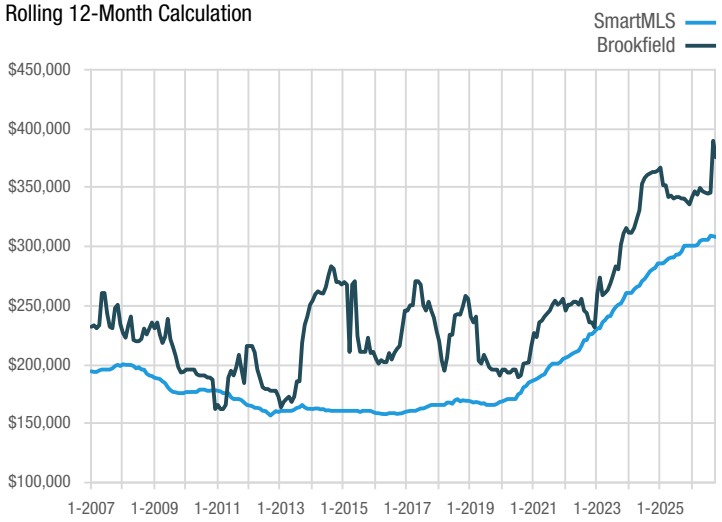
Median Sales Price - Single Family

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.