Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Danbury

Fairfield County

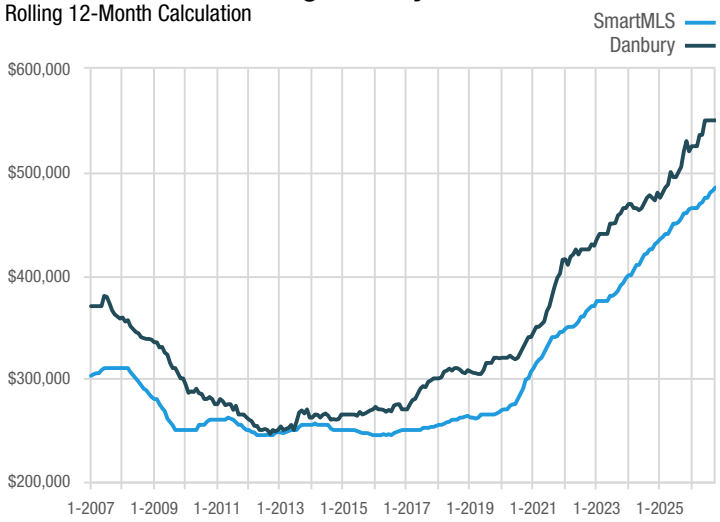
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	28	**48**	+ 71.4%	402	**402**	0.0%
Pending Sales	39	**36**	- 7.7%	317	**265**	- 16.4%
Closed Sales	51	**30**	- 41.2%	312	**252**	- 19.2%
Days on Market Until Sale	43	**60**	+ 39.5%	32	**42**	+ 31.3%
Median Sales Price*	$565,000	**$634,500**	+ 12.3%	$523,500	**$550,000**	+ 5.1%
Average Sales Price*	$673,400	**$761,301**	+ 13.1%	$600,607	**$618,556**	+ 3.0%
Percent of List Price Received*	101.4%	**102.0%**	+ 0.6%	101.9%	**102.0%**	+ 0.1%
Inventory of Homes for Sale	73	**114**	+ 56.2%	—	**—**	—
Months Supply of Inventory	2.3	**4.3**	+ 87.0%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	28	**40**	+ 42.9%	367	**414**	+ 12.8%
Pending Sales	29	**25**	- 13.8%	294	**281**	- 4.4%
Closed Sales	36	**30**	- 16.7%	294	**267**	- 9.2%
Days on Market Until Sale	31	**43**	+ 38.7%	28	**36**	+ 28.6%
Median Sales Price*	$406,500	**$379,450**	- 6.7%	$355,000	**$385,000**	+ 8.5%
Average Sales Price*	$429,670	**$431,021**	+ 0.3%	$392,628	**$413,801**	+ 5.4%
Percent of List Price Received*	99.0%	**99.6%**	+ 0.6%	99.9%	**99.9%**	0.0%
Inventory of Homes for Sale	61	**95**	+ 55.7%	—	**—**	—
Months Supply of Inventory	2.1	**3.3**	+ 57.1%	—	**—**	—

* 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.

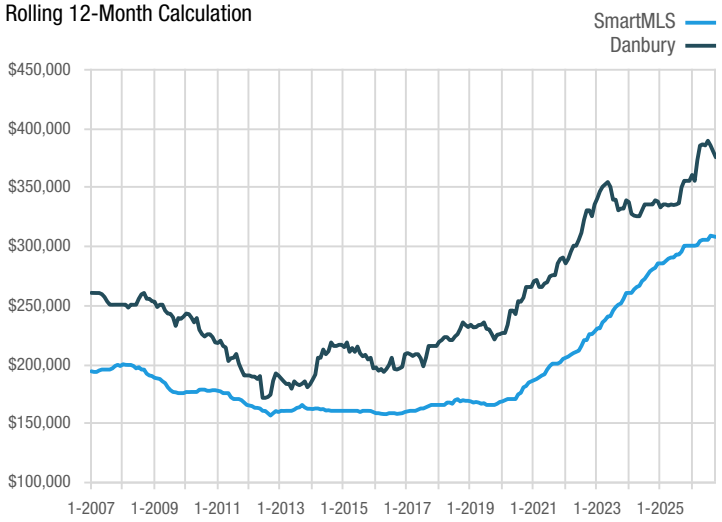
Median Sales Price - Single Family

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.