Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Darien

Fairfield County

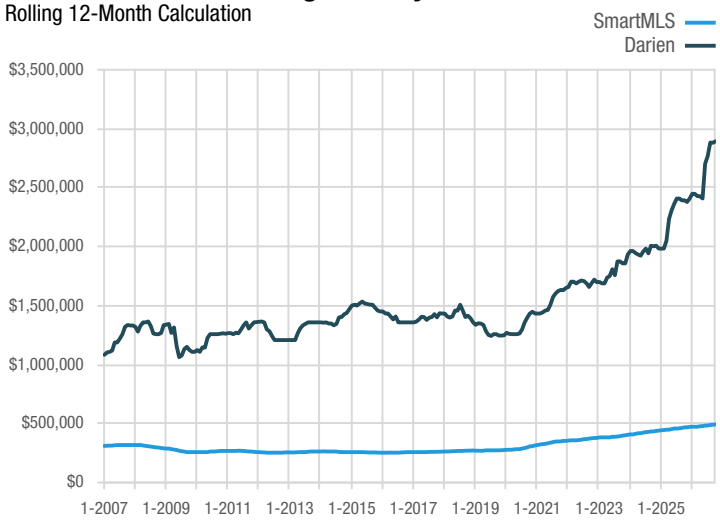
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	16	**17**	+ 6.3%	249	**233**	- 6.4%
Pending Sales	19	**11**	- 42.1%	208	**192**	- 7.7%
Closed Sales	8	**6**	- 25.0%	197	**183**	- 7.1%
Days on Market Until Sale	39	**15**	- 61.5%	25	**24**	- 4.0%
Median Sales Price*	$2,025,000	**$2,765,625**	+ 36.6%	$2,440,000	**$2,925,000**	+ 19.9%
Average Sales Price*	$2,089,125	**$2,731,042**	+ 30.7%	$2,801,354	**$3,226,938**	+ 15.2%
Percent of List Price Received*	103.6%	**108.9%**	+ 5.1%	107.3%	**108.5%**	+ 1.1%
Inventory of Homes for Sale	28	**32**	+ 14.3%	—	**—**	—
Months Supply of Inventory	1.5	**1.9**	+ 26.7%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1	**1**	0.0%	18	**15**	- 16.7%
Pending Sales	2	**0**	- 100.0%	15	**12**	- 20.0%
Closed Sales	1	**0**	- 100.0%	12	**14**	+ 16.7%
Days on Market Until Sale	5	**—**	—	16	**14**	- 12.5%
Median Sales Price*	$2,125,000	**—**	—	$1,080,000	**$1,826,161**	+ 69.1%
Average Sales Price*	$2,125,000	**—**	—	$1,218,918	**$1,846,666**	+ 51.5%
Percent of List Price Received*	110.4%	**—**	—	110.6%	**108.2%**	- 2.2%
Inventory of Homes for Sale	1	**2**	+ 100.0%	—	**—**	—
Months Supply of Inventory	0.5	**1.1**	+ 120.0%	—	**—**	—

* 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.

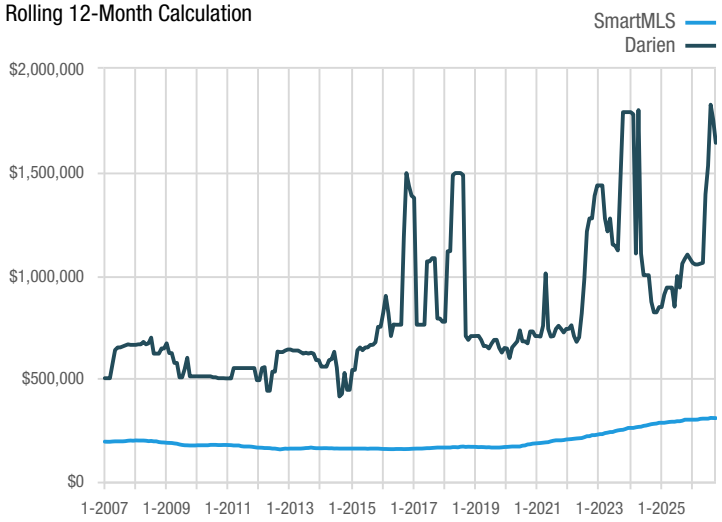
Median Sales Price - Single Family

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.