Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Easton

Fairfield County

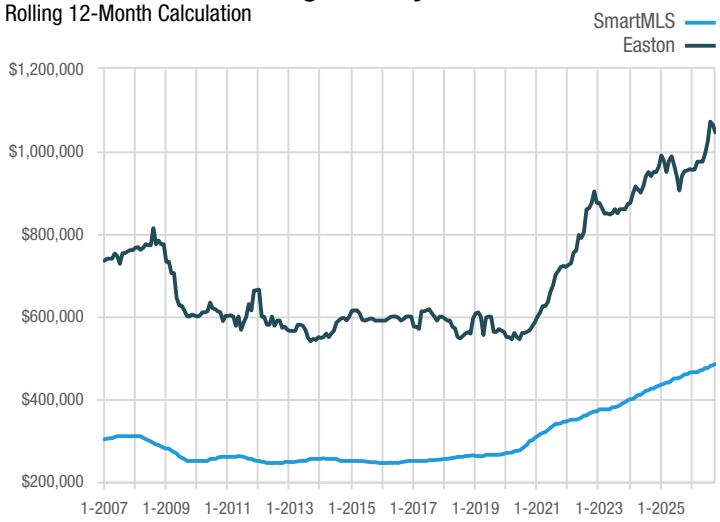
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	7	**11**	+ 57.1%	117	**103**	- 12.0%
Pending Sales	5	**6**	+ 20.0%	80	**65**	- 18.8%
Closed Sales	8	**5**	- 37.5%	81	**65**	- 19.8%
Days on Market Until Sale	62	**37**	- 40.3%	32	**39**	+ 21.9%
Median Sales Price*	$1,274,500	**$950,000**	- 25.5%	$952,000	**$1,057,000**	+ 11.0%
Average Sales Price*	$1,249,063	**$1,138,000**	- 8.9%	$1,079,546	**$1,080,928**	+ 0.1%
Percent of List Price Received*	97.6%	**102.8%**	+ 5.3%	102.0%	**100.8%**	- 1.2%
Inventory of Homes for Sale	18	**27**	+ 50.0%	—	—	—
Months Supply of Inventory	2.3	**4.2**	+ 82.6%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	**0**	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

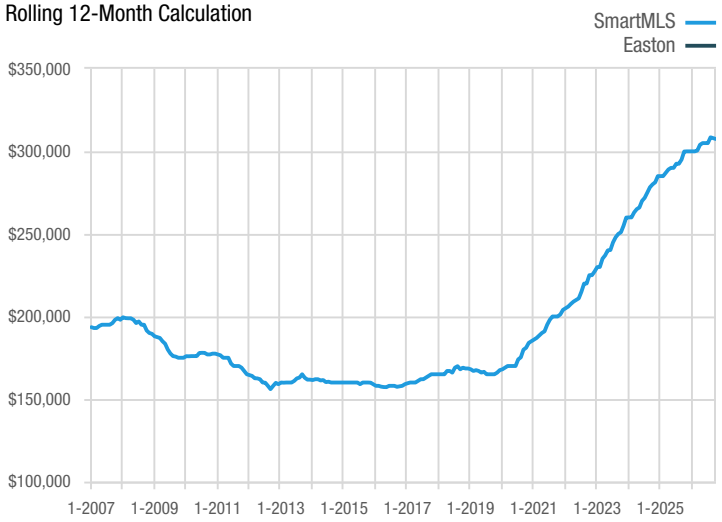
Median Sales Price - Single Family

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.