Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Fairfield

Fairfield County

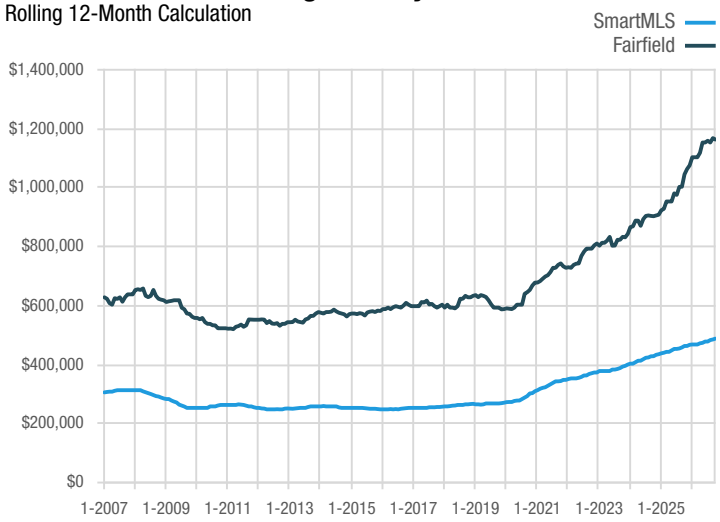
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	67	**68**	+ 1.5%	683	**695**	+ 1.8%
Pending Sales	63	**45**	- 28.6%	498	**477**	- 4.2%
Closed Sales	57	**44**	- 22.8%	478	**477**	- 0.2%
Days on Market Until Sale	33	**29**	- 12.1%	29	**31**	+ 6.9%
Median Sales Price*	$1,290,000	**$1,320,000**	+ 2.3%	$1,100,000	**$1,180,000**	+ 7.3%
Average Sales Price*	$1,448,486	**$1,586,182**	+ 9.5%	$1,384,857	**$1,440,199**	+ 4.0%
Percent of List Price Received*	101.9%	**104.0%**	+ 2.1%	103.3%	**105.2%**	+ 1.8%
Inventory of Homes for Sale	124	**143**	+ 15.3%	—	—	—
Months Supply of Inventory	2.5	**3.0**	+ 20.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	5	**10**	+ 100.0%	104	**129**	+ 24.0%
Pending Sales	8	**8**	0.0%	83	**83**	0.0%
Closed Sales	10	**8**	- 20.0%	89	**85**	- 4.5%
Days on Market Until Sale	11	**46**	+ 318.2%	28	**36**	+ 28.6%
Median Sales Price*	$740,500	**$667,500**	- 9.9%	$650,000	**$608,000**	- 6.5%
Average Sales Price*	$719,700	**$797,063**	+ 10.7%	$799,983	**$789,612**	- 1.3%
Percent of List Price Received*	103.6%	**97.7%**	- 5.7%	103.5%	**100.5%**	- 2.9%
Inventory of Homes for Sale	15	**28**	+ 86.7%	—	—	—
Months Supply of Inventory	1.8	**3.7**	+ 105.6%	—	—	—

* 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.

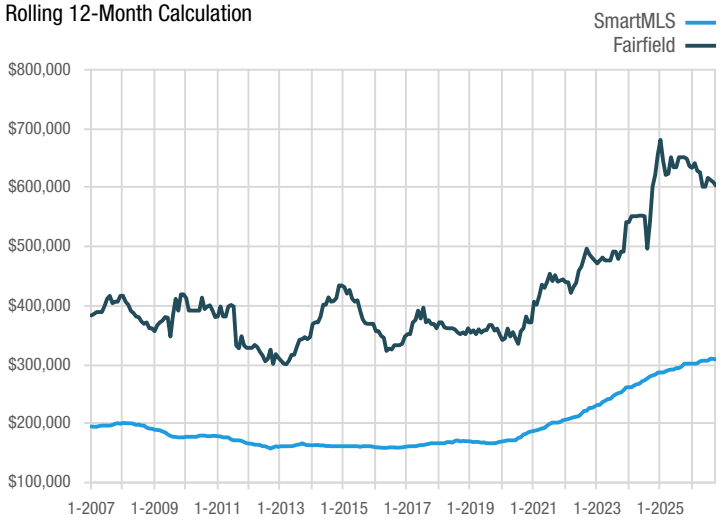
Median Sales Price - Single Family

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.