Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Fairfield County

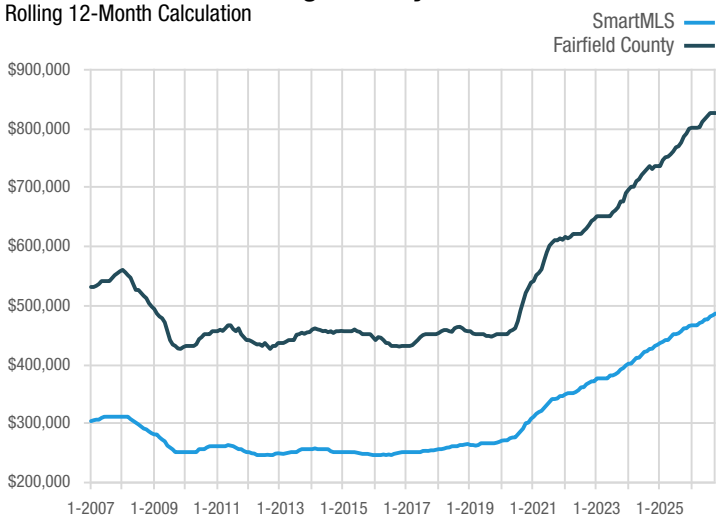
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	660	**679**	+ 2.9%	7,308	**7,207**	- 1.4%
Pending Sales	620	**547**	- 11.8%	5,468	**5,121**	- 6.3%
Closed Sales	575	**496**	- 13.7%	5,291	**4,987**	- 5.7%
Days on Market Until Sale	36	**42**	+ 16.7%	31	**37**	+ 19.4%
Median Sales Price*	$765,000	**$780,000**	+ 2.0%	$800,500	**$849,000**	+ 6.1%
Average Sales Price*	$1,186,686	**$1,181,451**	- 0.4%	$1,218,018	**$1,303,876**	+ 7.0%
Percent of List Price Received*	101.7%	**101.5%**	- 0.2%	103.1%	**103.6%**	+ 0.5%
Inventory of Homes for Sale	1,363	**1,580**	+ 15.9%	—	**—**	—
Months Supply of Inventory	2.6	**3.2**	+ 23.1%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	256	**254**	- 0.8%	2,649	**2,719**	+ 2.6%
Pending Sales	243	**200**	- 17.7%	2,128	**1,970**	- 7.4%
Closed Sales	245	**192**	- 21.6%	2,097	**1,929**	- 8.0%
Days on Market Until Sale	32	**49**	+ 53.1%	31	**40**	+ 29.0%
Median Sales Price*	$450,500	**$439,500**	- 2.4%	$419,900	**$435,000**	+ 3.6%
Average Sales Price*	$548,477	**$545,937**	- 0.5%	$514,500	**$547,385**	+ 6.4%
Percent of List Price Received*	101.1%	**99.8%**	- 1.3%	101.3%	**101.0%**	- 0.3%
Inventory of Homes for Sale	481	**617**	+ 28.3%	—	**—**	—
Months Supply of Inventory	2.3	**3.2**	+ 39.1%	—	**—**	—

* 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.

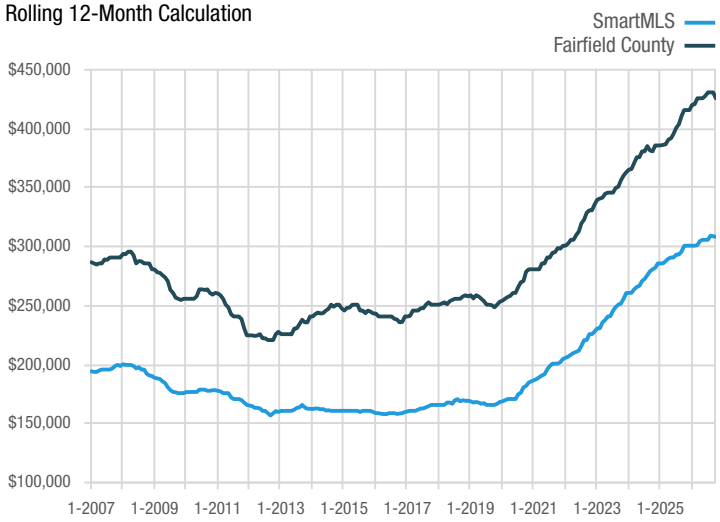
Median Sales Price - Single Family

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.