Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Greenwich

Fairfield County

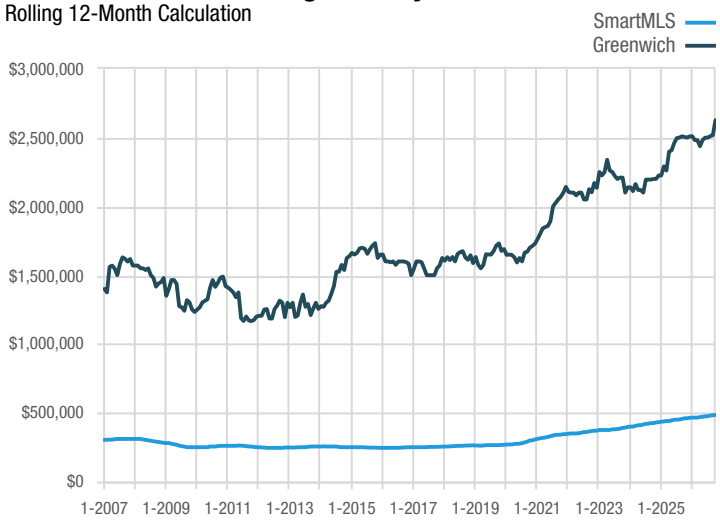
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	45	**24**	- 46.7%	287	**273**	- 4.9%
Pending Sales	32	**22**	- 31.3%	218	**179**	- 17.9%
Closed Sales	15	**19**	+ 26.7%	199	**174**	- 12.6%
Days on Market Until Sale	49	**53**	+ 8.2%	47	**46**	- 2.1%
Median Sales Price*	$1,995,000	**$3,500,000**	+ 75.4%	$2,600,000	**$2,700,000**	+ 3.8%
Average Sales Price*	$3,177,667	**$3,903,772**	+ 22.9%	$3,238,934	**$3,409,151**	+ 5.3%
Percent of List Price Received*	102.2%	**98.8%**	- 3.3%	101.9%	**104.1%**	+ 2.2%
Inventory of Homes for Sale	57	**64**	+ 12.3%	—	**—**	—
Months Supply of Inventory	2.8	**3.7**	+ 32.1%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	13	**8**	- 38.5%	98	**95**	- 3.1%
Pending Sales	8	**5**	- 37.5%	78	**81**	+ 3.8%
Closed Sales	10	**11**	+ 10.0%	74	**81**	+ 9.5%
Days on Market Until Sale	40	**29**	- 27.5%	49	**48**	- 2.0%
Median Sales Price*	$835,600	**$975,000**	+ 16.7%	$840,000	**$980,000**	+ 16.7%
Average Sales Price*	$878,870	**$1,517,727**	+ 72.7%	$982,271	**$1,327,909**	+ 35.2%
Percent of List Price Received*	104.1%	**104.5%**	+ 0.4%	101.4%	**102.5%**	+ 1.1%
Inventory of Homes for Sale	19	**17**	- 10.5%	—	**—**	—
Months Supply of Inventory	2.6	**2.2**	- 15.4%	—	**—**	—

* 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.

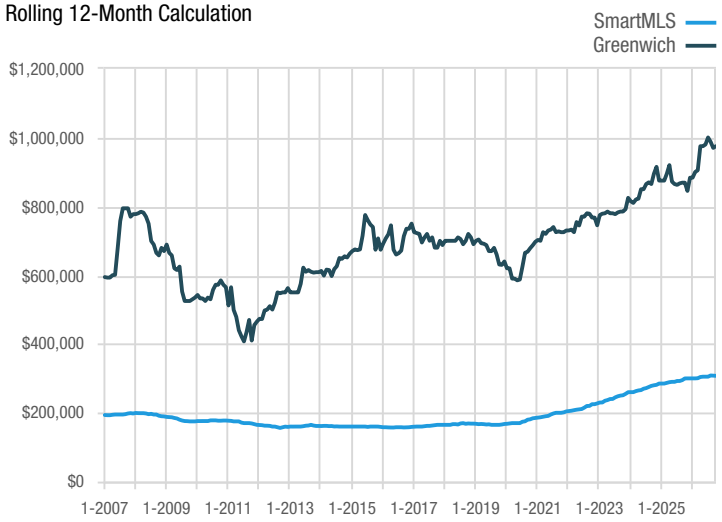
Median Sales Price - Single Family

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.