Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Monroe

Fairfield County

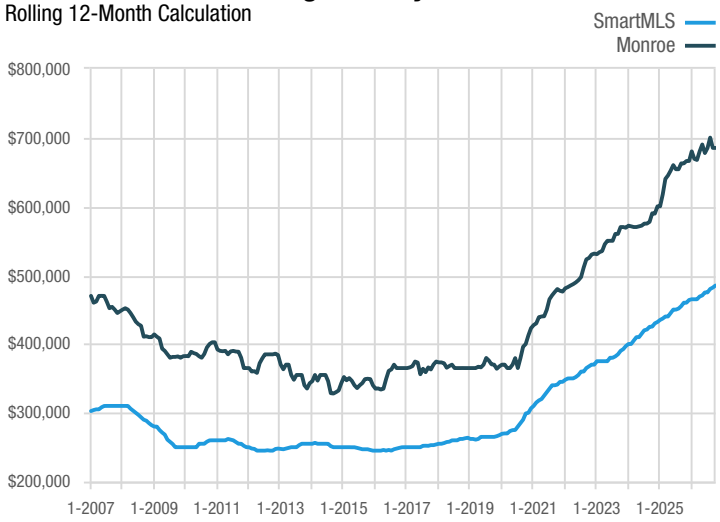
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	21	**12**	- 42.9%	200	**206**	+ 3.0%
Pending Sales	14	**12**	- 14.3%	154	**138**	- 10.4%
Closed Sales	11	**15**	+ 36.4%	148	**139**	- 6.1%
Days on Market Until Sale	52	**48**	- 7.7%	37	**39**	+ 5.4%
Median Sales Price*	$625,000	**$615,000**	- 1.6%	$677,500	**$685,000**	+ 1.1%
Average Sales Price*	$656,817	**$671,291**	+ 2.2%	$680,830	**$713,200**	+ 4.8%
Percent of List Price Received*	99.6%	**97.9%**	- 1.7%	101.5%	**100.9%**	- 0.6%
Inventory of Homes for Sale	41	**52**	+ 26.8%	—	**—**	—
Months Supply of Inventory	2.8	**3.8**	+ 35.7%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	2	**2**	0.0%	46	**45**	- 2.2%
Pending Sales	1	**5**	+ 400.0%	44	**35**	- 20.5%
Closed Sales	2	**6**	+ 200.0%	45	**34**	- 24.4%
Days on Market Until Sale	48	**49**	+ 2.1%	20	**39**	+ 95.0%
Median Sales Price*	$487,000	**$360,500**	- 26.0%	$390,000	**$394,000**	+ 1.0%
Average Sales Price*	$487,000	**$372,102**	- 23.6%	$387,522	**$388,618**	+ 0.3%
Percent of List Price Received*	97.4%	**97.8%**	+ 0.4%	100.6%	**99.7%**	- 0.9%
Inventory of Homes for Sale	4	**9**	+ 125.0%	—	**—**	—
Months Supply of Inventory	0.9	**2.6**	+ 188.9%	—	**—**	—

* 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.

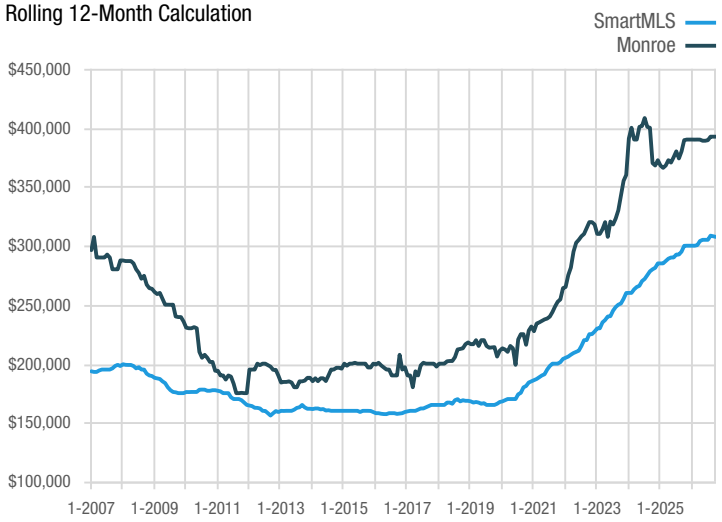
Median Sales Price - Single Family

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.