Local Market Update – October 2026

A Research Tool Provided by SmartMLS

New Canaan

Fairfield County

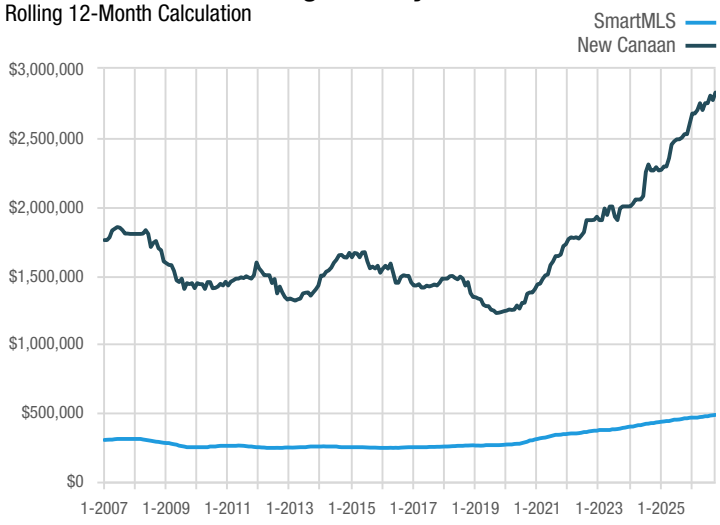
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	16	**14**	- 12.5%	238	**226**	- 5.0%
Pending Sales	24	**14**	- 41.7%	190	**176**	- 7.4%
Closed Sales	21	**13**	- 38.1%	184	**179**	- 2.7%
Days on Market Until Sale	51	**42**	- 17.6%	43	**40**	- 7.0%
Median Sales Price*	$2,550,000	**$3,060,000**	+ 20.0%	$2,550,000	**$2,805,000**	+ 10.0%
Average Sales Price*	$3,253,333	**$3,621,538**	+ 11.3%	$2,990,214	**$3,205,196**	+ 7.2%
Percent of List Price Received*	99.0%	**102.6%**	+ 3.6%	103.5%	**105.2%**	+ 1.6%
Inventory of Homes for Sale	40	**40**	0.0%	—	**—**	—
Months Supply of Inventory	2.2	**2.4**	+ 9.1%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	10	**2**	- 80.0%	67	**90**	+ 34.3%
Pending Sales	5	**4**	- 20.0%	61	**65**	+ 6.6%
Closed Sales	9	**7**	- 22.2%	59	**56**	- 5.1%
Days on Market Until Sale	33	**17**	- 48.5%	44	**22**	- 50.0%
Median Sales Price*	$1,750,000	**$1,500,000**	- 14.3%	$1,365,000	**$1,529,000**	+ 12.0%
Average Sales Price*	$1,888,111	**$1,454,500**	- 23.0%	$1,411,731	**$1,510,327**	+ 7.0%
Percent of List Price Received*	104.3%	**107.5%**	+ 3.1%	103.0%	**107.9%**	+ 4.8%
Inventory of Homes for Sale	11	**18**	+ 63.6%	—	**—**	—
Months Supply of Inventory	1.8	**3.1**	+ 72.2%	—	**—**	—

* 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.

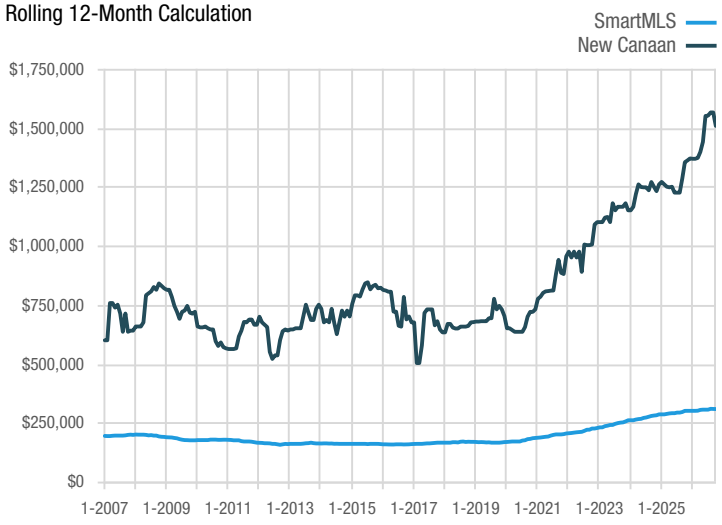
Median Sales Price - Single Family

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.