Local Market Update – October 2026

A Research Tool Provided by SmartMLS

New Fairfield

Fairfield County

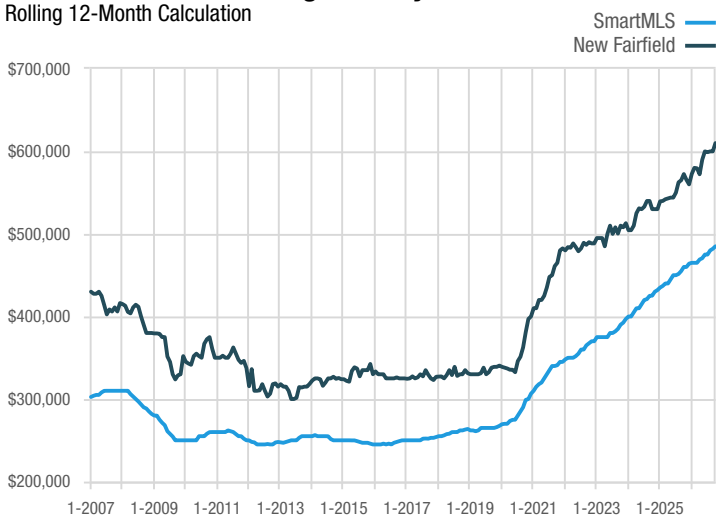
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	22	**22**	0.0%	193	**192**	- 0.5%
Pending Sales	13	**12**	- 7.7%	148	**124**	- 16.2%
Closed Sales	14	**15**	+ 7.1%	142	**120**	- 15.5%
Days on Market Until Sale	40	**41**	+ 2.5%	31	**52**	+ 67.7%
Median Sales Price*	$517,450	**$735,000**	+ 42.0%	$577,250	**$617,750**	+ 7.0%
Average Sales Price*	$803,065	**$804,501**	+ 0.2%	$686,116	**$802,879**	+ 17.0%
Percent of List Price Received*	100.8%	**98.5%**	- 2.3%	99.8%	**100.1%**	+ 0.3%
Inventory of Homes for Sale	47	**53**	+ 12.8%	—	**—**	—
Months Supply of Inventory	3.5	**4.4**	+ 25.7%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	0	**0**	0.0%	4	**3**	- 25.0%
Pending Sales	0	**0**	0.0%	5	**3**	- 40.0%
Closed Sales	0	**0**	0.0%	5	**3**	- 40.0%
Days on Market Until Sale	—	**—**	—	59	**7**	- 88.1%
Median Sales Price*	—	**—**	—	$460,000	**$375,000**	- 18.5%
Average Sales Price*	—	**—**	—	$445,500	**$422,967**	- 5.1%
Percent of List Price Received*	—	**—**	—	97.8%	**100.0%**	+ 2.2%
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

* 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.

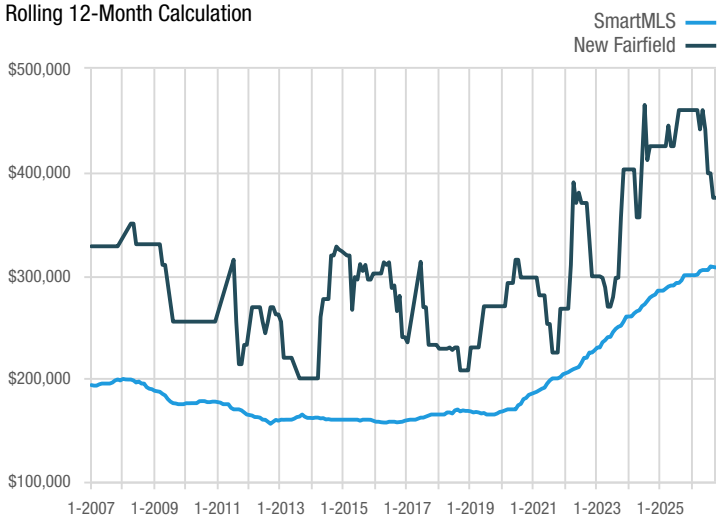
Median Sales Price - Single Family

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.