Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Newtown

Fairfield County

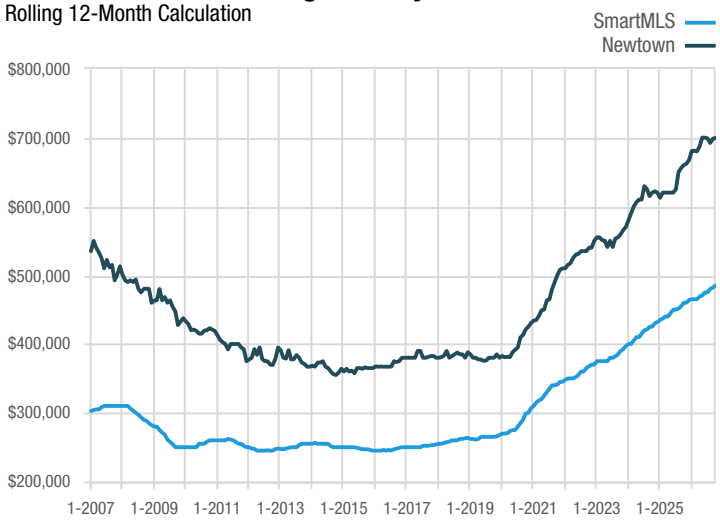
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	33	**27**	- 18.2%	370	**335**	- 9.5%
Pending Sales	29	**24**	- 17.2%	262	**233**	- 11.1%
Closed Sales	25	**23**	- 8.0%	254	**226**	- 11.0%
Days on Market Until Sale	20	**49**	+ 145.0%	32	**45**	+ 40.6%
Median Sales Price*	$660,000	**$680,000**	+ 3.0%	$675,000	**$720,000**	+ 6.7%
Average Sales Price*	$726,062	**$724,450**	- 0.2%	$733,119	**$756,049**	+ 3.1%
Percent of List Price Received*	100.0%	**98.8%**	- 1.2%	101.3%	**101.1%**	- 0.2%
Inventory of Homes for Sale	84	**92**	+ 9.5%	—	**—**	—
Months Supply of Inventory	3.3	**3.9**	+ 18.2%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	3	**3**	0.0%	35	**46**	+ 31.4%
Pending Sales	8	**6**	- 25.0%	36	**32**	- 11.1%
Closed Sales	6	**5**	- 16.7%	33	**30**	- 9.1%
Days on Market Until Sale	21	**55**	+ 161.9%	37	**57**	+ 54.1%
Median Sales Price*	$512,500	**$600,000**	+ 17.1%	$500,000	**$497,000**	- 0.6%
Average Sales Price*	$513,670	**$563,750**	+ 9.7%	$529,498	**$525,575**	- 0.7%
Percent of List Price Received*	101.1%	**97.2%**	- 3.9%	100.6%	**98.9%**	- 1.7%
Inventory of Homes for Sale	3	**9**	+ 200.0%	—	**—**	—
Months Supply of Inventory	0.9	**2.8**	+ 211.1%	—	**—**	—

* 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.

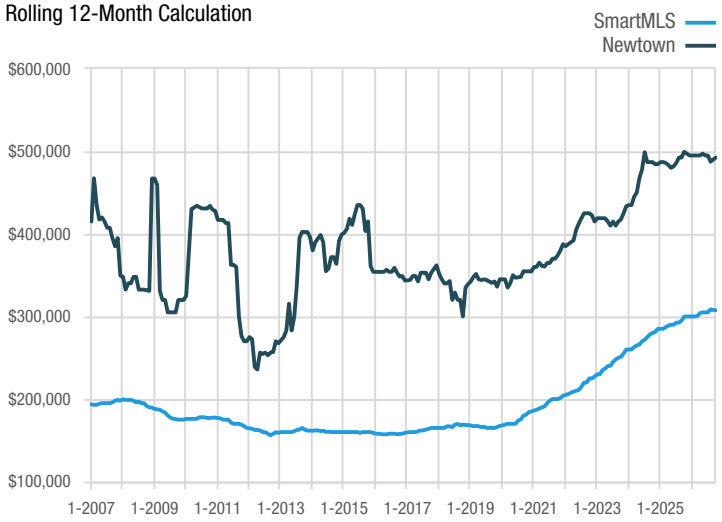
Median Sales Price - Single Family

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.