Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Norwalk

Fairfield County

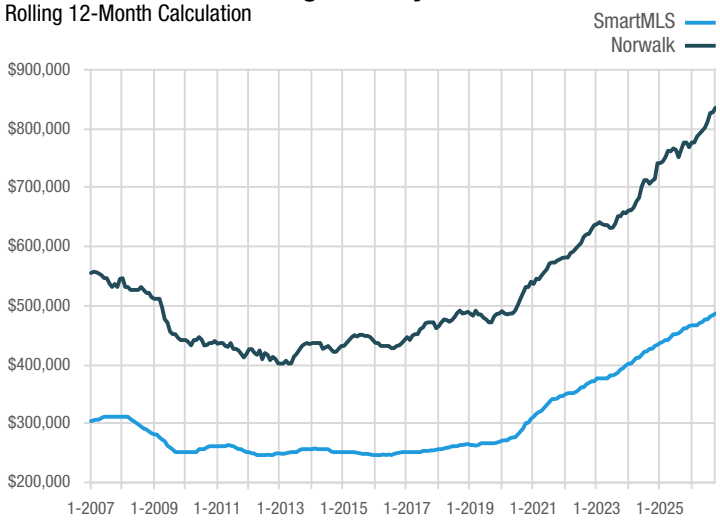
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	51	**52**	+ 2.0%	579	**564**	- 2.6%
Pending Sales	50	**56**	+ 12.0%	446	**439**	- 1.6%
Closed Sales	51	**40**	- 21.6%	426	**414**	- 2.8%
Days on Market Until Sale	34	**36**	+ 5.9%	28	**34**	+ 21.4%
Median Sales Price*	$788,930	**$830,000**	+ 5.2%	$775,000	**$855,000**	+ 10.3%
Average Sales Price*	$1,100,734	**$1,045,884**	- 5.0%	$977,941	**$1,147,455**	+ 17.3%
Percent of List Price Received*	102.6%	**102.1%**	- 0.5%	104.4%	**105.3%**	+ 0.9%
Inventory of Homes for Sale	100	**100**	0.0%	—	**—**	—
Months Supply of Inventory	2.3	**2.4**	+ 4.3%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	45	**37**	- 17.8%	368	**325**	- 11.7%
Pending Sales	38	**23**	- 39.5%	294	**256**	- 12.9%
Closed Sales	27	**21**	- 22.2%	280	**250**	- 10.7%
Days on Market Until Sale	28	**75**	+ 167.9%	27	**39**	+ 44.4%
Median Sales Price*	$416,000	**$425,000**	+ 2.2%	$419,950	**$430,000**	+ 2.4%
Average Sales Price*	$638,371	**$427,238**	- 33.1%	$492,481	**$480,502**	- 2.4%
Percent of List Price Received*	102.9%	**99.7%**	- 3.1%	102.4%	**102.2%**	- 0.2%
Inventory of Homes for Sale	65	**76**	+ 16.9%	—	**—**	—
Months Supply of Inventory	2.3	**3.0**	+ 30.4%	—	**—**	—

* 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.

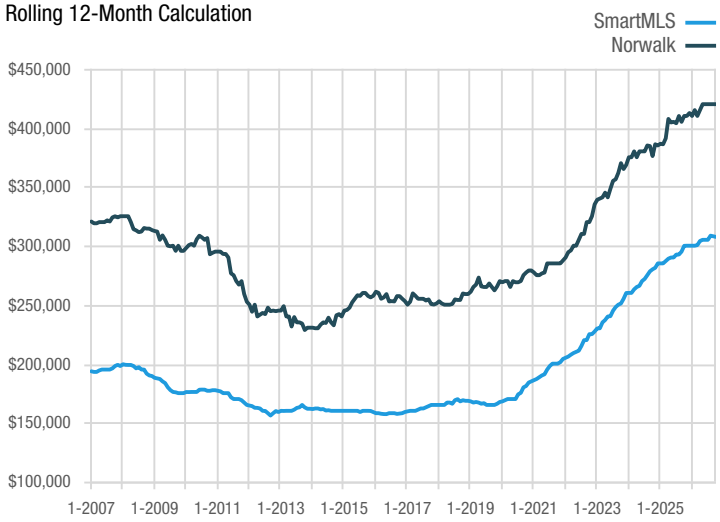
Median Sales Price - Single Family

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.