Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Shelton

Fairfield County

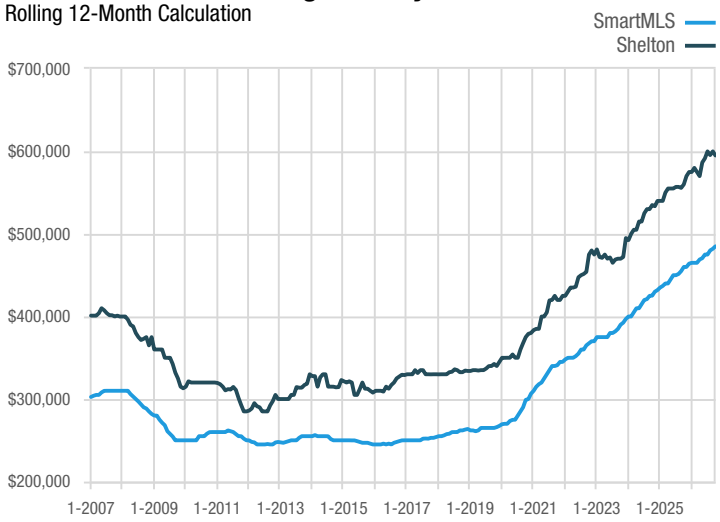
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	25	**24**	- 4.0%	327	**337**	+ 3.1%
Pending Sales	20	**32**	+ 60.0%	239	**246**	+ 2.9%
Closed Sales	30	**35**	+ 16.7%	236	**224**	- 5.1%
Days on Market Until Sale	31	**35**	+ 12.9%	29	**33**	+ 13.8%
Median Sales Price*	$572,500	**$550,000**	- 3.9%	$575,000	**$600,000**	+ 4.3%
Average Sales Price*	$622,960	**$586,834**	- 5.8%	$613,333	**$625,035**	+ 1.9%
Percent of List Price Received*	100.6%	**100.9%**	+ 0.3%	102.2%	**101.1%**	- 1.1%
Inventory of Homes for Sale	60	**71**	+ 18.3%	—	**—**	—
Months Supply of Inventory	2.5	**3.0**	+ 20.0%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	12	**12**	0.0%	138	**132**	- 4.3%
Pending Sales	13	**11**	- 15.4%	99	**112**	+ 13.1%
Closed Sales	14	**10**	- 28.6%	102	**113**	+ 10.8%
Days on Market Until Sale	17	**37**	+ 117.6%	21	**33**	+ 57.1%
Median Sales Price*	$455,500	**$513,500**	+ 12.7%	$450,500	**$465,922**	+ 3.4%
Average Sales Price*	$469,329	**$502,450**	+ 7.1%	$466,100	**$472,604**	+ 1.4%
Percent of List Price Received*	101.3%	**100.2%**	- 1.1%	100.2%	**101.4%**	+ 1.2%
Inventory of Homes for Sale	29	**24**	- 17.2%	—	**—**	—
Months Supply of Inventory	2.9	**2.0**	- 31.0%	—	**—**	—

* 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.

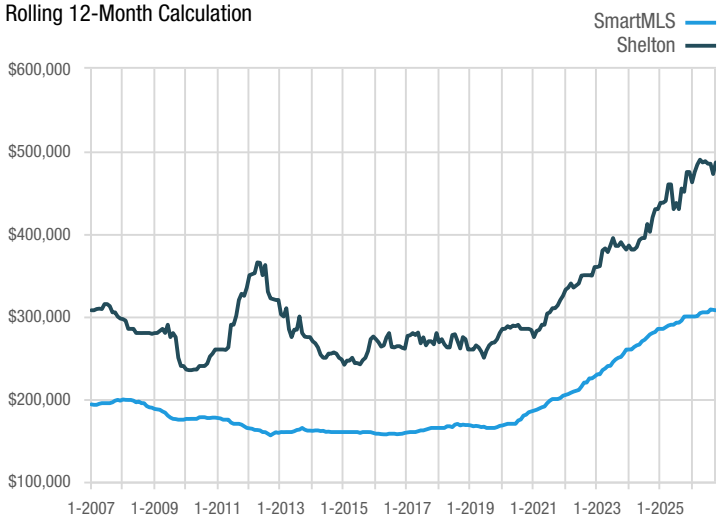
Median Sales Price - Single Family

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.