Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Sherman

Fairfield County

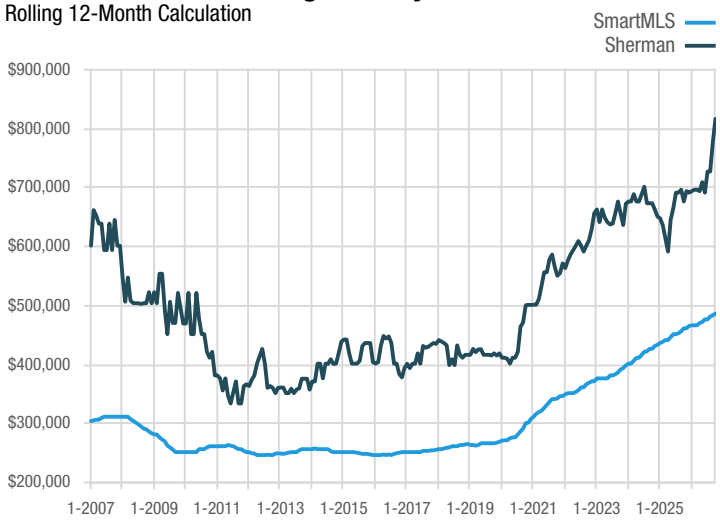
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	7	**9**	+ 28.6%	65	**87**	+ 33.8%
Pending Sales	2	**3**	+ 50.0%	43	**34**	- 20.9%
Closed Sales	4	**4**	0.0%	45	**39**	- 13.3%
Days on Market Until Sale	66	**83**	+ 25.8%	56	**55**	- 1.8%
Median Sales Price*	$575,000	**$687,500**	+ 19.6%	$675,000	**$815,000**	+ 20.7%
Average Sales Price*	$586,000	**$637,500**	+ 8.8%	$762,961	**$878,038**	+ 15.1%
Percent of List Price Received*	96.7%	**101.0%**	+ 4.4%	95.4%	**98.6%**	+ 3.4%
Inventory of Homes for Sale	24	**33**	+ 37.5%	—	**—**	—
Months Supply of Inventory	6.0	**7.7**	+ 28.3%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	—	**—**	—	—	**—**	—
Median Sales Price*	—	**—**	—	—	**—**	—
Average Sales Price*	—	**—**	—	—	**—**	—
Percent of List Price Received*	—	**—**	—	—	**—**	—
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.

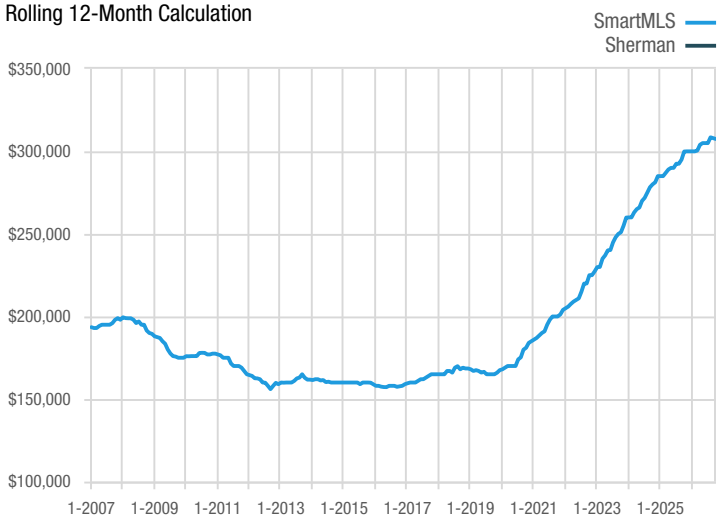
Median Sales Price - Single Family

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.