Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Stamford

Fairfield County

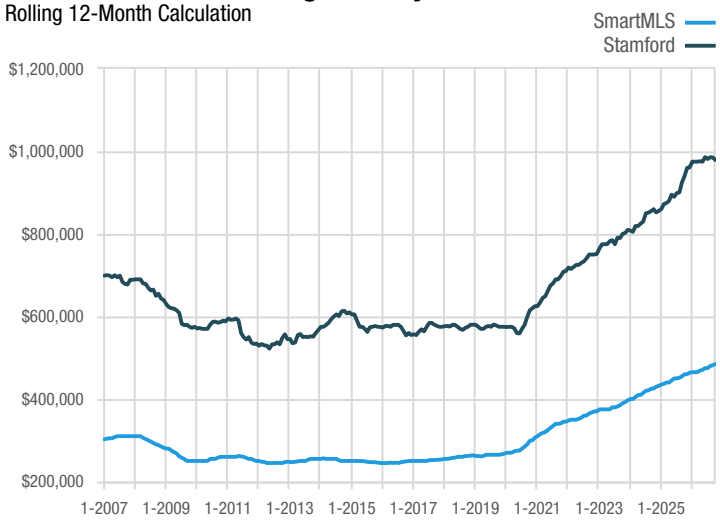
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	57	**61**	+ 7.0%	676	**649**	- 4.0%
Pending Sales	61	**57**	- 6.6%	548	**489**	- 10.8%
Closed Sales	46	**46**	0.0%	530	**473**	- 10.8%
Days on Market Until Sale	26	**41**	+ 57.7%	25	**33**	+ 32.0%
Median Sales Price*	$955,000	**$905,000**	- 5.2%	$975,000	**$986,000**	+ 1.1%
Average Sales Price*	$1,079,652	**$1,113,830**	+ 3.2%	$1,129,821	**$1,197,141**	+ 6.0%
Percent of List Price Received*	105.0%	**103.5%**	- 1.4%	105.6%	**106.0%**	+ 0.4%
Inventory of Homes for Sale	96	**123**	+ 28.1%	—	**—**	—
Months Supply of Inventory	1.8	**2.6**	+ 44.4%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	45	**57**	+ 26.7%	558	**609**	+ 9.1%
Pending Sales	48	**49**	+ 2.1%	465	**437**	- 6.0%
Closed Sales	57	**37**	- 35.1%	465	**435**	- 6.5%
Days on Market Until Sale	23	**53**	+ 130.4%	28	**38**	+ 35.7%
Median Sales Price*	$497,000	**$415,000**	- 16.5%	$450,000	**$449,000**	- 0.2%
Average Sales Price*	$518,882	**$478,988**	- 7.7%	$496,087	**$502,262**	+ 1.2%
Percent of List Price Received*	101.9%	**100.0%**	- 1.9%	102.3%	**101.7%**	- 0.6%
Inventory of Homes for Sale	93	**135**	+ 45.2%	—	**—**	—
Months Supply of Inventory	2.0	**3.1**	+ 55.0%	—	**—**	—

* 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.

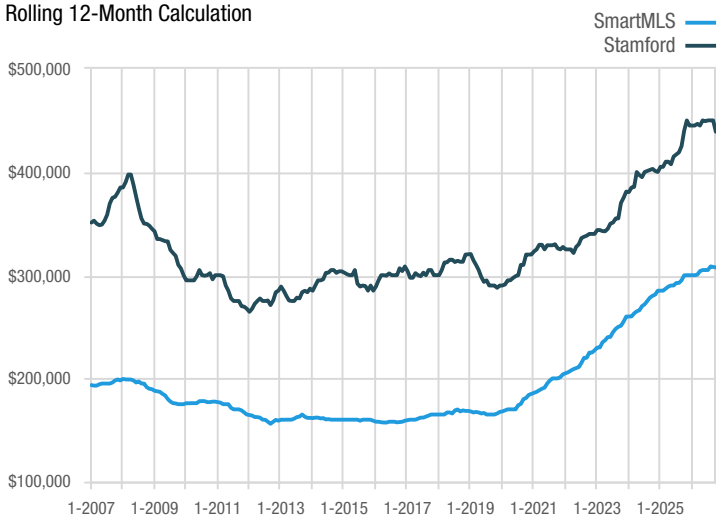
Median Sales Price - Single Family

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.