Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Westport

Fairfield County

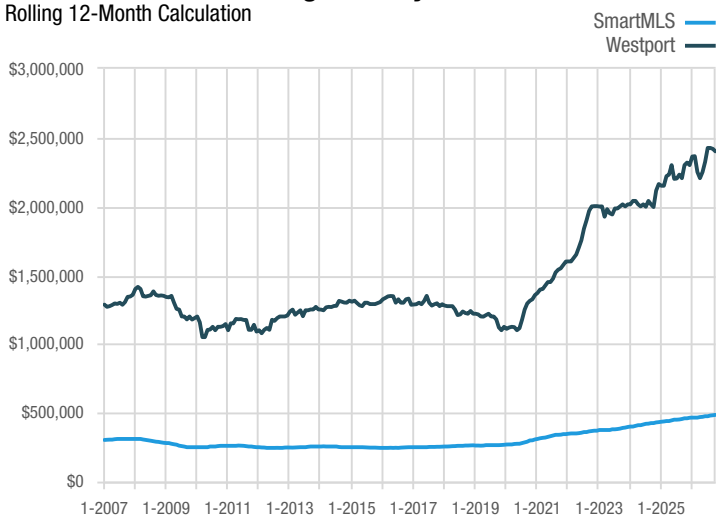
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	45	**33**	- 26.7%	421	**373**	- 11.4%
Pending Sales	29	**20**	- 31.0%	263	**247**	- 6.1%
Closed Sales	30	**18**	- 40.0%	257	**250**	- 2.7%
Days on Market Until Sale	65	**58**	- 10.8%	40	**43**	+ 7.5%
Median Sales Price*	$2,862,500	**$2,527,500**	- 11.7%	$2,300,000	**$2,400,000**	+ 4.3%
Average Sales Price*	$3,138,303	**$2,657,000**	- 15.3%	$2,646,698	**$2,882,763**	+ 8.9%
Percent of List Price Received*	100.0%	**103.3%**	+ 3.3%	102.4%	**103.6%**	+ 1.2%
Inventory of Homes for Sale	90	**72**	- 20.0%	—	**—**	—
Months Supply of Inventory	3.6	**3.0**	- 16.7%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	3	**11**	+ 266.7%	50	**37**	- 26.0%
Pending Sales	6	**2**	- 66.7%	41	**23**	- 43.9%
Closed Sales	3	**2**	- 33.3%	41	**27**	- 34.1%
Days on Market Until Sale	127	**36**	- 71.7%	78	**68**	- 12.8%
Median Sales Price*	$1,200,000	**$832,000**	- 30.7%	$1,390,000	**$1,400,000**	+ 0.7%
Average Sales Price*	$1,006,667	**$832,000**	- 17.4%	$1,426,756	**$1,289,870**	- 9.6%
Percent of List Price Received*	96.1%	**99.6%**	+ 3.6%	101.5%	**99.6%**	- 1.9%
Inventory of Homes for Sale	11	**13**	+ 18.2%	—	**—**	—
Months Supply of Inventory	2.5	**4.8**	+ 92.0%	—	**—**	—

* 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.

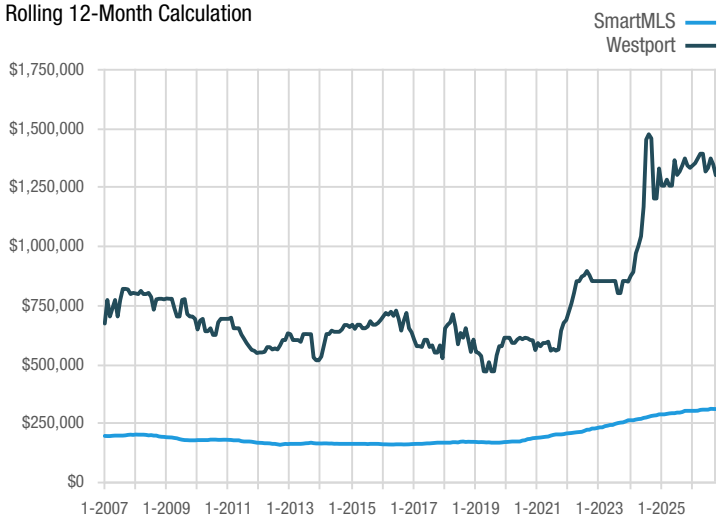
Median Sales Price - Single Family

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.