Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Wilton

Fairfield County

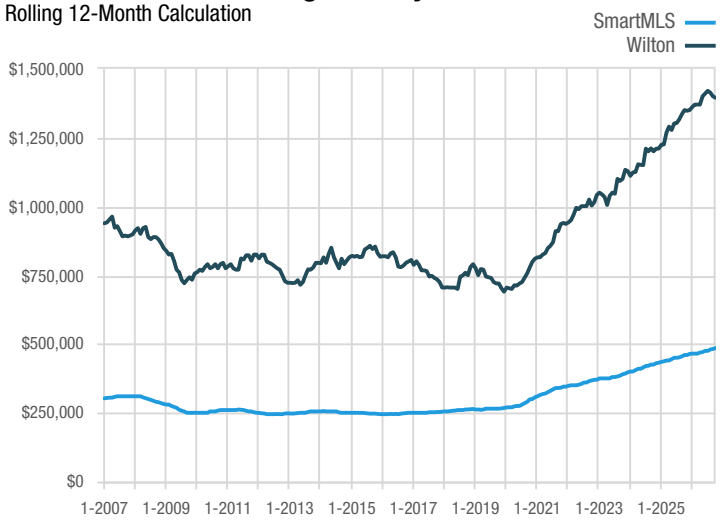
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	12	**15**	+ 25.0%	233	**235**	+ 0.9%
Pending Sales	21	**23**	+ 9.5%	187	**197**	+ 5.3%
Closed Sales	21	**14**	- 33.3%	183	**184**	+ 0.5%
Days on Market Until Sale	23	**37**	+ 60.9%	28	**35**	+ 25.0%
Median Sales Price*	$1,340,000	**$1,101,750**	- 17.8%	$1,350,000	**$1,400,000**	+ 3.7%
Average Sales Price*	$1,360,595	**$1,362,464**	+ 0.1%	$1,462,578	**$1,536,001**	+ 5.0%
Percent of List Price Received*	104.3%	**100.8%**	- 3.4%	106.8%	**108.1%**	+ 1.2%
Inventory of Homes for Sale	27	**33**	+ 22.2%	—	**—**	—
Months Supply of Inventory	1.5	**1.9**	+ 26.7%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	3	**1**	- 66.7%	28	**30**	+ 7.1%
Pending Sales	3	**3**	0.0%	26	**21**	- 19.2%
Closed Sales	3	**4**	+ 33.3%	25	**21**	- 16.0%
Days on Market Until Sale	31	**57**	+ 83.9%	17	**32**	+ 88.2%
Median Sales Price*	$740,000	**$700,000**	- 5.4%	$700,000	**$670,000**	- 4.3%
Average Sales Price*	$682,667	**$681,250**	- 0.2%	$762,440	**$704,810**	- 7.6%
Percent of List Price Received*	117.8%	**101.9%**	- 13.5%	106.8%	**103.9%**	- 2.7%
Inventory of Homes for Sale	3	**7**	+ 133.3%	—	**—**	—
Months Supply of Inventory	1.1	**3.1**	+ 181.8%	—	**—**	—

* 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.

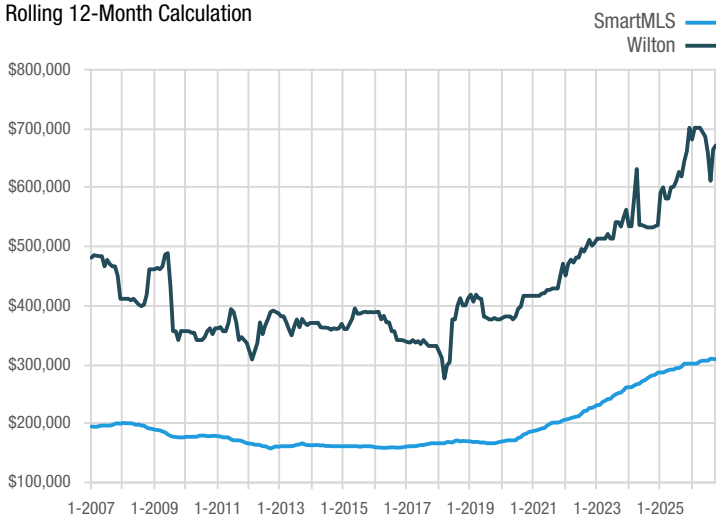
Median Sales Price - Single Family

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.