Monthly Indicators

Stamford Board of REALTORS®

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings increased 7.0 percent for Single Family homes and 26.7 percent for Townhouse/Condo homes. Pending Sales decreased 6.6 percent for Single Family homes but increased 2.1 percent for Townhouse/Condo homes. Inventory increased 28.1 percent for Single Family homes and 45.2 percent for Townhouse/Condo homes.

Median Sales Price decreased 5.2 percent to $905,000 for Single Family homes and 16.5 percent to $415,000 for Townhouse/Condo homes. Days on Market increased 57.7 percent for Single Family homes and 130.4 percent for Townhouse/Condo homes. Months Supply of Inventory increased 44.4 percent for Single Family homes and 55.0 percent for Townhouse/Condo homes.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Quick Facts

- 19.4%	+ 12.8%	+ 36.5%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

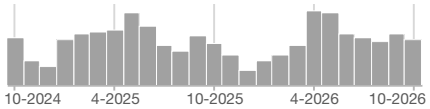
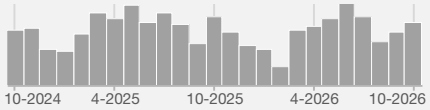
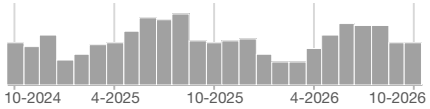
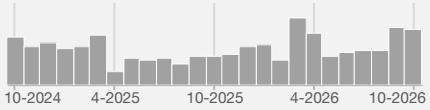
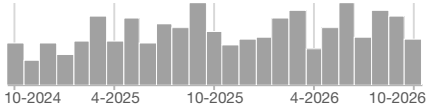
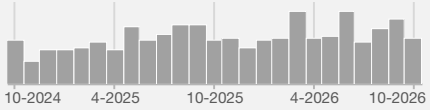
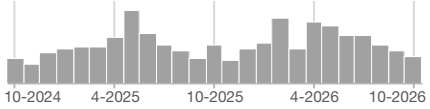
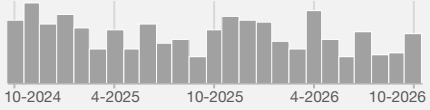
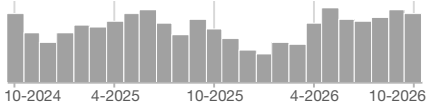
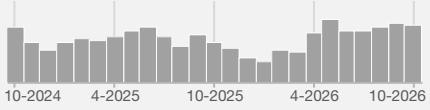
This report covers residential real estate activity in the Stamford Board of REALTORS® Association service area. Percent changes are calculated using rounded figures.

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Current as of November 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.

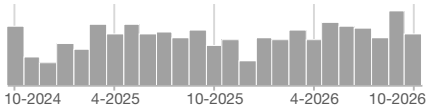
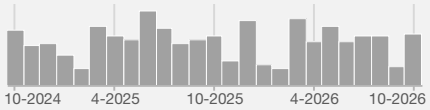
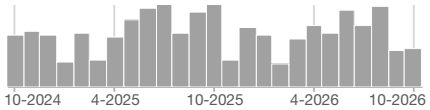
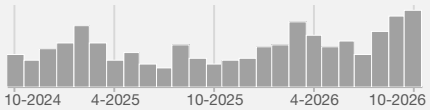
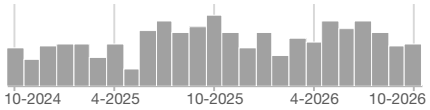
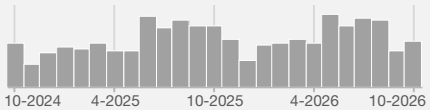
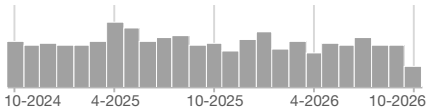
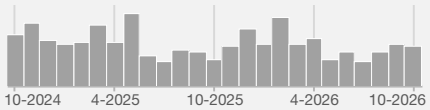
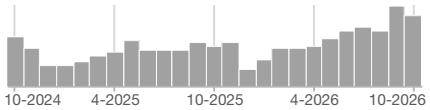
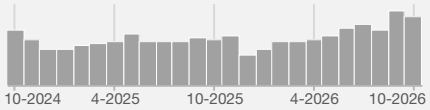
Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 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%
Housing Affordability Index		64	**62**	- 3.1%	63	**57**	- 9.5%
Inventory of Homes for Sale		96	**123**	+ 28.1%	—	**—**	—
Months Supply of Inventory		1.8	**2.6**	+ 44.4%	—	**—**	—

Townhouse/Condo Market Overview

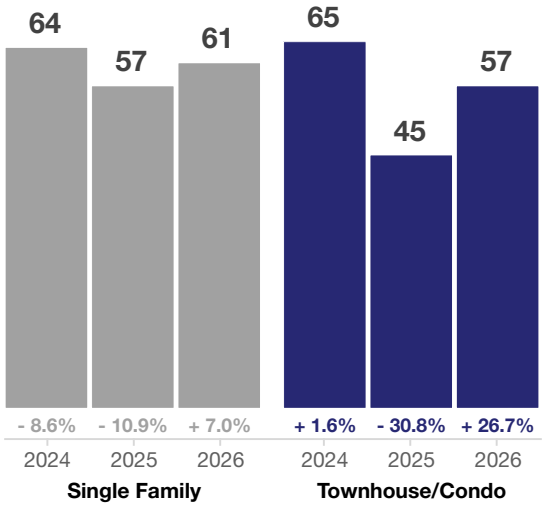
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 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%
Housing Affordability Index		123	**135**	+ 9.8%	136	**124**	- 8.8%
Inventory of Homes for Sale		93	**135**	+ 45.2%	—	**—**	—
Months Supply of Inventory		2.0	**3.1**	+ 55.0%	—	**—**	—

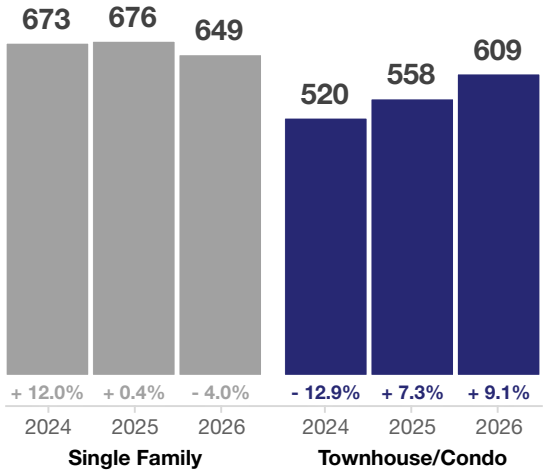
New Listings

A count of the properties that have been newly listed on the market in a given month.

October

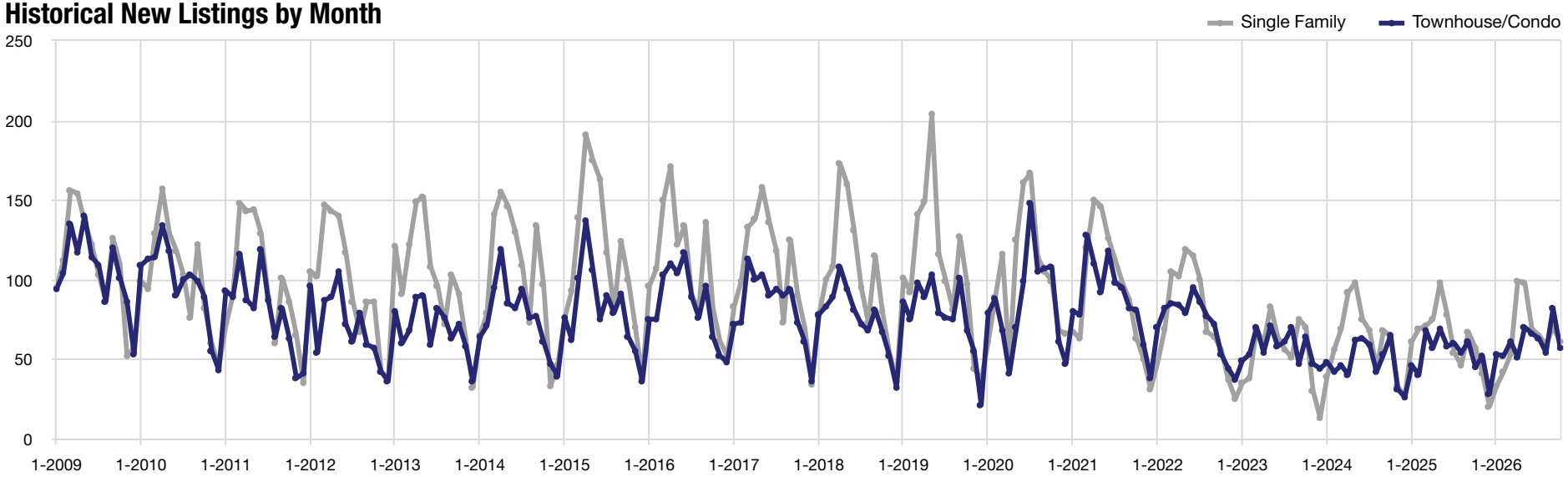


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	41	+ 24.2%	52	+ 67.7%
Dec-2025	20	- 23.1%	28	+ 7.7%
Jan-2026	33	- 45.9%	53	+ 15.2%
Feb-2026	42	- 39.1%	52	+ 30.0%
Mar-2026	53	- 25.4%	61	- 10.3%
Apr-2026	99	+ 32.0%	51	- 10.5%
May-2026	98	0.0%	70	+ 1.4%
Jun-2026	69	- 11.5%	66	+ 13.8%
Jul-2026	65	+ 20.4%	63	+ 5.0%
Aug-2026	59	+ 28.3%	54	0.0%
Sep-2026	70	+ 4.5%	82	+ 34.4%
Oct-2026	**61**	**+ 7.0%**	**57**	**+ 26.7%**
12-Month Avg	59	- 3.3%	57	+ 11.8%

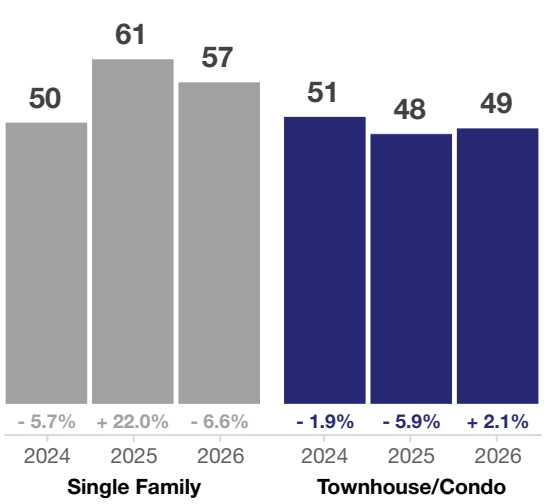
Historical New Listings by Month



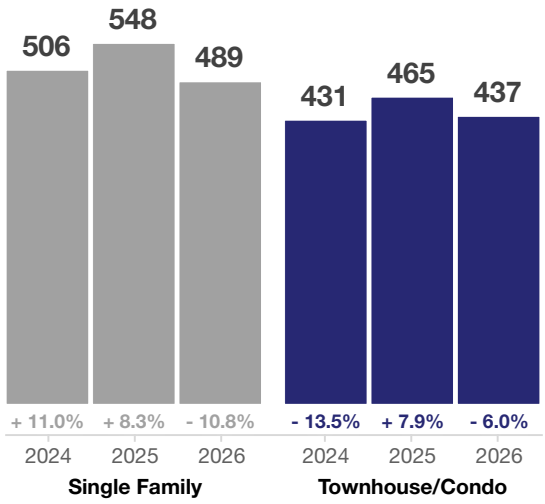
Pending Sales

A count of the properties on which offers have been accepted in a given month.

October

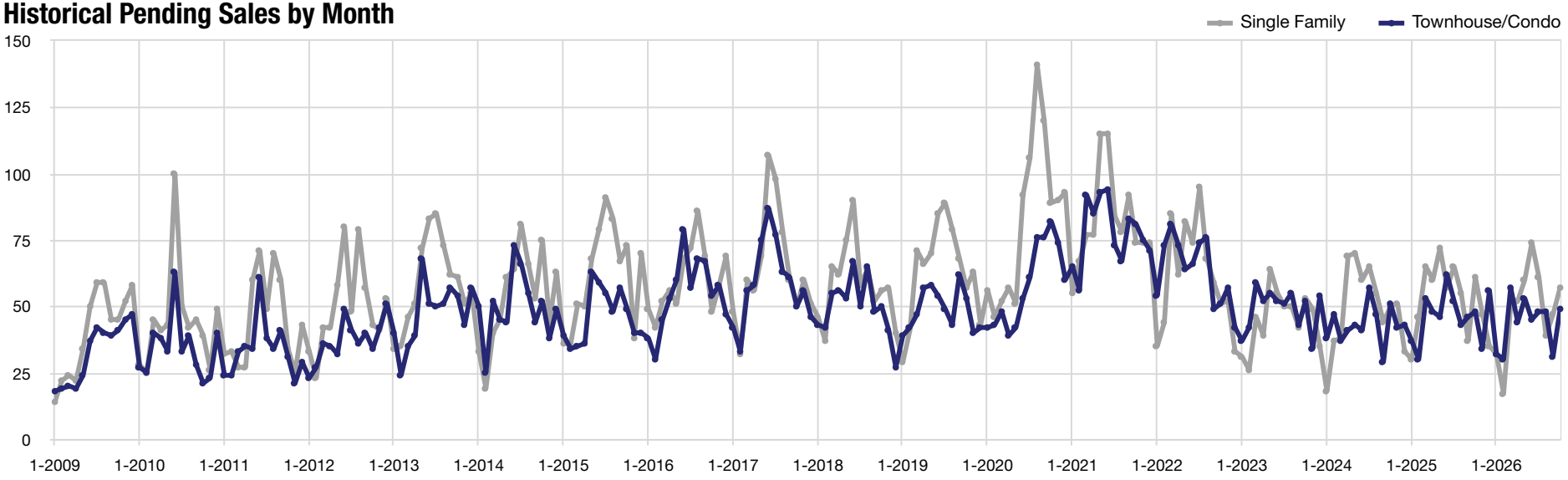


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	47	- 7.8%	34	- 19.0%
Dec-2025	35	+ 6.1%	56	+ 30.2%
Jan-2026	32	+ 6.7%	32	- 13.5%
Feb-2026	17	- 63.0%	30	0.0%
Mar-2026	50	- 23.1%	57	+ 7.5%
Apr-2026	52	- 13.3%	44	- 8.3%
May-2026	60	- 16.7%	53	+ 15.2%
Jun-2026	74	+ 29.8%	45	- 27.4%
Jul-2026	61	- 6.2%	48	- 7.7%
Aug-2026	39	- 29.1%	48	+ 11.6%
Sep-2026	47	+ 27.0%	31	- 32.6%
Oct-2026	**57**	**- 6.6%**	**49**	**+ 2.1%**
12-Month Avg	48	- 9.4%	44	- 4.3%

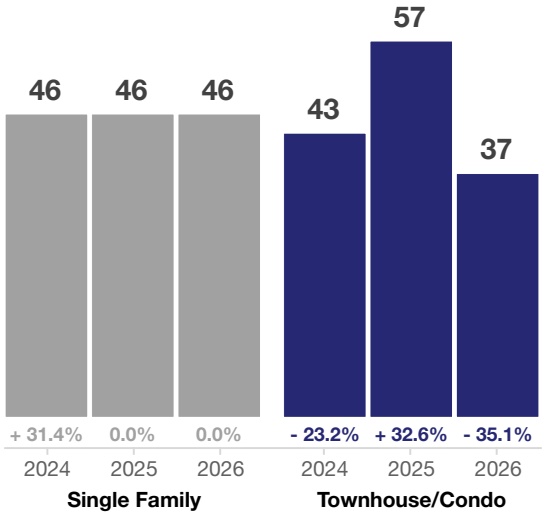
Historical Pending Sales by Month



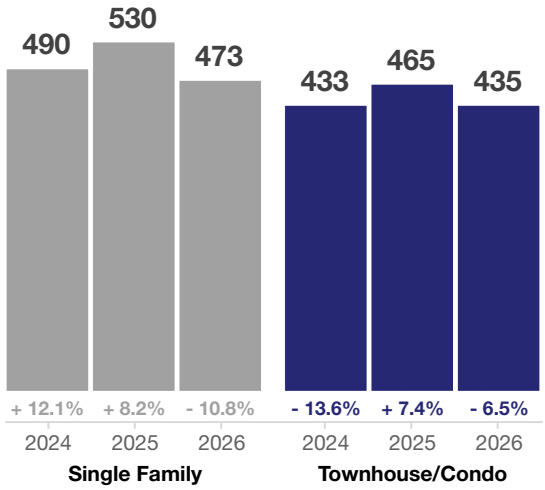
Closed Sales

A count of the actual sales that closed in a given month.

October

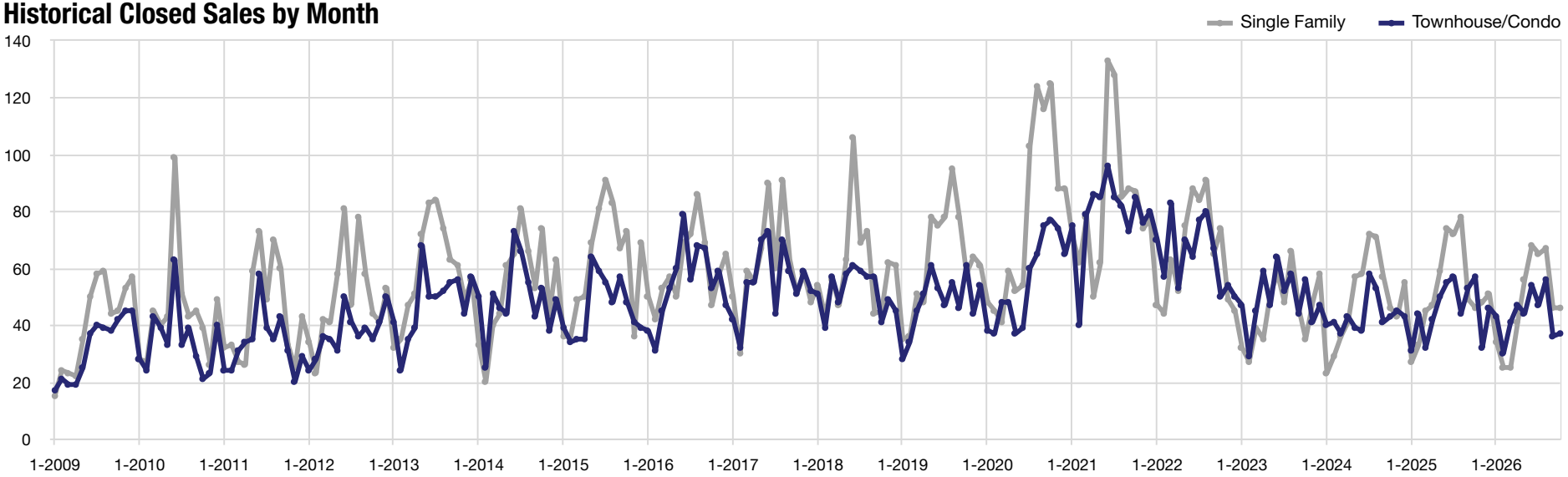


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	48	+ 11.6%	32	- 28.9%
Dec-2025	51	- 7.3%	46	+ 7.0%
Jan-2026	34	+ 25.9%	43	+ 38.7%
Feb-2026	25	- 24.2%	30	- 31.8%
Mar-2026	25	- 44.4%	41	+ 28.1%
Apr-2026	41	- 12.8%	47	+ 11.9%
May-2026	56	- 5.1%	44	- 12.0%
Jun-2026	68	- 8.1%	54	- 1.8%
Jul-2026	65	- 9.7%	47	- 17.5%
Aug-2026	67	- 14.1%	56	+ 27.3%
Sep-2026	46	- 6.1%	36	- 32.1%
Oct-2026	**46**	**0.0%**	**37**	**- 35.1%**
12-Month Avg	48	- 7.7%	43	- 6.5%

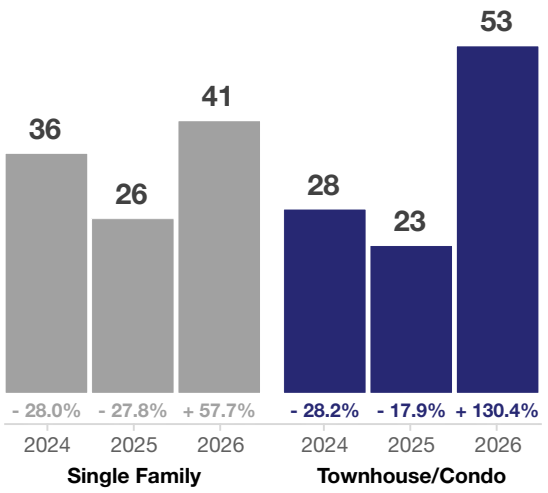
Historical Closed Sales by Month



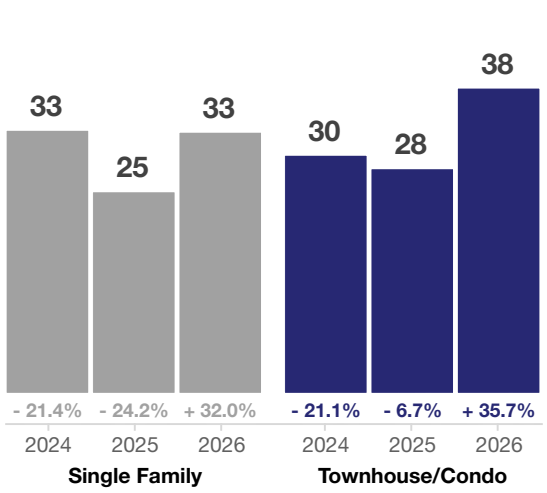
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

October



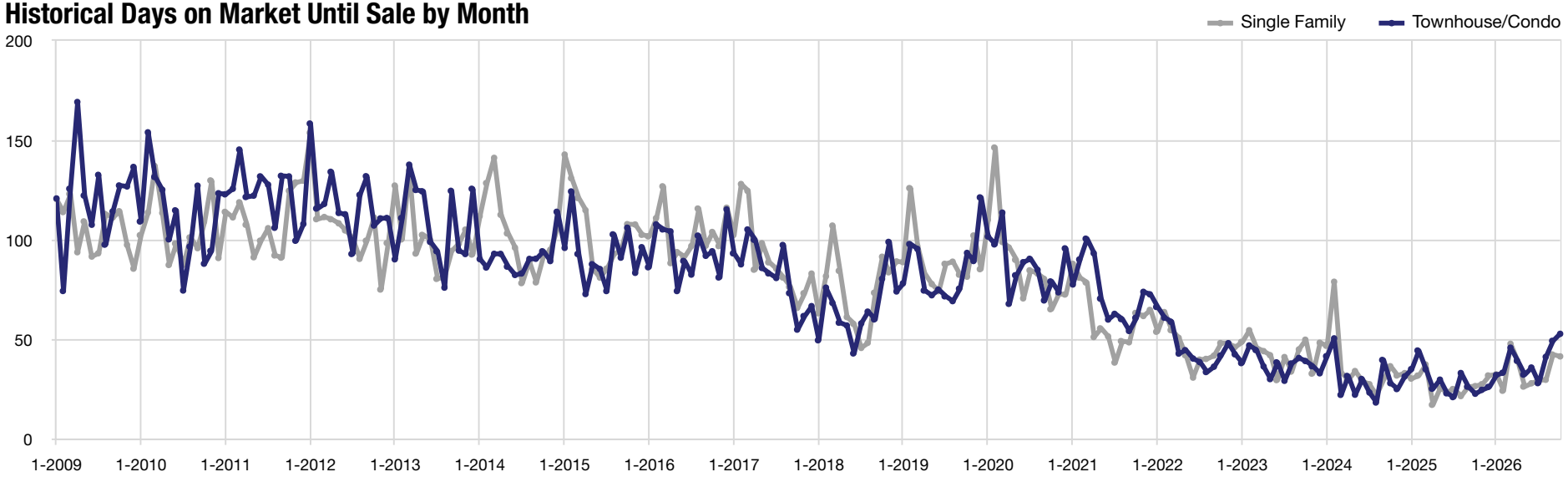
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	27	- 15.6%	24	- 4.0%
Dec-2025	32	- 3.0%	26	- 16.1%
Jan-2026	32	+ 6.7%	32	- 8.6%
Feb-2026	24	- 25.0%	33	- 25.0%
Mar-2026	48	+ 29.7%	46	+ 31.4%
Apr-2026	39	+ 129.4%	39	+ 56.0%
May-2026	26	+ 4.0%	32	+ 6.7%
Jun-2026	28	+ 21.7%	36	+ 56.5%
Jul-2026	29	+ 16.0%	28	+ 33.3%
Aug-2026	30	+ 42.9%	41	+ 24.2%
Sep-2026	42	+ 61.5%	49	+ 88.5%
Oct-2026	**41**	**+ 57.7%**	**53**	**+ 130.4%**
12-Month Avg*	32	+ 21.8%	36	+ 28.6%

* Days on Market for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

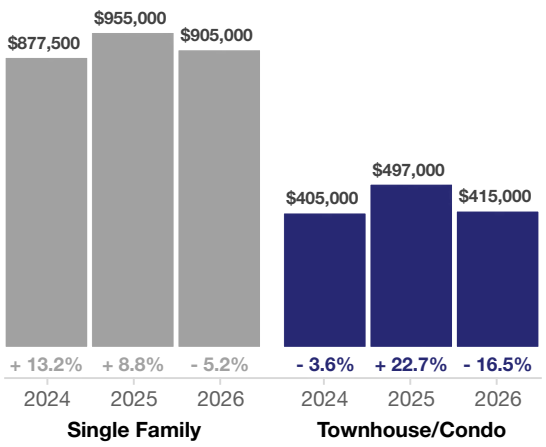
Historical Days on Market Until Sale by Month



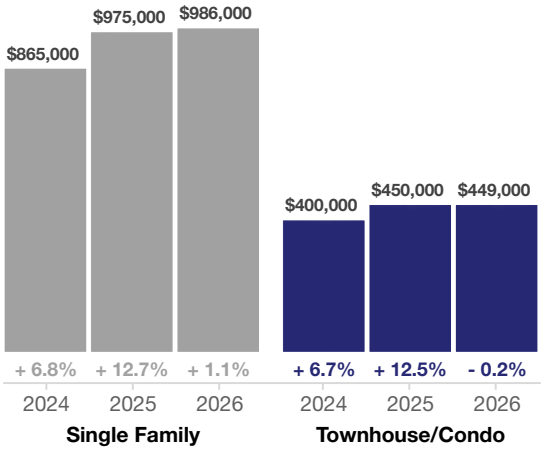
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

October



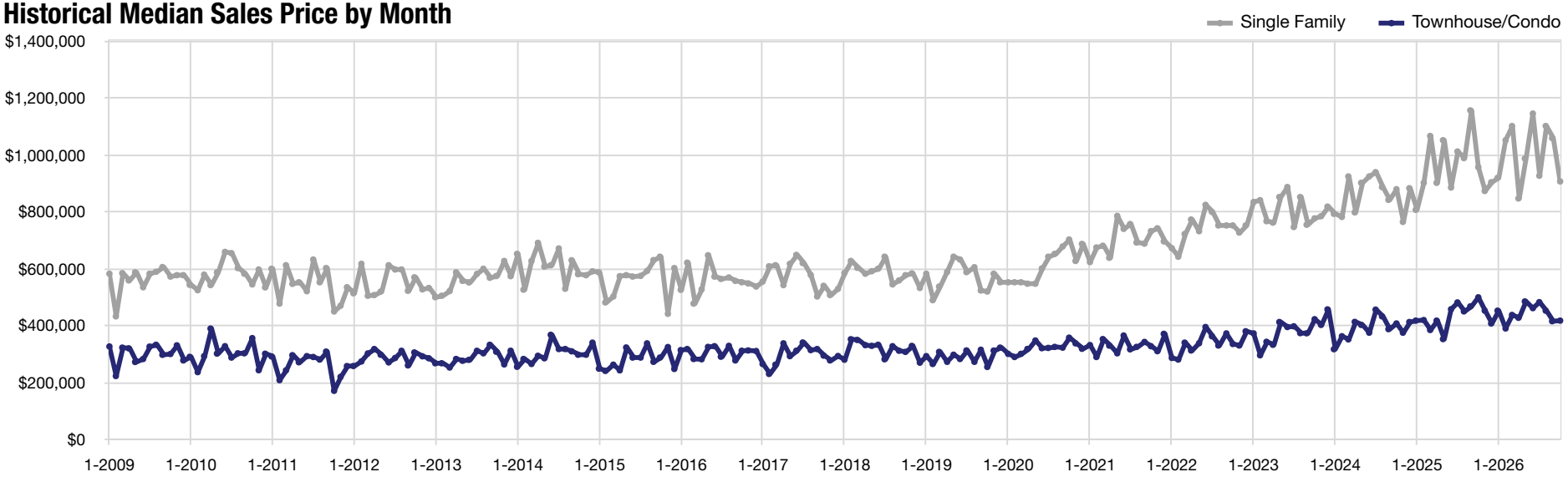
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	$871,250	+ 14.3%	$450,150	+ 20.8%
Dec-2025	$902,000	+ 2.4%	$405,000	- 1.2%
Jan-2026	$917,500	+ 14.0%	$450,000	+ 8.4%
Feb-2026	$1,050,000	+ 16.7%	$387,500	- 7.1%
Mar-2026	$1,100,000	+ 3.3%	$435,000	+ 13.8%
Apr-2026	$845,000	- 6.1%	$425,000	+ 2.4%
May-2026	$985,500	- 6.1%	$482,500	+ 37.9%
Jun-2026	$1,143,750	+ 29.5%	$459,000	+ 0.9%
Jul-2026	$925,000	- 8.4%	$480,000	+ 0.2%
Aug-2026	$1,100,000	+ 11.4%	$450,000	+ 0.6%
Sep-2026	$1,057,500	- 8.4%	$413,000	- 11.2%
Oct-2026	**$905,000**	**- 5.2%**	**$415,000**	**- 16.5%**
12-Month Avg*	$979,000	+ 4.2%	$439,000	- 0.2%

* Median Sales Price for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

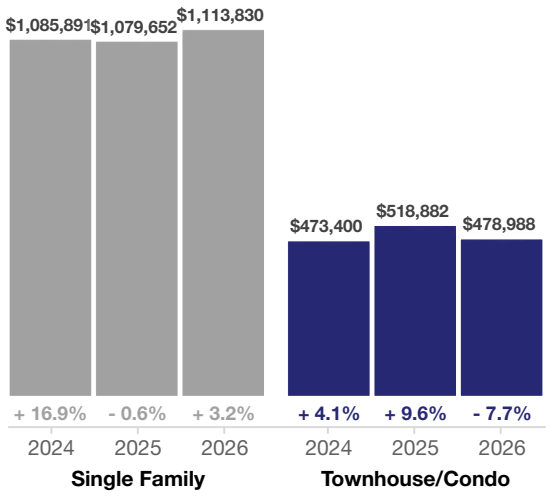
Historical Median Sales Price by Month



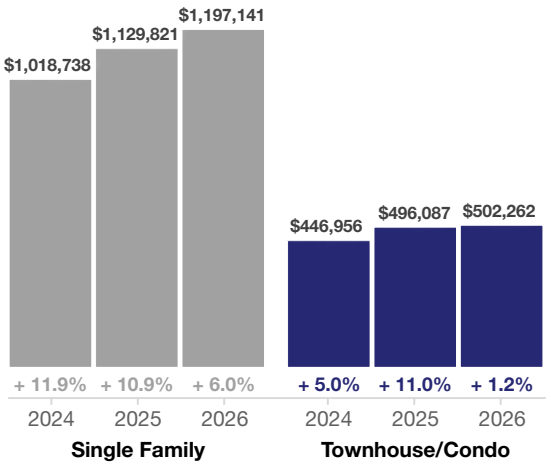
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

October



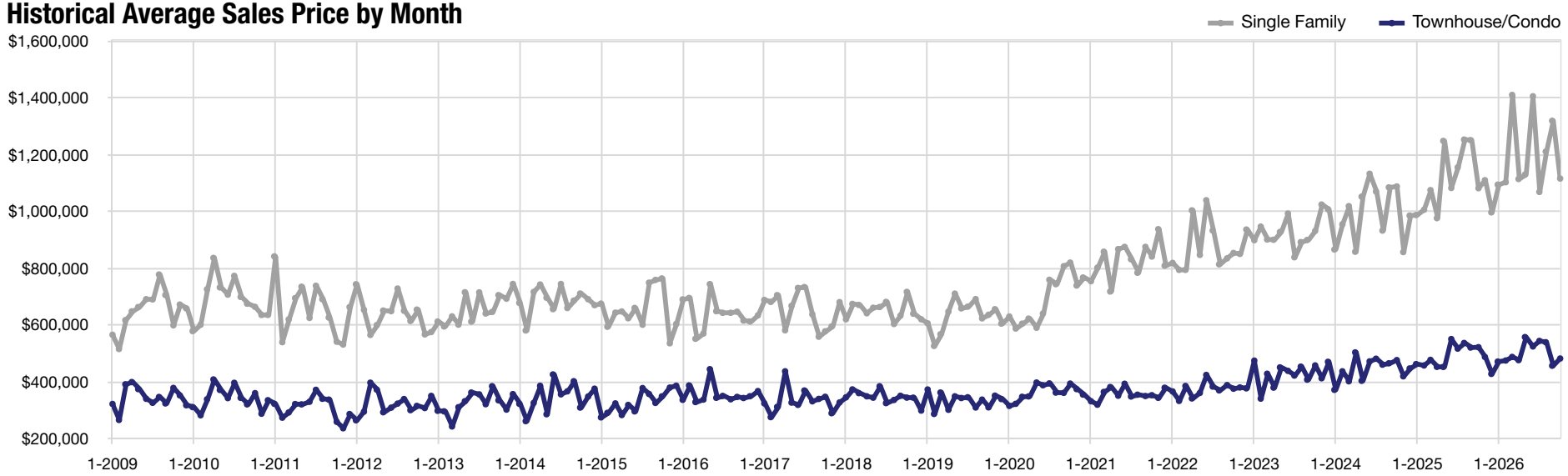
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	$1,107,924	+ 29.7%	$484,577	+ 16.4%
Dec-2025	$994,522	+ 1.1%	$424,804	- 4.3%
Jan-2026	$1,092,206	+ 10.9%	$468,114	+ 1.9%
Feb-2026	$1,100,808	+ 9.7%	$471,958	+ 3.8%
Mar-2026	$1,408,672	+ 31.3%	$484,565	+ 2.2%
Apr-2026	$1,112,167	+ 14.2%	$473,281	+ 5.3%
May-2026	$1,127,618	- 9.5%	$554,565	+ 23.4%
Jun-2026	$1,403,957	+ 29.9%	$521,544	- 4.8%
Jul-2026	$1,066,542	- 7.5%	$541,065	+ 5.3%
Aug-2026	$1,208,922	- 3.4%	$536,394	+ 0.5%
Sep-2026	$1,317,435	+ 5.5%	$453,618	- 12.4%
Oct-2026	**$1,113,830**	**+ 3.2%**	**$478,988**	**- 7.7%**
12-Month Avg*	$1,171,589	+ 6.7%	$494,214	+ 1.8%

* Avg. Sales Price for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

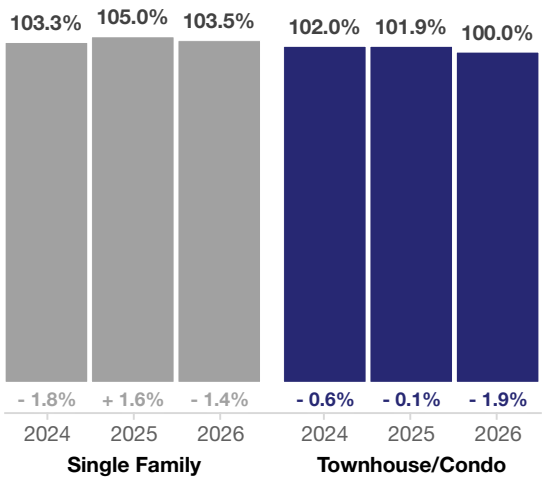
Historical Average Sales Price by Month



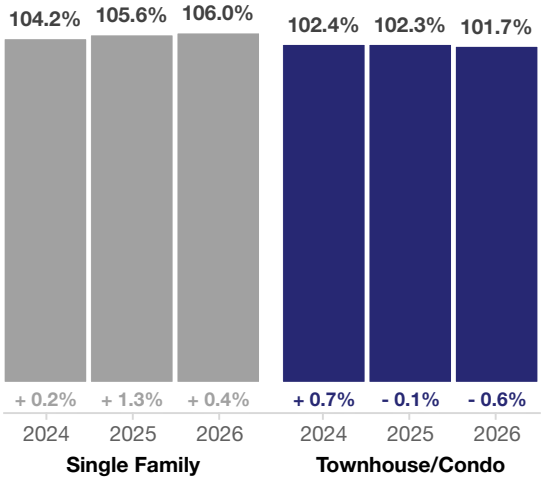
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

October



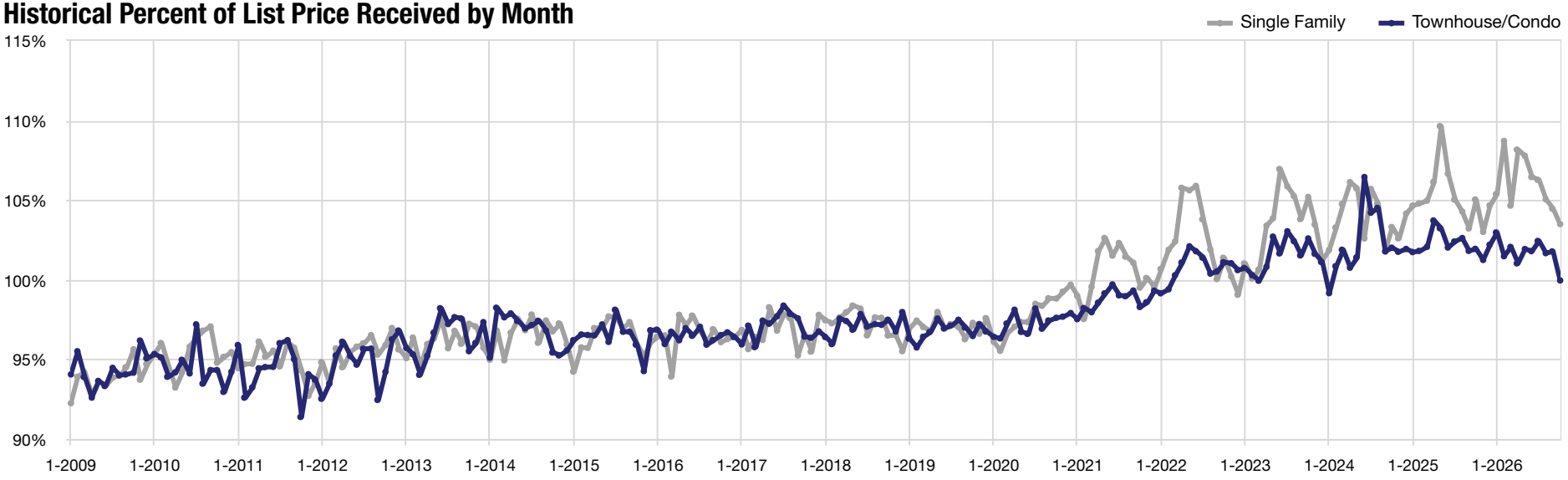
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	103.0%	+ 0.4%	101.2%	- 0.6%
Dec-2025	104.7%	+ 0.6%	102.2%	+ 0.3%
Jan-2026	105.4%	+ 0.7%	103.0%	+ 1.3%
Feb-2026	108.7%	+ 3.7%	101.5%	- 0.3%
Mar-2026	104.7%	- 0.3%	102.1%	0.0%
Apr-2026	108.2%	+ 2.0%	101.0%	- 2.6%
May-2026	107.8%	- 1.6%	101.9%	- 1.3%
Jun-2026	106.5%	- 0.2%	101.8%	- 0.2%
Jul-2026	106.3%	+ 1.2%	102.4%	0.0%
Aug-2026	105.0%	+ 0.7%	101.7%	- 0.9%
Sep-2026	104.5%	+ 1.3%	101.8%	0.0%
Oct-2026	**103.5%**	**- 1.4%**	**100.0%**	**- 1.9%**
12-Month Avg*	105.6%	+ 0.4%	101.7%	- 0.5%

* Pct. of List Price Received for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

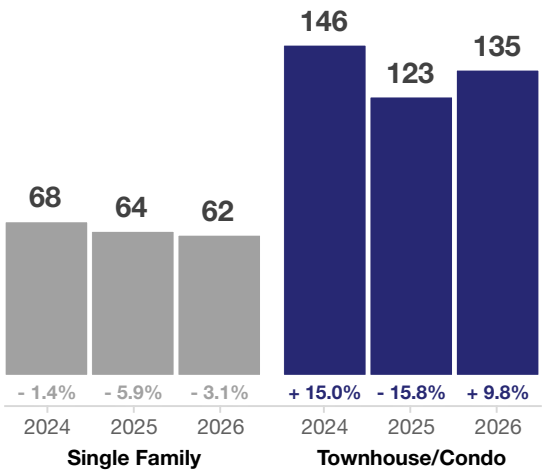
Historical Percent of List Price Received by Month



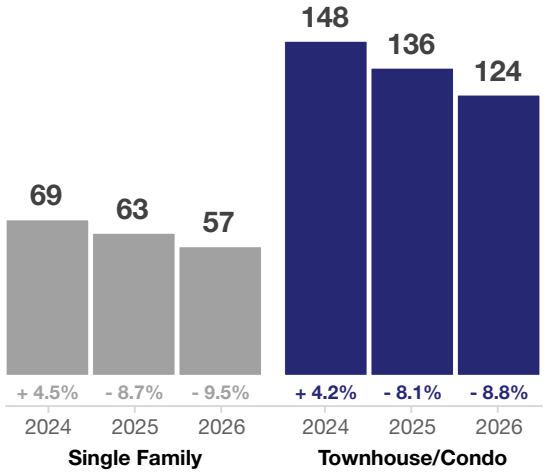
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

October

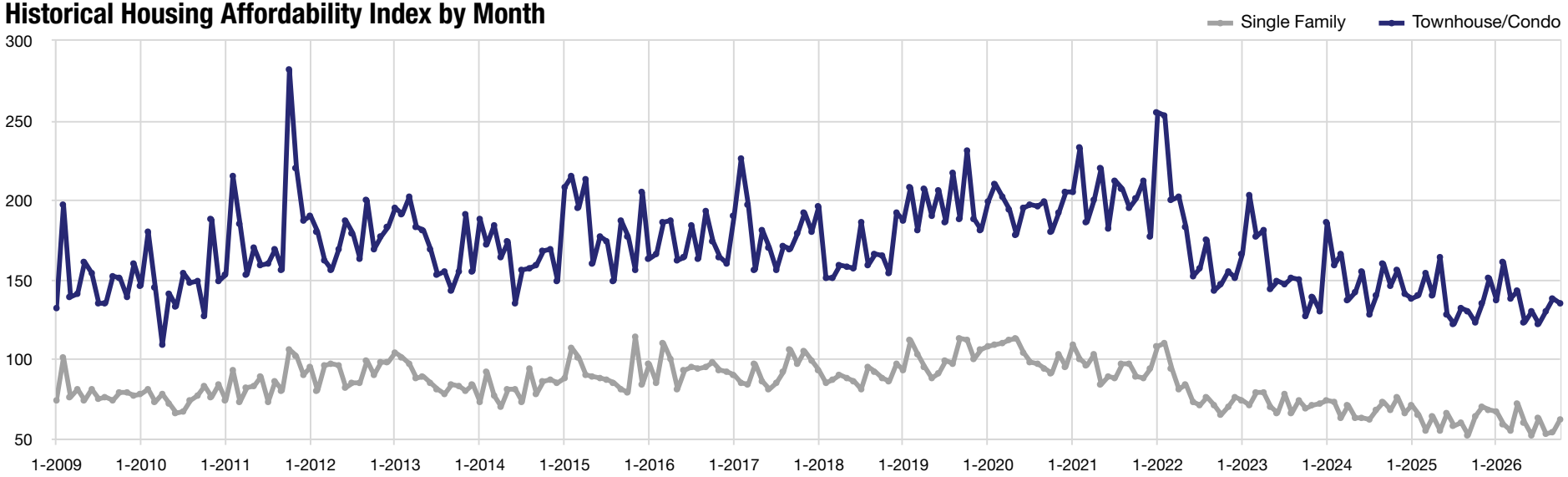


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	70	- 7.9%	135	- 13.5%
Dec-2025	68	+ 3.0%	151	+ 7.1%
Jan-2026	67	- 5.6%	137	- 0.7%
Feb-2026	59	- 9.2%	161	+ 15.0%
Mar-2026	55	0.0%	138	- 10.4%
Apr-2026	72	+ 12.5%	143	+ 2.1%
May-2026	60	+ 9.1%	123	- 25.0%
Jun-2026	52	- 21.2%	130	+ 1.6%
Jul-2026	63	+ 8.6%	122	0.0%
Aug-2026	53	- 11.7%	130	- 1.5%
Sep-2026	54	+ 3.8%	138	+ 6.2%
Oct-2026	**62**	**- 3.1%**	**135**	**+ 9.8%**
12-Month Avg	61	- 3.2%	137	- 1.4%

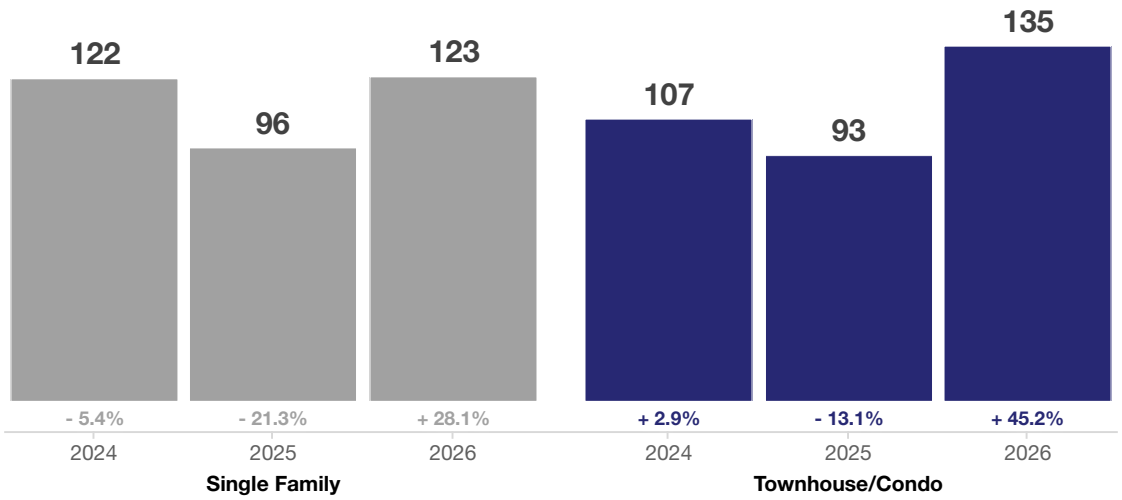
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

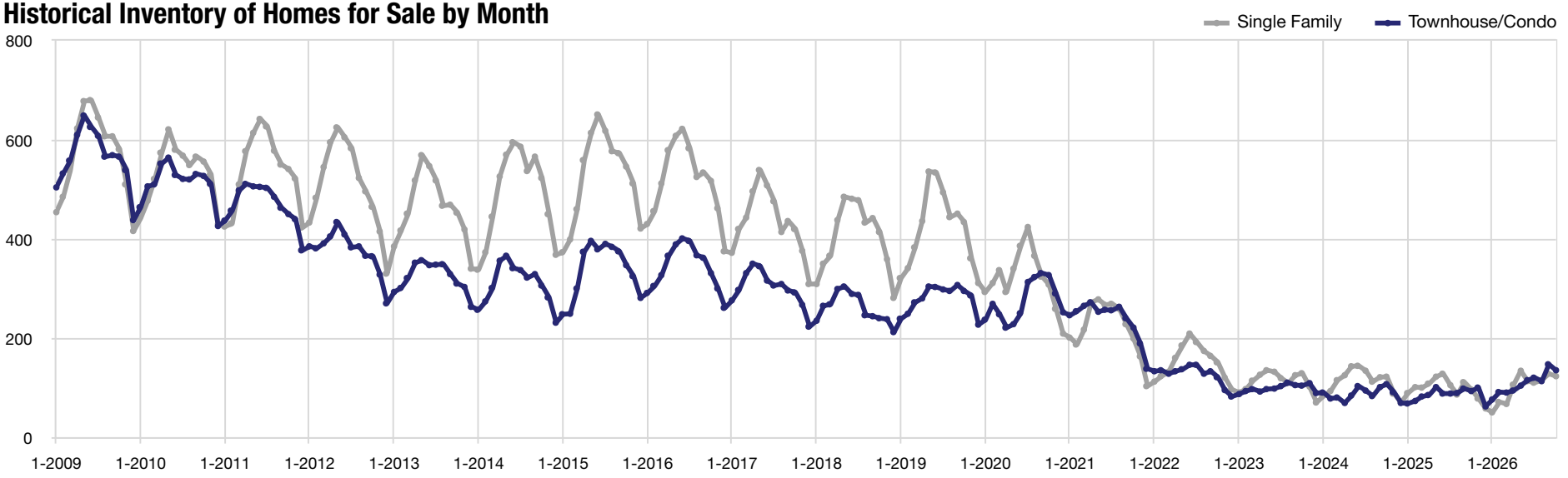
The number of properties available for sale in active status at the end of a given month.

October



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	78	- 11.4%	100	+ 9.9%
Dec-2025	58	- 17.1%	62	- 10.1%
Jan-2026	50	- 43.8%	76	+ 11.8%
Feb-2026	71	- 29.7%	91	+ 24.7%
Mar-2026	67	- 33.0%	90	+ 9.8%
Apr-2026	106	- 1.9%	94	+ 10.6%
May-2026	134	+ 9.8%	104	+ 3.0%
Jun-2026	113	- 11.7%	115	+ 30.7%
Jul-2026	110	+ 4.8%	120	+ 36.4%
Aug-2026	115	+ 33.7%	113	+ 27.0%
Sep-2026	128	+ 15.3%	147	+ 50.0%
Oct-2026	**123**	**+ 28.1%**	**135**	**+ 45.2%**
12-Month Avg	96	- 4.0%	104	+ 22.4%

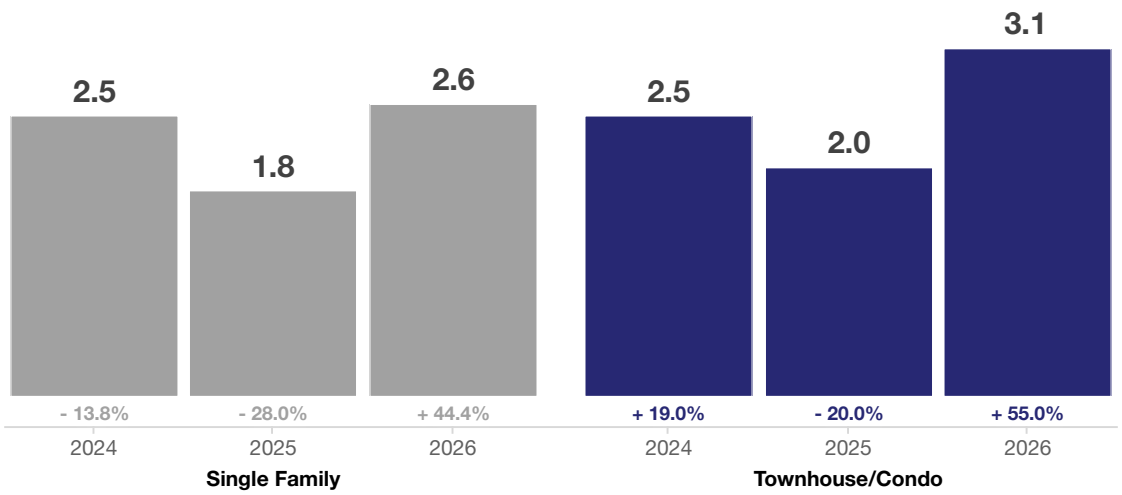
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

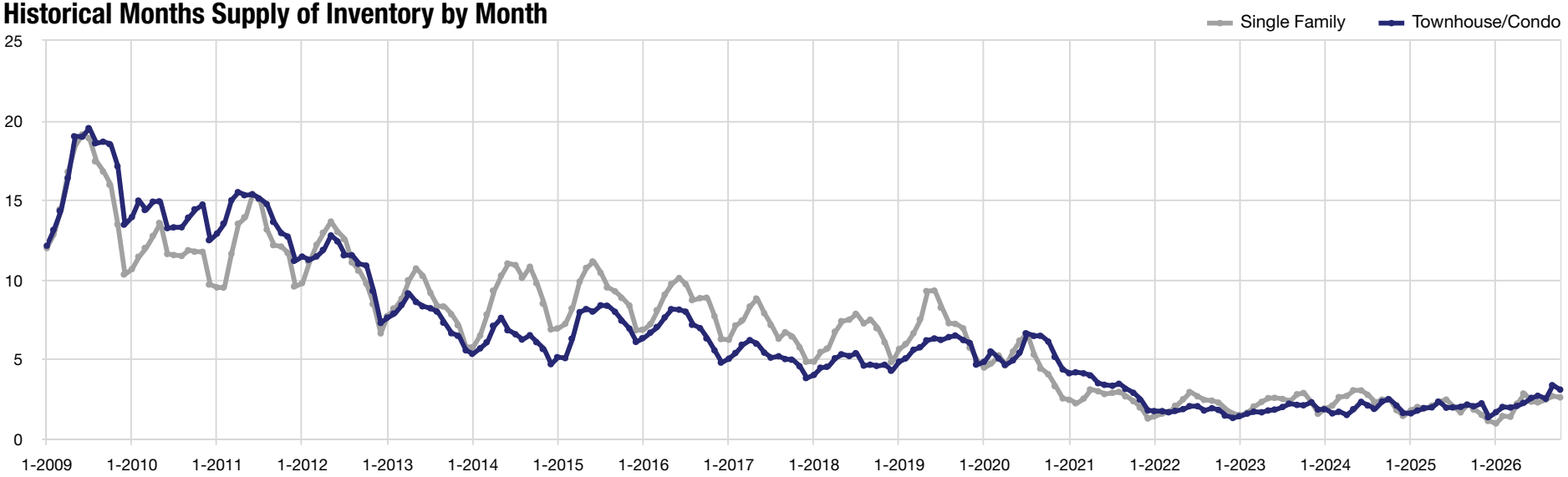
October



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	1.5	- 16.7%	2.2	+ 4.8%
Dec-2025	1.1	- 21.4%	1.3	- 18.8%
Jan-2026	0.9	- 50.0%	1.7	+ 6.3%
Feb-2026	1.4	- 30.0%	2.0	+ 11.1%
Mar-2026	1.4	- 26.3%	1.9	0.0%
Apr-2026	2.2	+ 4.8%	2.1	+ 5.0%
May-2026	2.8	+ 21.7%	2.2	- 4.3%
Jun-2026	2.3	- 4.2%	2.6	+ 36.8%
Jul-2026	2.3	+ 15.0%	2.7	+ 35.0%
Aug-2026	2.4	+ 50.0%	2.5	+ 25.0%
Sep-2026	2.7	+ 28.6%	3.4	+ 61.9%
Oct-2026	**2.6**	**+ 44.4%**	**3.1**	**+ 55.0%**
12-Month Avg*	2.0	+ 1.5%	2.3	+ 18.8%

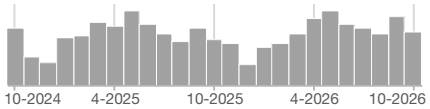
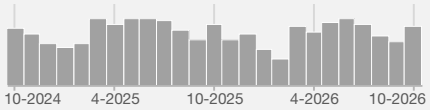
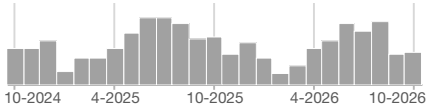
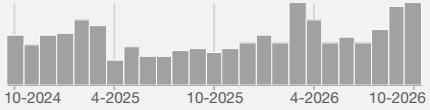
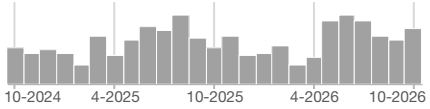
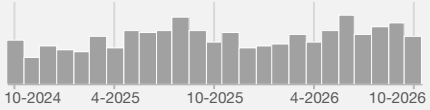
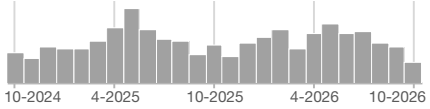
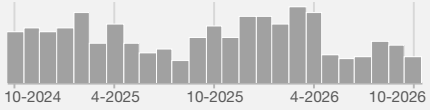
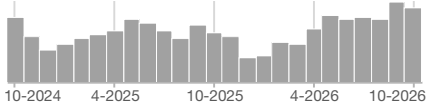
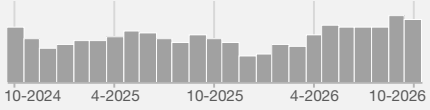
* Months Supply for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		102	**118**	+ 15.7%	1,234	**1,258**	+ 1.9%
Pending Sales		109	**106**	- 2.8%	1,013	**926**	- 8.6%
Closed Sales		103	**83**	- 19.4%	995	**908**	- 8.7%
Days on Market Until Sale		24	**46**	+ 91.7%	27	**36**	+ 33.3%
Median Sales Price		$665,000	**$750,000**	+ 12.8%	$715,000	**$711,000**	- 0.6%
Average Sales Price		$769,323	**$830,828**	+ 8.0%	$833,654	**$864,242**	+ 3.7%
Percent of List Price Received		103.3%	**101.9%**	- 1.4%	104.1%	**104.0%**	- 0.1%
Housing Affordability Index		92	**75**	- 18.5%	86	**79**	- 8.1%
Inventory of Homes for Sale		189	**258**	+ 36.5%	—	**—**	—
Months Supply of Inventory		1.9	**2.8**	+ 47.4%	—	**—**	—