

Q4

2025  
MARKET  
REPORT

TRICENT  
NOC

**Brown Harris Stevens** THE Craft of Research

97 Pecksland Road, Greenwich

# Lower Fairfield County

## 4th Quarter Overview

Throughout 2025, Lower Fairfield County's housing market was defined by limited inventory, steady demand, and rising prices driven by strong high-end activity. Those dynamics remained firmly in place in the fourth quarter.

In the year's final quarter, the median house sale price rose to \$1.27M, up 15% from a year ago and the highest fourth-quarter median on record. Home values continued to move steadily higher, while high-end activity stood out. In the quarter, there were 89 house sales over \$4M, up from 65 over the same period last year. The condo market showed similar strength, with the median sale price rising to \$500K, up 4% from last year and also a record for the quarter.

We saw that pattern throughout the year. In 2025, the median house sale price finished at \$1.33M, while the median condo sale price closed out the year at \$505K, both record highs. At the very top of the market, there were 46 house sales over \$10M for the year, more than double the total we saw in 2024.

Buyer competition continued to define market conditions. Combined house and condo closings had a median of just 20 days on market, marking one of the fastest fourth-quarter paces on record. The average list-to-sale ratio was 102.2%, with half of all fourth-quarter transactions closing above the asking price. For the full year, 56% of sales closed over ask.

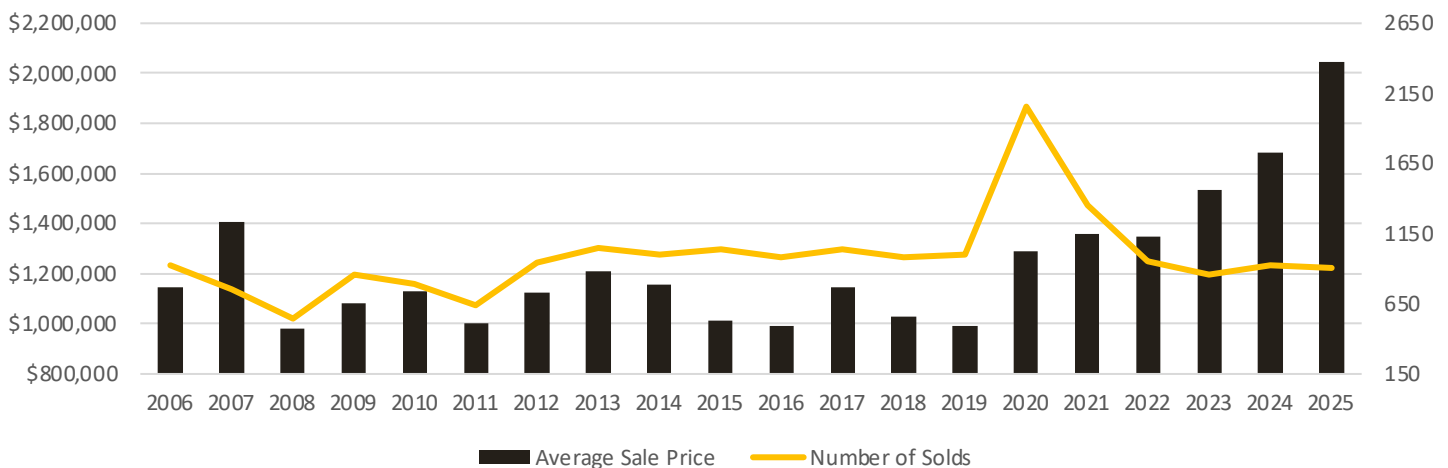
Total sales in Q4 remained consistent with last year, with house closings down 2% year-over-year and condos up 7%. Those results were notable given the tight supply. On average during the quarter, active house inventory ran about 7% lower than a year ago, while condo inventory was essentially flat, and both significantly below historical norms.

There was also positive news on the mortgage front. By the end of December, the average 30-year fixed rate had dipped to 6.15%, the lowest level of the year, providing some relief for buyers heading into 2026. While further modest easing is possible, most forecasts point to rates stabilizing for now, which contrasts with early 2025, when rates briefly moved above 7%. This should help sustain demand as the market moves into the new year.



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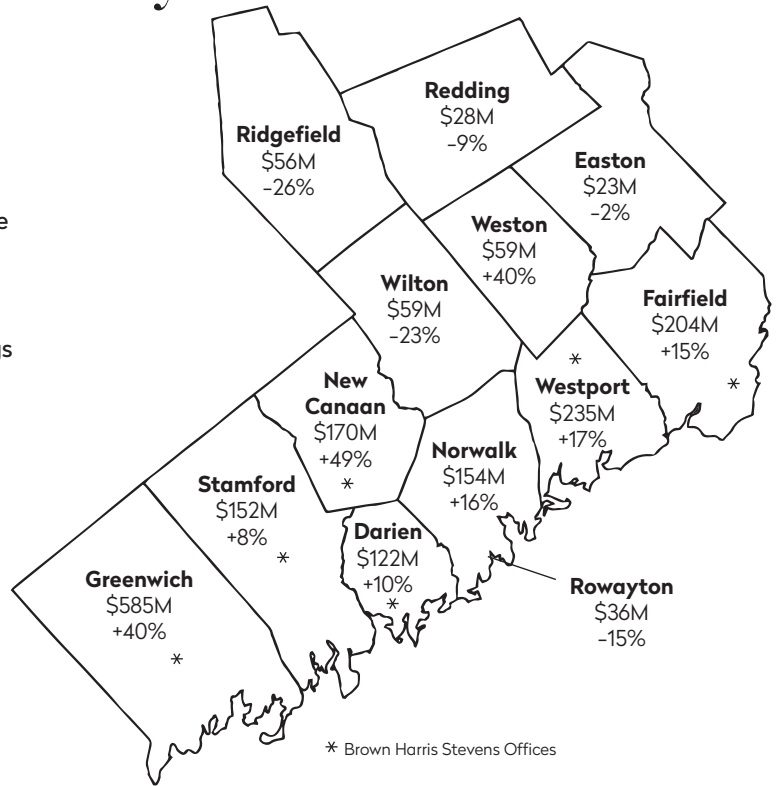
4th Quarter: Average Closing Price/Number of Closings - Lower Fairfield County Houses



# Lower Fairfield County

## Dollar Volume of House Sales Q4 2025 vs. Q4 2024

To the right is a look at the total dollar volume of house sales for each town for the 4th quarter of 2025 and the percentage change as it compares to the same time frame in 2024. Collectively, the dollar volume of closings in the 4th quarter for Lower Fairfield County was \$1.85 billion, an increase of 20% vs. the 4th quarter of 2024.



## TOWN COMPARISON: SOLD HOUSES - 4TH QUARTER

Town	# of Closed Houses		% change	Average Closing Price		% change
	2025	2024		2025	2024	
Darien	37	47	-21.3%	\$3,298,858	\$2,369,396	+39.2%
Easton	20	19	+5.3%	\$1,151,225	\$1,232,526	-6.6%
Fairfield	150	151	-0.7%	\$1,358,027	\$1,175,826	+15.5%
All of Greenwich	127	116	+9.5%	\$4,608,004	\$3,615,203	+27.5%
New Canaan	52	46	+13%	\$3,270,465	\$2,476,283	+32.1%
Norwalk	146	128	+14.1%	\$1,051,839	\$1,037,039	+1.4%
Redding	27	34	-20.6%	\$1,033,130	\$897,632	+15.1%
Ridgefield	46	66	-30.3%	\$1,226,742	\$1,154,315	+6.3%
Rowayton*	15	18	-16.7%	\$2,407,900	\$2,345,743	+2.6%
Southport*	8	18	-55.6%	\$1,997,563	\$2,563,611	-22.1%
Stamford	144	144	0%	\$1,052,534	\$977,568	+7.7%
Weston	39	32	+21.9%	\$1,515,923	\$1,322,233	+14.6%
Westport	72	80	-10%	\$3,265,501	\$2,515,130	+29.8%
Wilton	43	56	-23.2%	\$1,363,581	\$1,352,420	+0.8%

\*Sales in Rowayton and Southport are also included in Norwalk and Fairfield totals, respectively.

All data sourced from Connecticut Smart MLS and Greenwich MLS. Actives from the Connecticut Smart MLS include Active and Show status. Actives from the Greenwich MLS include Active and Contingent Contract status. Condos in report include Condos and Co-Ops.

# All of Greenwich Overview

**Sales:** In the fourth quarter, All of Greenwich saw 127 house closings, up from last year and an impressive number given tight supply, with inventory averaging about 26% lower than the same period last year. The median sale price rose to \$3.10M, up 11% from a year earlier and the highest fourth-quarter median on record. There were 12 sales over \$10M during the period, compared with four a year ago. The average list-to-sale ratio was 100.9%, with 40% of sales closing over the asking price.

**Pending Sales:** Demand remained active heading into year-end, with 52 pending house sales, up from 33 a year ago.

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	127	116	+9.5%
Houses: Average Closing Price 4th Quarter	\$4,608,004	\$3,615,203	+27.5%
Houses: Closings Full Year	520	501	+3.8%
Houses: Average Closing Price Full Year	\$4,317,490	\$3,579,779	+20.6%
Houses: Pending on December 31st	52	33	+57.6%
Houses: Inventory on December 31st	64	108	-40.7%
Condos: Closings Full Year	174	192	-9.4%
Condos: Average Closing Price Full Year	\$1,319,209	\$1,331,814	-0.9%
Condos: Inventory on December 31st	26	26	0%

## Single Family Houses

Number of Solds Q4  
2025 vs. 2024

↑ 10%

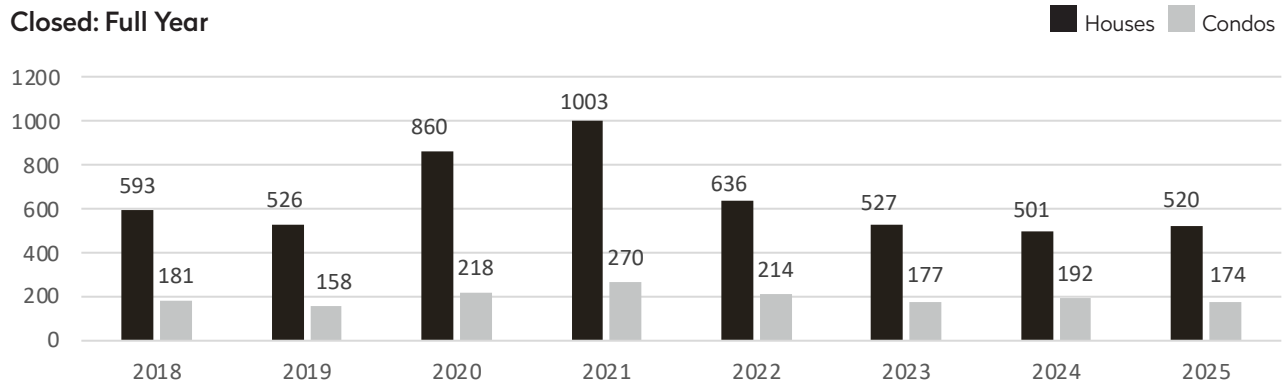
Average Sold Price Q4  
2025 vs. 2024

↑ 28%

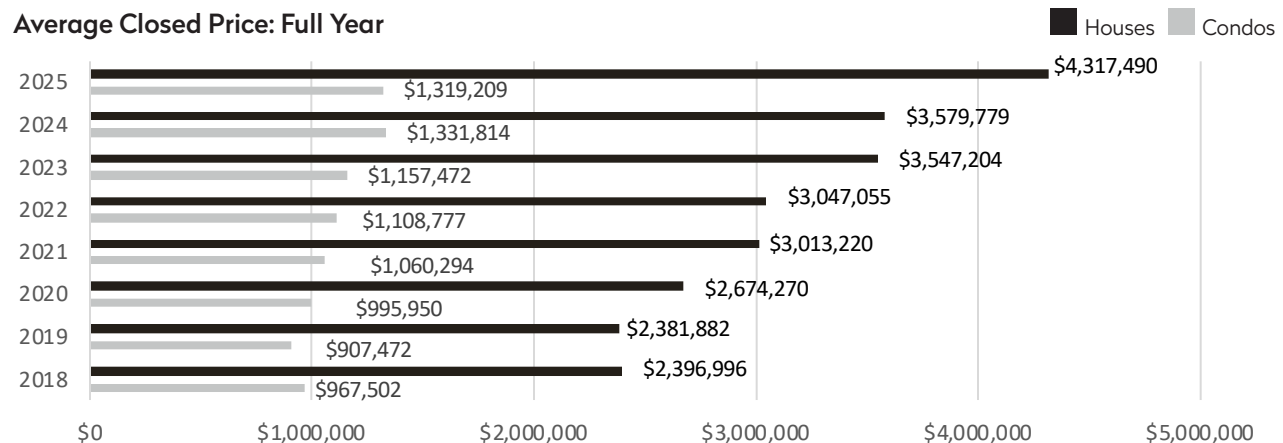
Dec. Inventory  
vs. Dec. 31, 2024

↓ 41%

## Closed: Full Year



## Average Closed Price: Full Year



# Greenwich Overview

**Houses:** In the fourth quarter, Greenwich had 73 house closings, matching last year's pace. The median sale price climbed to \$3.5M, up 21% from a year earlier and the highest fourth-quarter median on record. There were eight sales over \$12M during the period, up from two a year ago. Homes spent a median of 37 days on market, while the average list-to-sale ratio was 100.1%, with 41% of homes selling over the asking price.

**Condos:** Greenwich's condo market was active in the fourth quarter, with 38 closings, above last year's total. The median sale price was \$1.06M, with five sales over \$2.5M during the period, compared with one a year ago. Condo closings spent a median of 30 days on market.

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	73	73	0%
Houses: Average Closing Price 4th Quarter	\$5,248,500	\$3,977,685	+31.9%
Houses: Closings Full Year	306	306	0%
Houses: Average Closing Price Full Year	\$5,045,975	\$4,013,488	+25.7%
Houses: Pending on December 31st	36	25	+44%
Houses: Inventory on December 31st	56	80	-30%
Condos: Closings Full Year	133	148	-10.1%
Condos: Average Closing Price Full Year	\$1,433,826	\$1,457,002	-1.6%
Condos: Inventory on December 31st	23	24	-4.2%

## Single Family Houses

Number of Solds Q4  
2025 vs. 2024

0%

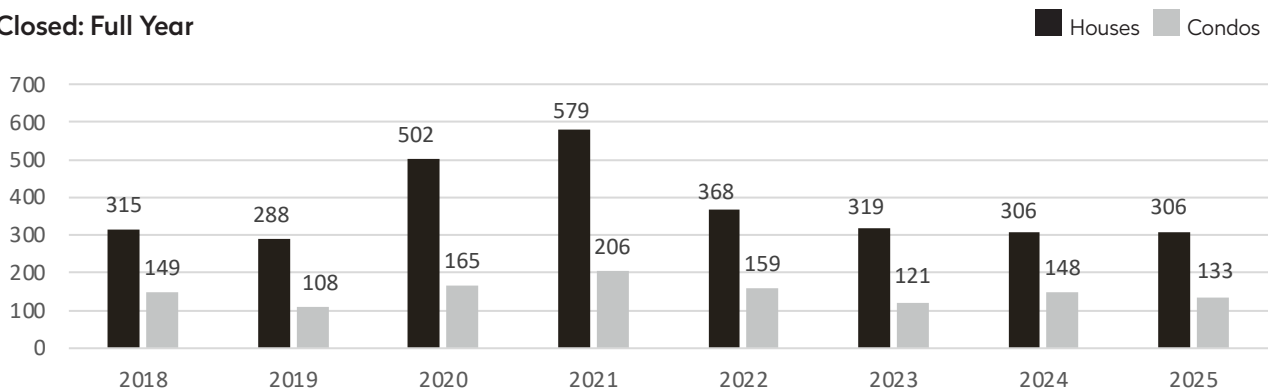
Average Sold Price Q4  
2025 vs. 2024

↑ 32%

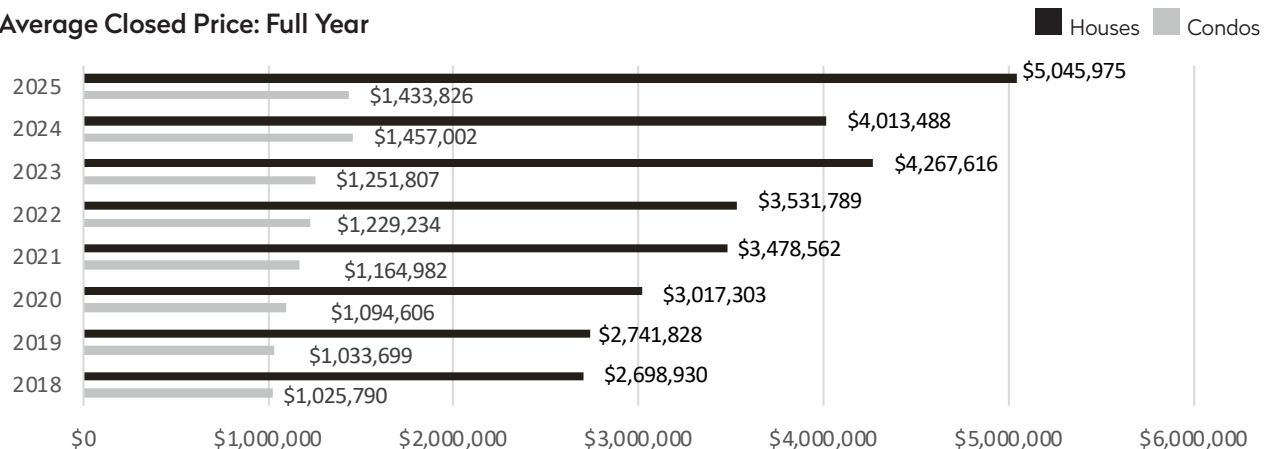
Dec. Inventory  
vs. Dec. 31, 2024

↓ 30%

## Closed: Full Year



## Average Closed Price: Full Year



# Cos Cob Overview

In the fourth quarter, Cos Cob saw 10 house closings, below last year's total, reflecting the extremely tight supply available, with inventory averaging about 65% lower than a year ago over the quarter. With this low-inventory environment, buyer competition was intense. House closings had a median of just 12 days on market. The average list-to-sale ratio climbed to 108.3%, with 60% of sales closing over the asking price.

**Six-Month View:** Looking at a broader window, sales activity picked up meaningfully. Over the second half of the year, Cos Cob saw 31 house closings, up from 19 last year. The six-month median sale price was \$1.98M, the second-highest on record.

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	10	13	-23.1%
Houses: Average Closing Price 4th Quarter	\$1,929,200	\$2,248,865	-14.2%
Houses: Closings Full Year	59	56	+5.4%
Houses: Average Closing Price Full Year	\$2,185,929	\$2,049,533	+6.7%
Houses: Pending on December 31st	2	2	0%
Houses: Inventory on December 31st	2	5	-60%
Condos: Closings Full Year	18	21	-14.3%
Condos: Average Closing Price Full Year	\$1,014,972	\$1,019,244	-0.4%
Condos: Inventory on December 31st	2	1	+100%

## Single Family Houses

Number of Solds Q4  
2025 vs. 2024

↓ 23%

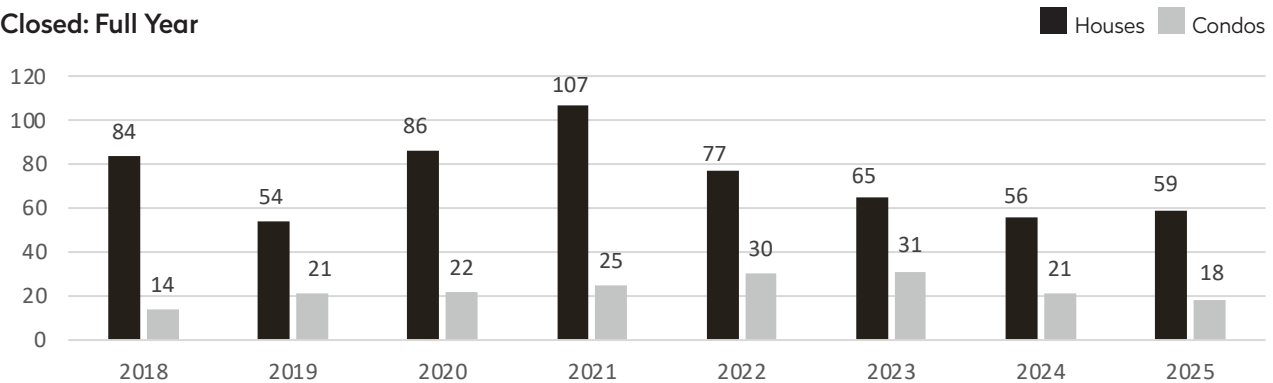
Average Sold Price Q4  
2025 vs. 2024

↓ 14%

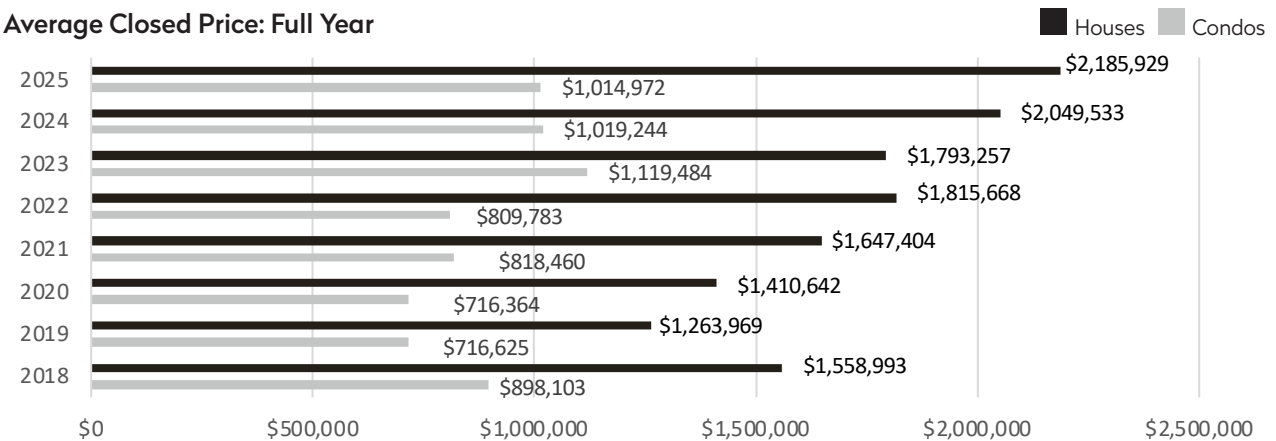
Dec. Inventory  
vs. Dec. 31, 2024

↓ 60%

## Closed: Full Year



## Average Closed Price: Full Year



# Riverside Overview

In the fourth quarter, Riverside saw 23 house closings, well above last year's total despite constrained supply. Inventory averaged about 27% lower than a year ago over the quarter. The median sale price rose to \$3.45M, the highest fourth-quarter median on record. There were four sales over \$8M, compared with none during the same period last year. Among December's closings was 52 Carriglea Drive, which closed for \$12.9M, Riverside's second-highest closing of the year and third-highest of the past five years.

Demand remained firm: homes spent a median of 42 days on market, while the average list-to-sale ratio was 100.6%, with 26% of sales closing over the asking price.

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	23	15	+53.3%
Houses: Average Closing Price 4th Quarter	\$4,393,174	\$3,479,200	+26.3%
Houses: Closings Full Year	83	71	+16.9%
Houses: Average Closing Price Full Year	\$3,751,640	\$3,329,028	+12.7%
Houses: Pending on December 31st	5	5	0%
Houses: Inventory on December 31st	3	10	-70%
Condos: Closings Full Year	4	4	0%
Condos: Average Closing Price Full Year	\$954,000	\$1,018,750	-6.4%
Condos: Inventory on December 31st	1	0	NA

## Single Family Houses

Number of Solds Q4  
2025 vs. 2024

↑ 53%

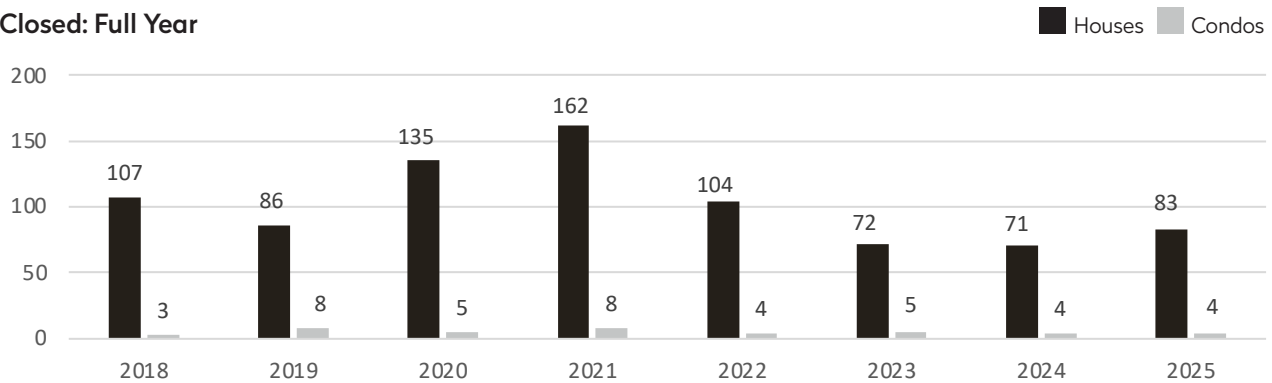
Average Sold Price Q4  
2025 vs. 2024

↑ 26%

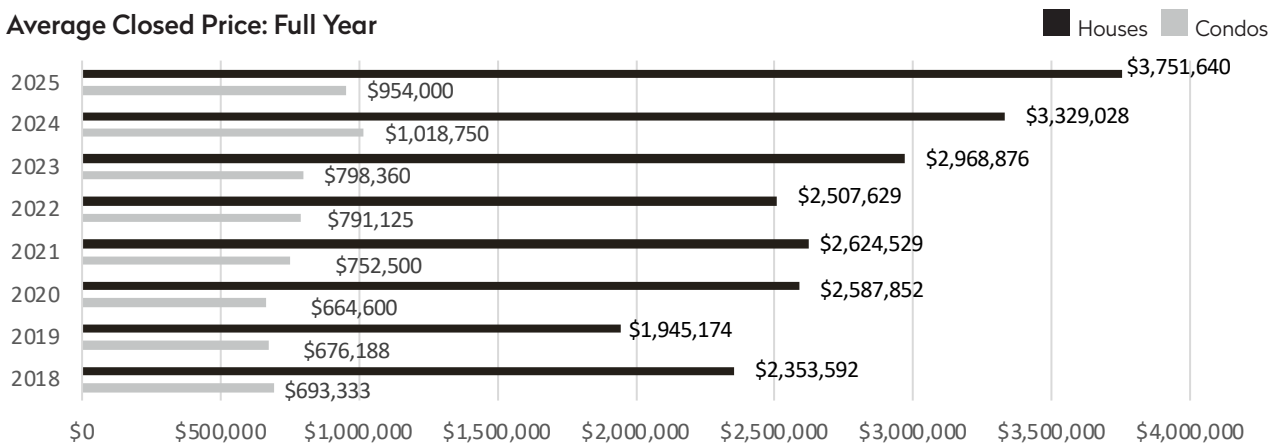
Dec. Inventory  
vs. Dec. 31, 2024

↓ 70%

## Closed: Full Year



## Average Closed Price: Full Year



# Old Greenwich Overview

In the fourth quarter, Old Greenwich saw 21 house closings, the highest total for this period in the past four years, despite very tight supply. Inventory averaged about 51% lower than a year ago over the quarter. The median sale price climbed to \$3.18M, the highest fourth-quarter median on record. There were nine sales over \$4M during the period, compared to four last year. Among December's closings was 183 Shore Road, which sold for \$9.37M, Old Greenwich's third-highest sale of the year.

**Demand** remained firm: Houses spent a median of 16 days on market, while the average list-to-sale ratio was 100.4%, with 43% of sales closing over the asking price.

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	21	15	+40%
Houses: Average Closing Price 4th Quarter	\$3,892,429	\$3,171,287	+22.7%
Houses: Closings Full Year	72	68	+5.9%
Houses: Average Closing Price Full Year	\$3,620,424	\$3,150,106	+14.9%
Houses: Pending on December 31st	9	1	+800%
Houses: Inventory on December 31st	3	13	-76.9%
Condos: Closings Full Year	19	19	0%
Condos: Average Closing Price Full Year	\$882,000	\$768,053	+14.8%
Condos: Inventory on December 31st	0	1	NA

## Single Family Houses

Number of Solds Q4  
2025 vs. 2024

↑40%

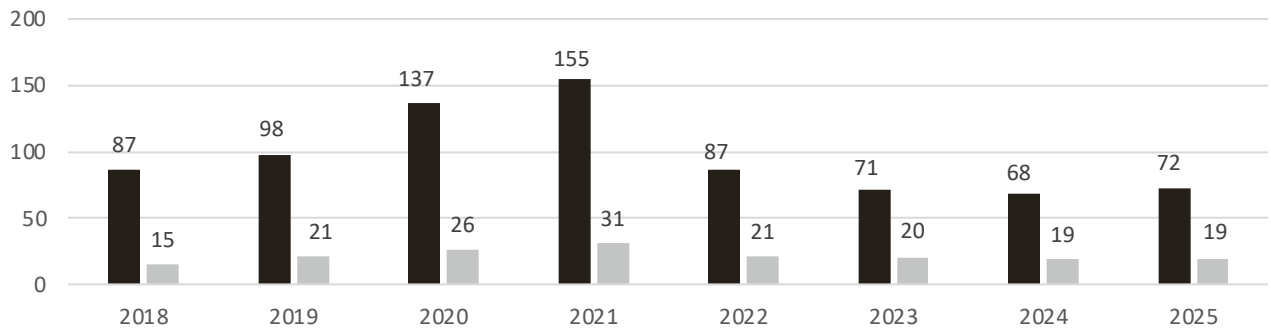
Average Sold Price Q4  
2025 vs. 2024

↑23%

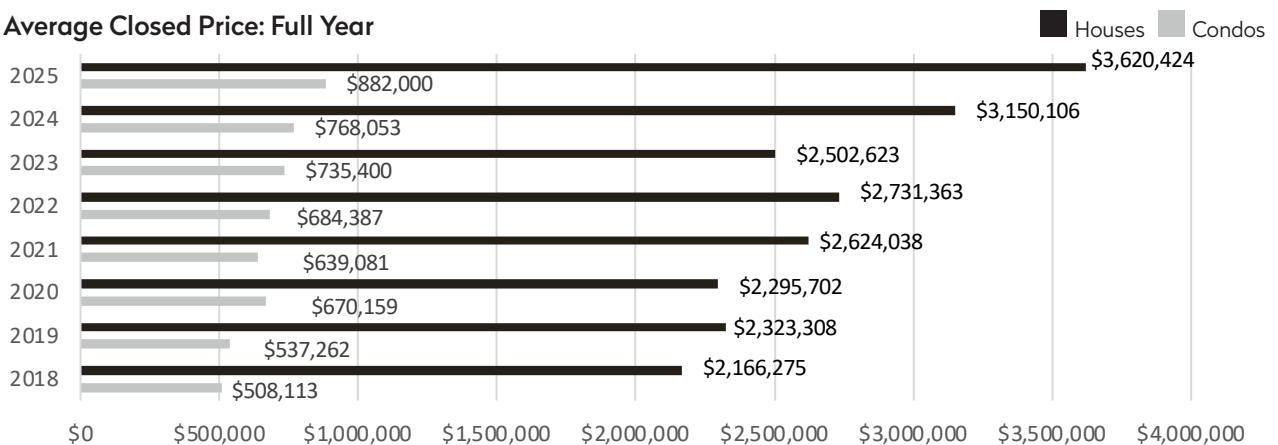
Dec. Inventory  
vs. Dec. 31, 2024

↓77%

## Closed: Full Year



## Average Closed Price: Full Year



# Stamford Overview

**Houses:** In the fourth quarter, Stamford saw 144 house closings, matching last year's pace. The median sale price rose to \$918K, up 13% from a year earlier and the highest fourth-quarter median on record. There were 40 sales over \$1.2M during the period, up from 25 last year. Homes spent a median of 16 days on market, while the average list-to-sale ratio was 104.3%, with 60% selling over the asking price.

**Condos:** Stamford's condo market had 133 closings, also in line with last year. The median sale price increased to \$460K, up 14% from a year earlier, marking a new fourth-quarter high. The average list-to-sale ratio was 101.9%; 58% of condos sold over the asking price.

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	144	144	0%
Houses: Average Closing Price 4th Quarter	\$1,052,534	\$977,568	+7.7%
Houses: Closings Full Year	627	588	+6.6%
Houses: Average Closing Price Full Year	\$1,114,413	\$1,003,402	+11.1%
Houses: Pending on December 31st	41	37	+10.8%
Houses: Inventory on December 31st	56	65	-13.8%
Condos: Closings Full Year	542	518	+4.6%
Condos: Average Closing Price Full Year	\$489,771	\$445,534	+9.9%
Condos: Inventory on December 31st	61	62	-1.6%

## Single Family Houses

Number of Solds Q4  
2025 vs. 2024

0%

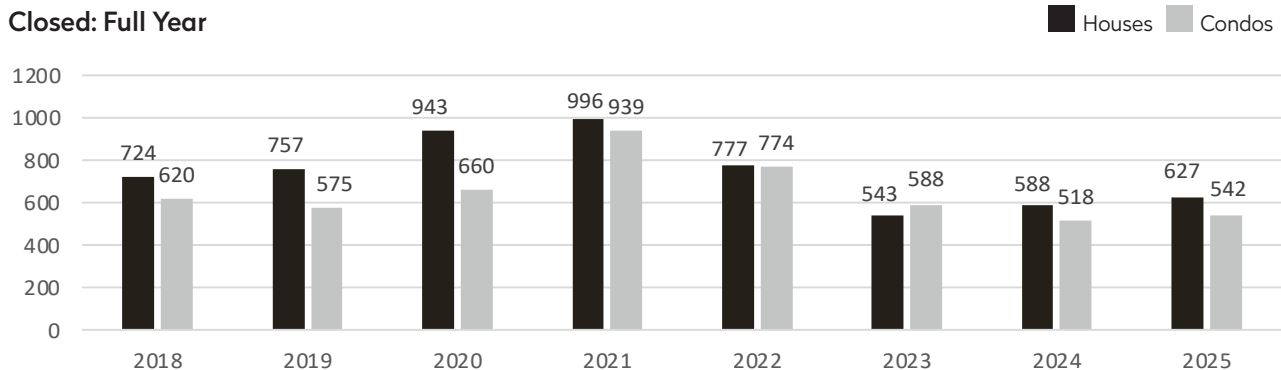
Average Sold Price Q4  
2025 vs. 2024

↑8%

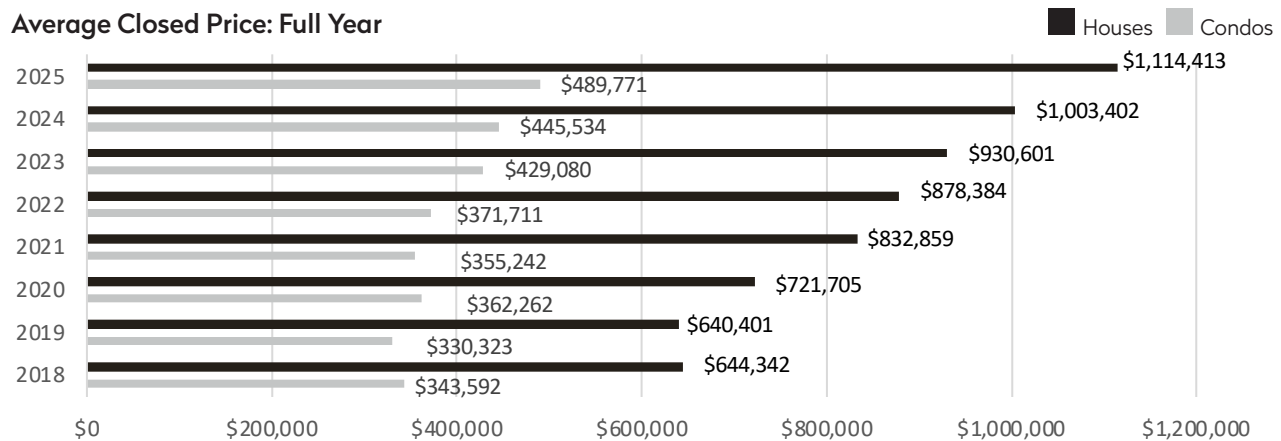
Dec. Inventory  
vs. Dec. 31, 2024

↓14%

## Closed: Full Year



## Average Closed Price: Full Year



# Darien Overview

**Houses:** In the fourth quarter, Darien saw just 37 house closings, reflecting the tight supply, with inventory averaging about 8% lower than a year ago over the quarter. The median sale price was \$2.1M, the second-highest on record. There were three sales over \$8M during the period, compared with one a year ago. Homes spent a median of 14 days on market, while the average list-to-sale ratio was 105.2%, with 68% of homes selling over the asking price.

**Condos:** Darien had 11 condo closings over the second half of the year, slightly above last year's pace, including December's closing at 32 Kensett Lane, for \$2.38M, tied for the highest-priced condo sale on record in Darien.

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	37	47	-21.3%
Houses: Average Closing Price 4th Quarter	\$3,298,858	\$2,369,396	+39.2%
Houses: Closings Full Year	226	194	+16.5%
Houses: Average Closing Price Full Year	\$2,908,015	\$2,522,582	+15.3%
Houses: Pending on December 31st	12	15	-20%
Houses: Inventory on December 31st	10	14	-28.6%
Condos: Closings Full Year	18	14	+28.6%
Condos: Average Closing Price Full Year	\$1,275,890	\$1,100,143	+16%
Condos: Inventory on December 31st	0	1	NA

## Single Family Houses

### Number of Solds Q4

2025 vs. 2024

↓ 21%

### Average Sold Price Q4

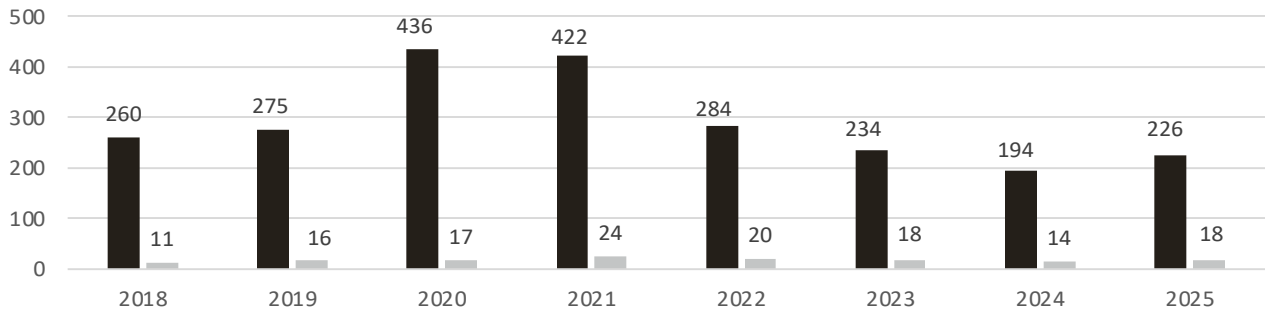
2025 vs. 2024

↑ 39%

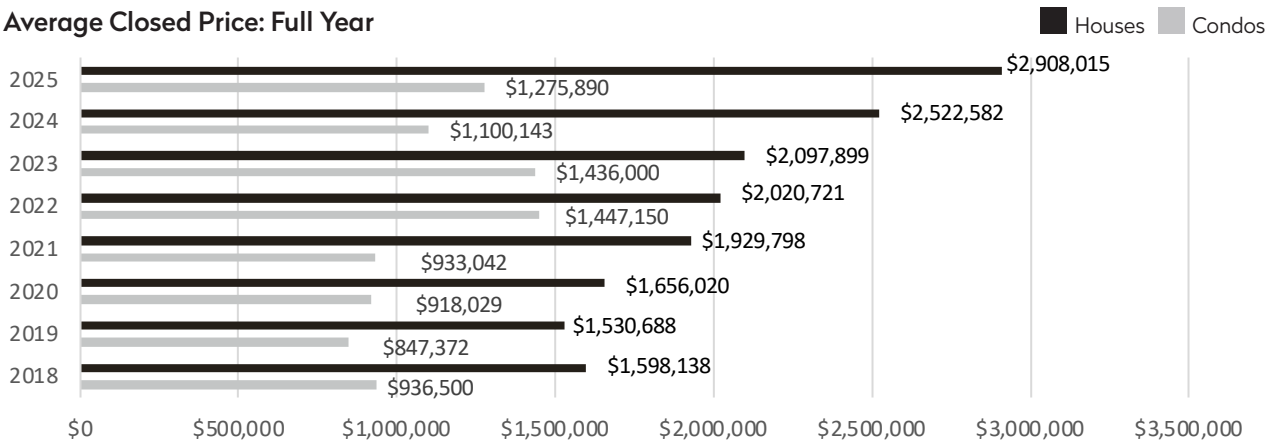
Dec. Inventory vs. Dec. 31, 2024

↓ 29%

## Closed: Full Year



## Average Closed Price: Full Year



# New Canaan Overview

**Houses:** In the fourth quarter, New Canaan had 52 house closings, with the median sale price climbing to \$2.76M, up 28% from a year earlier and the highest fourth-quarter median on record. There were five sales over \$6M during the period, compared with two a year ago, including 561 Smith Ridge Road, which closed in December for \$8.65M. Homes spent a median of 26 days on market, while the average list-to-sale ratio was 101.4%.

**Condos:** New Canaan's condo market remained steady with 18 closings in the quarter, matching last year's total. Condos spent a median of 18 days on market, while the average list-to-sale ratio was 104.3%, with 61% of sales closing over the asking price.

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	52	46	+13%
Houses: Average Closing Price 4th Quarter	\$3,270,465	\$2,476,283	+32.1%
Houses: Closings Full Year	213	201	+6%
Houses: Average Closing Price Full Year	\$3,019,946	\$2,481,646	+21.7%
Houses: Pending on December 31st	17	21	-19%
Houses: Inventory on December 31st	25	33	-24.2%
Condos: Closings Full Year	68	62	+9.7%
Condos: Average Closing Price Full Year	\$1,417,222	\$1,226,529	+15.5%
Condos: Inventory on December 31st	11	11	0%

## Single Family Houses

Number of Solds Q4  
2025 vs. 2024

↑ 13%

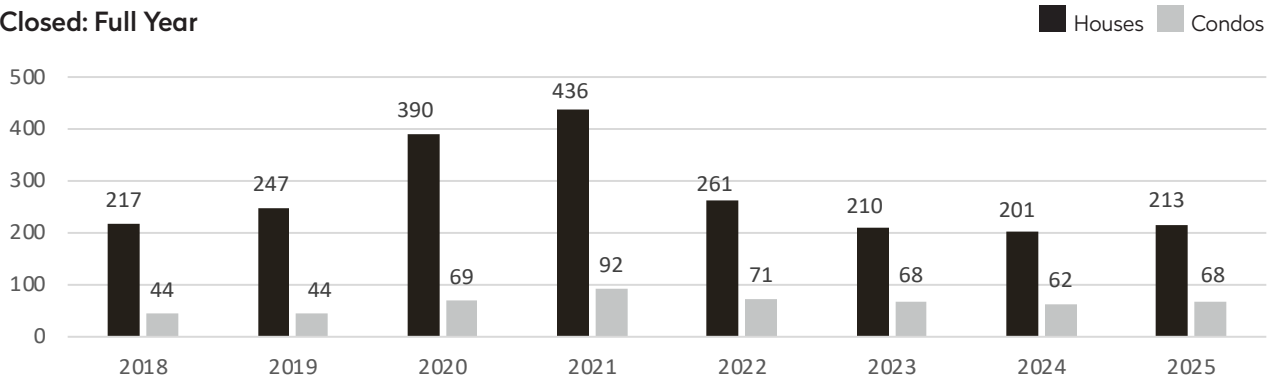
Average Sold Price Q4  
2025 vs. 2024

↑ 32%

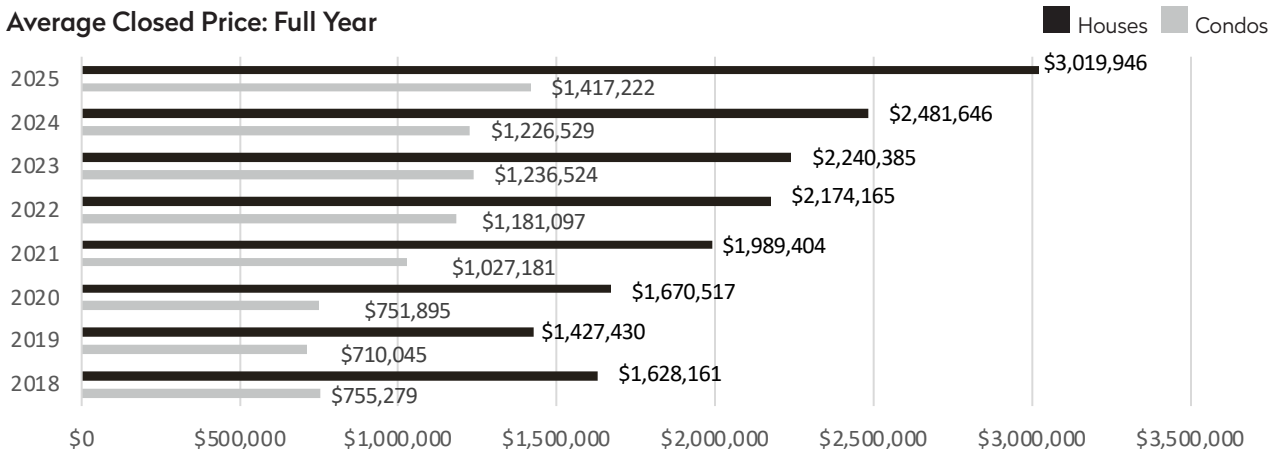
Dec. Inventory  
vs. Dec. 31, 2024

↓ 24%

## Closed: Full Year



## Average Closed Price: Full Year



# Norwalk Overview

**Houses:** In the fourth quarter, Norwalk saw 146 house closings, the highest total for the quarter in the past four years. The median sale price edged up to \$765K, a 2% increase from a year earlier and the highest fourth-quarter median in at least the past two decades. There were 13 sales over \$2.5M during the period, compared with seven over the same time frame last year. Homes spent a median of 20 days on market, while the average list-to-sale ratio was 102.1%.

**Condos:** Norwalk's condo market also picked up in the fourth quarter, with 89 closings, well above last year's pace, and a median sale price of \$400K, up 6% from a year earlier.

## Single Family Houses

Number of Solds Q4  
2025 vs. 2024

↑ 14%

Average Sold Price Q4  
2025 vs. 2024

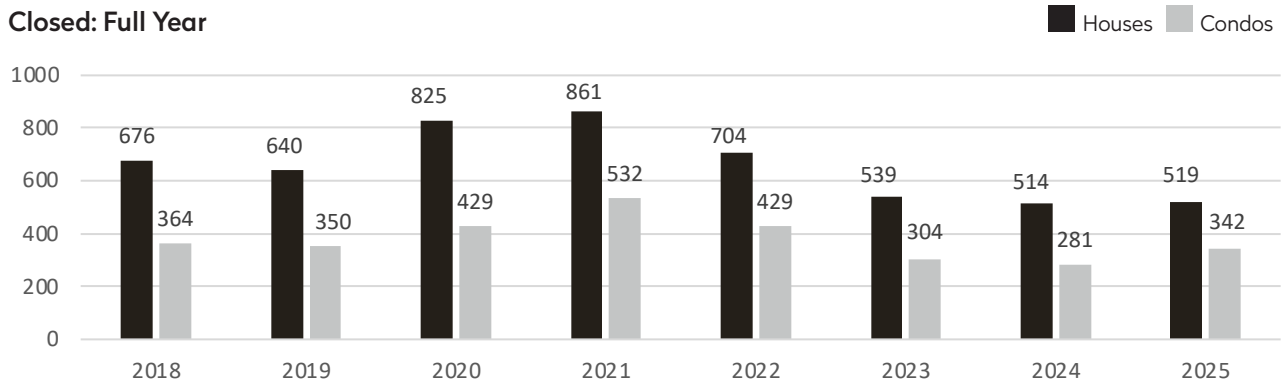
↑ 1%

Dec. Inventory  
vs. Dec. 31, 2024

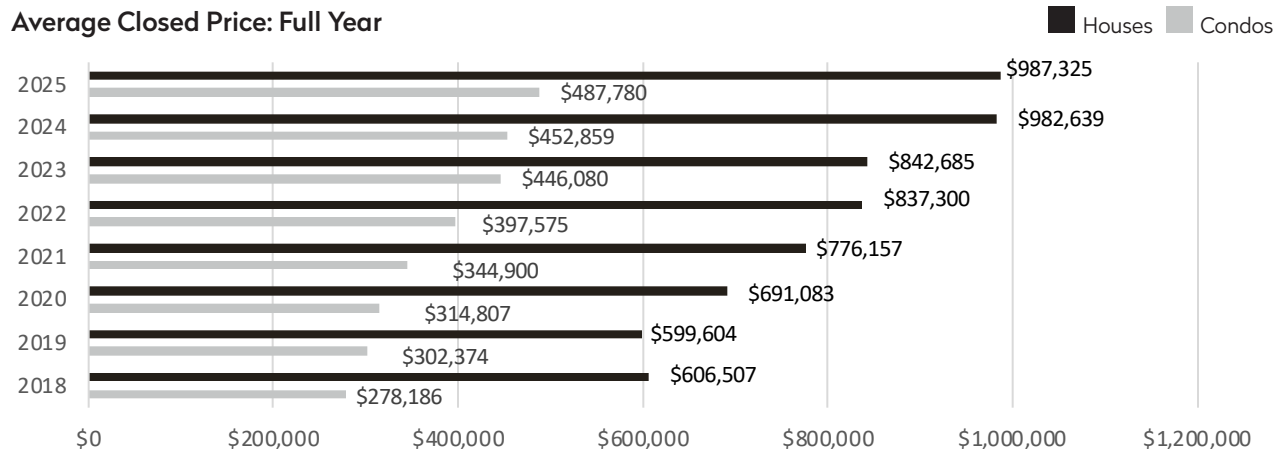
↑ 11%

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	146	128	+14.1%
Houses: Average Closing Price 4th Quarter	\$1,051,839	\$1,037,039	+1.4%
Houses: Closings Full Year	519	514	+1%
Houses: Average Closing Price Full Year	\$987,325	\$982,639	+0.5%
Houses: Pending on December 31st	32	38	-15.8%
Houses: Inventory on December 31st	50	45	+11.1%
Condos: Closings Full Year	342	281	+21.7%
Condos: Average Closing Price Full Year	\$487,780	\$452,859	+7.7%
Condos: Inventory on December 31st	48	29	+65.5%

## Closed: Full Year



## Average Closed Price: Full Year



# Rowayton Overview

**Houses:** In the fourth quarter, Rowayton saw 15 house closings, slightly below last year's total, as low inventory continued to restrict sales. The median sale price rose to \$2.52M, up 26% from a year earlier and the highest fourth-quarter median on record. While sales above \$2M increased slightly, there were just four below \$2M, down from nine a year ago. Competition remained elevated, with closings spending a median of just 16 days on market. The average list-to-sale ratio was 105.4%, with 53% of sales going over the asking price.

**Condos:** December condo sales included 111 Rowayton Avenue, #201, which sold for \$4M, Rowayton's third-highest condo sale this year.

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	15	18	-16.7%
Houses: Average Closing Price 4th Quarter	\$2,407,900	\$2,345,743	+2.6%
Houses: Closings Full Year	53	64	-17.2%
Houses: Average Closing Price Full Year	\$2,133,426	\$2,106,851	+1.3%
Houses: Pending on December 31st	2	8	-75%
Houses: Inventory on December 31st	1	0	NA
Condos: Closings Full Year	5	8	-37.5%
Condos: Average Closing Price Full Year	\$3,060,500	\$1,728,250	+77.1%
Condos: Inventory on December 31st	1	2	-50%

## Single Family Houses

Number of Solds Q4  
2025 vs. 2024

↓ 17%

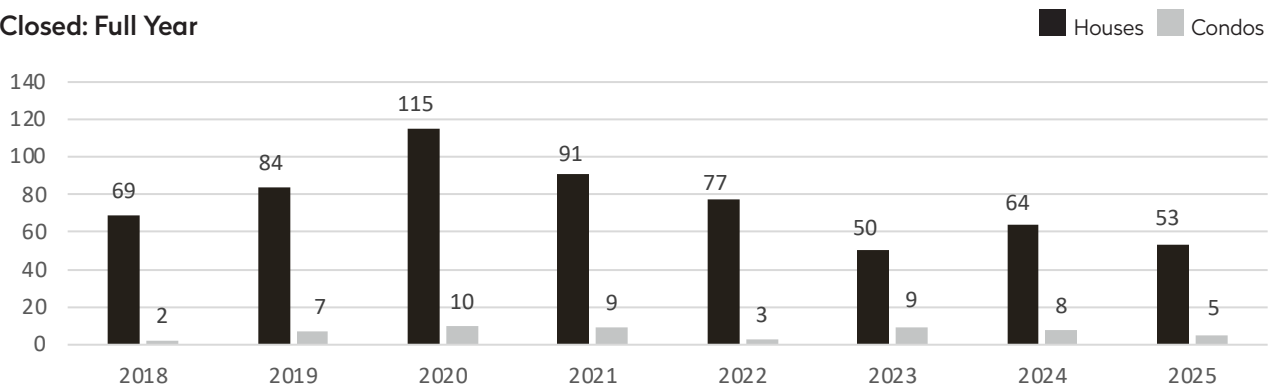
Average Sold Price Q4  
2025 vs. 2024

↑ 3%

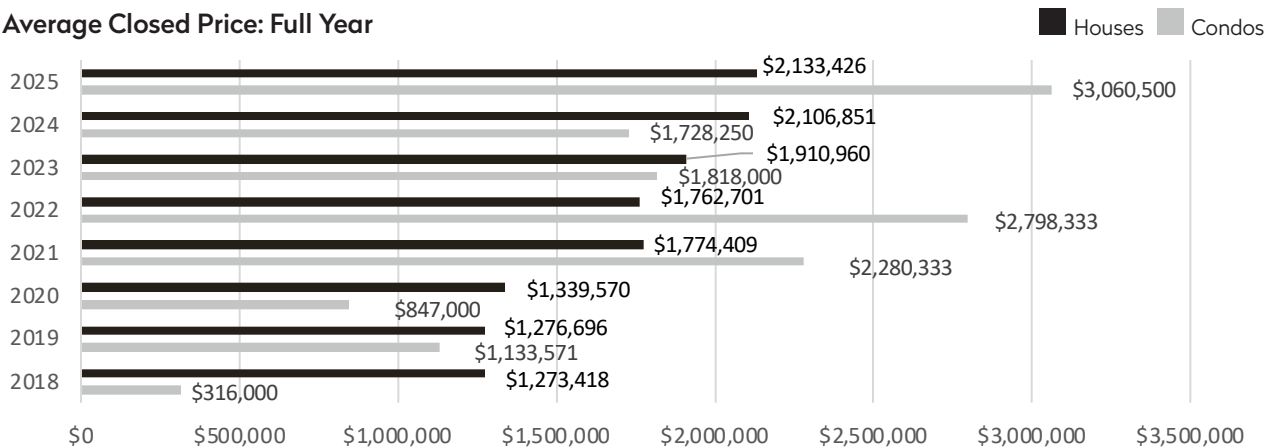
Dec. Inventory  
vs. Dec. 31, 2024

NA

## Closed: Full Year



## Average Closed Price: Full Year



# Wilton Overview

**Houses:** In the fourth quarter, Wilton saw 43 house closings, below last year's total but in line with historical norms, despite continued limited supply. The median sale price climbed to \$1.35M, the highest fourth-quarter median on record. Buyer competition remained high. House closings had a median of just 15 days on market, while the average list-to-sale ratio was 104.4%, with 53% of sales closing over the asking price.

**Condos:** Wilton had seven condo closings in the quarter. The median sale price rose to \$740K, a 26% increase from a year earlier and, like houses, the highest on record. Condos spent a median of 15 days on market, with an average list-to-sale ratio of 110.3%.

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	43	56	-23.2%
Houses: Average Closing Price 4th Quarter	\$1,363,581	\$1,352,420	+0.8%
Houses: Closings Full Year	205	235	-12.8%
Houses: Average Closing Price Full Year	\$1,452,260	\$1,337,648	+8.6%
Houses: Pending on December 31st	8	14	-42.9%
Houses: Inventory on December 31st	19	14	+35.7%
Condos: Closings Full Year	29	29	0%
Condos: Average Closing Price Full Year	\$751,552	\$640,512	+17.3%
Condos: Inventory on December 31st	1	3	-66.7%

## Single Family Houses

Number of Solds Q4  
2025 vs. 2024

↓ 23%

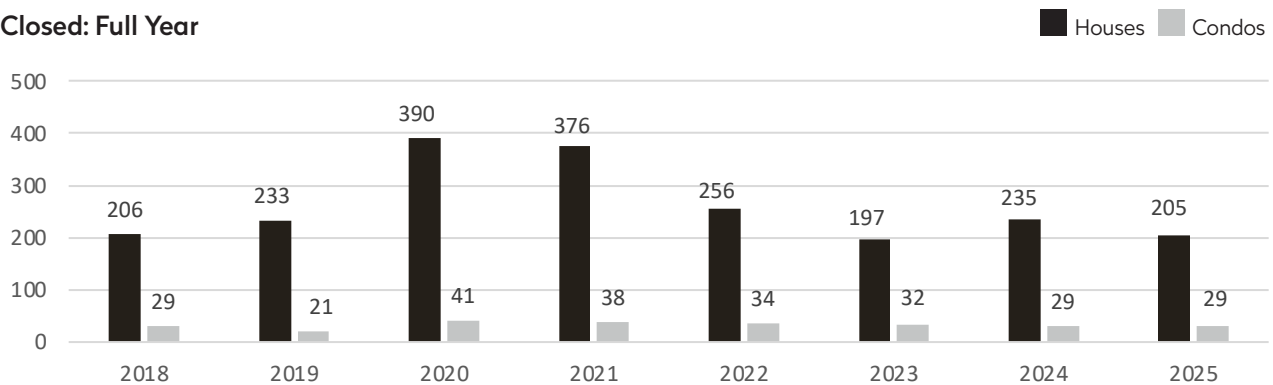
Average Sold Price Q4  
2025 vs. 2024

↑ 1%

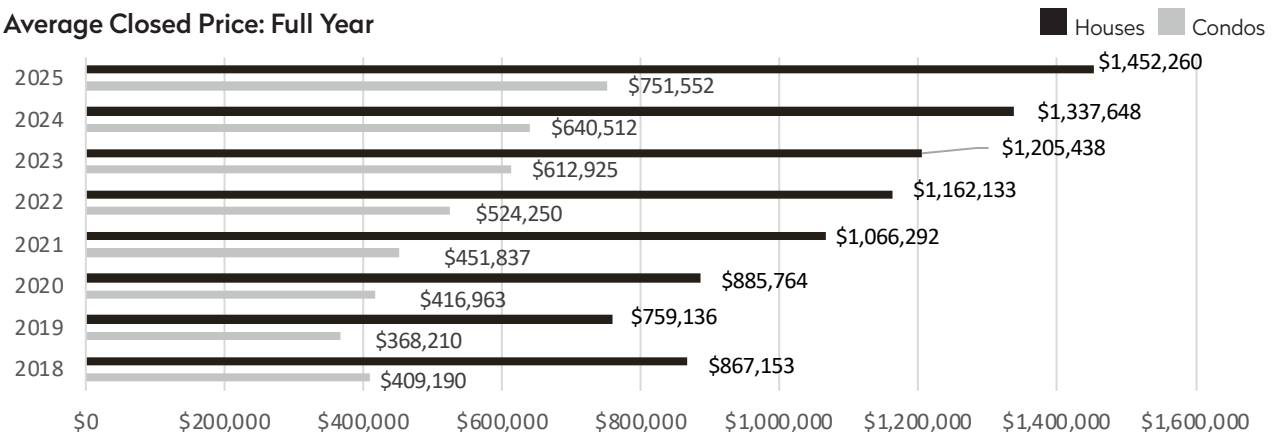
Dec. Inventory  
vs. Dec. 31, 2024

↑ 36%

## Closed: Full Year



## Average Closed Price: Full Year



# Westport Overview

In the fourth quarter, Westport saw 72 house closings, slightly lower than last year but in line with recent totals for the quarter. The fourth-quarter median sale price climbed to \$2.49M, up 16% from a year earlier and the highest in at least the past two decades. There were seven sales over \$5.5M, compared with three over the same time frame last year. Homes spent a median of 36 days on market, while the average list-to-sale ratio was 100.4%.

Six-Month View: The six-month median sale price was \$2.36M, the highest for the second half of the year in at least the past two decades.

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	72	80	-10%
Houses: Average Closing Price 4th Quarter	\$3,265,501	\$2,515,130	+29.8%
Houses: Closings Full Year	299	307	-2.6%
Houses: Average Closing Price Full Year	\$2,746,382	\$2,488,107	+10.4%
Houses: Pending on December 31st	31	27	+14.8%
Houses: Inventory on December 31st	46	42	+9.5%
Condos: Closings Full Year	47	52	-9.6%
Condos: Average Closing Price Full Year	\$1,382,617	\$1,524,365	-9.3%
Condos: Inventory on December 31st	8	12	-33.3%

## Single Family Houses

### Number of Solds Q4

2025 vs. 2024

↓ 10%

### Average Sold Price Q4

2025 vs. 2024

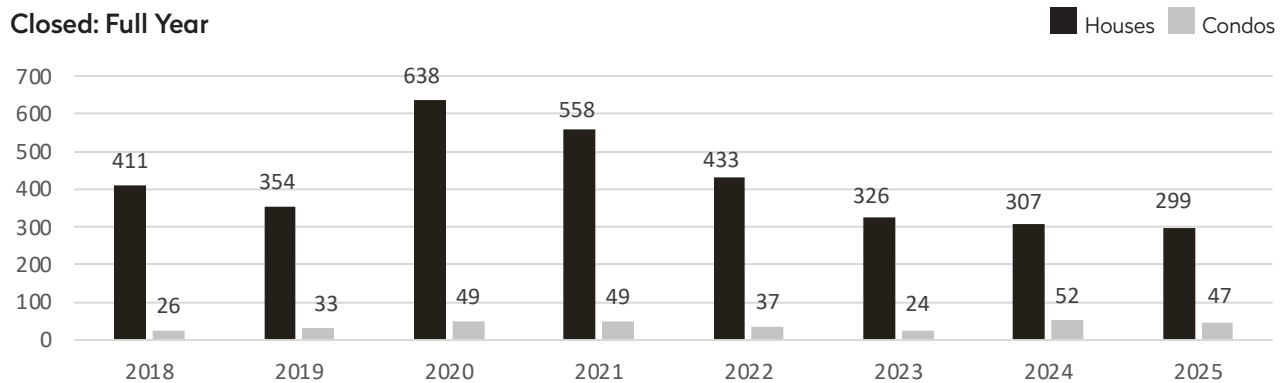
↑ 30%

### Dec. Inventory

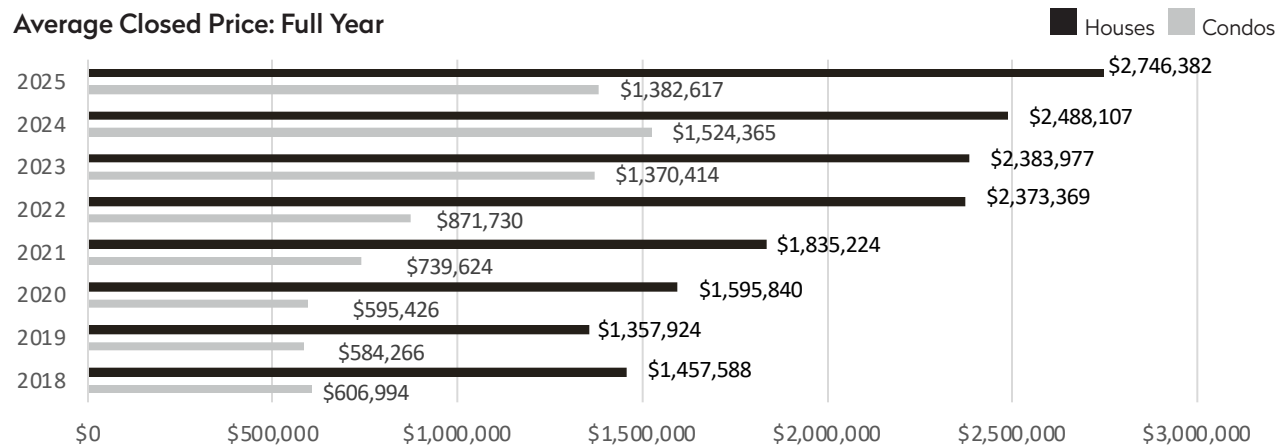
vs. Dec. 31, 2024

↑ 10%

## Closed: Full Year



## Average Closed Price: Full Year



# Weston Overview

In the fourth quarter, Weston saw 39 house closings, an increase from last year and in line with historical norms. The fourth-quarter median sale price rose to \$1.34M, up 8% from a year earlier and the highest for the quarter in at least the past two decades. There were four sales over \$2.5M during the period, compared with one over the same time frame last year. Homes spent a median of 35 days on market, while the average list-to-sale ratio was 101.1%. At the end of December, Weston had just four pending house listings, down sharply from 16 a year ago.

**Six-Month View:** The six-month median sale price of \$1.34M was the highest for the second half of the year in at least the past two decades.

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	39	32	+21.9%
Houses: Average Closing Price 4th Quarter	\$1,515,923	\$1,322,233	+14.6%
Houses: Closings Full Year	145	134	+8.2%
Houses: Average Closing Price Full Year	\$1,531,804	\$1,457,392	+5.1%
Houses: Pending on December 31st	4	16	-75%
Houses: Inventory on December 31st	19	14	+35.7%

## Single Family Houses

### Number of Solds Q4

2025 vs. 2024

↑ 22%

### Average Sold Price Q4

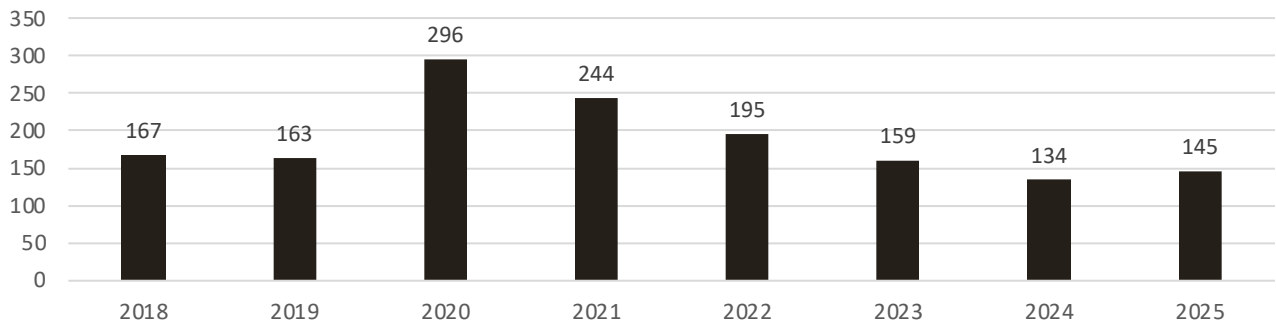
2025 vs. 2024

↑ 15%

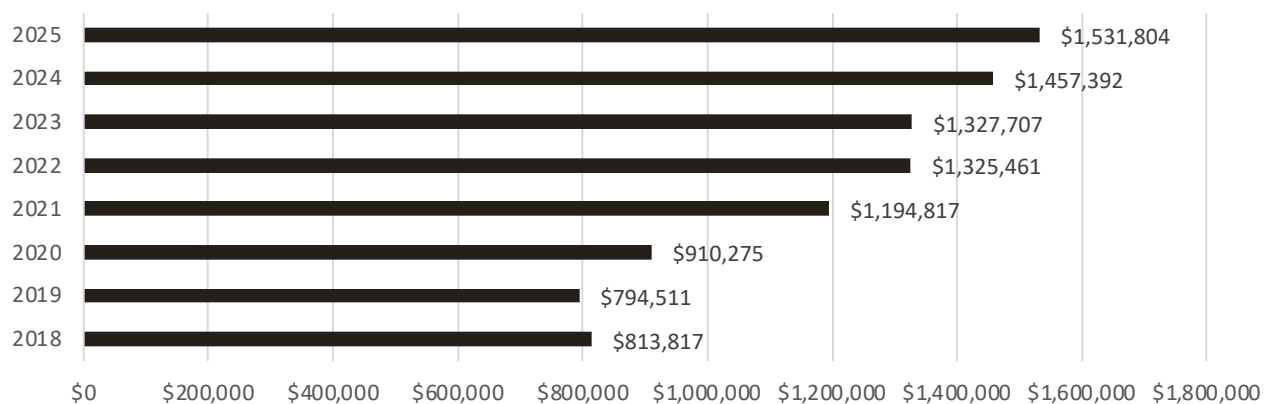
Dec. Inventory vs. Dec. 31, 2024

↑ 36%

## Closed: Full Year



## Average Closed Price: Full Year



# Fairfield Overview

**Houses:** In the fourth quarter, Fairfield saw 150 house closings, similar to last year's pace. The median sale price climbed to \$1.06M, up 22% from a year earlier and the highest fourth-quarter median on record. There were 15 sales over \$2.5M during the period, more than double last year's total. Homes spent a median of 16 days on market, while the average list-to-sale ratio was 102.1%, with 56% of homes selling over the asking price.

**Condos:** Fairfield's condo market was more supply-constrained in the fourth quarter, with 14 closings, down from 31 a year ago. Active inventory averaged 23% lower than last year over the quarter. Competition remained firm: the median days on market for closings was 10.

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	150	151	-0.7%
Houses: Average Closing Price 4th Quarter	\$1,358,027	\$1,175,826	+15.5%
Houses: Closings Full Year	572	583	-1.9%
Houses: Average Closing Price Full Year	\$1,370,721	\$1,195,883	+14.6%
Houses: Pending on December 31st	38	34	+11.8%
Houses: Inventory on December 31st	65	68	-4.4%
Condos: Closings Full Year	93	95	-2.1%
Condos: Average Closing Price Full Year	\$788,897	\$753,275	+4.7%
Condos: Inventory on December 31st	12	12	0%

## Single Family Houses

### Number of Solds Q4

2025 vs. 2024

↓ 1%

### Average Sold Price Q4

2025 vs. 2024

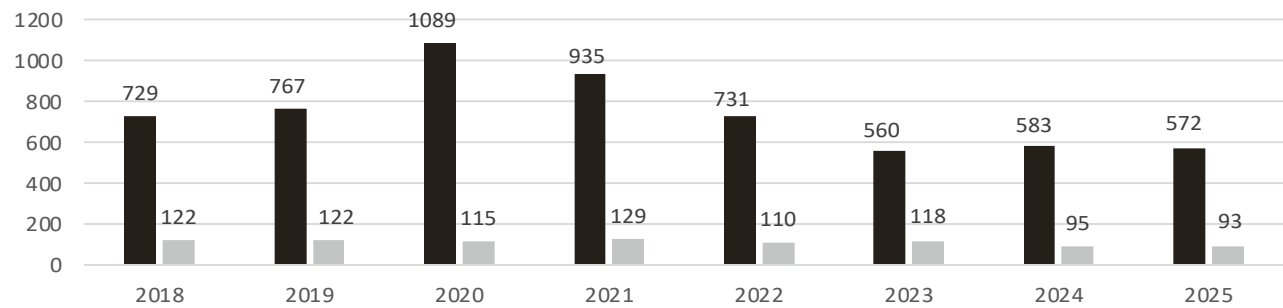
↑ 16%

### Dec. Inventory

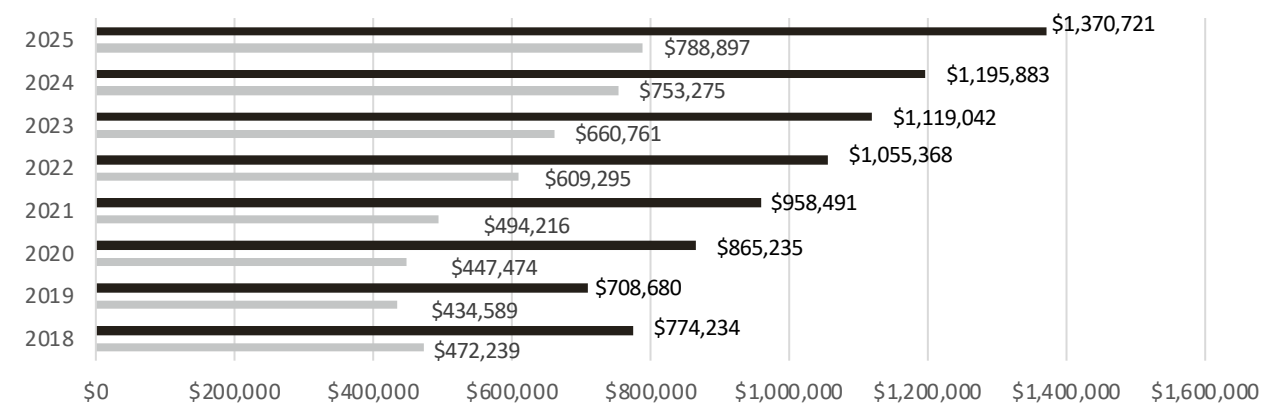
vs. Dec. 31, 2024

↓ 4%

## Closed: Full Year



## Average Closed Price: Full Year



# Southport Overview

In the fourth quarter, Southport saw eight house closings, well below last year's total, with continued low inventory restricting sales. Despite the lighter sales volume, competition remained strong: house closings spent a median of just 24 days on market, while the average list-to-sale ratio was 104.1%, with 62% of sales closing over the asking price.

**Full-Year View:** For the year, Southport's overall house sales totals were lower, 45 closings vs. 59 last year, but median sale price rose to \$1.95M, the highest annual median on record. There were 21 sales over \$2M, up from 18 a year ago. Under \$2M, we saw just 21 sales vs. 41 a year ago.

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	8	18	-55.6%
Houses: Average Closing Price 4th Quarter	\$1,997,563	\$2,563,611	-22.1%
Houses: Closings Full Year	45	59	-23.7%
Houses: Average Closing Price Full Year	\$2,133,479	\$2,245,373	-5%
Houses: Pending on December 31st	2	4	-50%
Houses: Inventory on December 31st	4	7	-42.9%
Condos: Closings Full Year	13	12	+8.3%
Condos: Average Closing Price Full Year	\$876,808	\$750,292	+16.9%
Condos: Inventory on December 31st	0	0	NA

## Single Family Houses

### Number of Solds Q4

2025 vs. 2024

↓56%

### Average Sold Price Q4

2025 vs. 2024

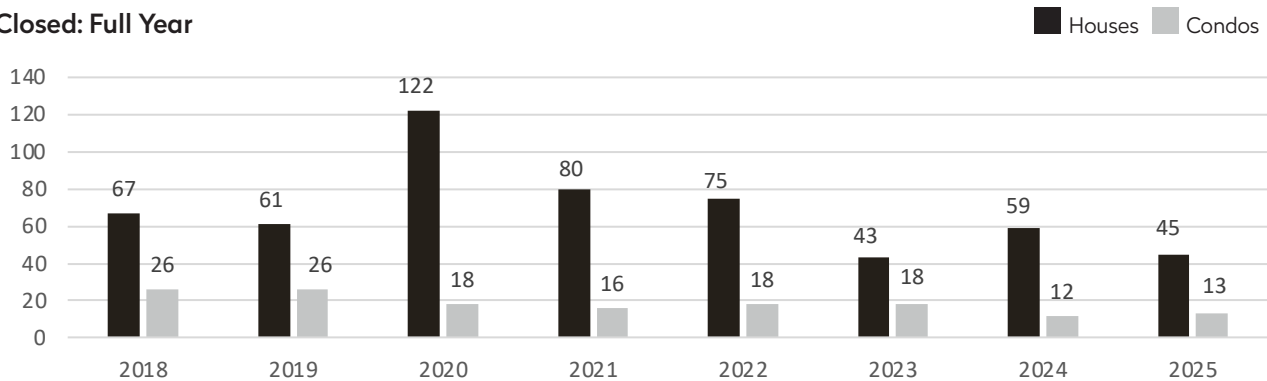
↓22%

### Sept. Inventory

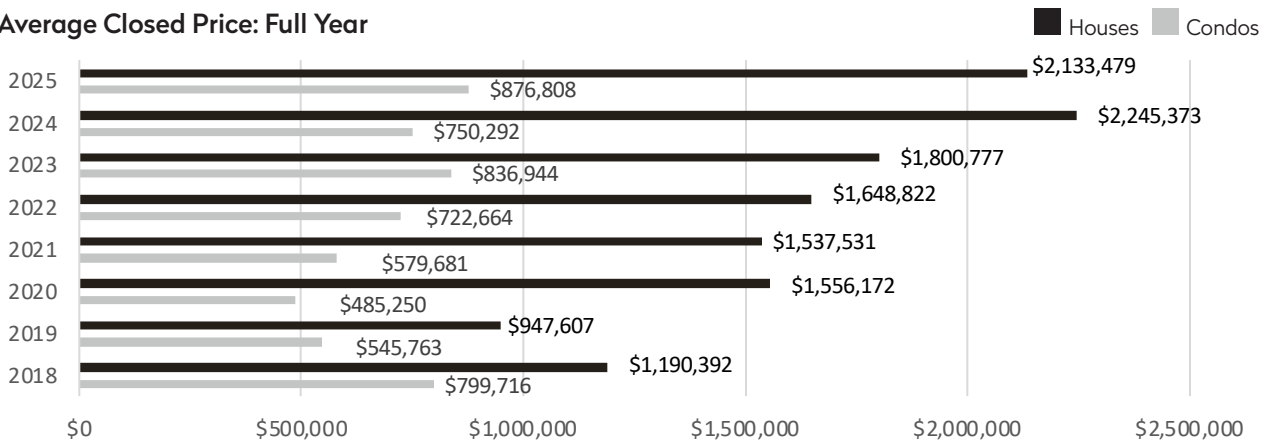
vs. Dec. 31, 2024

↓43%

## Closed: Full Year



## Average Closed Price: Full Year



# Redding Overview

In the fourth quarter, Redding saw 27 house closings, below a year ago but in line with historical norms. The fourth-quarter median sale price rose to \$950K, up 17% from a year earlier and the highest for the quarter in at least the past two decades. There were five sales over \$1.5M during the period, compared with one over the same time frame last year. Homes spent a median of 25 days on market, down from 36 days a year earlier, while the average list-to-sale ratio rose to 100.7%.

**Six-Month View:** The six-month median sale price climbed to \$1.028M, the highest for the second half of the year in at least the past two decades.

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	27	34	-20.6%
Houses: Average Closing Price 4th Quarter	\$1,033,130	\$897,632	+15.1%
Houses: Closings Full Year	113	114	-0.9%
Houses: Average Closing Price Full Year	\$1,106,875	\$1,019,611	+8.6%
Houses: Pending on December 31st	7	7	0%
Houses: Inventory on December 31st	14	22	-36.4%
Condos: Closings Full Year	4	4	0%
Condos: Average Closing Price Full Year	\$775,750	\$459,000	+69%
Condos: Inventory on December 31st	0	0	NA

## Single Family Houses

### Number of Solds Q4

2025 vs. 2024

↓ 21%

### Average Sold Price Q4

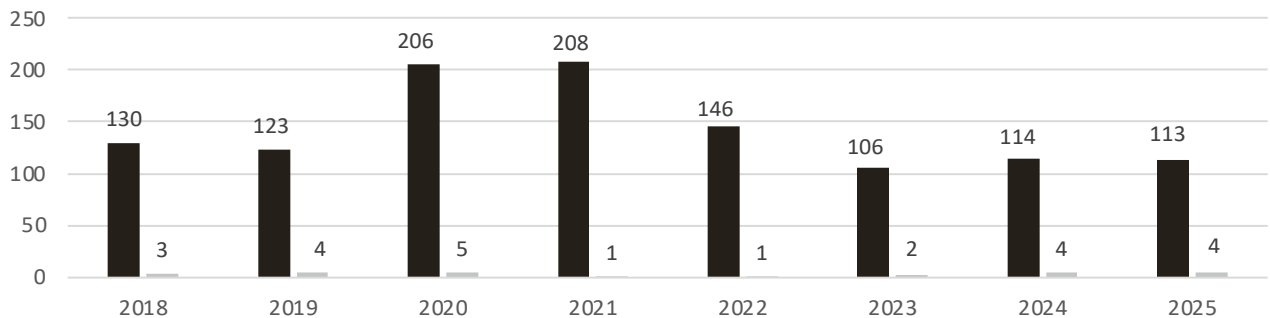
2025 vs. 2024

↑ 15%

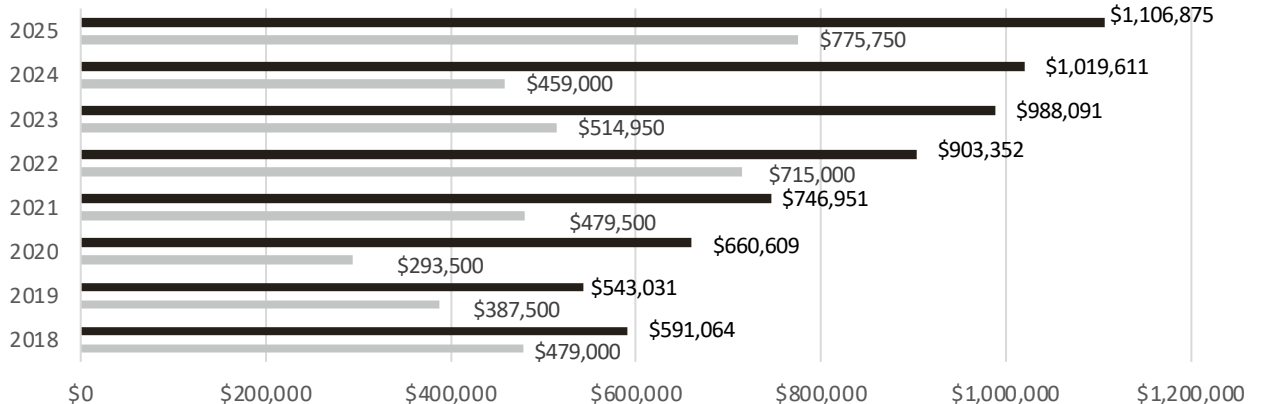
Dec. Inventory vs. Dec. 31, 2024

↓ 36%

## Closed: Full Year



## Average Closed Price: Full Year



# Easton Overview

In the fourth quarter (Oct–Dec), Easton saw 20 house closings, similar to a year ago. The median sale price rose to \$1.075M, up 19% from a year earlier and the highest for the quarter in at least the past two decades. There were four sales over \$1.5M during the period, compared with two over the same time frame last year. Homes spent a median of 64 days on market, compared with 31 days a year earlier, while the average list-to-sale ratio was 98.7%, marking the first quarter this year below 100%.

**Six-Month View:** Over the second half of the year (Jul–Dec), Easton had 50 house closings, up from 41 during the same period in 2024.

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	20	19	+5.3%
Houses: Average Closing Price 4th Quarter	\$1,151,225	\$1,232,526	-6.6%
Houses: Closings Full Year	93	80	+16.3%
Houses: Average Closing Price Full Year	\$1,080,379	\$1,078,976	+0.1%
Houses: Pending on December 31st	7	6	+16.7%
Houses: Inventory on December 31st	6	6	0%

## Single Family Houses

### Number of Solds Q4

2025 vs. 2024

↑ 5%

### Average Sold Price Q4

2025 vs. 2024

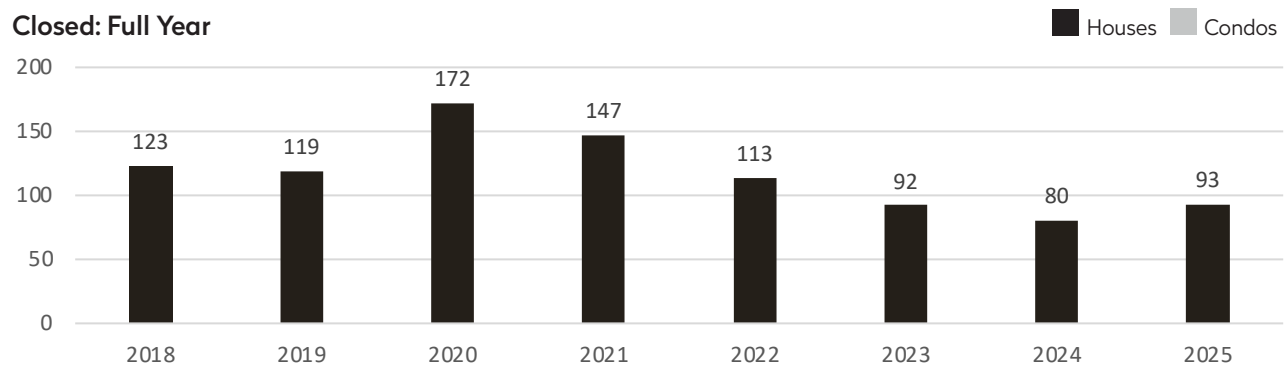
↓ 7%

### Dec. Inventory

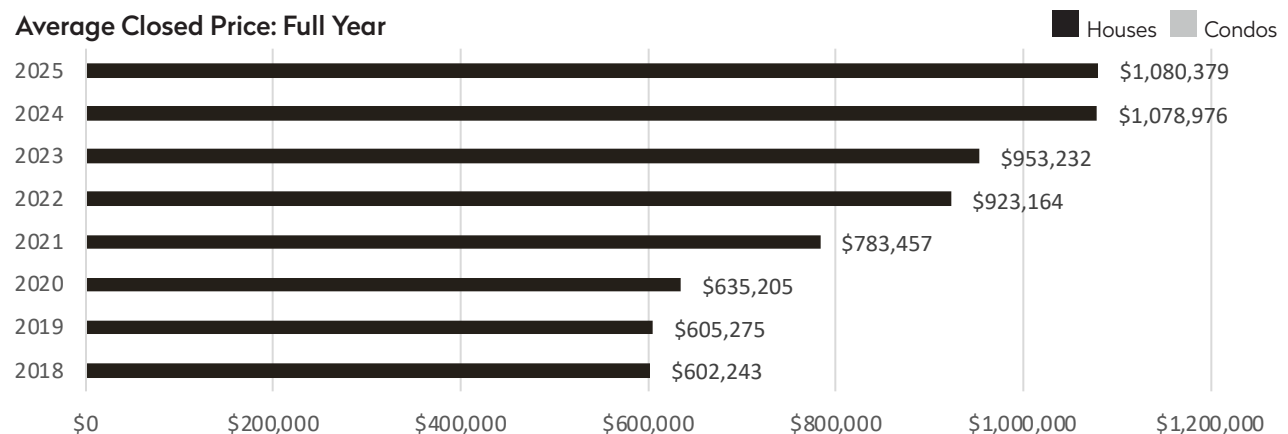
vs. Dec. 31, 2024

0%

## Closed: Full Year



## Average Closed Price: Full Year



# Ridgefield Overview

In the fourth quarter, Ridgefield saw 46 house closings, well below last year's total, with limited supply continuing to constrain sales. Despite a year-over-year rise in inventory at year's end, inventory remains more than 80% below 2019 levels. The median sale price rose to \$1.14M, up 6% from a year earlier and the highest fourth-quarter median on record. There were five sales over \$2M during the period, compared with three last year.

**Demand:** It remains a very competitive market for buyers. For combined house and condo closings in the quarter, the average list-to-sale ratio was 103.1%, compared with 101.6% last year, with 47% of properties selling over the asking price.

	2025	2024	% CHANGE
Houses: Closings in 4th Quarter	46	66	-30.3%
Houses: Average Closing Price 4th Quarter	\$1,226,742	\$1,154,315	+6.3%
Houses: Closings Full Year	215	249	-13.7%
Houses: Average Closing Price Full Year	\$1,272,472	\$1,157,304	+10%
Houses: Pending on December 31st	23	15	+53.3%
Houses: Inventory on December 31st	34	16	+112.5%
Condos: Closings Full Year	64	64	0%
Condos: Average Closing Price Full Year	\$495,593	\$506,391	-2.1%
Condos: Inventory on December 31st	5	9	-44.4%

## Single Family Houses

### Number of Solds Q4

2025 vs. 2024

↓ 30%

### Average Sold Price Q4

2025 vs. 2024

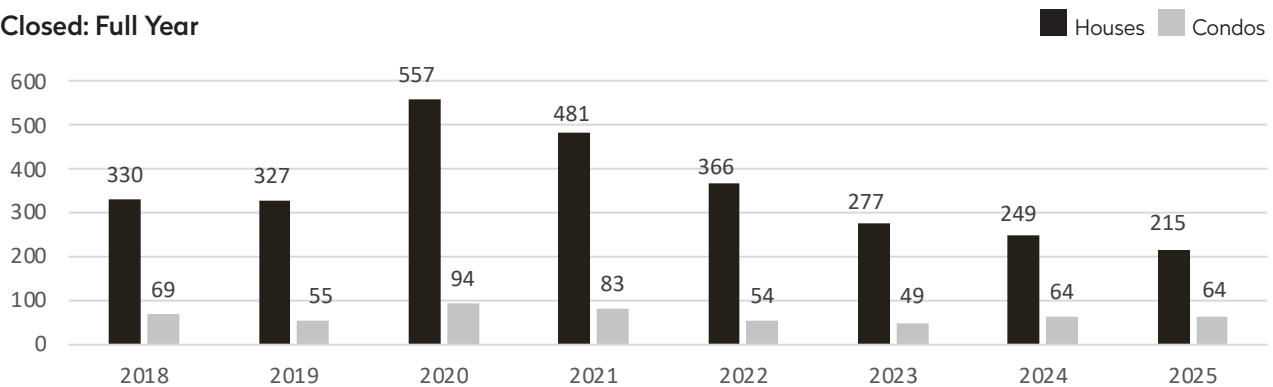
↑ 6%

### Dec. Inventory

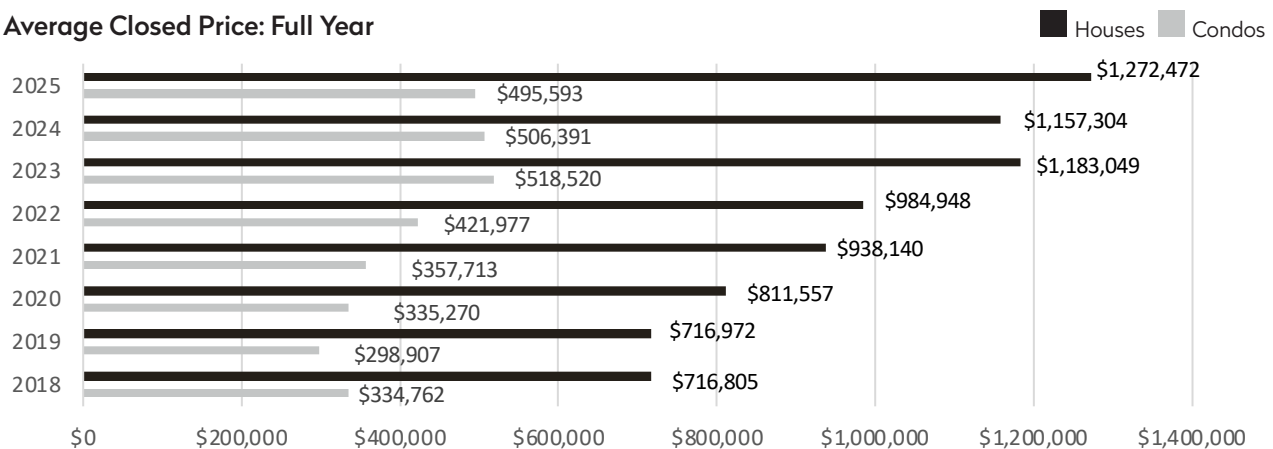
vs. Dec. 31, 2024

↑ 113%

## Closed: Full Year



## Average Closed Price: Full Year



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**Q4 2025**

**Connecticut Market Report**

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