

# 2025

YEAR-END  
MARKET REPORT

JUST  
CLOSED  
BY  
BROWN  
HARRIS  
STEVENS



**Brown Harris Stevens** THE Craft of Research

# Lower Fairfield County

## Full Year Overview

Throughout 2025, Lower Fairfield County's housing market was characterized by a familiar set of forces: limited inventory, strong demand, and steady price appreciation, backed by a very active high end market.

Inventory began the year at historically low levels and finished much the same way. While the second quarter briefly brought a modest year-over-year increase in available homes, that improvement proved short-lived. Over the second half of the year, single-family inventory averaged about 7% lower than a year earlier, continuing to constrain sales activity.

Despite those supply limitations, buyer demand remained robust. Homes sold at the fastest full-year pace on record, with a median of just 16 days on market for both house and condo closings. Buyer competition also stayed elevated, reflected in a record-high average list-to-sale price ratio of 103.7%. For the year, 56% of house and condo transactions closed over the asking price, matching that of 2024.

High-end activity emerged as a defining feature of 2025, supported in part by strong equity markets. For the year, there were 354 house sales over \$4M, a 32% increase from 2024. At the very top of the market, 46 properties sold for more than \$10M, more than double last year's total.

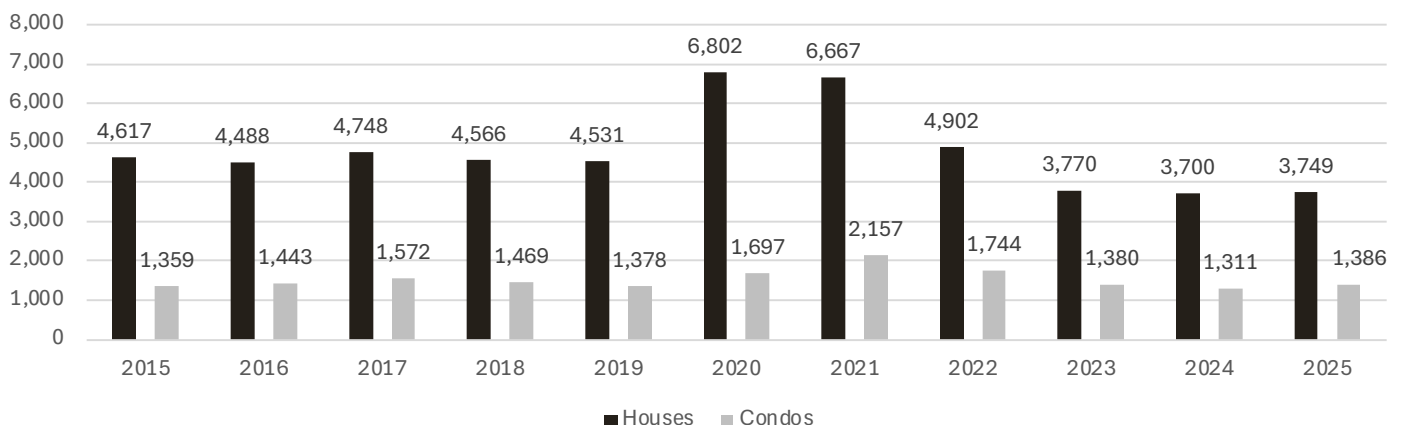
In concurrence with this, prices continued to move higher. For the full year, the median house sale price reached \$1.33M, up 12% from 2024 and the highest median on record. Condo prices also rose steadily, with the median finishing the year at \$505K, another record high. Given the decrease in supply, total sales numbers held up better than might be expected. House closings finished the year modestly higher than last year, while condo sales increased 7%, with demand largely absorbing new supply as it came to market.

Mortgage rates had risen in the early part of 2025 to briefly go above 7%. However, they gradually eased, and by the end of the year, the average 30-year fixed rate had declined to 6.15%, offering some relief to buyers heading into 2026.



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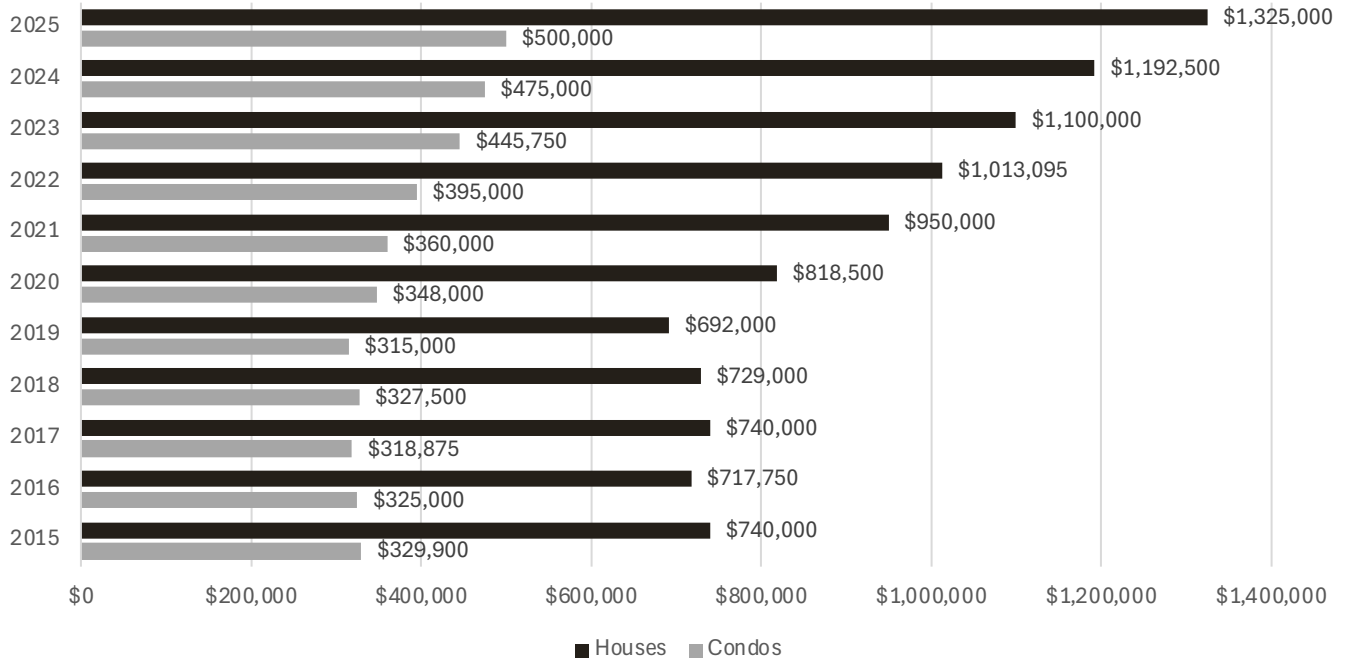
### Number of Closed Houses and Condos: Full Year



Both house and condo sales totals ended the year slightly higher than in 2024, even as inventory levels were lower year-over-year for much of the year.

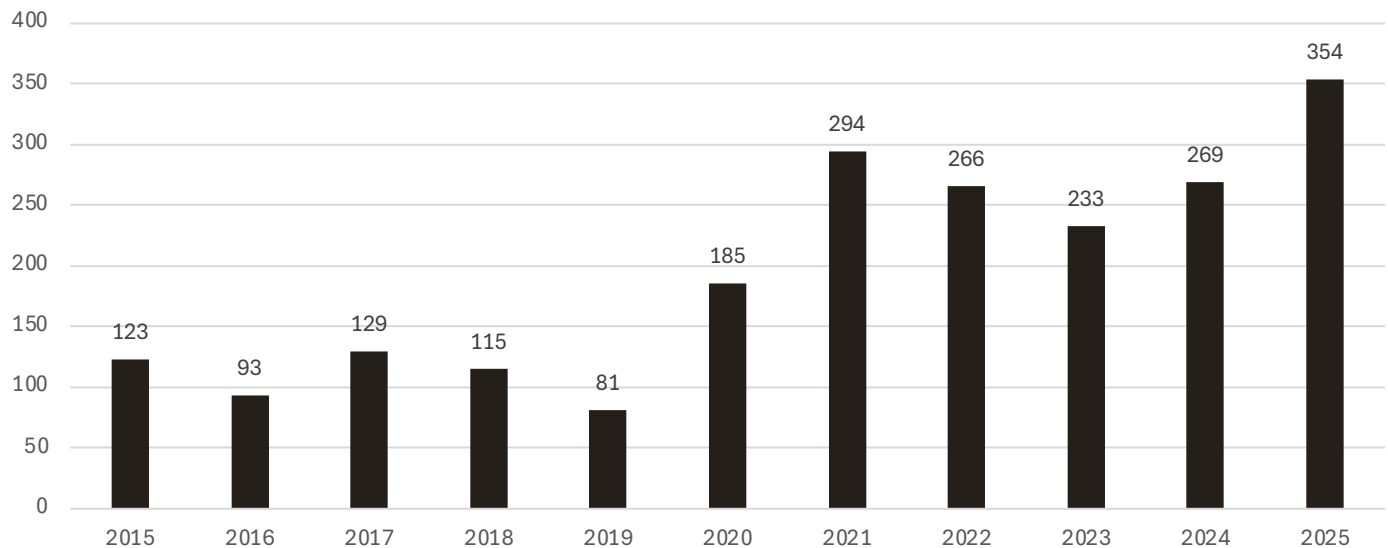
# Lower Fairfield County

## Median Closed Price, Houses and Condos: Full Year



2025's median sales prices were the highest on record for both houses and condos, alongside elevated high-end activity.

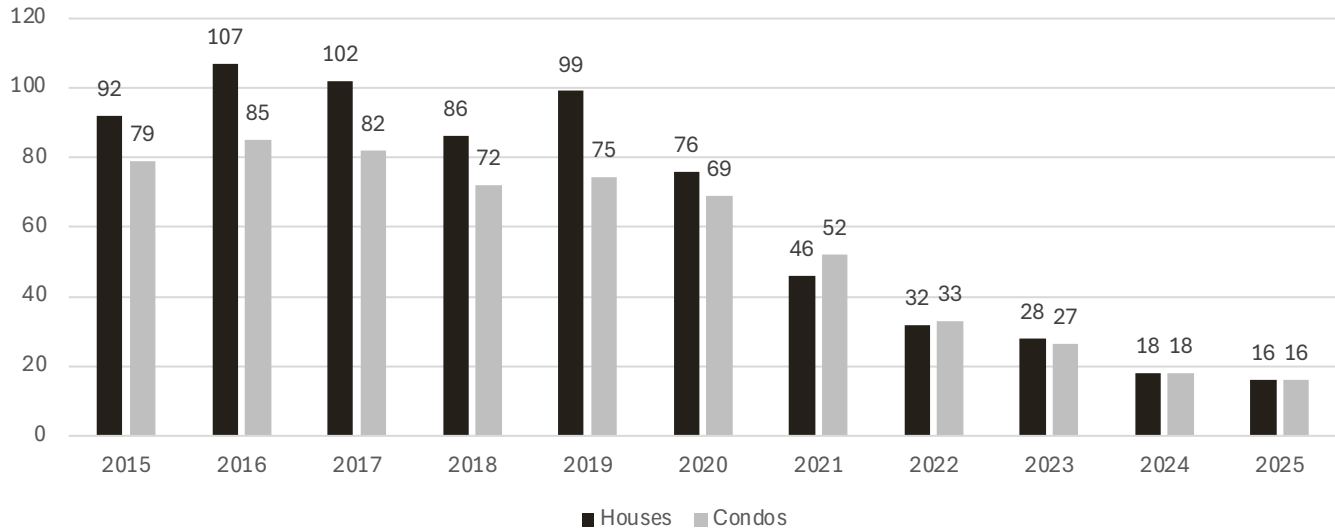
## Number of House Sales Over \$4M



In 2025, there were 354 house closings over \$4M, a 32% year-over-year increase. There were also 46 house closings over \$10M, more than double the total from 2024. Both marked the highest annual totals on record for those price points.

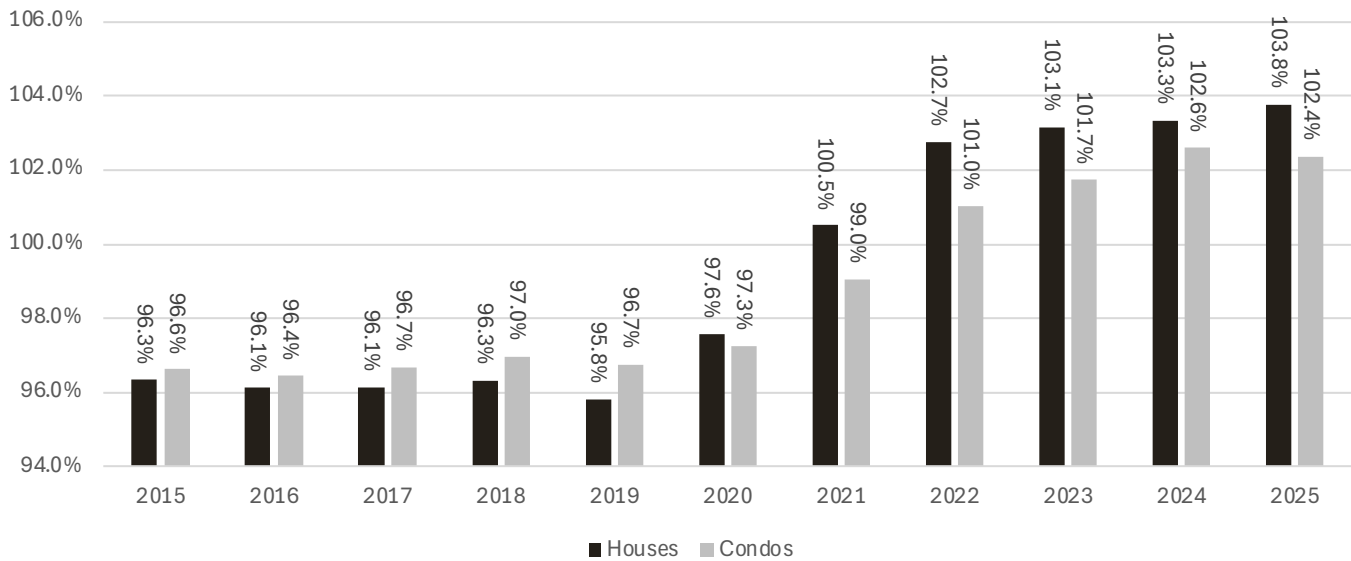
# Lower Fairfield County

## Median Days on Market for Closings: Full Year



In 2025, both house and condo closings spent a median of 16 days on market, marking the fastest full-year pace on record for each.

## Average List to Sale Price Ratio for Closings: Full Year

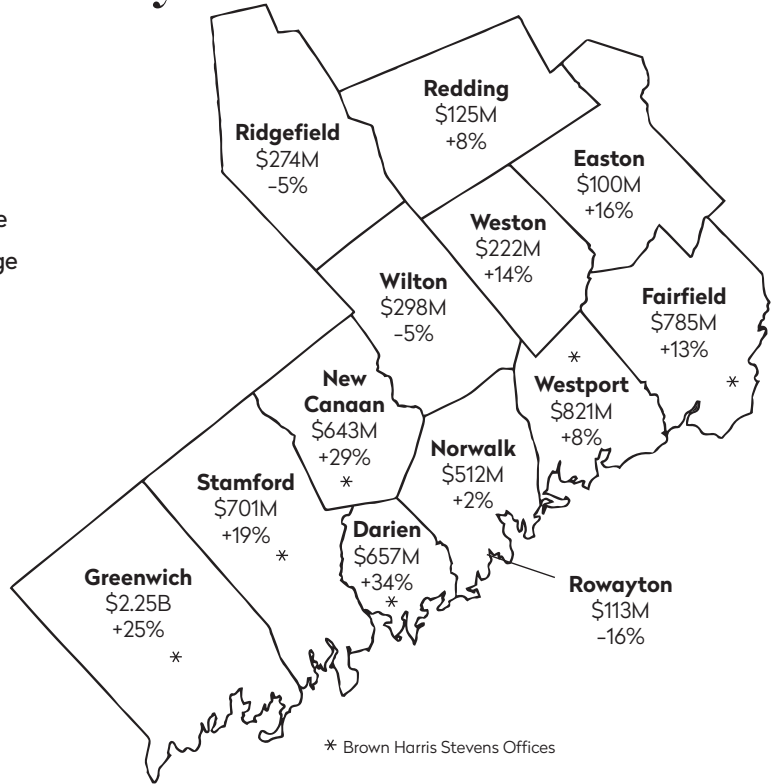


In 2025, houses posted an average list-to-sale price ratio of 103.8%, the highest on record, while condos held steady at 102.6%. For the year, 56% of combined house and condo closings sold above the asking price, matching the prior year's level.

# Lower Fairfield County

## Dollar Volume of House Sales 2025 vs. 2024

To the right is a look at the total dollar volume of house sales for each town for 2025 and the percentage change as it compares to 2024. Collectively, the dollar volume of closings in 2025 for Lower Fairfield County was \$7.4 billion, an increase of 17% vs 2024.



## TOWN COMPARISON: SOLD HOUSES: FULL YEAR

Town	# of Closed Houses		% change	Median Closing Price		% change
	2025	2024		2025	2024	
Darien	226	194	+16.5%	\$2,400,000	\$1,975,500	+21.5%
Easton	93	80	+16.3%	\$957,000	\$962,500	-0.6%
Fairfield	573	583	-1.7%	\$1,070,000	\$902,700	+18.5%
All of Greenwich	520	501	+3.8%	\$3,150,000	\$2,866,300	+9.9%
New Canaan	213	201	+6%	\$2,600,000	\$2,261,000	+15%
Norwalk	519	514	+1%	\$765,000	\$740,000	+3.4%
Redding	113	114	-0.9%	\$1,025,000	\$875,000	+17.1%
Ridgefield	215	249	-13.7%	\$1,100,000	\$1,050,000	+4.8%
Rowayton*	53	64	-17.2%	\$2,050,000	\$1,805,000	+13.6%
Southport*	45	59	-23.7%	\$1,945,000	\$1,390,000	+39.9%
Stamford	628	588	+6.8%	\$960,500	\$855,750	+12.2%
Weston	145	134	+8.2%	\$1,399,000	\$1,337,500	+4.6%
Westport	299	307	-2.6%	\$2,300,000	\$2,175,000	+5.7%
Wilton	205	235	-12.8%	\$1,350,000	\$1,210,000	+11.6%

\*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

**2025:** Sales activity held steady in 2025 despite tight supply. The town closed 520 house sales, up slightly from last year, while prices continued to move higher, with the median house price reaching \$3.15M, the highest full-year level on record. Buyer competition remained elevated, with 42% of sales closing over the asking price. There was strong high-end activity throughout the year with 50 house sales over \$8M, up from 30 in 2024. Condo sales were lower year over year, but the median held steady at \$960K.

## Single Family Houses

Number of Solds  
2025 vs. 2024

↑ 4%

Average Sold Price  
2025 vs. 2024

↑ 21%

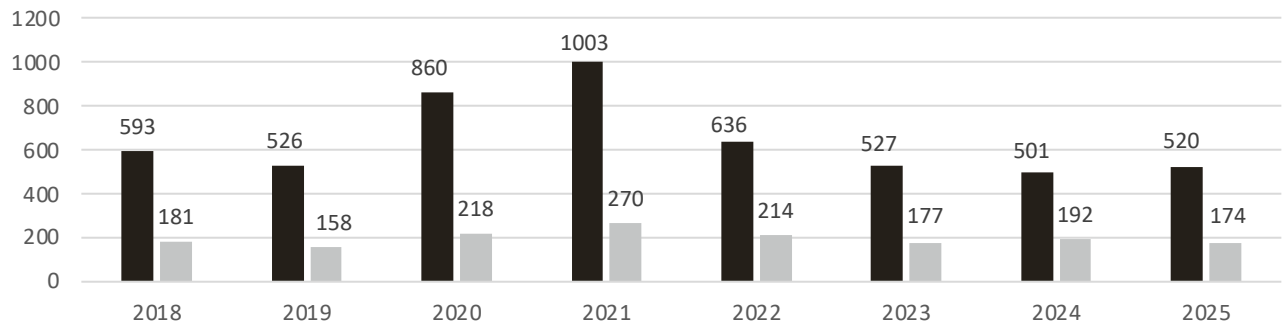
Dollar Volume  
2025 vs. 2024

↑ 25%

Full Year	2025	2024	% CHANGE
Houses: Closings	520	501	+3.8%
Houses: Average Sold Price	\$4,317,490	\$3,579,779	+20.6%
Houses: Average Closed Price Per Sq. Ft.	\$889	\$800	+11.1%
Houses: Dollar Volume of Closings	\$2,245,094,774	\$1,793,469,466	+25.2%
Houses: Closings, Avg. List-to-Sale Ratio	101.6%	102.3%	-0.7%
Condos: Closings	174	192	-9.4%
Condos: Average Sold Price	\$1,319,209	\$1,331,814	-0.9%
Condos: Average Price Per Sq. Ft.	\$750	\$694	+8.1%
Condos: Dollar Volume of Closings	\$229,542,305	\$255,708,360	-10.2%
Condos: Closings, Avg. List-to-Sale Ratio	101.3%	102.2%	-0.8%

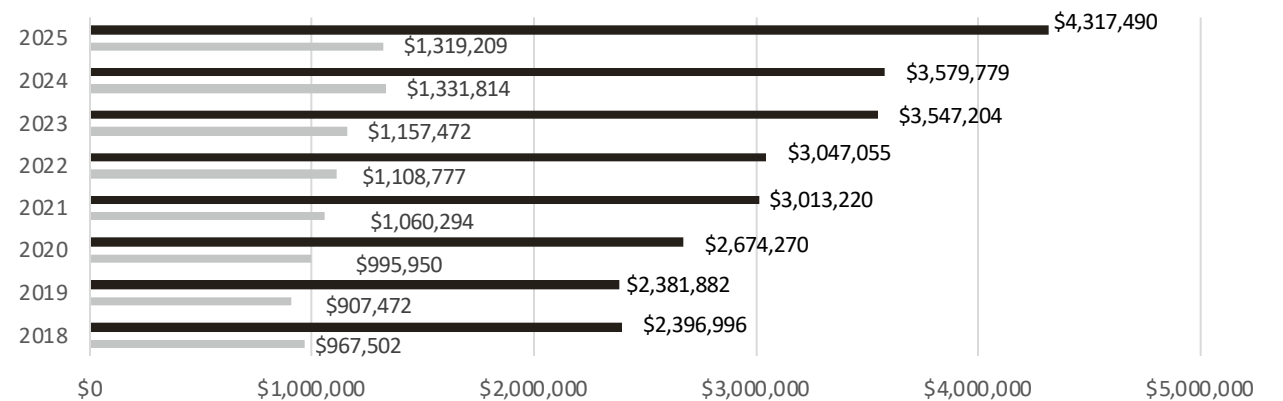
## Closed: Full Year

■ Houses ■ Condos



## Average Closed Price: Full Year

■ Houses ■ Condos

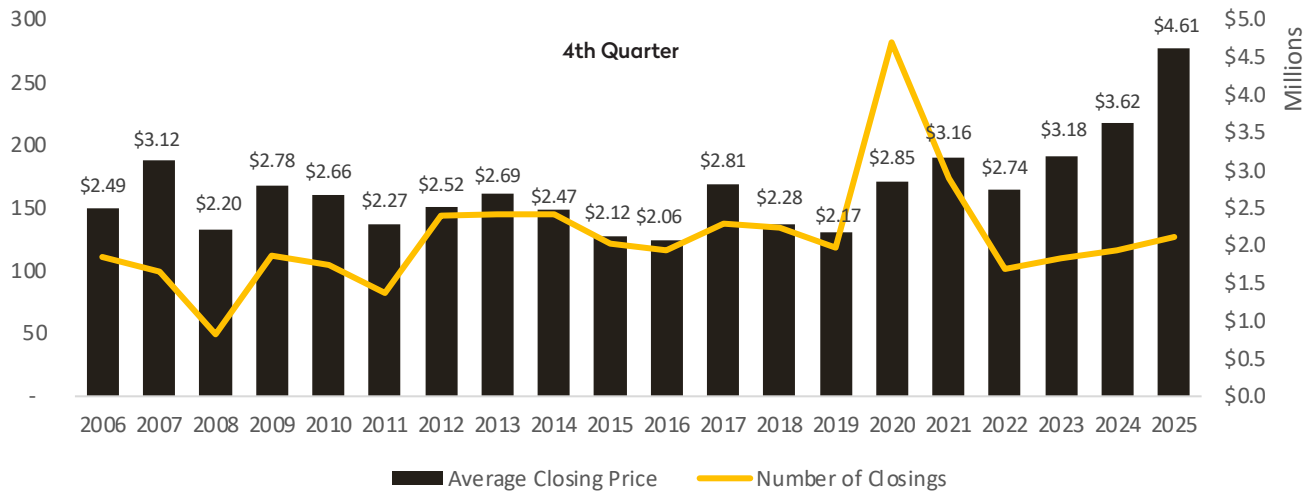


# All of Greenwich

## Single Family Houses

Q4: 2006-2025

Average Closing Price/Number of Closings - All of Greenwich Houses



4TH QUARTER	AVERAGE CLOSING PRICE	AVG. CLOSING PRICE % CHANGE YEAR-OVER-YEAR	# OF CLOSINGS	# OF CLOSINGS % CHANGE YEAR-OVER-YEAR	AVERAGE CDOM
2006	\$2,494,774	-17.6%	111	-27.5%	135
2007	\$3,122,772	+25.2%	99	-10.8%	146
2008	\$2,203,173	-29.4%	49	-50.5%	144
2009	\$2,783,364	+26.3%	112	+128.6%	204
2010	\$2,661,360	-4.4%	104	-7.1%	192
2011	\$2,273,455	-14.6%	82	-21.2%	202
2012	\$2,515,808	+10.7%	144	+75.6%	217
2013	\$2,690,573	+6.9%	145	+0.7%	145
2014	\$2,465,491	-8.4%	145	0%	185
2015	\$2,118,958	-14.1%	121	-16.6%	185
2016	\$2,062,011	-2.7%	116	-4.1%	220
2017	\$2,808,600	+36.2%	137	+18.1%	248
2018	\$2,281,903	-18.8%	134	-2.2%	216
2019	\$2,166,919	-5%	118	-11.9%	223
2020	\$2,849,499	+31.5%	282	+139%	171
2021	\$3,157,028	+10.8%	173	-38.7%	113
2022	\$2,742,715	-13.1%	101	-41.6%	62
2023	\$3,177,806	+15.9%	110	+8.9%	87
2024	\$3,615,203	+13.8%	116	+5.5%	72
2025	\$4,608,004	+27.5%	127	+9.5%	72

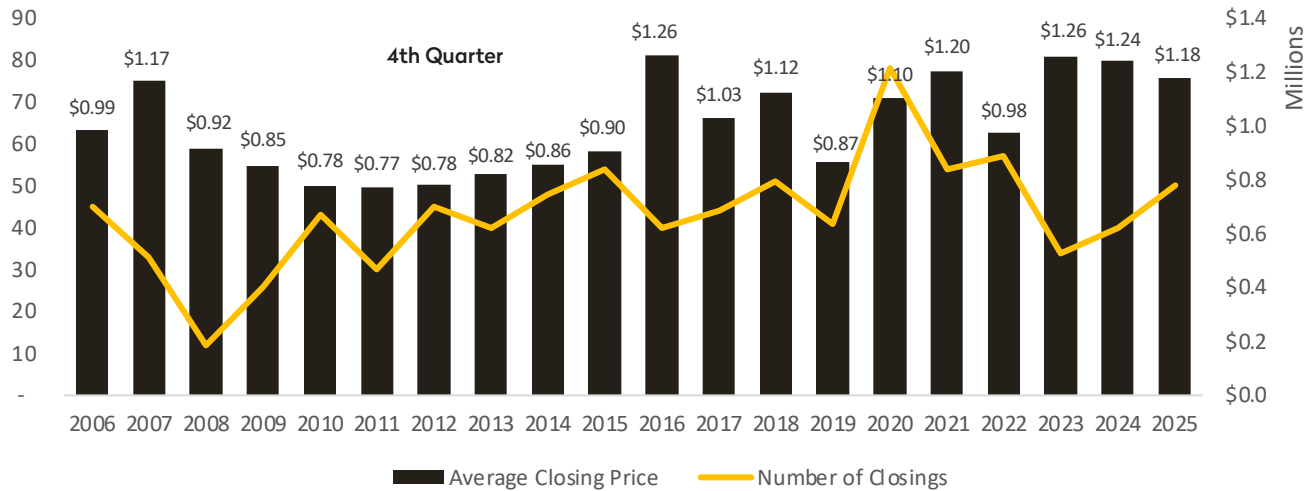
Source: Greenwich MLS

# All of Greenwich

## Condos/Co-Ops

Q4: 2006 -2025

Average Closing Price/Number of Closings - All of Greenwich Condos/Co-Ops



4TH QUARTER	AVERAGE CLOSING PRICE	AVG. CLOSING PRICE % CHANGE YEAR-OVER-YEAR	# OF CLOSINGS	# OF CLOSINGS % CHANGE YEAR-OVER-YEAR	AVERAGE CDOM
2006	\$986,727	+17.9%	45	-16.7%	135
2007	\$1,168,130	+18.4%	33	-26.7%	160
2008	\$915,250	-21.6%	12	-63.6%	189
2009	\$852,047	-6.9%	26	+116.7%	295
2010	\$778,430	-8.6%	43	+65.4%	277
2011	\$771,733	-0.9%	30	-30.2%	239
2012	\$779,304	+1%	45	+50%	184
2013	\$822,900	+5.6%	40	-11.1%	142
2014	\$855,276	+3.9%	48	+20%	157
2015	\$904,606	+5.8%	54	+12.5%	115
2016	\$1,260,922	+39.4%	40	-25.9%	126
2017	\$1,027,881	-18.5%	44	+10%	162
2018	\$1,120,863	+9%	51	+15.9%	174
2019	\$867,707	-22.6%	41	-19.6%	163
2020	\$1,100,995	+26.9%	78	+90.2%	174
2021	\$1,199,914	+9%	54	-30.8%	121
2022	\$976,911	-18.6%	57	+5.6%	61
2023	\$1,255,211	+28.5%	34	-40.4%	82
2024	\$1,239,613	-1.2%	40	+17.6%	44
2025	\$1,178,084	-5%	50	+25%	58

Source: Greenwich MLS

# Greenwich Overview

**2025:** Sales volume in Greenwich was unchanged in 2025, with 306 house closings, but pricing moved decisively higher. The median house price climbed to \$3.8M, up 19% from last year and the highest full-year level in at least two decades. Buyer competition remained strong, with 36% of sales closing over the asking price. High-end demand was also a defining feature of the year, highlighted by 30 house sales over \$10.5M, more than double last year's total.

Full Year	2025	2024	% CHANGE
Houses: Closings	306	306	0%
Houses: Average Sold Price	\$5,045,975	\$4,013,488	+25.7%
Houses: Average Closed Price Per Sq. Ft.	\$865	\$774	+11.8%
Houses: Dollar Volume of Closings	\$1,544,068,363	\$1,228,127,420	+25.7%
Houses: Closings, Avg. List-to-Sale Ratio	100.2%	101.7%	-1.5%
Condos: Closings	133	148	-10.1%
Condos: Average Sold Price	\$1,433,826	\$1,457,002	-1.6%
Condos: Average Price Per Sq. Ft.	\$770	\$712	+8.2%
Condos: Dollar Volume of Closings	\$190,698,805	\$215,636,235	-11.6%
Condos: Closings, Avg. List-to-Sale Ratio	101.1%	101.8%	-0.7%

## Single Family Houses

### Number of Solds

2025 vs. 2024

0%

### Average Sold Price

2025 vs. 2024

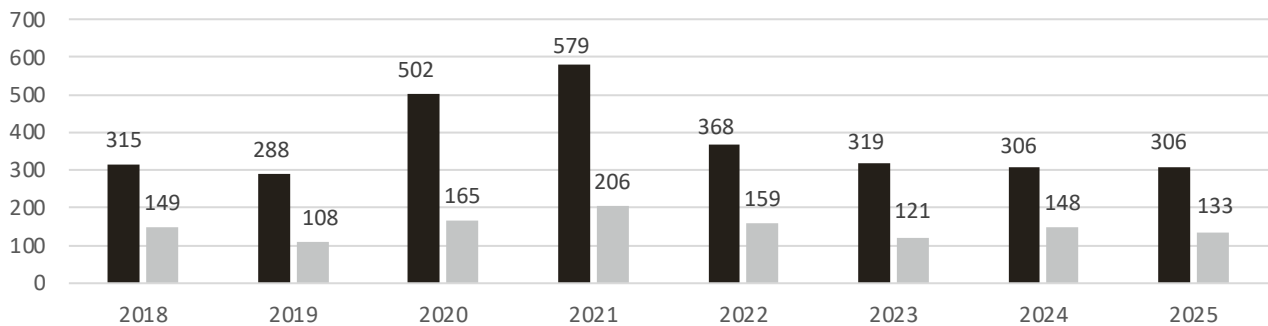
↑ 26%

### Dollar Volume

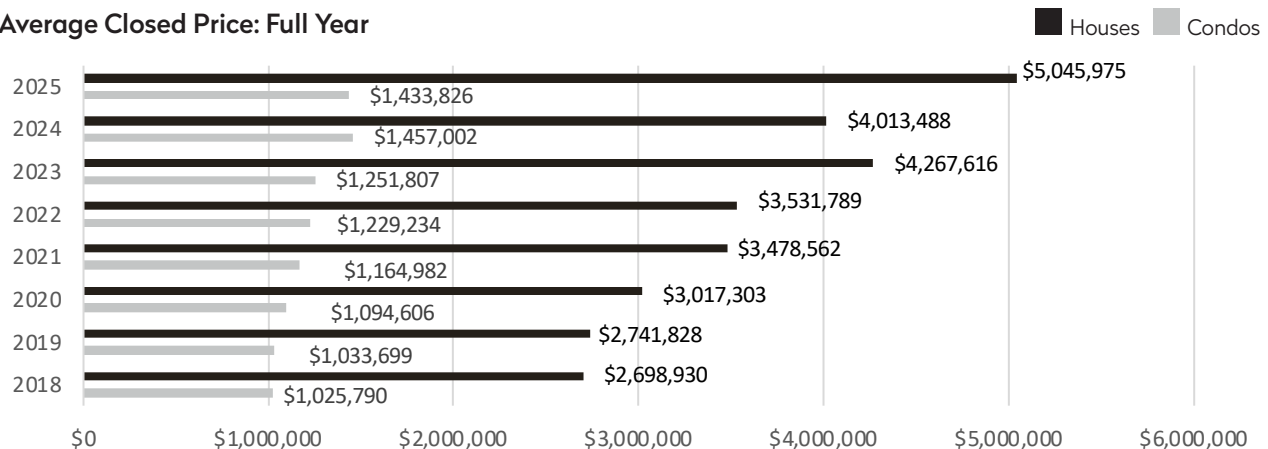
2025 vs. 2024

↑ 26%

## Closed: Full Year



## Average Closed Price: Full Year



# Cos Cob Overview

2025: Sales activity in Cos Cob was higher in 2025, with 59 house closings, as demand remained intense despite low inventory. The median house price was \$2.00M, the highest full-year level on record, while homes moved at a brisk pace with a median of 17 days on market. Buyer competition was a defining feature, with 57% of house sales closing over the asking price and an average list-to-sale ratio above 104%. High-end activity also picked up meaningfully, with seven house sales over \$3.5M.

Full Year	2025	2024	% CHANGE
Houses: Closings	59	56	+5.4%
Houses: Average Sold Price	\$2,185,929	\$2,049,533	+6.7%
Houses: Average Closed Price Per Sq. Ft.	\$742	\$673	+10.3%
Houses: Dollar Volume of Closings	\$128,969,789	\$114,773,869	+12.4%
Houses: Closings, Avg. List-to-Sale Ratio	104.5%	103.6%	+0.9%
Condos: Closings	18	21	-14.3%
Condos: Average Sold Price	\$1,014,972	\$1,019,244	-0.4%
Condos: Average Price Per Sq. Ft.	\$662	\$624	+6.1%
Condos: Dollar Volume of Closings	\$18,269,500	\$21,404,125	-14.6%
Condos: Closings, Avg. List-to-Sale Ratio	100.8%	103.3%	-2.5%

## Single Family Houses

Number of Solds  
2025 vs. 2024

↑ 5%

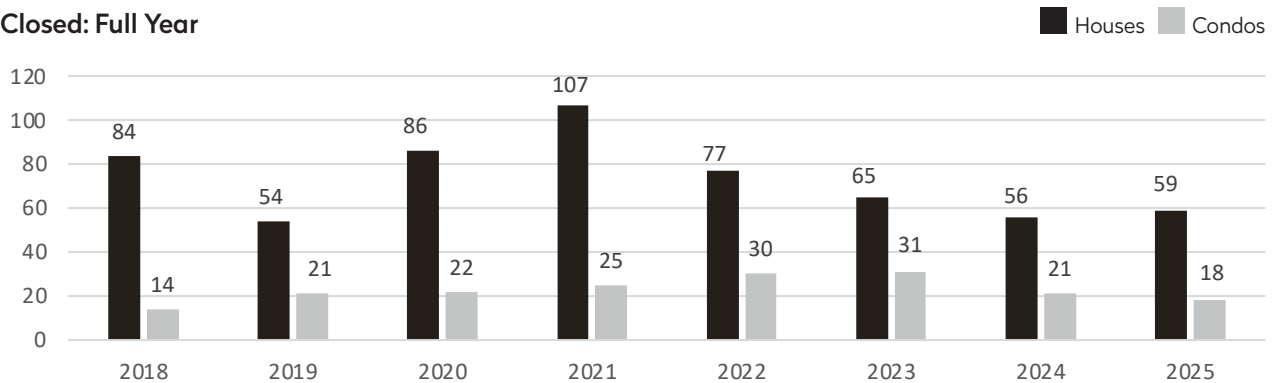
Average Sold Price  
2025 vs. 2024

↑ 7%

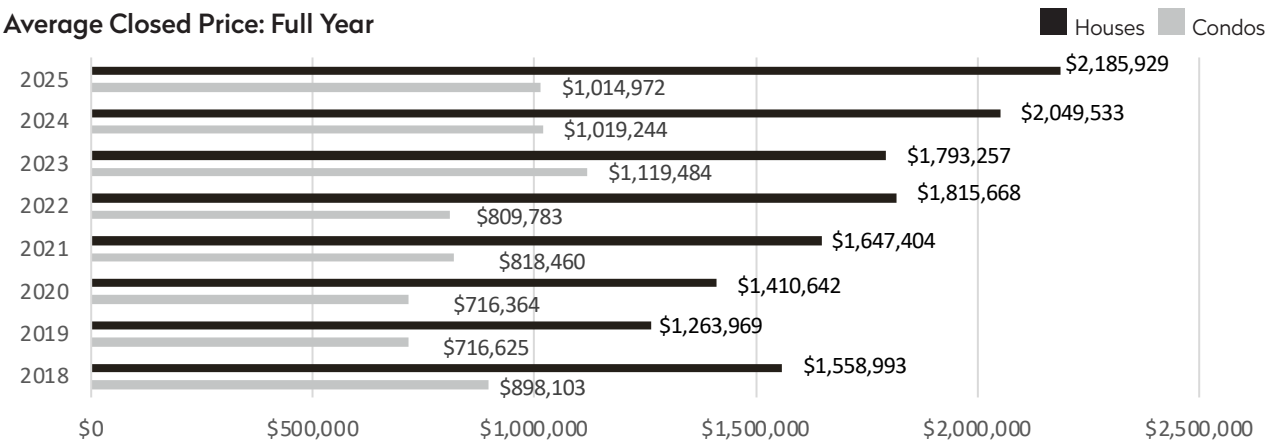
Dollar Volume  
2025 vs. 2024

↑ 12%

## Closed: Full Year



## Average Closed Price: Full Year



# Riverside Overview

2025: Sales activity in Riverside was relatively steady, with 83 house closings, a 17% increase from last year, as demand remained firm in the face of limited inventory. The median house price finished the year at \$3.15M, up 8% year-over-year and the highest full-year median on record. Homes continued to sell quickly, with a median of 23 days on market, while buyer competition stayed elevated, reflected in an average list-to-sale ratio of 102.7% and 48% of house sales closing over the asking price. High-end activity also picked up modestly, with 10 house sales over \$6M during the year, up from eight in 2024.

Full Year	2025	2024	% CHANGE
Houses: Closings	83	71	+16.9%
Houses: Average Sold Price	\$3,751,640	\$3,329,028	+12.7%
Houses: Average Closed Price Per Sq. Ft.	\$918	\$882	+4.1%
Houses: Dollar Volume of Closings	\$311,386,093	\$236,361,003	+31.7%
Houses: Closings, Avg. List-to-Sale Ratio	102.7%	102.1%	+0.6%
Condos: Closings	4	4	0%
Condos: Average Sold Price	\$954,000	\$1,018,750	-6.4%
Condos: Average Price Per Sq. Ft.	\$556	\$525	+5.9%
Condos: Dollar Volume of Closings	\$3,816,000	\$4,075,000	-6.4%
Condos: Closings, Avg. List-to-Sale Ratio	107.7%	107.0%	+0.6%

## Single Family Houses

Number of Solds  
2025 vs. 2024

↑ 17%

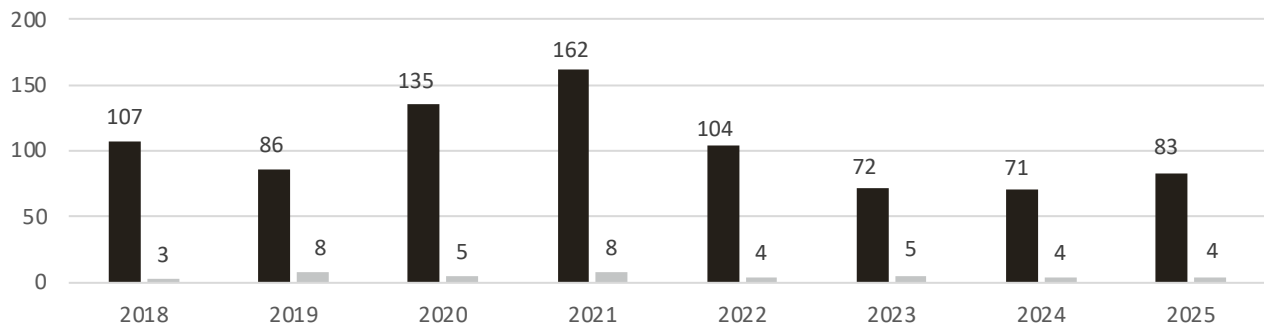
Average Sold Price  
2025 vs. 2024

↑ 13%

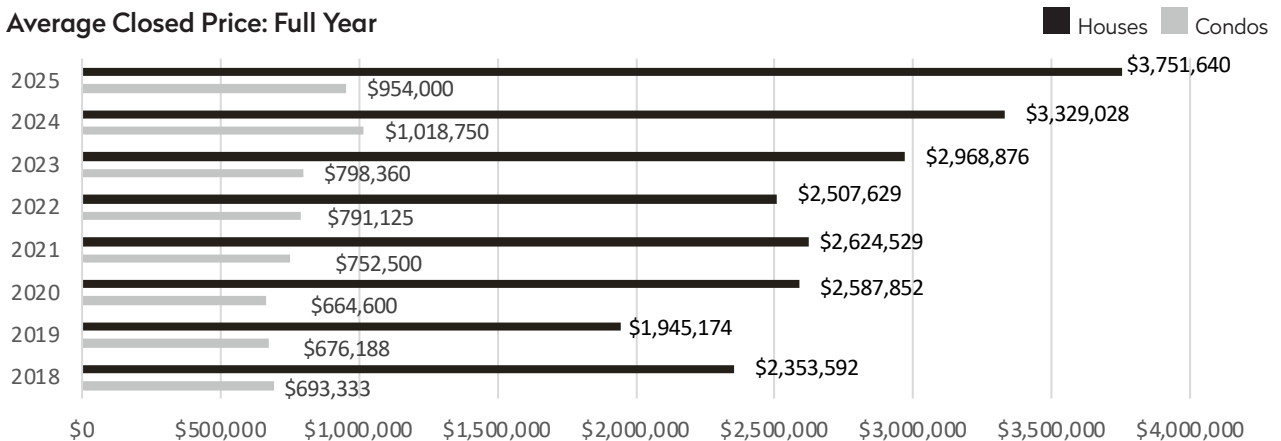
Dollar Volume  
2025 vs. 2024

↑ 32%

## Closed: Full Year



## Average Closed Price: Full Year



# Old Greenwich Overview

2025: Sales activity in Old Greenwich held relatively steady, with 72 house closings, a 6% increase from last year, as demand stayed firm despite limited inventory. The median house price finished the year at \$3M, up 8% year-over-year and the highest full-year median on record. Homes continued to sell quickly, with a median of 19 days on market, while buyer competition was reflected in an average list-to-sale ratio of 103.8%, with 50% of house sales closing over the asking price. High-end activity included seven house sales over \$5M during the year, down from 11 in 2024.

Full Year	2025	2024	% CHANGE
Houses: Closings	72	68	+5.9%
Houses: Average Sold Price	\$3,620,424	\$3,150,106	+14.9%
Houses: Average Closed Price Per Sq. Ft.	\$1,076	\$933	+15.4%
Houses: Dollar Volume of Closings	\$260,670,529	\$214,207,174	+21.7%
Houses: Closings, Avg. List-to-Sale Ratio	103.8%	104.4%	-0.7%
Condos: Closings	19	19	0%
Condos: Average Sold Price	\$882,000	\$768,053	+14.8%
Condos: Average Price Per Sq. Ft.	\$743	\$682	+8.9%
Condos: Dollar Volume of Closings	\$16,758,000	\$14,593,000	+14.8%
Condos: Closings, Avg. List-to-Sale Ratio	102.3%	102.6%	-0.3%

## Single Family Houses

### Number of Solds

2025 vs. 2024

↑6%

### Average Sold Price

2025 vs. 2024

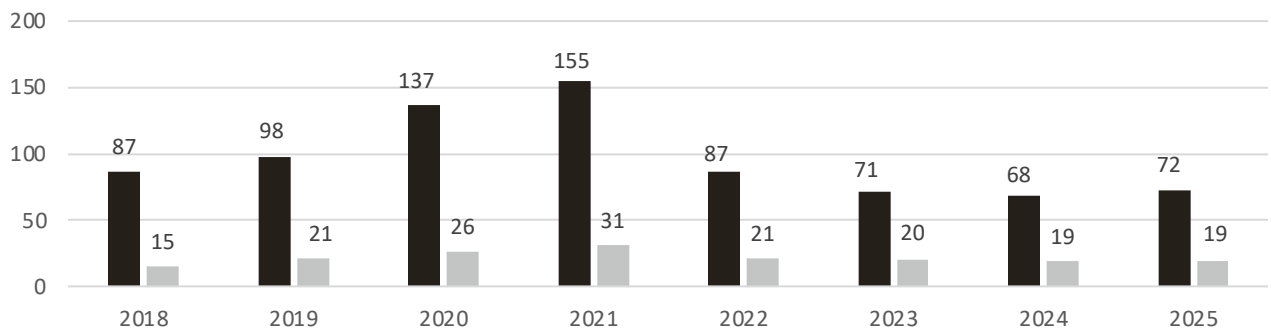
↑15%

### Dollar Volume

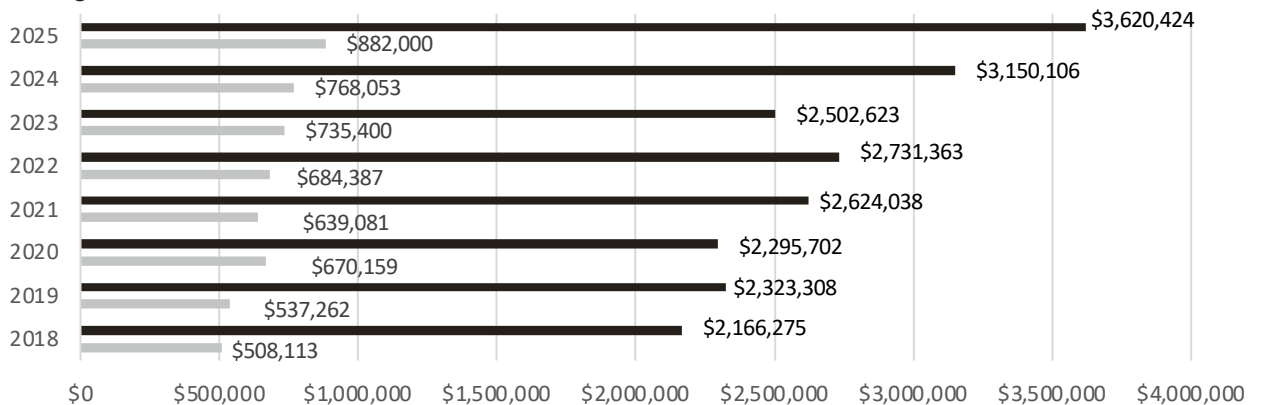
2025 vs. 2024

↑22%

## Closed: Full Year



## Average Closed Price: Full Year



# Stamford Overview

2025: Sales activity in Stamford held relatively steady in 2025 across both houses and condos. The city saw 628 house closings, up 7% from last year, while condo closings totaled 544, a 5% increase. Prices moved higher for both property types, with the median house price finishing the year at \$961K, up 12% year-over-year, and the median condo price rising 11% to \$445K, both the highest full-year medians on record. Homes continued to sell quickly, with houses and condos each posting a median of 14 days on market.

Full Year	2025	2024	% CHANGE
Houses: Closings	628	588	+6.8%
Houses: Average Sold Price	\$1,115,823	\$1,003,402	+11.2%
Houses: Average Closed Price Per Sq. Ft.	\$387	\$354	+9.2%
Houses: Dollar Volume of Closings	\$700,736,980	\$590,000,468	+18.8%
Houses: Closings, Avg. List-to-Sale Ratio	105.3%	104.1%	+1.2%
Condos: Closings	544	518	+5%
Condos: Average Sold Price	\$489,077	\$445,534	+9.8%
Condos: Average Price Per Sq. Ft.	\$374	\$349	+7.2%
Condos: Dollar Volume of Closings	\$266,057,854	\$230,786,712	+15.3%
Condos: Closings, Avg. List-to-Sale Ratio	102.3%	102.3%	0%

## Single Family Houses

### Number of Solds

2025 vs. 2024

↑ 7%

### Average Sold Price

2025 vs. 2024

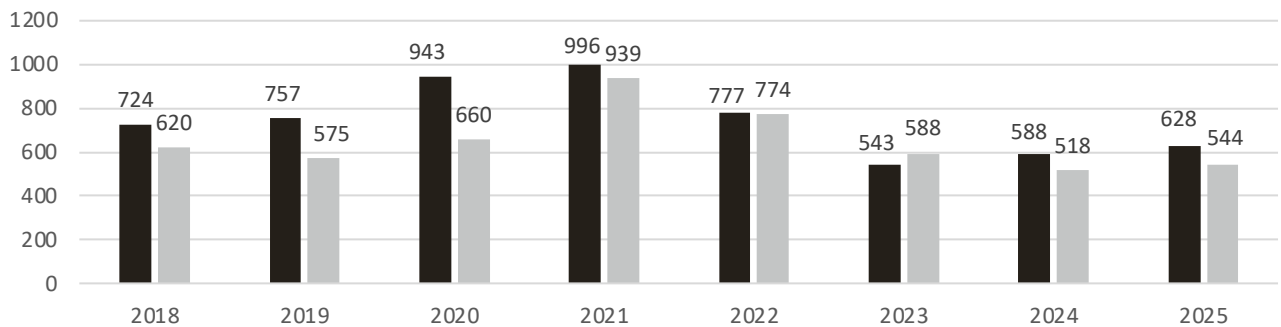
↑ 11%

### Dollar Volume

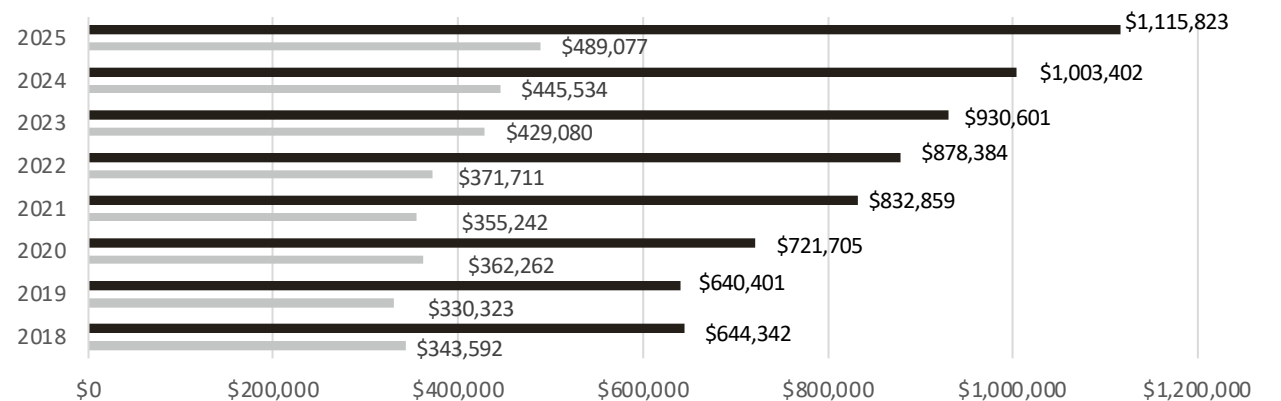
2025 vs. 2024

↑ 19%

## Closed: Full Year



## Average Closed Price: Full Year



# Darien Overview

2025: Sales activity in Darien increased year-over-year across both houses and condos. The town saw 226 house closings, up 16% from last year, while condo closings totaled 18, up from 14 a year ago. Prices moved higher, with the median house price finishing the year at \$2.4M, and increase of 21% year-over-year, and the median condo price rose to \$1.08M, up 28%, both among the highest full-year medians on record. Homes sold quickly, with houses spending a median of 11 days on market and condos 13 days.

Full Year	2025	2024	% CHANGE
Houses: Closings	226	194	+16.5%
Houses: Average Sold Price	\$2,908,015	\$2,522,582	+15.3%
Houses: Average Closed Price Per Sq. Ft.	\$749	\$671	+11.6%
Houses: Dollar Volume of Closings	\$657,211,405	\$489,380,979	+34.3%
Houses: Closings, Avg. List-to-Sale Ratio	107.1%	105.4%	+1.6%
Condos: Closings	18	14	+28.6%
Condos: Average Sold Price	\$1,275,890	\$1,100,143	+16%
Condos: Average Price Per Sq. Ft.	\$730	\$648	+12.7%
Condos: Dollar Volume of Closings	\$22,966,011	\$15,402,000	+49.1%
Condos: Closings, Avg. List-to-Sale Ratio	108.0%	100.5%	+7.4%

## Single Family Houses

Number of Solds  
2025 vs. 2024

↑ 17%

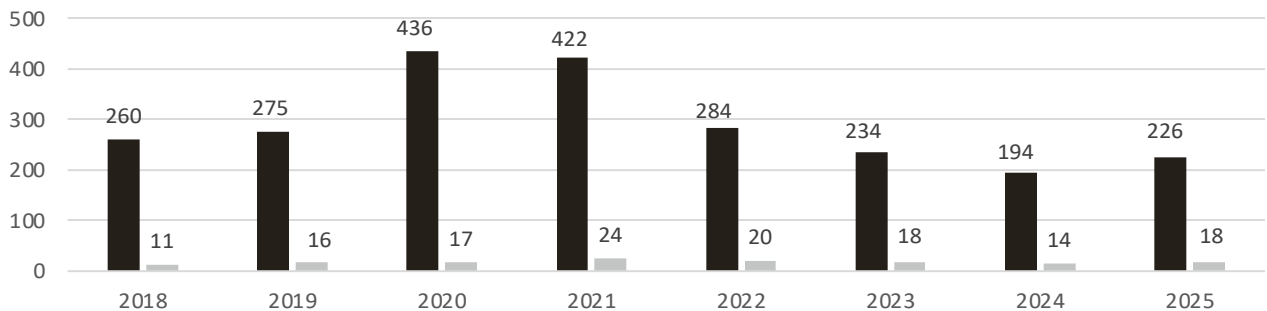
Average Sold Price  
2025 vs. 2024

↑ 15%

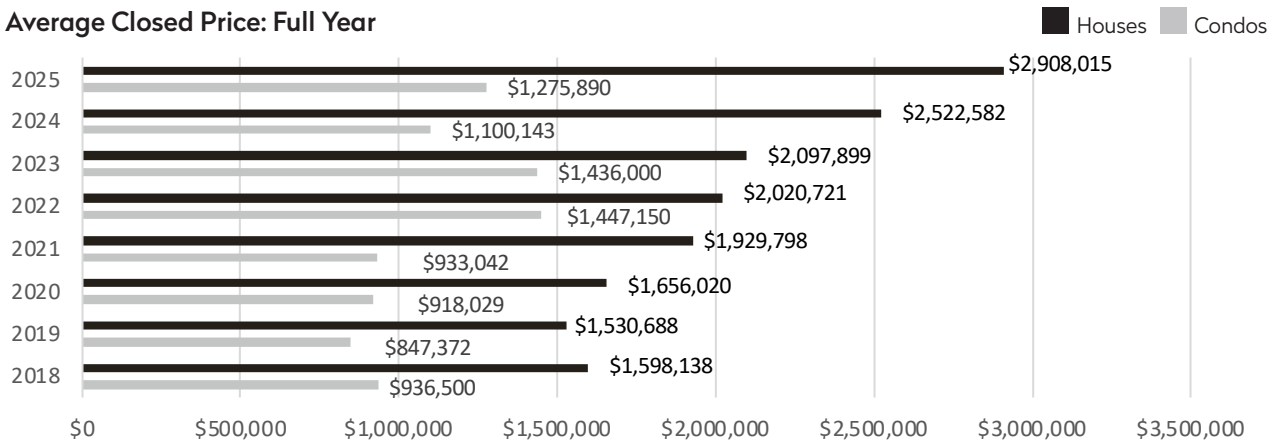
Dollar Volume  
2025 vs. 2024

↑ 34%

## Closed: Full Year



## Average Closed Price: Full Year



# New Canaan Overview

2025: Sales activity in New Canaan increased year-over-year across both houses and condos. The town saw 214 house closings, up 7% from last year, while condo closings totaled 68, compared with 62 a year ago. Prices moved higher, with the median house price finishing the year at \$2.6M, up 15% year-over-year, and the median condo price rising to \$1.37M, up 8%, both the highest full-year medians on record. High-end house activity increased, with 22 sales over \$5M during the year, up from 13 in 2024.

Full Year	2025	2024	% CHANGE
Houses: Closings	214	201	+6.5%
Houses: Average Sold Price	\$3,031,535	\$2,481,646	+22.2%
Houses: Average Closed Price Per Sq. Ft.	\$591	\$521	+13.3%
Houses: Dollar Volume of Closings	\$648,748,535	\$498,810,785	+30.1%
Houses: Closings, Avg. List-to-Sale Ratio	103.4%	102.5%	+0.9%
Condos: Closings	68	62	+9.7%
Condos: Average Sold Price	\$1,417,222	\$1,226,529	+15.5%
Condos: Average Price Per Sq. Ft.	\$683	\$644	+6.1%
Condos: Dollar Volume of Closings	\$96,371,100	\$76,044,798	+26.7%
Condos: Closings, Avg. List-to-Sale Ratio	103.2%	102.4%	+0.7%

## Single Family Houses

Number of Solds  
2025 vs. 2024

↑ 7%

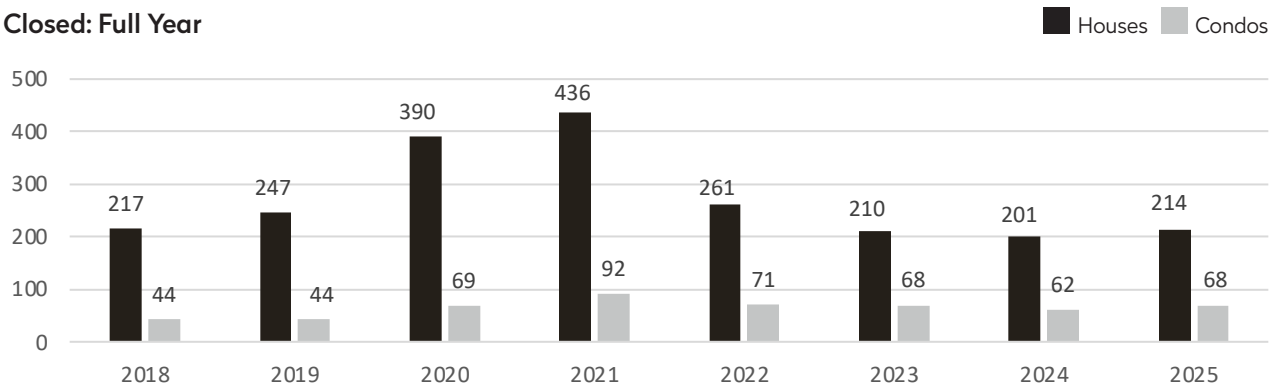
Average Sold Price  
2025 vs. 2024

↑ 22%

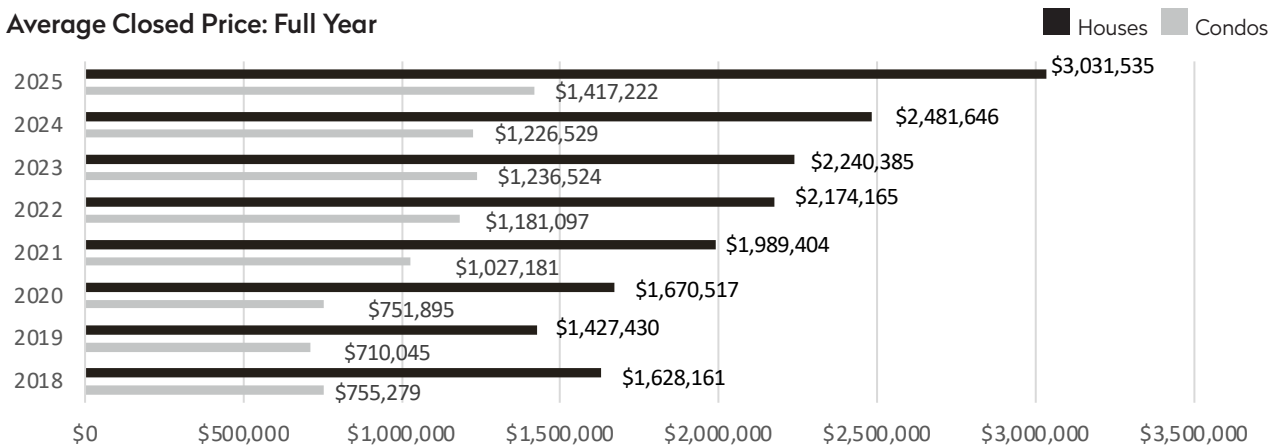
Dollar Volume  
2025 vs. 2024

↑ 30%

## Closed: Full Year



## Average Closed Price: Full Year



# Norwalk Overview

2025: Sales activity in Norwalk was steady, with 519 house closings, up 1% from last year, while condo closings rose to 344, a 22% year-over-year increase. Prices moved higher alongside that activity, with the median house price finishing the year at \$765K, up 3%, and the median condo price rising to \$413K, up 7%, both the highest full-year medians on record. Homes sold quickly across both property types, with houses and condos both spending a median of 14 days on market.

Full Year	2025	2024	% CHANGE
Houses: Closings	519	514	+1%
Houses: Average Sold Price	\$987,325	\$982,639	+0.5%
Houses: Average Closed Price Per Sq. Ft.	\$449	\$421	+6.7%
Houses: Dollar Volume of Closings	\$512,421,819	\$505,076,370	+1.5%
Houses: Closings, Avg. List-to-Sale Ratio	104.0%	104.9%	-0.9%
Condos: Closings	344	281	+22.4%
Condos: Average Sold Price	\$486,310	\$452,859	+7.4%
Condos: Average Price Per Sq. Ft.	\$404	\$382	+5.8%
Condos: Dollar Volume of Closings	\$167,290,610	\$127,253,426	+31.5%
Condos: Closings, Avg. List-to-Sale Ratio	102.2%	103.8%	-1.6%

## Single Family Houses

### Number of Solds

2025 vs. 2024



### Average Sold Price

2025 vs. 2024

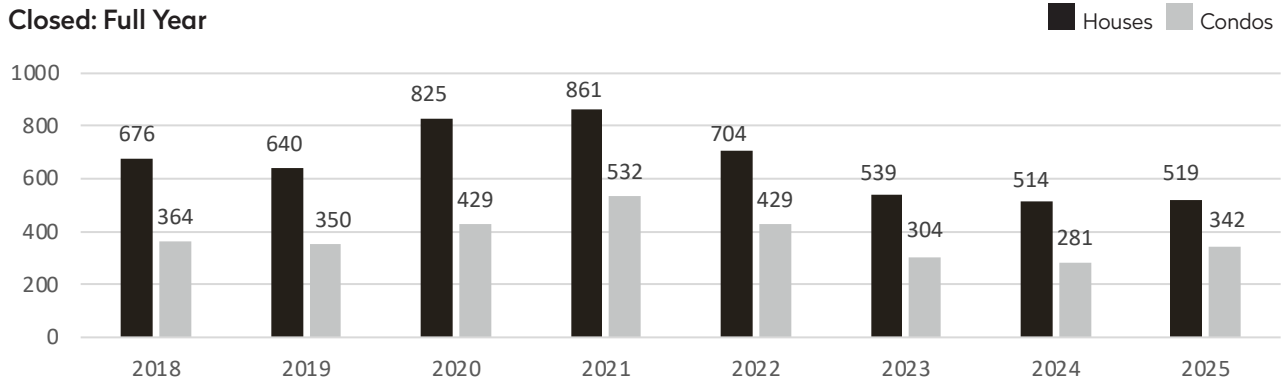


### Dollar Volume

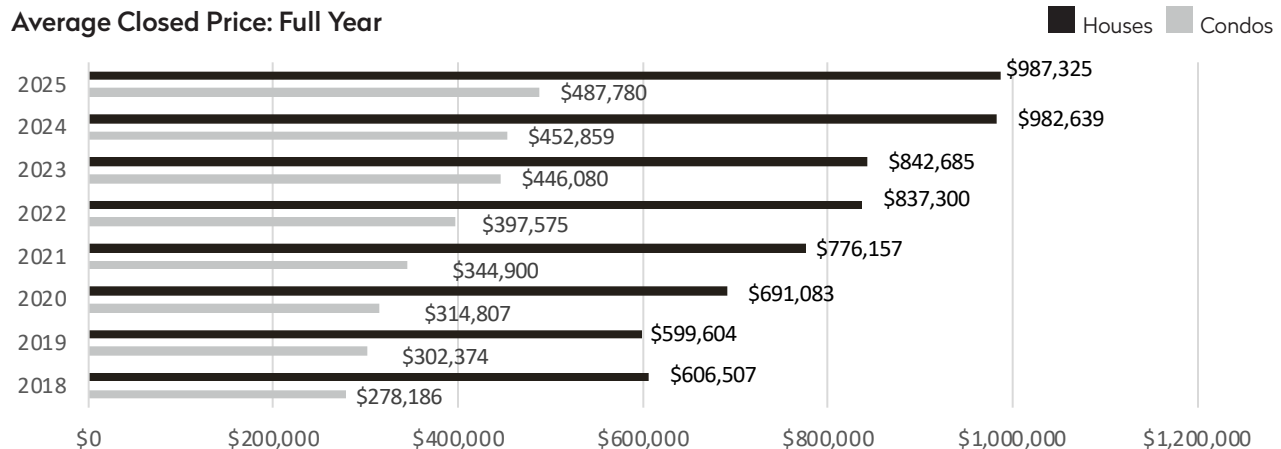
2025 vs. 2024



## Closed: Full Year



## Average Closed Price: Full Year



# Rowayton Overview

2025: Sales activity in Rowayton was lower than last year, with 53 house closings, down 17% year-over-year, in the face of persistently low inventory. Prices moved higher, with the median house price finishing the year at \$2.05M, up 14% from last year and the highest full-year median on record. High-end activity included five house sales over \$3.5M during the year. Homes continued to sell quickly, with houses spending a median of 18 days on market, while buyer competition was reflected in an average list-to-sale ratio of 104.6% and 51% of house sales closing over the asking price.

## Single Family Houses

### Number of Solds

2025 vs. 2024

↓ 17%

### Average Sold Price

2025 vs. 2024

↑ 1%

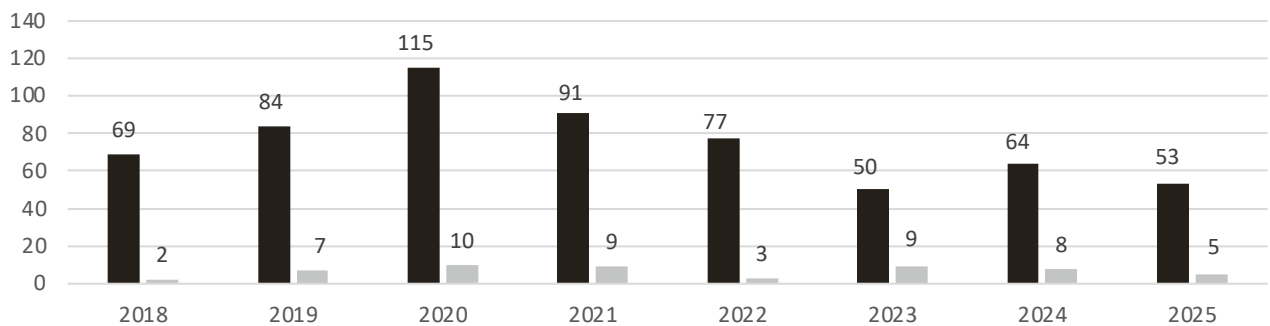
### Dollar Volume

2025 vs. 2024

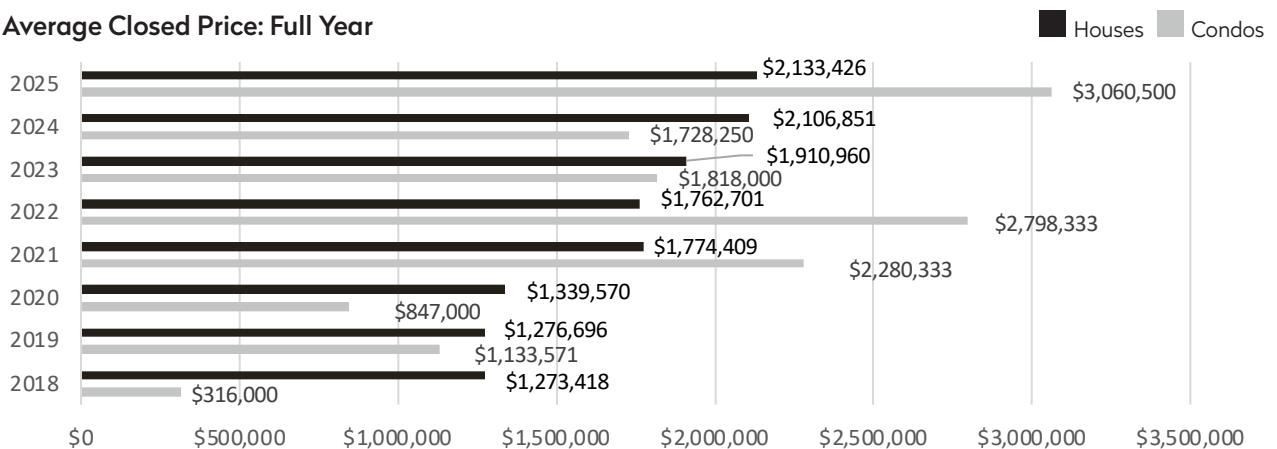
↓ 16

Full Year	2025	2024	% CHANGE
Houses: Closings	53	64	-17.2%
Houses: Average Sold Price	\$2,133,426	\$2,106,851	+1.3%
Houses: Average Closed Price Per Sq. Ft.	\$762	\$709	+7.6%
Houses: Dollar Volume of Closings	\$113,071,580	\$134,838,491	-16.1%
Houses: Closings, Avg. List-to-Sale Ratio	104.6%	101.3%	+3.3%
Condos: Closings	5	8	-37.5%
Condos: Average Sold Price	\$3,060,500	\$1,728,250	+77.1%
Condos: Average Price Per Sq. Ft.	\$1,159	\$799	+45%
Condos: Dollar Volume of Closings	\$15,302,500	\$13,826,000	+10.7%
Condos: Closings, Avg. List-to-Sale Ratio	98.4%	103.6%	-5%

## Closed: Full Year



## Average Closed Price: Full Year



# Wilton Overview

2025: House sales activity in Wilton was lower than last year, with 205 house closings, down 13% year-over-year, in the face of limited inventory. Prices moved higher across both houses and condos, with the median house closing price finishing the year at \$1.35M, up 12% from last year, and the median condo price rising to \$700K, up 31%, both the highest full-year medians on record. There were 31 sales over \$2M, up from 29 in 2024. Homes sold quickly, with houses spending a median of 14 days on market and condos 13 days.

Full Year	2025	2024	% CHANGE
Houses: Closings	205	235	-12.8%
Houses: Average Sold Price	\$1,452,260	\$1,337,648	+8.6%
Houses: Average Closed Price Per Sq. Ft.	\$407	\$374	+8.8%
Houses: Dollar Volume of Closings	\$297,713,289	\$314,347,312	-5.3%
Houses: Closings, Avg. List-to-Sale Ratio	106.5%	106.0%	+0.5%
Condos: Closings	29	29	0%
Condos: Average Sold Price	\$751,552	\$640,512	+17.3%
Condos: Average Price Per Sq. Ft.	\$456	\$415	+9.7%
Condos: Dollar Volume of Closings	\$21,795,000	\$18,574,860	+17.3%
Condos: Closings, Avg. List-to-Sale Ratio	106.5%	105.2%	+1.2%

## Single Family Houses

### Number of Solds

2025 vs. 2024

↓ 13%

### Average Sold Price

2025 vs. 2024

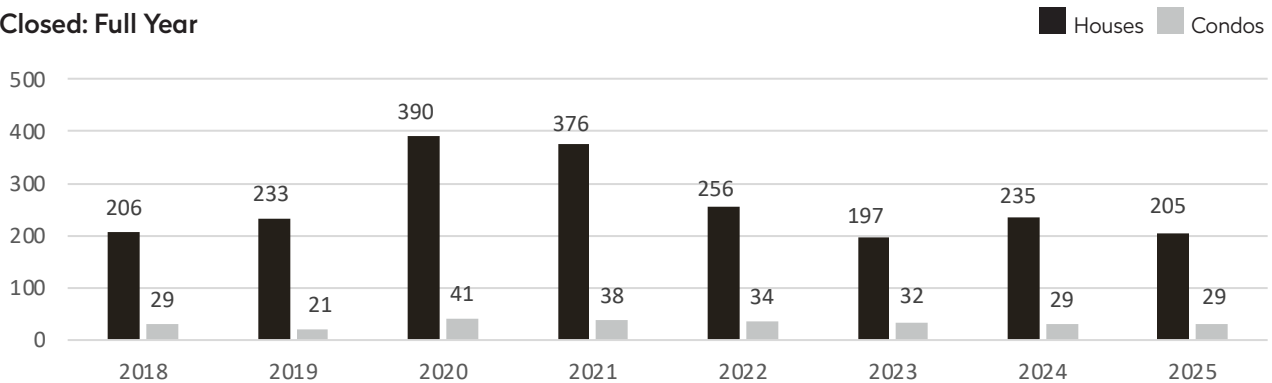
↑ 9%

### Dollar Volume

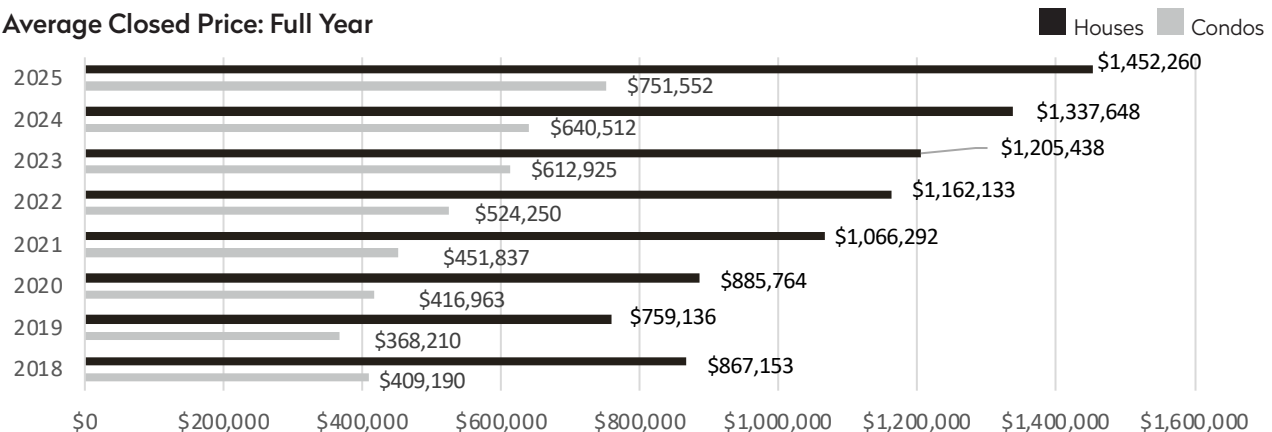
2025 vs. 2024

↓ 5%

## Closed: Full Year



## Average Closed Price: Full Year



# Westport Overview

2025: House sales in Westport were slightly lower than last year, with 299 house closings, down 3% year-over-year, in the face of limited inventory. Prices moved modestly higher for both houses and condos, with the median house closing price finishing the year at \$2.3M, up 6% from last year, while the median condo price saw an uptick to \$1.33M, both the highest full-year medians on record. High-end house activity increased, with 26 sales over \$5M during the year, up from 20 in 2024. Homes sold quickly, with houses spending a median of 21 days on market and condos 29 days.

Full Year	2025	2024	% CHANGE
Houses: Closings	299	307	-2.6%
Houses: Average Sold Price	\$2,746,382	\$2,488,107	+10.4%
Houses: Average Closed Price Per Sq. Ft.	\$655	\$571	+14.7%
Houses: Dollar Volume of Closings	\$821,168,364	\$763,848,984	+7.5%
Houses: Closings, Avg. List-to-Sale Ratio	102.2%	102.0%	+0.2%
Condos: Closings	47	52	-9.6%
Condos: Average Sold Price	\$1,382,617	\$1,524,365	-9.3%
Condos: Average Price Per Sq. Ft.	\$833	\$773	+7.8%
Condos: Dollar Volume of Closings	\$64,983,000	\$79,267,000	-18%
Condos: Closings, Avg. List-to-Sale Ratio	101.1%	102.2%	-1%

## Single Family Houses

### Number of Solds

2025 vs. 2024

↓ 3%

### Average Sold Price

2025 vs. 2024

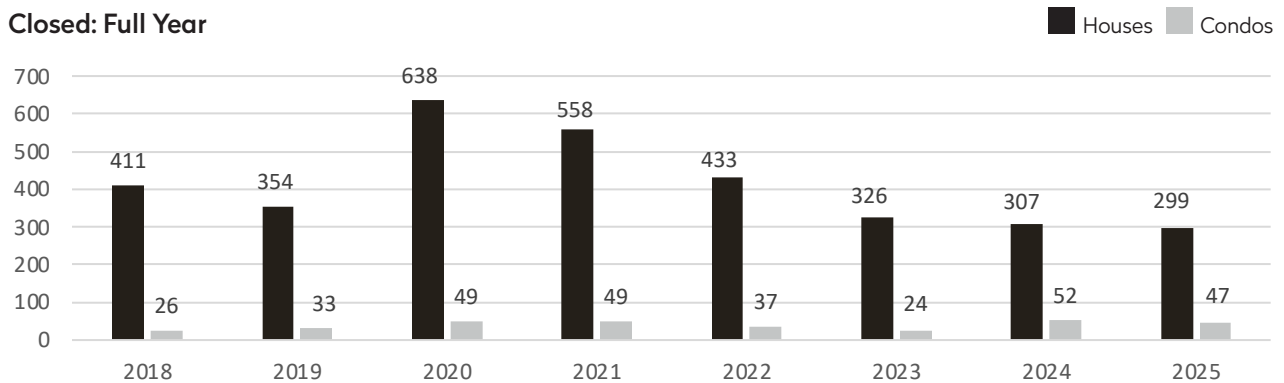
↑ 10%

### Dollar Volume

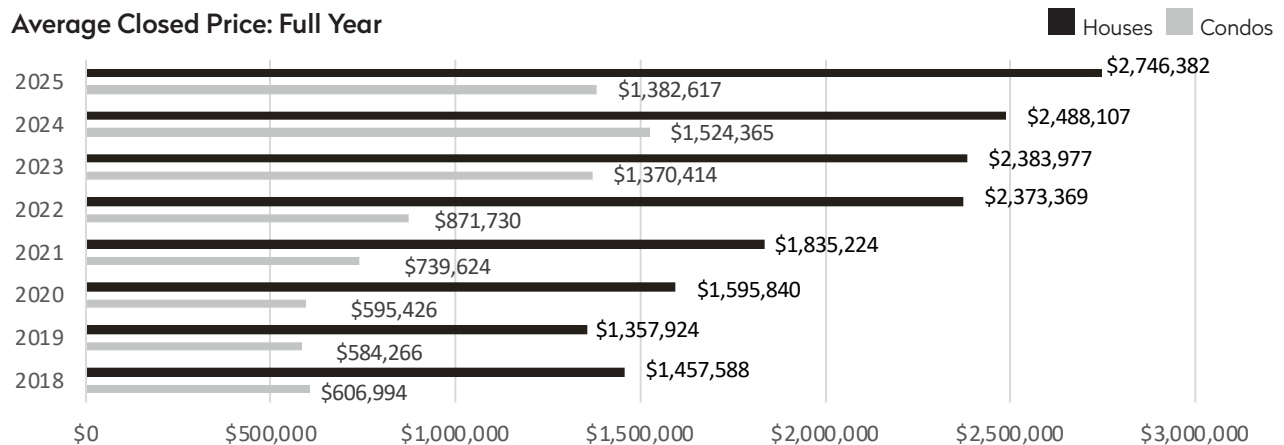
2025 vs. 2024

↑ 8%

## Closed: Full Year



## Average Closed Price: Full Year



# Weston Overview

2025: House sales activity in Weston increased modestly in 2025, with 145 house closings, up 8% from last year. Prices moved higher, with the median house closing price finishing the year at \$1.40M, up 5% year-over-year and the highest full-year median on record. Homes continued to sell at a steady pace, with houses spending a median of 21 days on market. Buyer competition was reflected in an average list-to-sale ratio of 102.7%, with half of all house sales closing over the asking price. High-end activity edged higher as well, with 11 house sales over \$2.5M during the year, up from nine in 2024.

Full Year	2025	2024	% CHANGE
Houses: Closings	145	134	+8.2%
Houses: Average Sold Price	\$1,531,804	\$1,457,392	+5.1%
Houses: Average Closed Price Per Sq. Ft.	\$382	\$357	+7%
Houses: Dollar Volume of Closings	\$222,111,604	\$195,290,548	+13.7%
Houses: Closings, Avg. List-to-Sale Ratio	102.7%	104.1%	-1.3%

## Single Family Houses

### Number of Solds

2025 vs. 2024

↑ 8%

### Average Sold Price

2025 vs. 2024

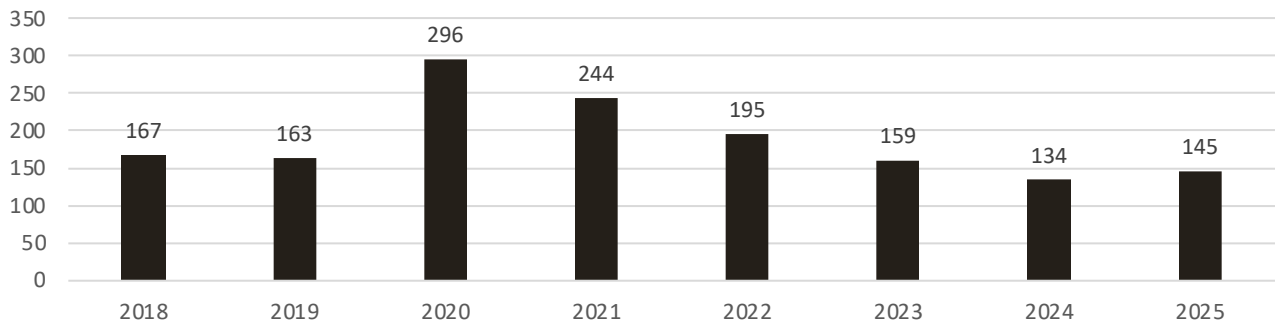
↑ 5%

### Dollar Volume

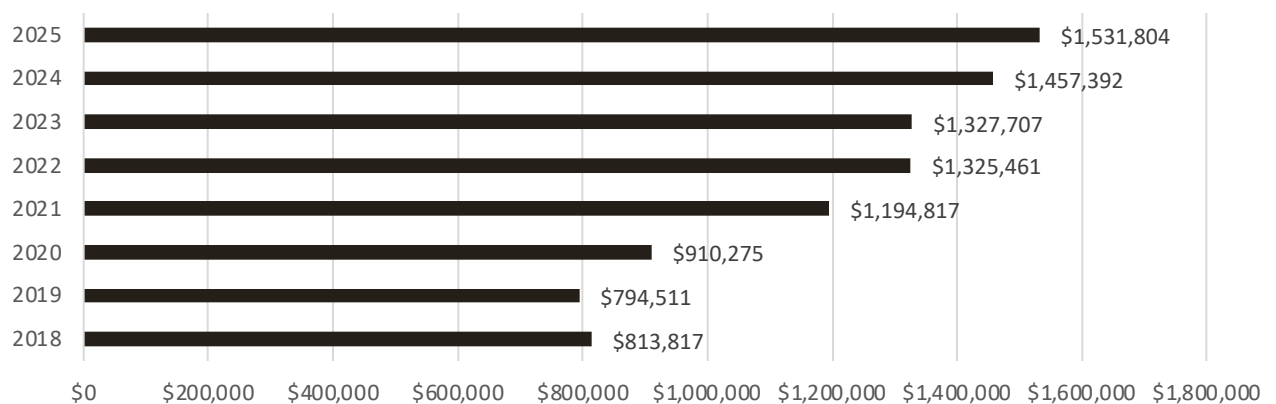
2025 vs. 2024

↑ 14%

## Closed: Full Year



## Average Closed Price: Full Year



# Fairfield Overview

2025: Both house and condos sales in Fairfield were slightly lower than last year, in the face of limited inventory. House prices moved higher, with the median closing price finishing the year at \$1.07M, up 18% from last year and the highest full-year median on record, supported in part by 50 sales over \$2.5M during the year, up from 35 in 2024. Homes sold quickly, with houses spending a median of 14 days on market and condos 11 days. Buyer competition was reflected in average list-to-sale ratios above 103% for both property types.

Full Year	2025	2024	% CHANGE
Houses: Closings	573	583	-1.7%
Houses: Average Sold Price	\$1,369,899	\$1,195,883	+14.6%
Houses: Average Closed Price Per Sq. Ft.	\$493	\$439	+12.2%
Houses: Dollar Volume of Closings	\$784,952,262	\$697,199,979	+12.6%
Houses: Closings, Avg. List-to-Sale Ratio	103.1%	102.4%	+0.7%
Condos: Closings	93	95	-2.1%
Condos: Average Sold Price	\$788,897	\$753,275	+4.7%
Condos: Average Price Per Sq. Ft.	\$407	\$392	+4%
Condos: Dollar Volume of Closings	\$73,367,461	\$71,561,150	+2.5%
Condos: Closings, Avg. List-to-Sale Ratio	103.4%	100.9%	+2.5%

## Single Family Houses

Number of Solds  
2025 vs. 2024

↓ 2%

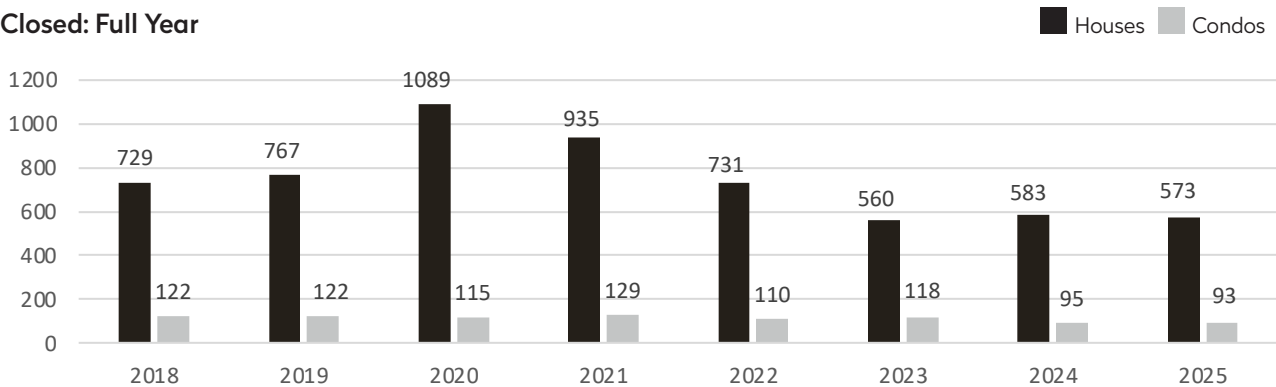
Average Sold Price  
2025 vs. 2024

↑ 15%

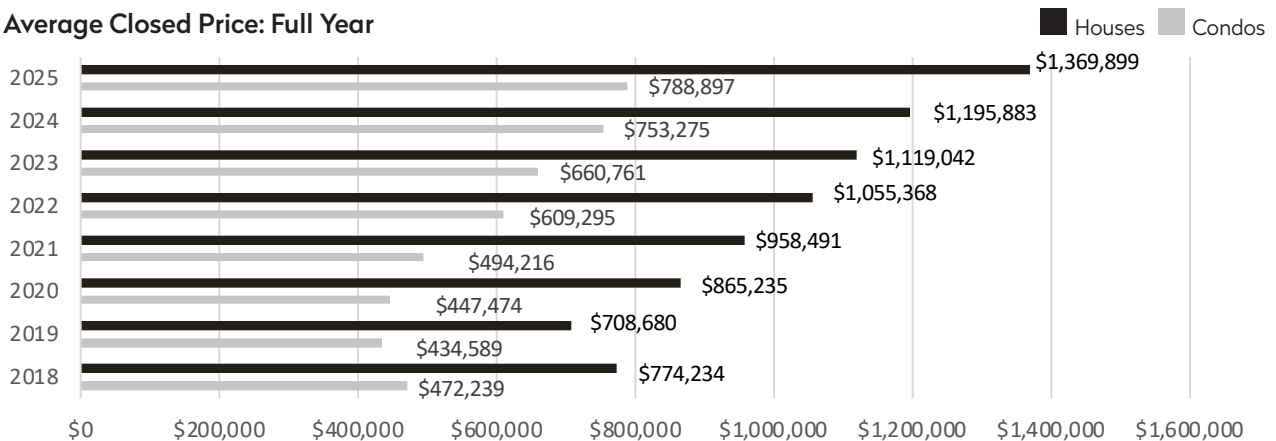
Dollar Volume  
2025 vs. 2024

↑ 13%

## Closed: Full Year



## Average Closed Price: Full Year



# Southport Overview

2025: House sales in Southport were lower than last year, with 45 house closings, down 24% year-over-year, in the face of limited inventory. Prices moved sharply higher, with the median house closing price finishing the year at \$1.95M, up 40% from last year and the highest full-year median on record. Homes continued to sell quickly, with houses spending a median of 14 days on market. Buyer competition was reflected in an average list-to-sale ratio of 102.9%, with 56% of house sales closing over the asking price.

Full Year	2025	2024	% CHANGE
Houses: Closings	45	59	-23.7%
Houses: Average Sold Price	\$2,133,479	\$2,245,373	-5%
Houses: Average Closed Price Per Sq. Ft.	\$613	\$550	+11.5%
Houses: Dollar Volume of Closings	\$96,006,560	\$132,477,000	-27.5%
Houses: Closings, Avg. List-to-Sale Ratio	102.9%	102.8%	+0.1%
Condos: Closings	13	12	+8.3%
Condos: Average Sold Price	\$876,808	\$750,292	+16.9%
Condos: Average Price Per Sq. Ft.	\$473	\$418	+13.3%
Condos: Dollar Volume of Closings	\$11,398,500	\$9,003,500	+26.6%
Condos: Closings, Avg. List-to-Sale Ratio	104.5%	104.9%	-0.3%

## Single Family Houses

Number of Solds  
2025 vs. 2024

↓ 24%

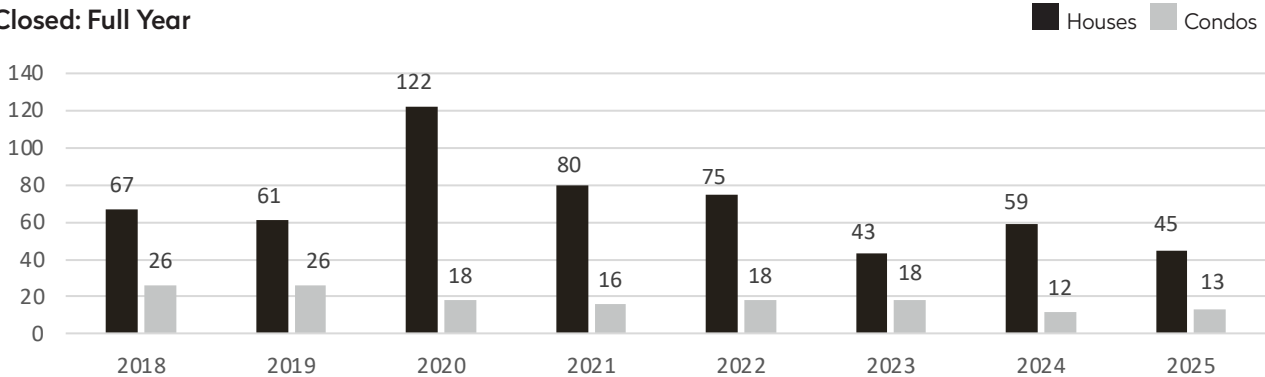
Average Sold Price  
2025 vs. 2024

↓ 5%

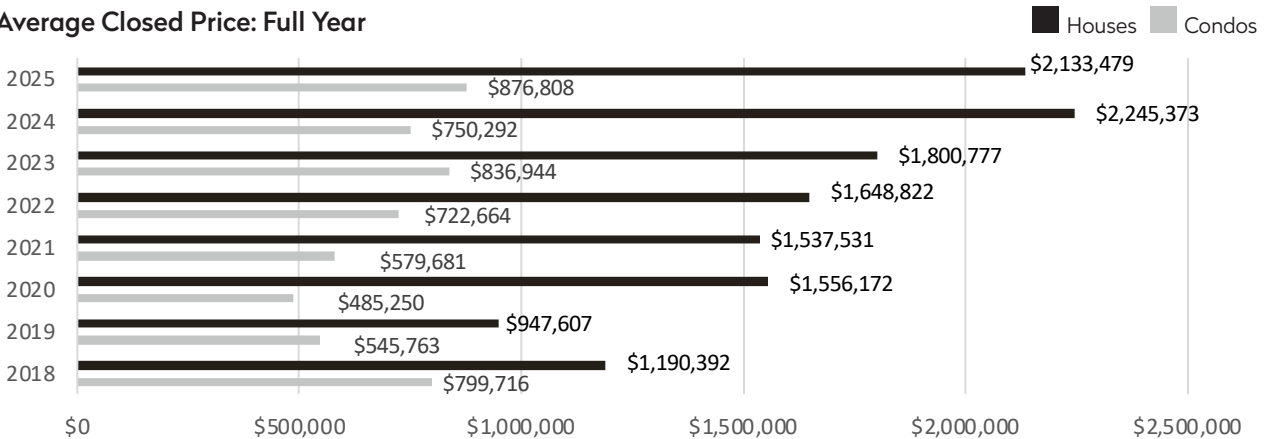
Dollar Volume  
2025 vs. 2024

↓ 28%

## Closed: Full Year



## Average Closed Price: Full Year



# Redding Overview

2025: House sales in Redding were similar to last year, with 113 house closings, down 1% year-over-year, in the face of limited inventory. Prices moved higher, with the median house closing price finishing the year at \$1.03M, up 17% year-over-year and the highest full-year median on record. High-end activity increased, with 23 house sales over \$1.5M during the year, up from 14 in 2024. Homes sold more quickly, with houses spending a median of 25 days on market, compared with 37 a year earlier.

Full Year	2025	2024	% CHANGE
Houses: Closings	113	114	-0.9%
Houses: Average Sold Price	\$1,106,875	\$1,019,611	+8.6%
Houses: Average Closed Price Per Sq. Ft.	\$325	\$318	+2.2%
Houses: Dollar Volume of Closings	\$125,076,899	\$116,235,651	+7.6%
Houses: Closings, Avg. List-to-Sale Ratio	99.7%	99.7%	-0.1%
Condos: Closings	4	4	0%
Condos: Average Sold Price	\$775,750	\$459,000	+69%
Condos: Average Price Per Sq. Ft.	\$362	\$264	+37.2%
Condos: Dollar Volume of Closings	\$3,103,000	\$1,836,000	+69%
Condos: Closings, Avg. List-to-Sale Ratio	105.4%	100.6%	+4.7%

## Single Family Houses

### Number of Solds

2025 vs. 2024

↓ 1%

### Average Sold Price

2025 vs. 2024

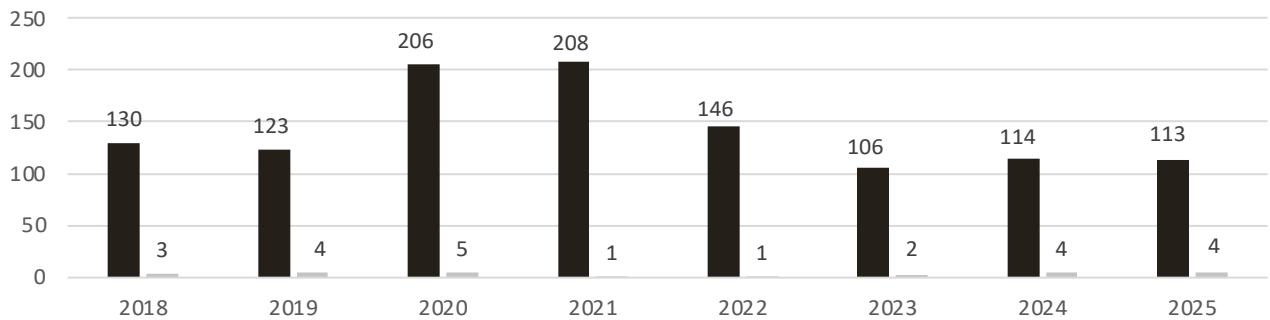
↑ 9%

### Dollar Volume

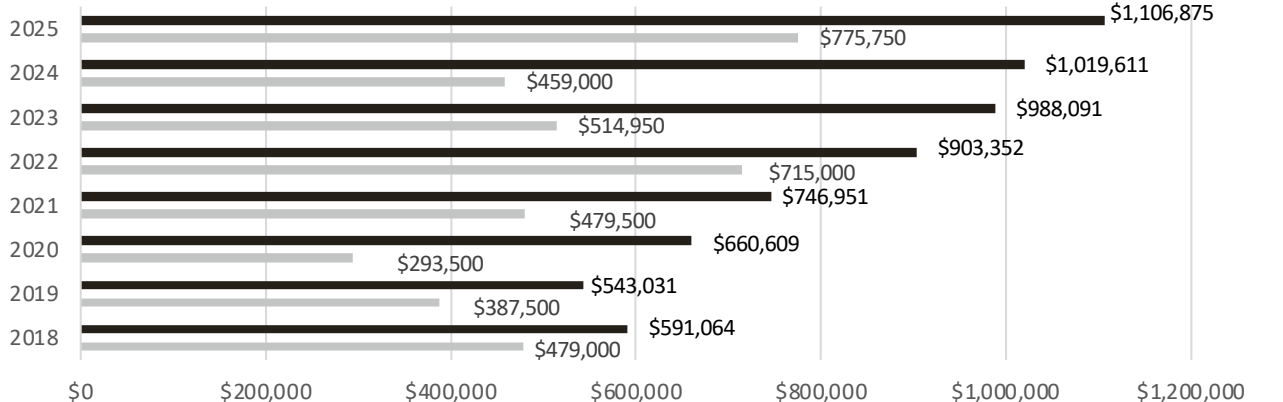
2025 vs. 2024

↑ 8%

## Closed: Full Year



## Average Closed Price: Full Year



# Easton Overview

2025: House sales in Easton increased from last year, with 93 house closings, up 16% year-over-year. Pricing was largely stable, with the median house closing price finishing the year at \$957K, in line with the previous year and among the highest full-year medians on record. Homes sold at a quick pace, with houses spending a median of 16 days on market. Strong buyer competition was reflected in an average list-to-sale ratio of 101.7%, with 47% of house sales closing over the asking price. High-end activity increased as well, with 15 house sales over \$1.5M during the year, up from nine in 2024.

## Single Family Houses

### Number of Solds

2025 vs. 2024

↑16%

### Average Sold Price

2025 vs. 2024

0%

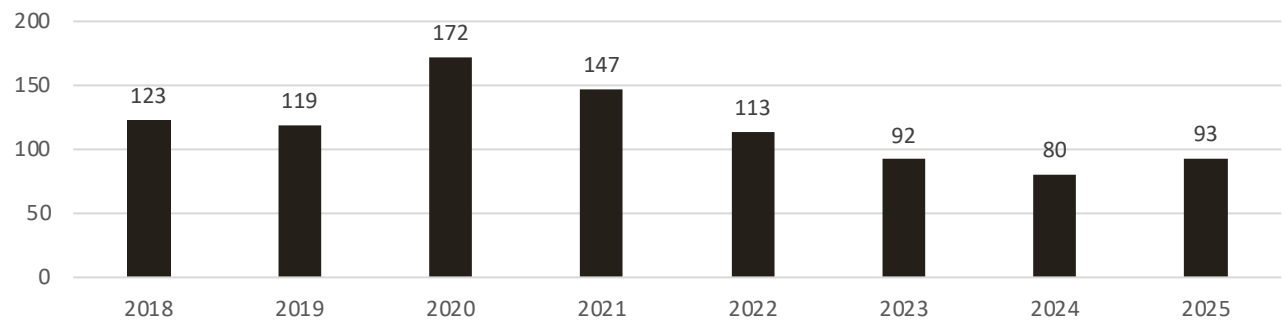
### Dollar Volume

2025 vs. 2024

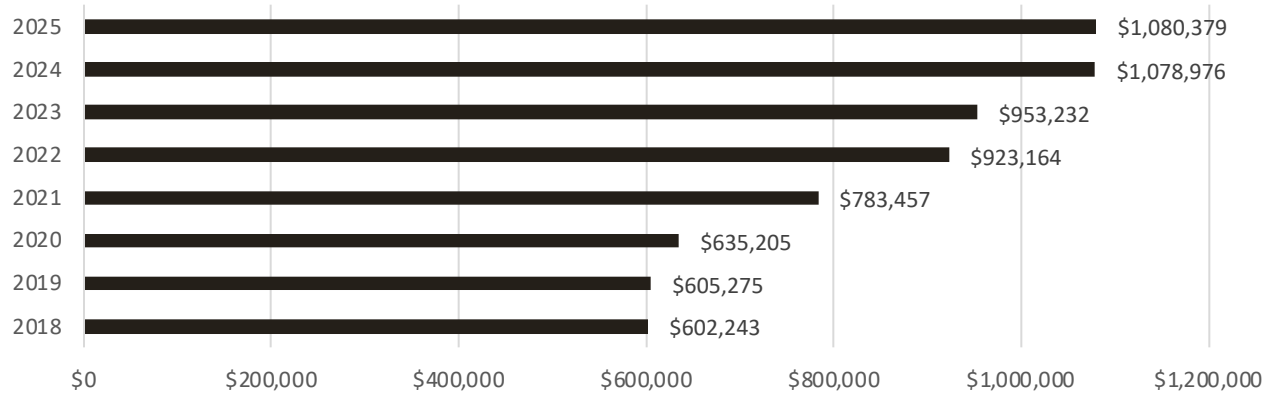
↑16%

Full Year	2025	2024	% CHANGE
Houses: Closings	93	80	+16.3%
Houses: Average Sold Price	\$1,080,379	\$1,078,976	+0.1%
Houses: Average Closed Price Per Sq. Ft.	\$324	\$288	+12.7%
Houses: Dollar Volume of Closings	\$100,475,263	\$86,318,099	+16.4%
Houses: Closings, Avg. List-to-Sale Ratio	101.7%	100.3%	+1.4%

## Closed: Full Year



## Average Closed Price: Full Year



# Ridgefield Overview

2025: House sales in Ridgefield were lower than last year, with 215 closings, down 14% year-over-year, in the face of limited inventory, while condo closings were unchanged at 64. Prices moved higher for houses, with the median house closing price finishing the year at \$1.10M, up 5% from last year and the highest full-year median on record. There were 24 sales over \$2M during the year, up from 17 in 2024. Homes sold quickly, with houses spending a median of 11 days on market and condos 14 days.

## Single Family Houses

Number of Solds  
2025 vs. 2024

↓ 14%

Average Sold Price  
2025 vs. 2024

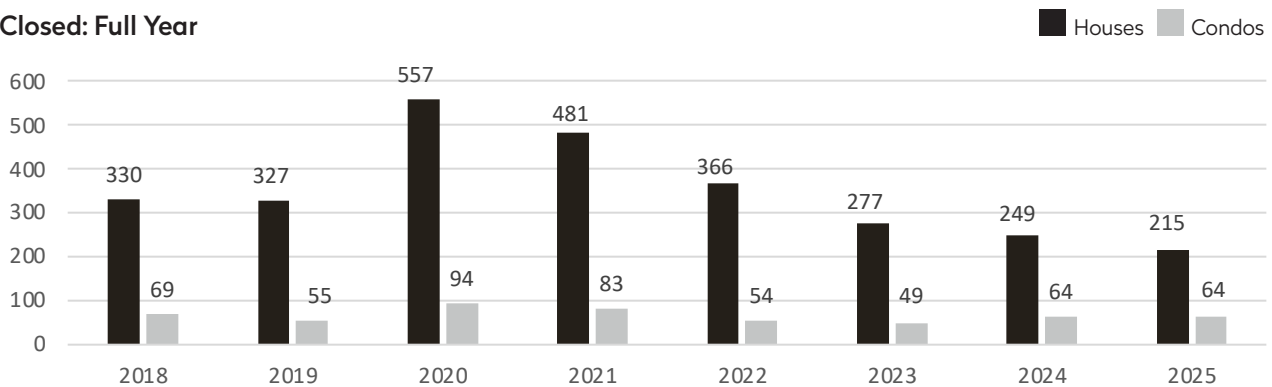
↑ 10%

Dollar Volume  
2025 vs. 2024

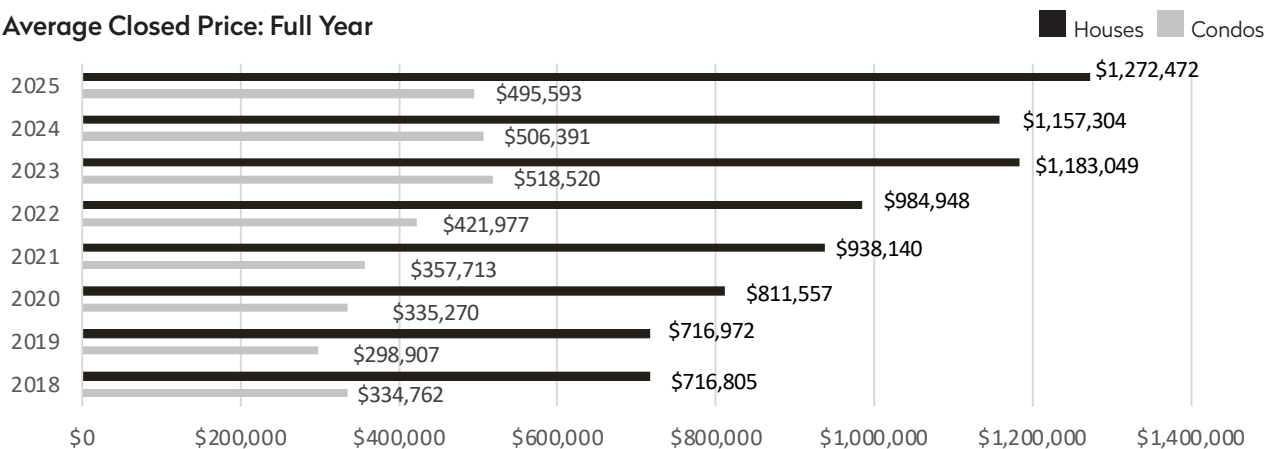
↓ 5%

Full Year	2025	2024	% CHANGE
Houses: Closings	215	249	-13.7%
Houses: Average Sold Price	\$1,272,472	\$1,157,304	+10%
Houses: Average Closed Price Per Sq. Ft.	\$392	\$376	+4.4%
Houses: Dollar Volume of Closings	\$273,581,515	\$288,168,594	-5.1%
Houses: Closings, Avg. List-to-Sale Ratio	105.8%	102.9%	+2.8%
Condos: Closings	64	64	0%
Condos: Average Sold Price	\$495,593	\$506,391	-2.1%
Condos: Average Price Per Sq. Ft.	\$353	\$345	+2.1%
Condos: Dollar Volume of Closings	\$31,717,928	\$32,409,022	-2.1%
Condos: Closings, Avg. List-to-Sale Ratio	101.5%	103.1%	-1.6%

## Closed: Full Year



## Average Closed Price: Full Year



# Contact Us

## YEAR-END 2025

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