

# Q1

# SOUTHWEST CONNECTICUT

2026  
MARKET  
REPORT

**Brown Harris Stevens** THE Craft of Research

4 Sherwood Island Lane, Westport | 20-acre waterfront estate

# Lower Fairfield County

## 1st Quarter Overview

Despite active house inventory falling to its lowest first-quarter level in more than two decades, Lower Fairfield County's sales pace held up relatively well to start the year, while buyer competition and prices continued to climb.

Over the first quarter, inventory was down about 15% on average from a year ago, yet Q1 house closings still reached 543, within about 5% of the previous two years. Condo sales were even stronger, rising 9% to 275, the highest first-quarter total of the past three years, with 71% selling at or over ask, compared to 65% for houses. Meanwhile, the median house sale price climbed to \$1.35M, up 5% from a year ago and the highest first-quarter median on record.

Supply was especially tight below \$2M. House inventory in that price range was down 22% from a year ago at quarter-end, compared to an 11% decline above \$2M. Sales in the first quarter followed a similar pattern: closings under \$2M fell 12%, while sales above \$2M rose 12%. Some of that shift likely reflects rising home values pushing more listings into higher price brackets, but where supply was tightest, sales fell the most.

The luxury market was especially active. There were 42 house sales over \$5M in Q1, the highest first-quarter total on record. March alone included a number of notable sales, including 555 Lake Avenue in Greenwich at \$27.5M, 92 Beachside Avenue in Westport at \$15.5M, and 17 Contentment Island Road in Darien at \$9.42M.

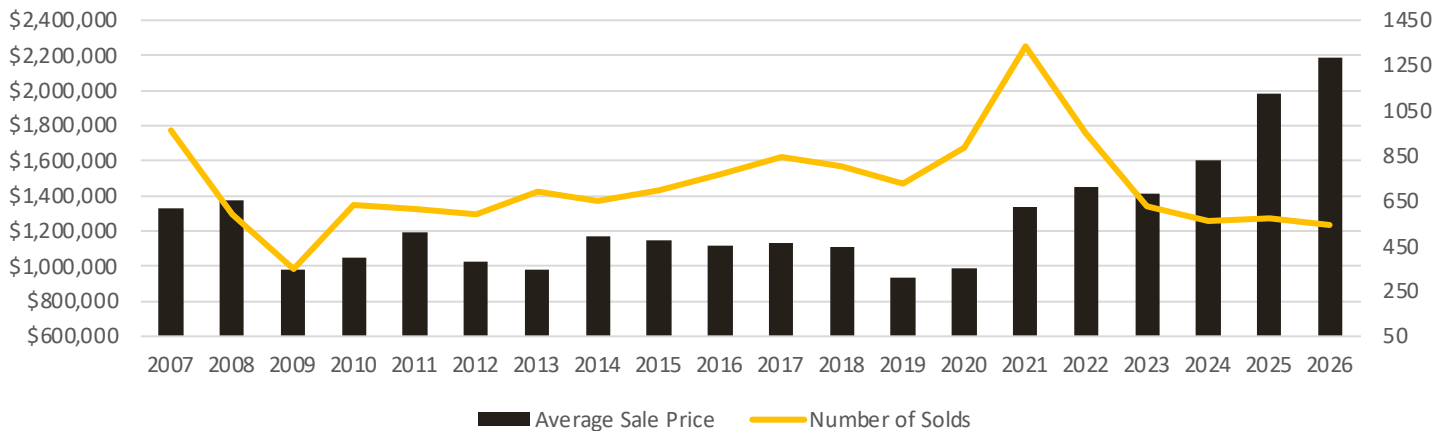
Pending sales also point to a shift toward higher price points. At the end of March, pendings under \$2M dropped from 276 to 229, while those over \$2M rose from 136 to 161. The median list price of signed contracts also climbed to \$1.695M from \$1.45M a year ago. The luxury sector is also moving much faster: \$5M+ pending sales had a median time on market of 52 days, down from 170 days last year.

Inventory remains the market's main constraint. Active house listings have now fallen year-over-year for seven straight years, from 3,490 at the end of March 2019 to just 517 this year. With demand holding strong, supply conditions remain historically tight.



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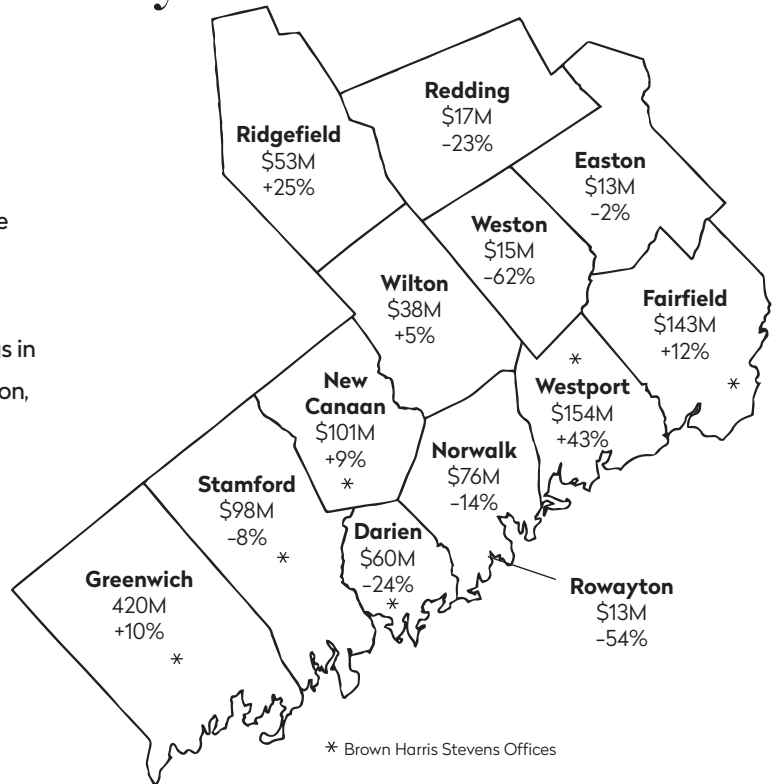
1st Quarter: Average Closing Price/Number of Closings - Lower Fairfield County Houses



# Lower Fairfield County

## Dollar Volume of House Sales Q1 2026 vs. Q1 2025

To the right is a look at the total dollar volume of house sales for each town for the 1st quarter of 2026 and the percentage change as it compares to the same time frame in 2025. Collectively, the dollar volume of closings in the 1st quarter for Lower Fairfield County was \$1.19 billion, an increase of 4% year-over-year.



## TOWN COMPARISON: SOLD HOUSES - FIRST QUARTER

Town	# of Closed Houses		% change	Average Closing Price		% change
	2026	2025		2026	2025	
Darien	22	30	-26.7%	\$2,705,409	\$2,628,780	+2.9%
Easton	12	13	-7.7%	\$1,055,233	\$995,308	+6%
Fairfield	97	89	+9%	\$1,474,583	\$1,435,854	+2.7%
All of Greenwich	87	74	+17.6%	\$4,829,920	\$5,183,853	-6.8%
New Canaan	30	35	-14.3%	\$3,376,523	\$2,665,666	+26.7%
Norwalk	75	90	-16.7%	\$1,014,176	\$981,672	+3.3%
Redding	15	19	-21.1%	\$1,111,974	\$1,135,447	-2.1%
Ridgefield	37	28	+32.1%	\$1,430,699	\$1,507,135	-5.1%
Rowayton*	5	12	-58.3%	\$2,531,000	\$2,313,458	+9.4%
Southport*	5	9	-44.4%	\$2,121,000	\$2,576,556	-17.7%
Stamford	83	104	-20.2%	\$1,180,518	\$1,019,597	+15.8%
Weston	13	26	-50%	\$1,175,377	\$1,533,136	-23.3%
Westport	48	43	+11.6%	\$3,204,498	\$2,510,274	+27.7%
Wilton	24	24	0%	\$1,566,467	\$1,487,571	+5.3%

\*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 first quarter, there were 131 house and condo closings across Greenwich, including Cos Cob, Riverside, and Old Greenwich, up 25% from a year ago and the highest total of the past three years. The median house price was \$3.8M, the second-highest of the past two decades, while condo prices rose to a median of \$1.28M, a record high. There were three house closings at \$14M or above, including March's closing of 555 Lake Avenue for \$27.5M, the town's second-highest sale YTD.

**Market conditions:** Competition remained intense in Q1, with 63% of houses and condos selling over asking and a median time on market of 35 days, down from 44 a year ago.

	2026	2025	% CHANGE
Houses: Closings in March	29	19	+52.6%
Houses: Average Closing Price in March	\$4,808,793	\$4,901,859	-1.9%
Houses: Closings First Quarter	87	74	+17.6%
Houses: Average Closing Price First Quarter	\$4,829,920	\$5,183,853	-6.8%
Houses: Pending on March 31st	62	65	-4.6%
Houses: Inventory on March 31st	95	123	-22.8%
Condos: Closings First Quarter	44	31	+41.9%
Condos: Average Closing Price First Quarter	\$1,603,627	\$1,374,382	+16.7%
Condos: Inventory on March 31st	29	28	+3.6%

## Single Family Houses

### Number of Solds Q1

2026 vs. 2025

↑18%

### Average Sold Price Q1

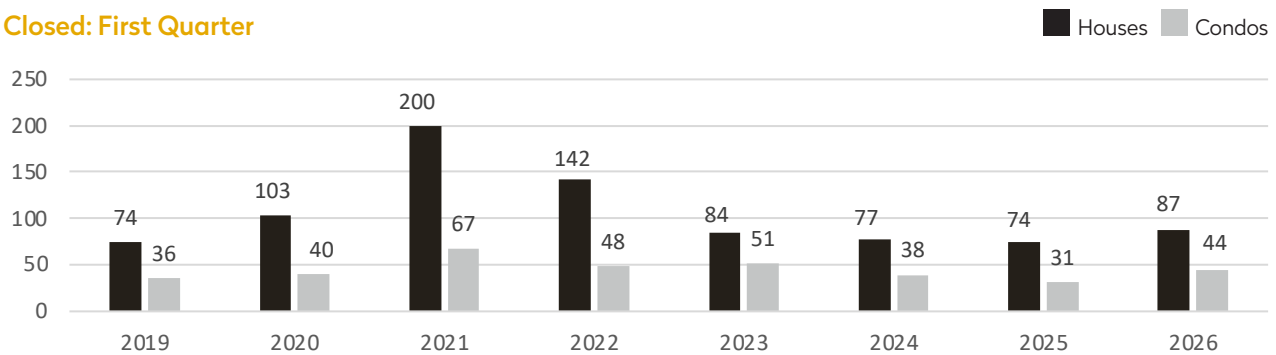
2026 vs. 2025

↓7%

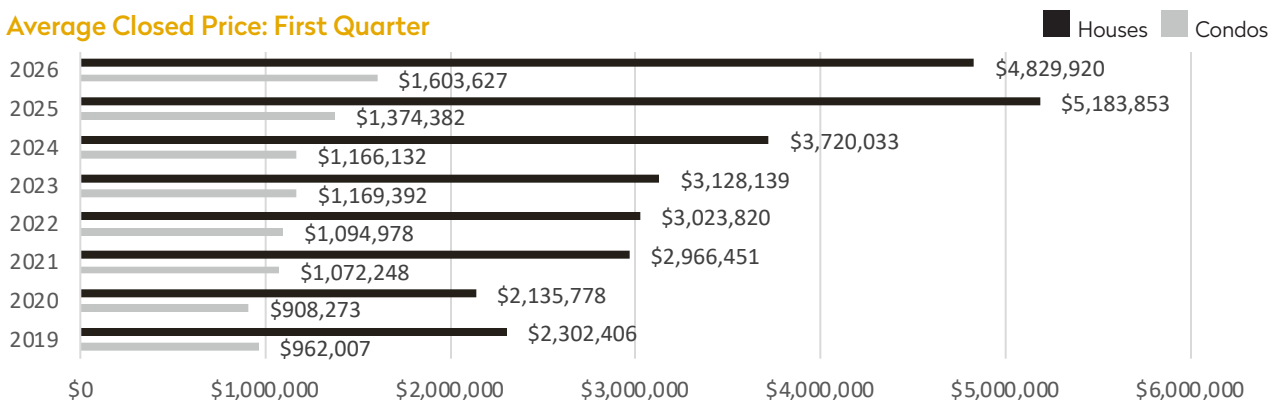
### March Inventory vs. March 31, 2025

↓23%

## Closed: First Quarter



## Average Closed Price: First Quarter



# Greenwich Overview

**Sales:** Greenwich saw 59 house closings in the first quarter, up 23% from a year ago, while the median sale price was \$4.2M, down from last year's record \$5.05M but still the second-highest first-quarter median of the past two decades. Competition remained intense, with 51% of houses selling over asking, and an average list-to-sale ratio of 101.3%. The quarter's top sales included 555 Lake Avenue at \$27.5M and 16 Windrose Way at \$14M.

**Market conditions:** Inventory remained tight, with 68 active house listings at the end of March, down 22% from last year. The 38 houses under contract moved quickly, with a median of 27 days to contract, down from 75 a year ago.

	2026	2025	% CHANGE
Houses: Closings in March	20	12	+66.7%
Houses: Average Closing Price in March	\$5,324,675	\$5,805,048	-8.3%
Houses: Closings First Quarter	59	48	+22.9%
Houses: Average Closing Price First Quarter	\$4,986,008	\$6,390,653	-22%
Houses: Pending on March 31st	38	34	+11.8%
Houses: Inventory on March 31st	68	87	-21.8%
Condos: Closings First Quarter	33	27	+22.2%
Condos: Average Closing Price First Quarter	\$1,788,139	\$1,394,661	+28.2%
Condos: Inventory on March 31st	18	22	-18.2%

## Single Family Houses

### Number of Solds Q1

2026 vs. 2025

↑ 23%

### Average Sold Price Q1

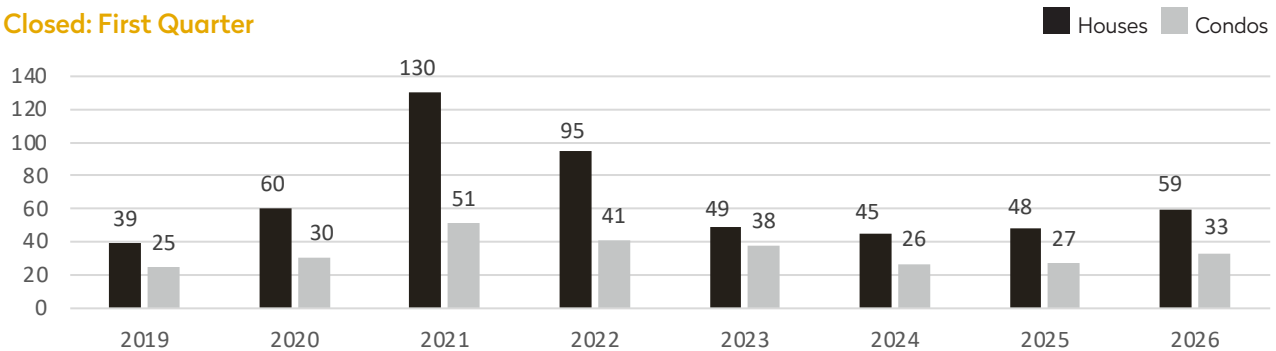
2026 vs. 2025

↓ 22%

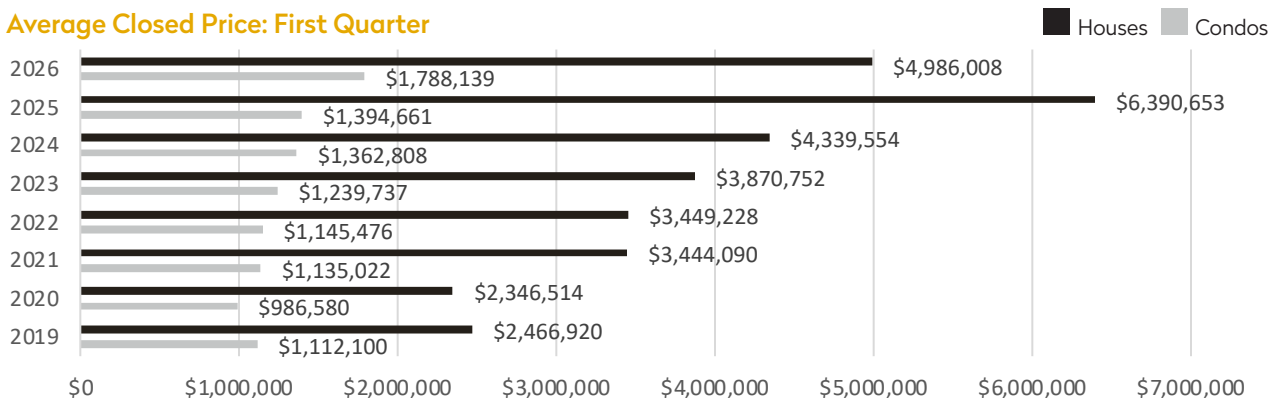
### March Inventory vs. March 31, 2025

↓ 22%

## Closed: First Quarter



## Average Closed Price: First Quarter



# Cos Cob Overview

**Houses:** Cos Cob saw just 4 house sales in the first quarter, down from 10 a year ago, as low inventory continued to limit sales. The median sale price was \$2.67M, up 20% from last year and the highest January-through-March median on record. With so few quarterly sales, the six-month view provides a fuller picture: from October through March, there were 15 house closings with a median sale price of \$1.975M. Buyer competition remained strong over that period, with the average list-to-sale ratio at 107% and two-thirds of sales closing over ask.

**Condos:** Condo activity was stronger, with 5 closings compared to none a year ago and a median sale price of \$860K.

	2026	2025	% CHANGE
Houses: Closings in March	2	2	0%
Houses: Average Closing Price in March	\$2,288,250	\$2,260,125	+1.2%
Houses: Closings First Quarter	4	10	-60%
Houses: Average Closing Price First Quarter	\$2,411,625	\$2,122,525	+13.6%
Houses: Pending on March 31st	5	9	-44.4%
Houses: Inventory on March 31st	4	10	-60%
Condos: Closings First Quarter	5	0	NA
Condos: Average Closing Price First Quarter	\$876,200	\$0	NA
Condos: Inventory on March 31st	9	5	+80%

## Single Family Houses

Number of Solds Q1  
2026 vs. 2025

↓ 60%

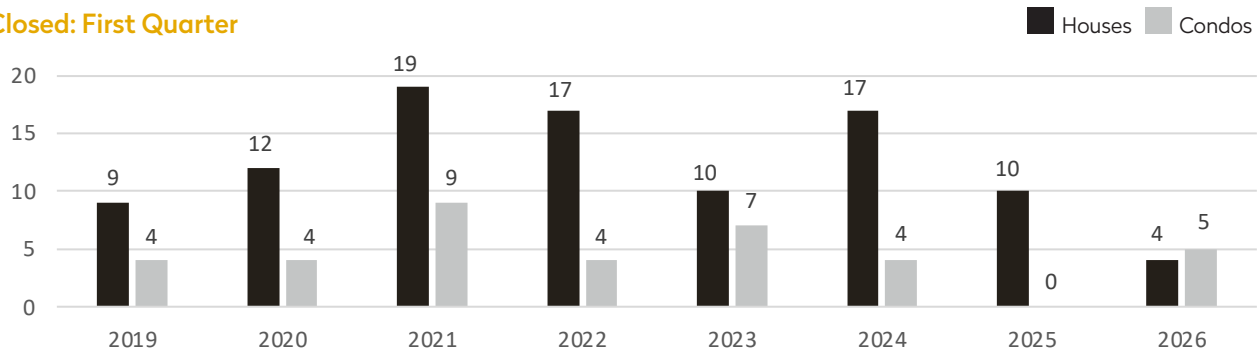
Average Sold Price Q1  
2026 vs. 2025

↑ 14%

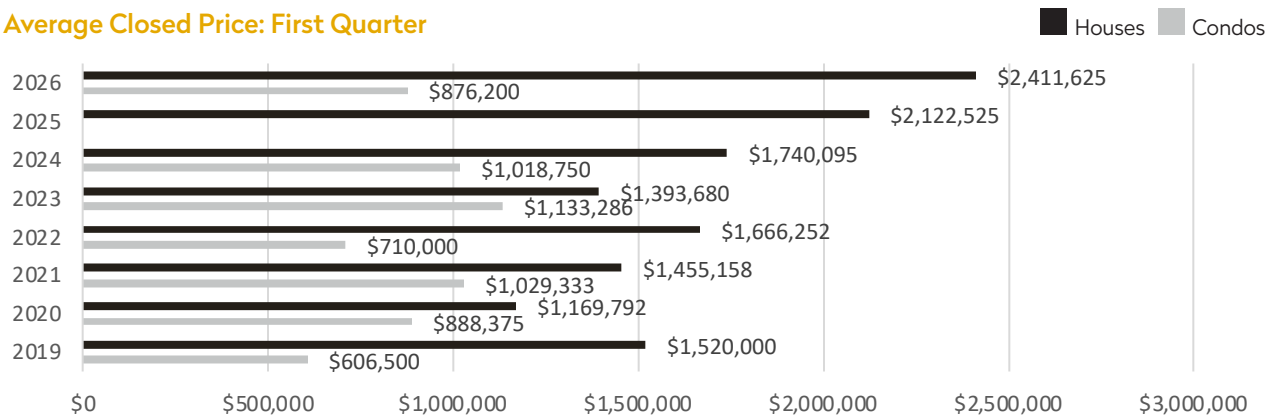
March Inventory  
vs. March 31, 2025

↓ 60%

## Closed: First Quarter



## Average Closed Price: First Quarter



# Riverside Overview

**Sales:** In the first quarter, Riverside had 11 house sales, similar to recent years. The median sale price was \$2.51M, with the busiest price point, at four sales, between \$1.5M and \$2M. Competition was intense, with 10 of the 11 sales closing at or above asking price and an average sale-to-list ratio of 106.9%. Closings had a median time on market of 20 days.

**Market conditions:** House inventory remained exceptionally tight at the end of March, with just 10 active listings, down 29% from last year and about 89% below 2019 levels. There were also 12 houses under contract, up from 10 a year ago, despite the tightened supply.

## Single Family Houses

### Number of Solds Q1

2026 vs. 2025

↑ 10%

### Average Sold Price Q1

2026 vs. 2025

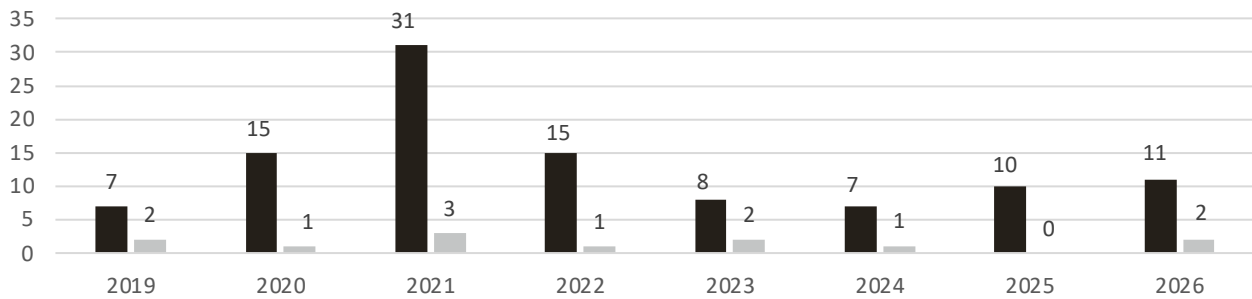
↓ 2%

### March Inventory vs. March 31, 2025

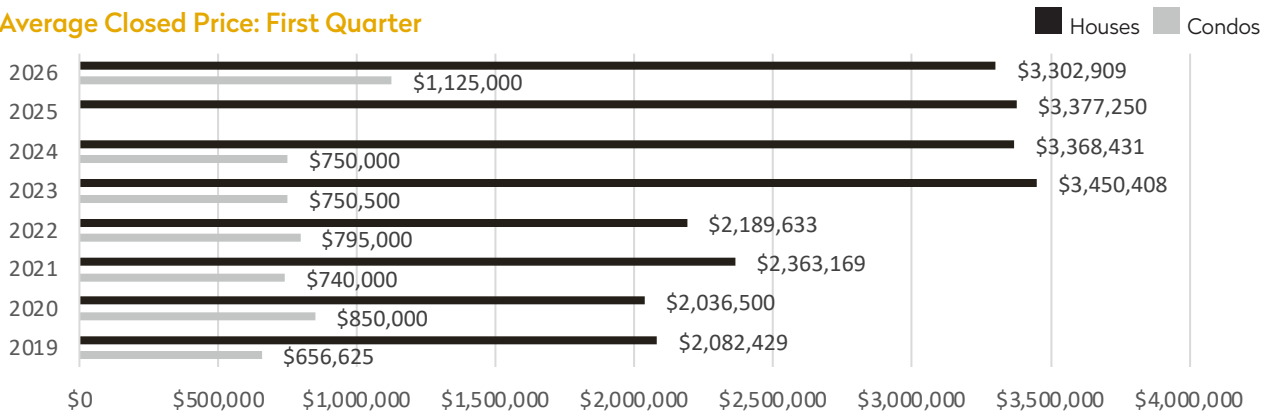
↓ 29%

	2026	2025	% CHANGE
Houses: Closings in March	5	2	+150%
Houses: Average Closing Price in March	\$2,387,000	\$4,364,750	-45.3%
Houses: Closings First Quarter	11	10	+10%
Houses: Average Closing Price First Quarter	\$3,302,909	\$3,377,250	-2.2%
Houses: Pending on March 31st	12	10	+20%
Houses: Inventory on March 31st	10	14	-28.6%
Condos: Closings First Quarter	2	0	NA
Condos: Average Closing Price First Quarter	\$1,125,000	\$0	NA
Condos: Inventory on March 31st	0	0	NA

## Closed: First Quarter



## Average Closed Price: First Quarter



# Old Greenwich Overview

**Sales:** Old Greenwich saw 13 house sales in Q1, the highest total for the quarter in the past three years, despite continued low inventory. The median sale price was \$3.83M, and four sales closed over \$5M, up from one a year ago. March's top closing was 25 West Way, a BHS listing, which sold for \$14.25M and ranked as Old Greenwich's third-highest sale on record. The quarter also included the sale of 45 Binney Lane for \$27.8M, the highest-priced sale ever in Old Greenwich.

**Market conditions:** With supply still limited, competition remained intense, with 77% of houses selling over ask, and the median time on market was 21 days.

	2026	2025	% CHANGE
Houses: Closings in March	2	3	-33.3%
Houses: Average Closing Price in March	\$8,225,000	\$3,408,333	+141.3%
Houses: Closings First Quarter	13	6	+116.7%
Houses: Average Closing Price First Quarter	\$6,157,692	\$3,642,667	+69%
Houses: Pending on March 31st	7	12	-41.7%
Houses: Inventory on March 31st	13	12	+8.3%
Condos: Closings First Quarter	4	4	0%
Condos: Average Closing Price First Quarter	\$1,230,000	\$1,237,500	-0.6%
Condos: Inventory on March 31st	2	1	+100%

## Single Family Houses

Number of Solds Q1  
2026 vs. 2025

↑117%

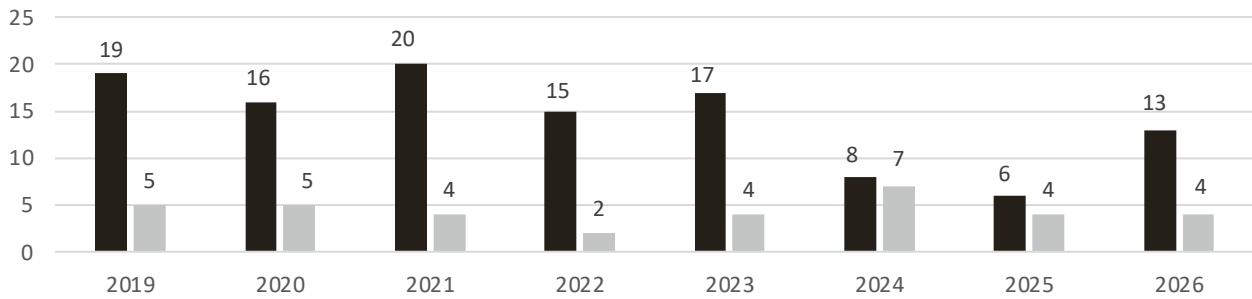
Average Sold Price Q1  
2026 vs. 2025

↑69%

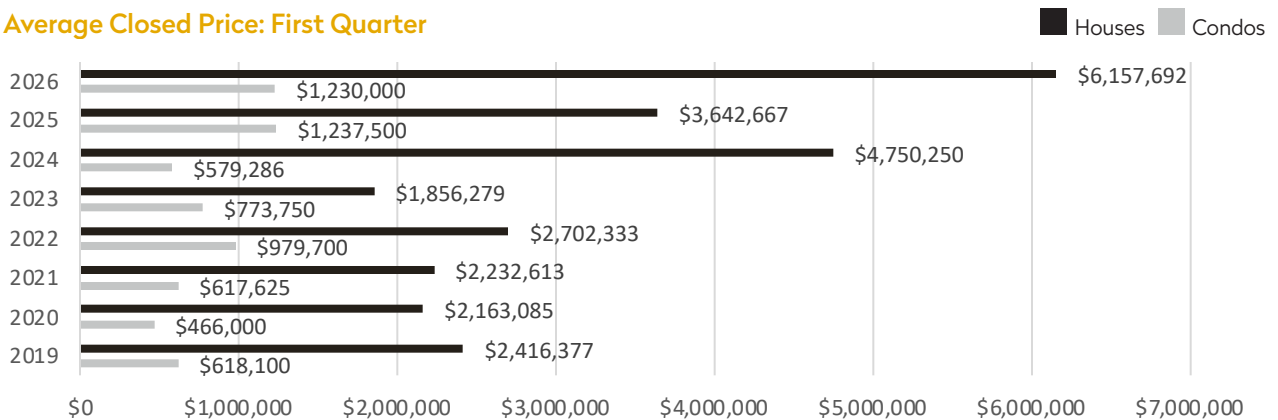
March Inventory  
vs. March 31, 2025

↑8%

## Closed: First Quarter



## Average Closed Price: First Quarter



# Stamford Overview

**Sales:** In the first quarter, Stamford saw 83 house sales, down 20% from a year ago and the fewest for Q1 since 2009, as limited inventory continued to constrain activity. Prices rose to a median of \$1.03M, up 13% from last year and the highest Jan-Mar median on record. There were nine sales above \$2M, up from three a year ago, including March's closing of 177 Long Close Road in Westover for \$3.13M, the highest-priced sale in Stamford YTD.

**Market conditions:** Stamford had just 65 active houses at the end of March, down 25% year-over-year and 80% below 2019 levels. Buyer competition remained strong, with 81% of houses selling at or above asking price and an average list-to-sale ratio of 106.2%.

	2026	2025	% CHANGE
Houses: Closings in March	24	44	-45.5%
Houses: Average Closing Price in March	\$1,388,658	\$1,052,588	+31.9%
Houses: Closings First Quarter	83	104	-20.2%
Houses: Average Closing Price First Quarter	\$1,180,518	\$1,019,597	+15.8%
Houses: Pending on March 31st	51	76	-32.9%
Houses: Inventory on March 31st	65	87	-25.3%
Condos: Closings First Quarter	113	107	+5.6%
Condos: Average Closing Price First Quarter	\$476,954	\$461,821	+3.3%
Condos: Inventory on March 31st	83	68	+22.1%

## Single Family Houses

Number of Solds Q1  
2026 vs. 2025

↓ 20%

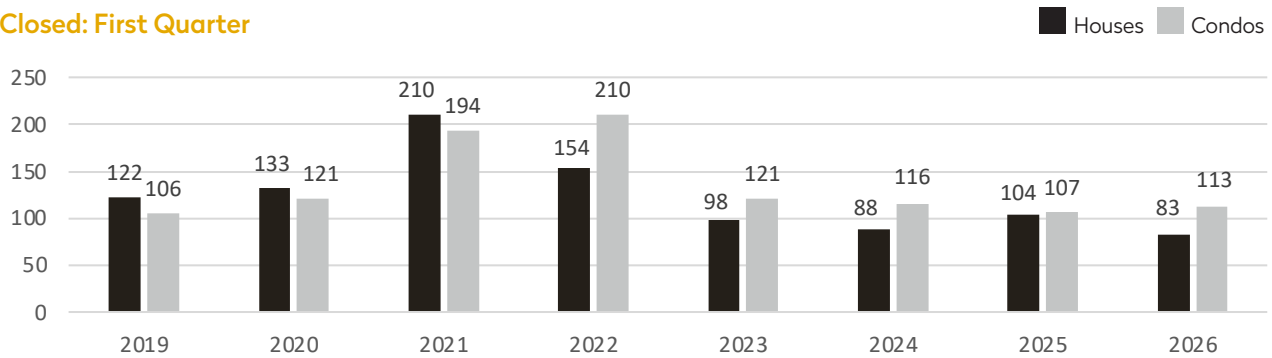
Average Sold Price Q1  
2026 vs. 2025

↑ 16%

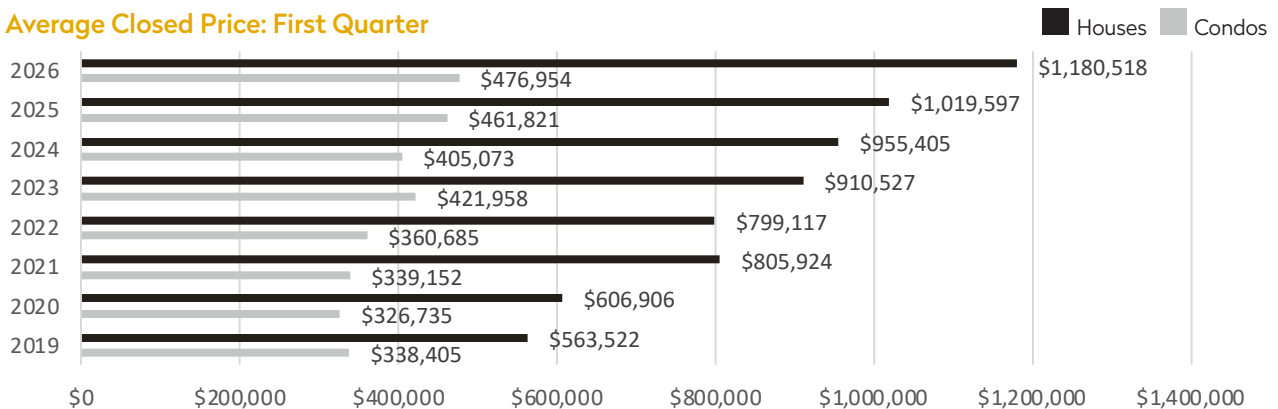
March Inventory  
vs. March 31, 2025

↓ 25%

## Closed: First Quarter



## Average Closed Price: First Quarter



# Darien Overview

**Sales:** In the first quarter, Darien saw 22 house sales, down from 30 a year ago and tied for the lowest number for the quarter since 2009, as tight inventory continued to constrain activity. Despite fewer closings, prices surged with a median Q1 sale price of \$2.52M, up 21% from last year and the highest Jan-Mar median on record. The quarter's top sale was 17 Contentment Island Road, which closed at \$9.42M.

**Market conditions:** Competition remained intense, with 73% of closings going over the asking price and homes selling at an average of 104.6% of list price. For the 39 houses pending at the end of March, the median time to contract was just 8 days.

	2026	2025	% CHANGE
Houses: Closings in March	10	13	-23.1%
Houses: Average Closing Price in March	\$3,035,050	\$2,862,954	+6%
Houses: Closings First Quarter	22	30	-26.7%
Houses: Average Closing Price First Quarter	\$2,705,409	\$2,628,780	+2.9%
Houses: Pending on March 31st	39	36	+8.3%
Houses: Inventory on March 31st	23	22	+4.5%
Condos: Closings First Quarter	3	4	-25%
Condos: Average Closing Price First Quarter	\$912,333	\$982,500	-7.1%
Condos: Inventory on March 31st	0	0	NA

## Single Family Houses

Number of Solds Q1  
2026 vs. 2025

↓ 27%

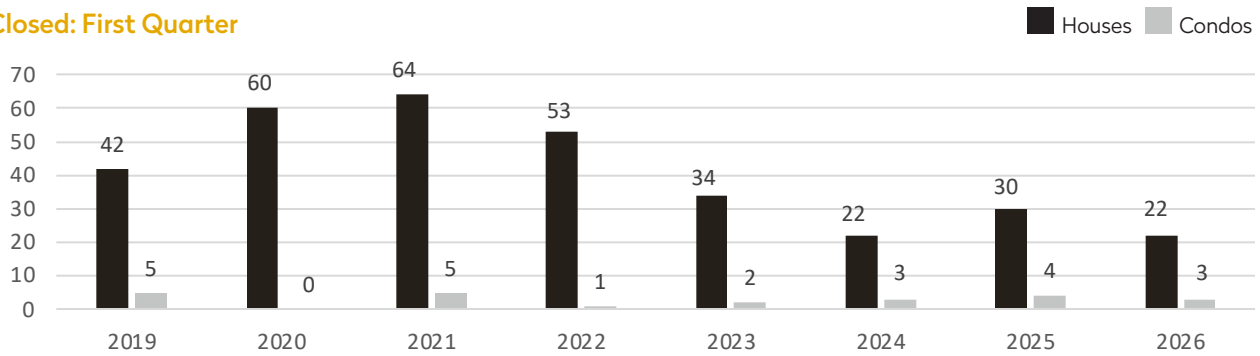
Average Sold Price Q1  
2026 vs. 2025

↑ 3%

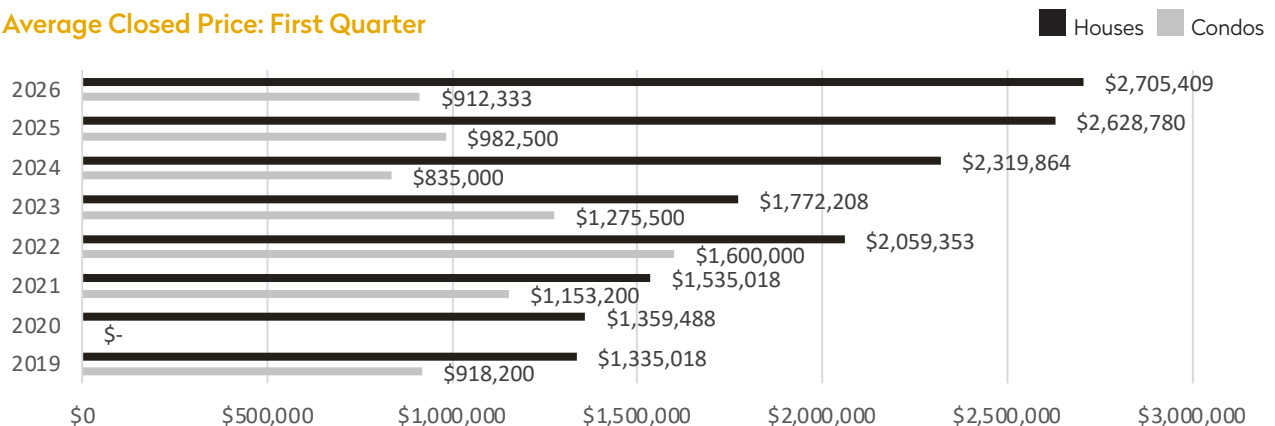
March Inventory  
vs. March 31, 2025

↓ 5%

## Closed: First Quarter



## Average Closed Price: First Quarter



# New Canaan Overview

**Sales:** New Canaan saw 30 house closings in the first quarter, down from 35 a year ago, as limited inventory continued to constrain activity. The median sale price jumped to \$3.2M, up 36% from last year and the highest first-quarter median on record. March's top sale was 262 Brushy Ridge Road at \$8.17M, one of two first-quarter closings over \$8M. Competition remained strong, with 53% of houses sold at or above asking price.

**Inventory:** There were just 26 active listings at the end of March, down 35% from a year ago and about 88% below 2019 levels. The absorption rate for houses was 1.5 months, meaning it would take about six weeks to sell all current inventory at the recent pace of closings.

	2026	2025	% CHANGE
Houses: Closings in March	17	10	+70%
Houses: Average Closing Price in March	\$3,285,805	\$2,419,333	+35.8%
Houses: Closings First Quarter	30	35	-14.3%
Houses: Average Closing Price First Quarter	\$3,376,523	\$2,665,666	+26.7%
Houses: Pending on March 31st	33	28	+17.9%
Houses: Inventory on March 31st	26	40	-35%
Condos: Closings First Quarter	7	8	-12.5%
Condos: Average Closing Price First Quarter	\$1,208,467	\$1,393,750	-13.3%
Condos: Inventory on March 31st	17	18	-5.6%

## Single Family Houses

Number of Solds Q1  
2026 vs. 2025

↓ 14%

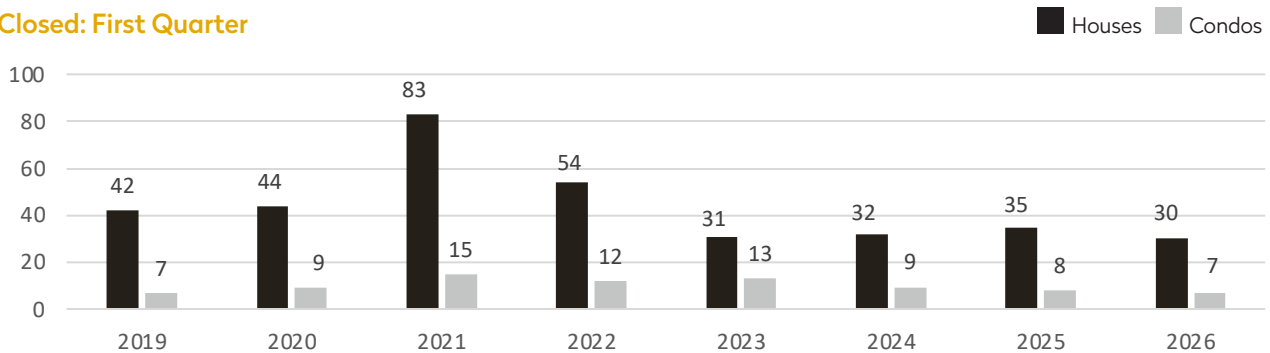
Average Sold Price Q1  
2026 vs. 2025

↑ 27%

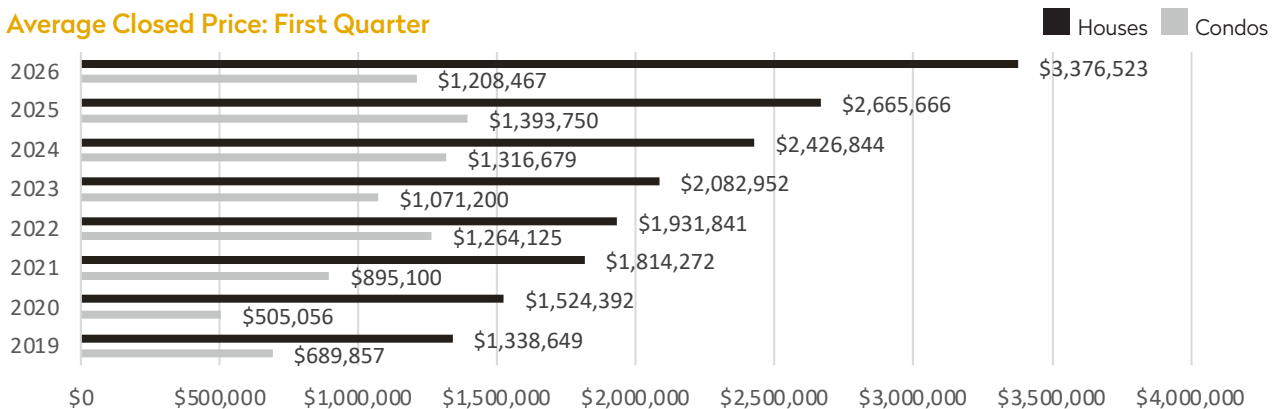
March Inventory  
vs. March 31, 2025

↓ 35%

## Closed: First Quarter



## Average Closed Price: First Quarter



# Norwalk Overview

**Sales:** In the first quarter, Norwalk saw 75 house sales, down from 90 a year ago and the fewest for the quarter since 2009, as tight inventory continued to constrain activity. Prices remained strong, with the median closing price rising to \$825K, up 12% from last year and the highest Jan–Mar median on record. Condo activity showed the opposite trend, with 64 closings, up from 46 a year ago. The median condo closing price of \$420K was the second-highest Q1 median on record.

**Market conditions:** Buyer competition in Norwalk remained strong, with 67% of houses and 63% of condos selling at or above asking price.

	2026	2025	% CHANGE
Houses: Closings in March	21	33	-36.4%
Houses: Average Closing Price in March	\$992,886	\$968,273	+2.5%
Houses: Closings First Quarter	75	90	-16.7%
Houses: Average Closing Price First Quarter	\$1,014,176	\$981,672	+3.3%
Houses: Pending on March 31st	41	43	-4.7%
Houses: Inventory on March 31st	60	71	-15.5%
Condos: Closings First Quarter	64	46	+39.1%
Condos: Average Closing Price First Quarter	\$462,025	\$485,263	-4.8%
Condos: Inventory on March 31st	45	56	-19.6%

## Single Family Houses

Number of Solds Q1  
2026 vs. 2025

↓ 17%

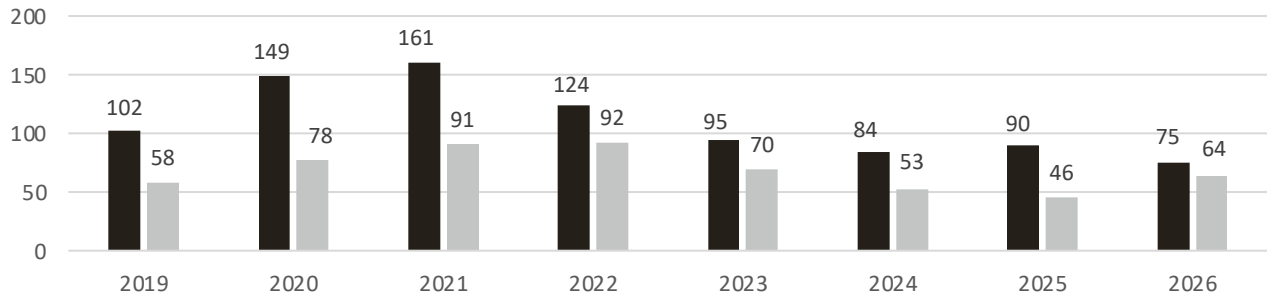
Average Sold Price Q1  
2026 vs. 2025

↑ 3%

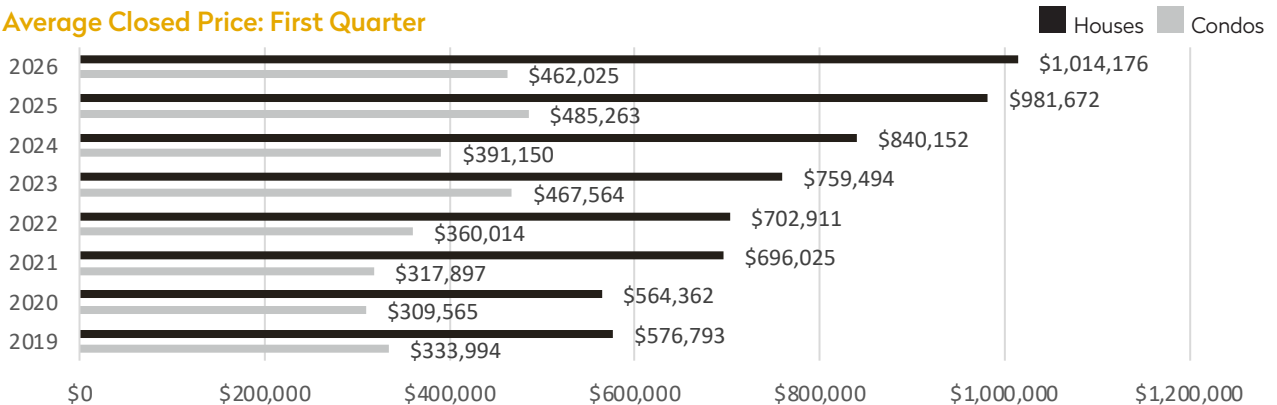
March Inventory  
vs. March 31, 2025

↓ 16%

## Closed: First Quarter



## Average Closed Price: First Quarter



Q1 2026

# Rowayton Overview

**Sales:** Rowayton had five house closings in the first quarter, down from 12 a year ago, as low inventory continued to restrict sales. Even so, prices remained strong, with the median closing price rising to \$2.7M, up 31% from last year and the highest January-through-March median on record. Four of the five closings sold at or over asking price.

**Inventory:** Rowayton had just four active house listings at the end of March, similar to last year but about 95% below March 2019 levels. Even with the low supply, there were 10 houses under contract at month-end, up from six a year ago. Pending sales also moved quickly, with a median time on market of just 14 days, down from 29 days last year.

	2026	2025	% CHANGE
Houses: Closings in March	2	6	-66.7%
Houses: Average Closing Price in March	\$2,100,000	\$1,936,000	+8.5%
Houses: Closings First Quarter	5	12	-58.3%
Houses: Average Closing Price First Quarter	\$2,531,000	\$2,313,458	+9.4%
Houses: Pending on March 31st	10	6	+66.7%
Houses: Inventory on March 31st	4	5	-20%

## Single Family Houses

Number of Solds Q1

2026 vs. 2025

↓ 58%

Average Sold Price Q1

2026 vs. 2025

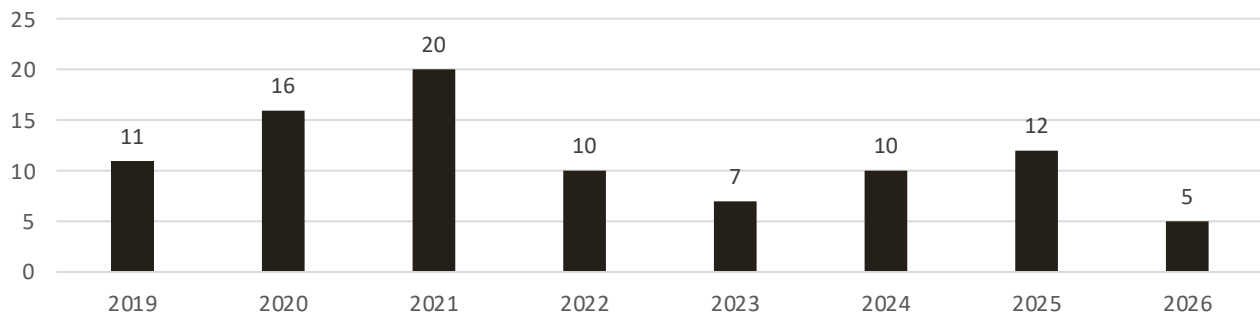
↑ 9%

March Inventory

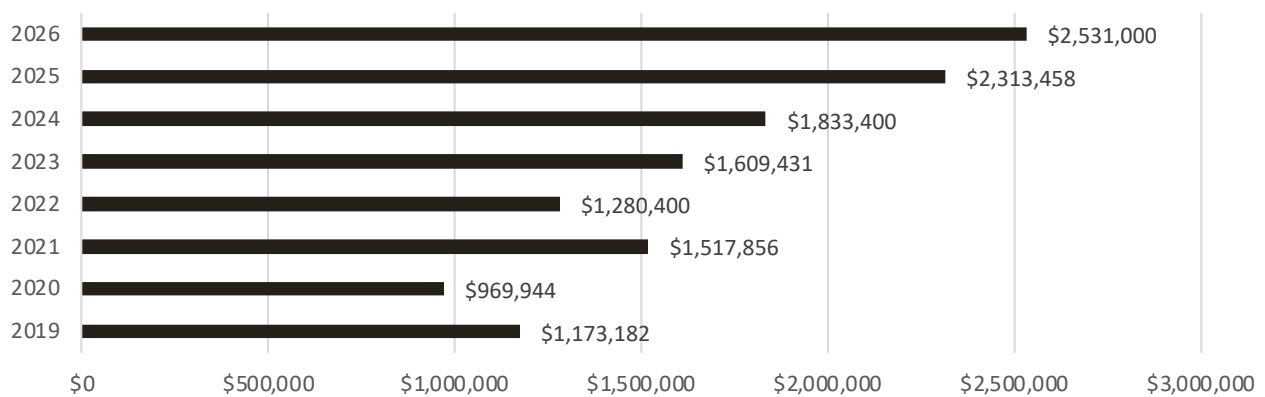
vs. March 31, 2025

↓ 20

## Closed: First Quarter



## Average Closed Price: First Quarter



# Wilton Overview

**Houses:** In the first quarter, Wilton had 24 house sales, matching the count from a year ago and the fewest for the quarter since 2010, as tight inventory continued to constrain activity. The median sale price rose to \$1.5M, up 12.1% from last year and the highest Jan–Mar median on record. There were 12 sales above \$1.5M, up from eight a year ago, including March’s closing of 76 Sturges Ridge Road for \$3.39M, Wilton’s highest-priced sale YTD.

**Market conditions:** Wilton had only 20 active house listings at the end of March, down 33% from a year ago and about 90% below 2019 levels. Competition remained intense, with 79% of closings selling at or above asking price and a median time on market of just 19 days.

	2026	2025	% CHANGE
Houses: Closings in March	14	6	+133.3%
Houses: Average Closing Price in March	\$1,679,643	\$2,362,083	-28.9%
Houses: Closings First Quarter	24	24	0%
Houses: Average Closing Price First Quarter	\$1,566,467	\$1,487,571	+5.3%
Houses: Pending on March 31st	22	23	-4.3%
Houses: Inventory on March 31st	20	30	-33.3%
Condos: Closings First Quarter	5	9	-44.4%
Condos: Average Closing Price First Quarter	\$585,400	\$630,222	-7.1%
Condos: Inventory on March 31st	1	4	-75%

## Single Family Houses

Number of Solds Q1  
2026 vs. 2025

0%

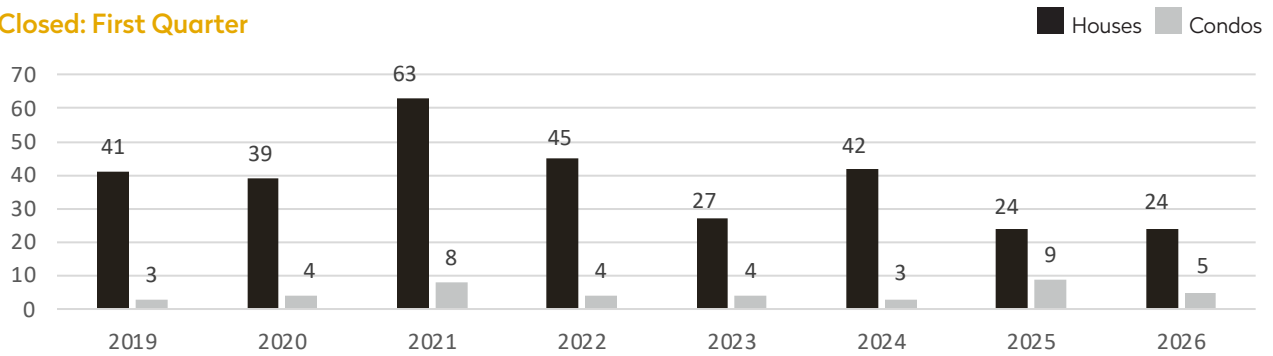
Average Sold Price Q1  
2026 vs. 2025

↑5%

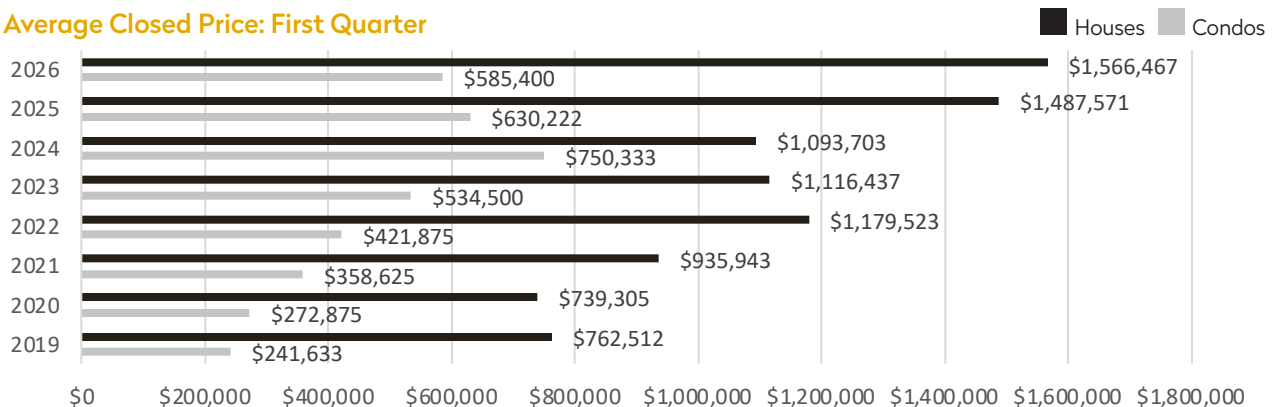
March Inventory  
vs. March 31, 2025

↓33%

## Closed: First Quarter



## Average Closed Price: First Quarter



# Westport Overview

**Houses:** In the first quarter, Westport saw 48 house sales, up 12% from a year ago. The median sale price was \$2.15M, down slightly from a year ago but still the second-highest first-quarter median of the past two decades, with eight sales over \$5M, up from one a year ago. The top sale of the quarter was 92 Beachside Ave in Greens Farms at \$15.5M, one of three closings over \$10M. In Q1, just over half of closings sold over asking.

**Market conditions:** At the end of March, there were 59 active house listings, down from last year and about 84% below 2019 levels. There were also 41 houses under contract, up 28% from a year ago, even as supply remained limited.

	2026	2025	% CHANGE
Houses: Closings in March	19	17	+11.8%
Houses: Average Closing Price in March	\$3,909,345	\$3,304,635	+18.3%
Houses: Closings First Quarter	48	43	+11.6%
Houses: Average Closing Price First Quarter	\$3,204,498	\$2,510,274	+27.7%
Houses: Pending on March 31st	41	32	+28.1%
Houses: Inventory on March 31st	59	70	-15.7%
Condos: Closings First Quarter	8	15	-46.7%
Condos: Average Closing Price First Quarter	\$1,194,250	\$1,422,200	-16%
Condos: Inventory on March 31st	3	9	-66.7%

## Single Family Houses

Number of Solds Q1  
2026 vs. 2025

↑12%

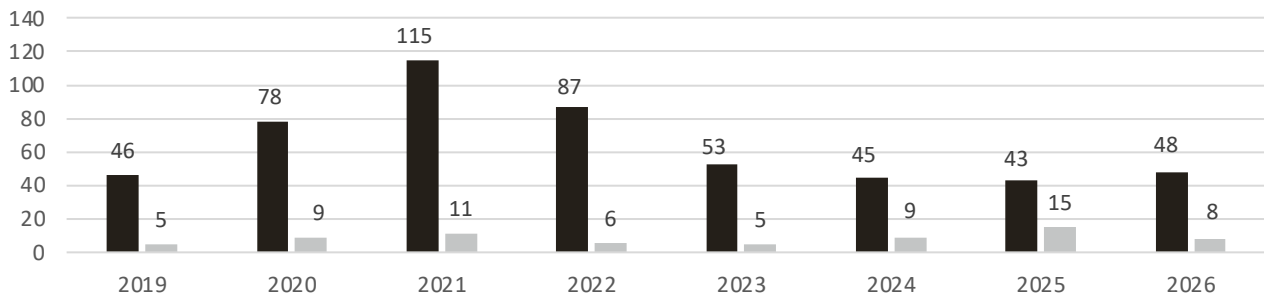
Average Sold Price Q1  
2026 vs. 2025

↑28%

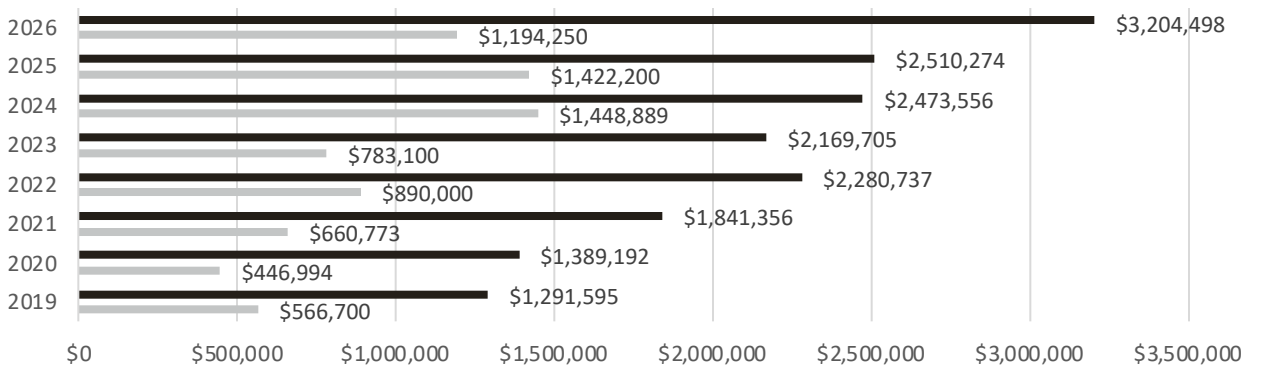
March Inventory  
vs. March 31, 2025

↓16%

## Closed: First Quarter



## Average Closed Price: First Quarter



# Weston Overview

**Sales:** In the first quarter, Weston saw 13 house sales, half the number from a year ago and the lowest first-quarter total since 2009, as limited inventory continued to constrain activity. The median sale price was \$1.2M, down 12% from last year, primarily the result of just seven sales over \$1M compared to 22 a year ago. Even so, competition remained strong, with 62% of closings selling over the asking price.

**Market conditions:** At the end of March, there were 16 active house listings, down 43% from last year and 89% below 2019 levels. The eight houses under contract at month-end had a median of 10 days to contract, down from 17 days a year ago, while the median list price rose to \$1.98M from \$1.55M a year ago.

	2026	2025	% CHANGE
Houses: Closings in March	4	6	-33.3%
Houses: Average Closing Price in March	\$833,750	\$1,359,833	-38.7%
Houses: Closings First Quarter	13	26	-50%
Houses: Average Closing Price First Quarter	\$1,175,377	\$1,533,136	-23.3%
Houses: Pending on March 31st	8	9	-11.1%
Houses: Inventory on March 31st	16	28	-42.9%

## Single Family Houses

Number of Solds Q1  
2026 vs. 2025

↓ 50%

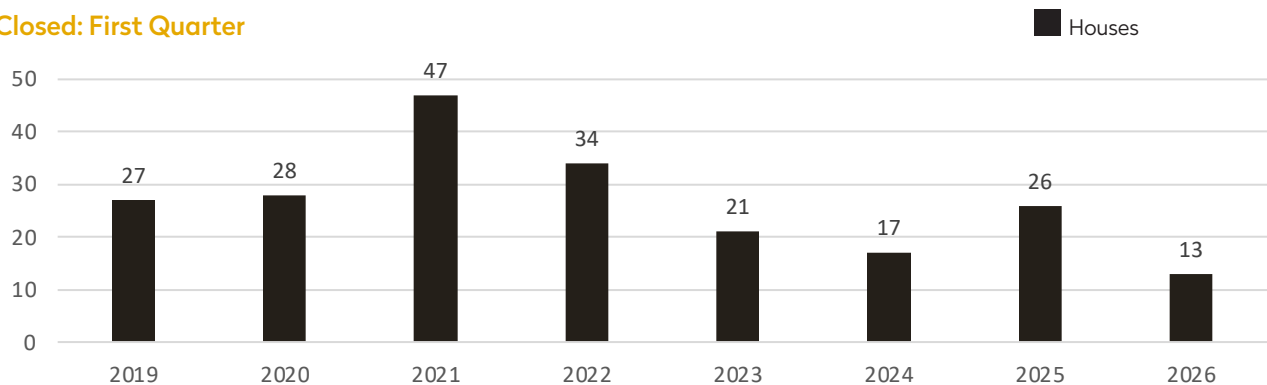
Average Sold Price Q1  
2026 vs. 2025

↓ 23%

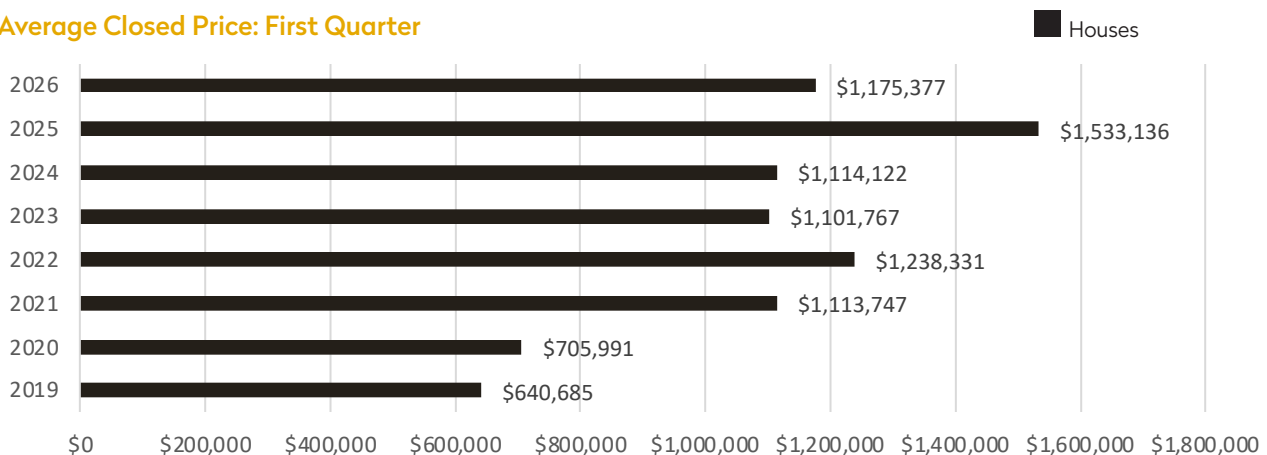
March Inventory  
vs. March 31, 2025

↓ 43%

### Closed: First Quarter



### Average Closed Price: First Quarter



# Fairfield Overview

**Sales:** In the first quarter, Fairfield saw 97 house sales, up 9% from a year ago. The median closing price was \$1.175M, the second-highest of the past two decades, with 32 sales above \$1.5M, including March's closing of 828 Sasco Hill Road for \$9.05M, Fairfield's top-priced closing YTD. The 22 condo closings matched last year's pace, while pending condo sales rose to 11 at the end of March, up from four a year ago.

**Market conditions:** With inventory still at historically low levels, buyer competition remained high, with 69% of houses selling at or above asking price, an average sale-to-list ratio of 103.9%, and a median of 17 days on market.

	2026	2025	% CHANGE
Houses: Closings in March	40	34	+17.6%
Houses: Average Closing Price in March	\$1,512,447	\$1,283,588	+17.8%
Houses: Closings First Quarter	97	89	+9%
Houses: Average Closing Price First Quarter	\$1,474,583	\$1,435,854	+2.7%
Houses: Pending on March 31st	51	54	-5.6%
Houses: Inventory on March 31st	90	90	0%
Condos: Closings First Quarter	22	22	0%
Condos: Average Closing Price First Quarter	\$774,000	\$883,173	-12.4%
Condos: Inventory on March 31st	20	24	-16.7%

## Single Family Houses

Number of Solds Q1  
2026 vs. 2025

↑ 9%

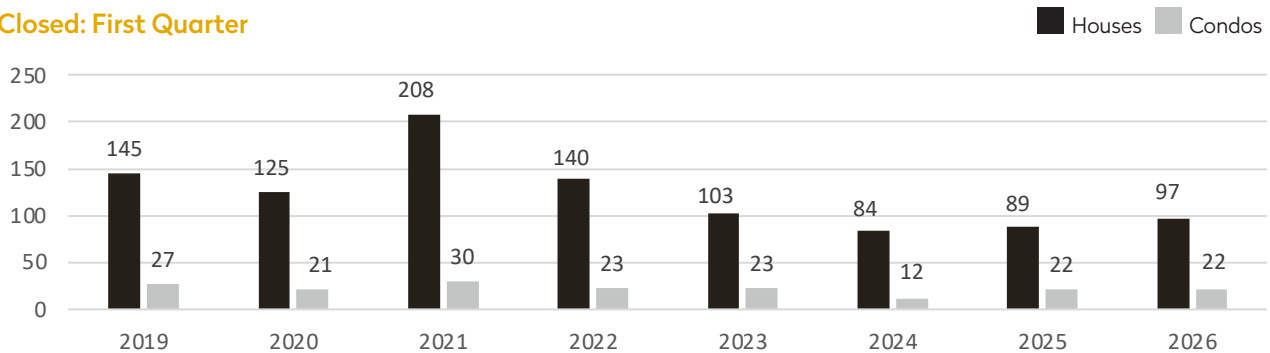
Average Sold Price Q1  
2026 vs. 2025

↑ 3%

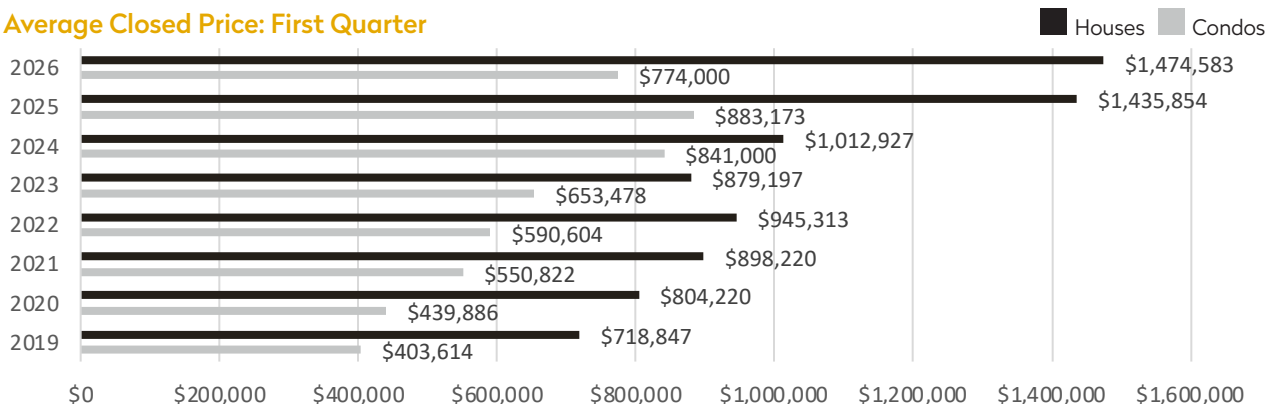
March Inventory  
vs. March 31, 2025

0%

## Closed: First Quarter



## Average Closed Price: First Quarter



# Southport Overview

**Houses:** Low inventory continued to constrain activity in Southport, with just five house sales in the first quarter, down from nine a year ago and the lowest total for the quarter since 2012. Even so, the median house sale price remained strong at \$1.84M, the second-highest first-quarter level ever, and three of the five sales closed over the asking price. Over the past six months, Southport saw 13 house sales, also the fewest for that period since 2012, with a median sale price of \$1.455M, the second highest in two decades.

**Condos:** There were two condo sales in the first quarter, including 425 Pequot Ave., a \$3M closing that marked the highest-priced condo sale ever in Southport.

	2026	2025	% CHANGE
Houses: Closings in March	1	6	-83.3%
Houses: Average Closing Price in March	\$685,000	\$1,877,500	-63.5%
Houses: Closings First Quarter	5	9	-44.4%
Houses: Average Closing Price First Quarter	\$2,121,000	\$2,576,556	-17.7%
Houses: Pending on March 31st	2	4	-50%
Houses: Inventory on March 31st	12	9	+33.3%
Condos: Closings First Quarter	2	3	-33.3%
Condos: Average Closing Price First Quarter	\$1,810,000	\$1,605,000	+12.8%
Condos: Inventory on March 31st	5	1	+400%

## Single Family Houses

Number of Solds Q1  
2026 vs. 2025

↓44%

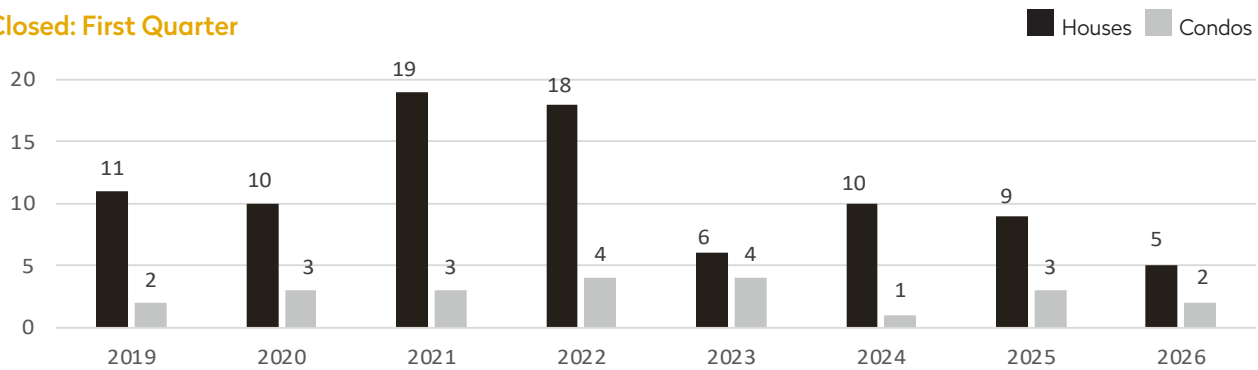
Average Sold Price Q1  
2026 vs. 2025

↓18%

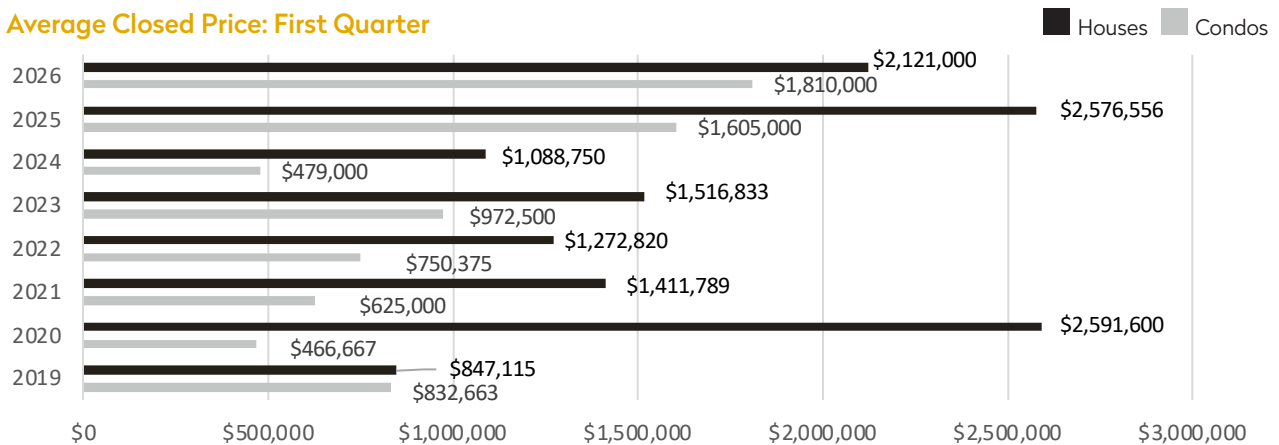
March Inventory  
vs. March 31, 2025

↓33%

## Closed: First Quarter



## Average Closed Price: First Quarter



# Redding Overview

**Sales:** In the first quarter, Redding saw 15 house sales, down from 19 a year ago, as limited inventory continued to constrain activity. The median sale price was \$939K, down from \$1.15M last year, though the average price per square foot rose 7% to \$348. Competition eased from last year's pace, with 27% of closings selling over asking, compared to 37% a year ago. The quarter's top sale was 241 Black Rock Turnpike, which closed for \$4M, ranking as Redding's fourth-highest sale of the past decade.

**Market conditions:** At the end of March, there were 14 active house listings, down 42% from last year and about 80% below 2019 levels. The seven houses under contract at month-end had a median of 18 days to contract, down from 52 days a year ago.

	2026	2025	% CHANGE
Houses: Closings in March	3	7	-57.1%
Houses: Average Closing Price in March	\$1,925,000	\$792,786	+142.8%
Houses: Closings First Quarter	15	19	-21.1%
Houses: Average Closing Price First Quarter	\$1,111,974	\$1,135,447	-2.1%
Houses: Pending on March 31st	7	9	-22.2%
Houses: Inventory on March 31st	14	24	-41.7%

## Single Family Houses

Number of Solds Q1  
2026 vs. 2025

↓ 21%

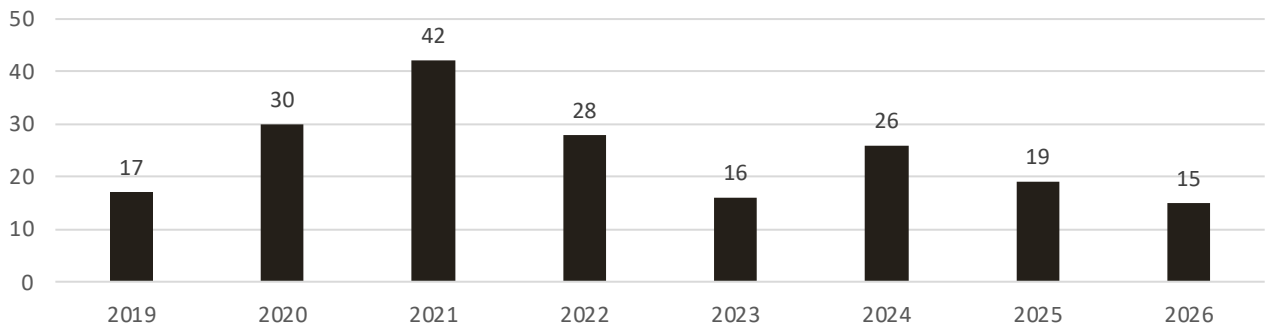
Average Sold Price Q1  
2026 vs. 2025

↑ 2%

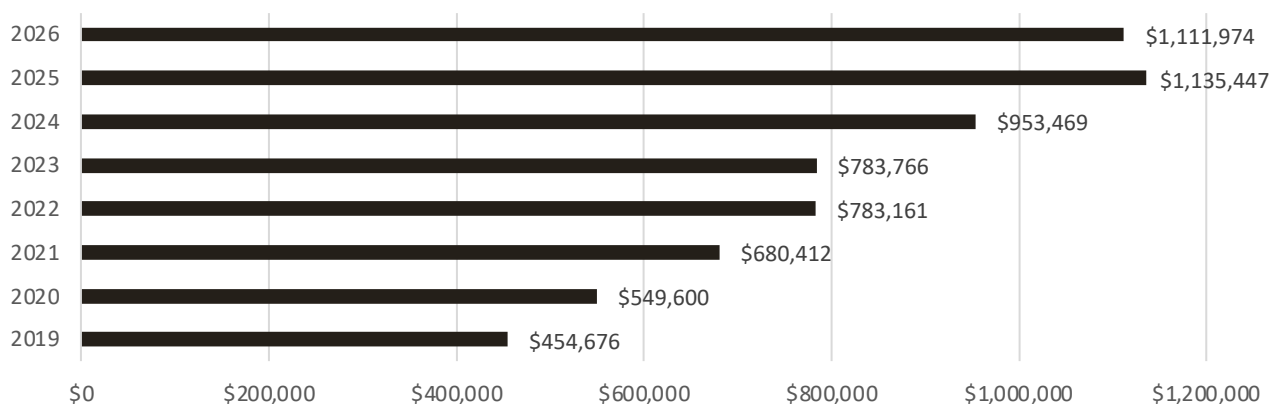
March Inventory  
vs. March 31, 2025

↓ 42%

## Closed: First Quarter



## Average Closed Price: First Quarter



Q1 2026

# Easton Overview

**Closings:** In the first quarter, Easton saw 12 house sales, down from 13 a year ago, as tight inventory continued to limit activity. Despite the similar sales count, prices moved substantially higher with a median sale price of \$1.06M, up 18% from last year and the second-highest Q1 median on record. The quarter included six sales above \$1M, up from four a year ago.

**Market Conditions:** Buyer competition remained strong, with 50% of closings in the quarter going over ask (compared to 69% a year ago) and an average list-to-sale ratio of 101%. The median time on market was 28 days. Inventory at the end of March, while up from last year, was still about 70% below 2019 levels.

	2026	2025	% CHANGE
Houses: Closings in March	2	5	-60%
Houses: Average Closing Price in March	\$1,267,500	\$967,800	+31%
Houses: Closings First Quarter	12	13	-7.7%
Houses: Average Closing Price First Quarter	\$1,055,233	\$995,308	+6%
Houses: Pending on March 31st	6	9	-33.3%
Houses: Inventory on March 31st	21	14	+50%

## Single Family Houses

### Number of Solds Q1

2026 vs. 2025

↓ 8%

### Average Sold Price Q1

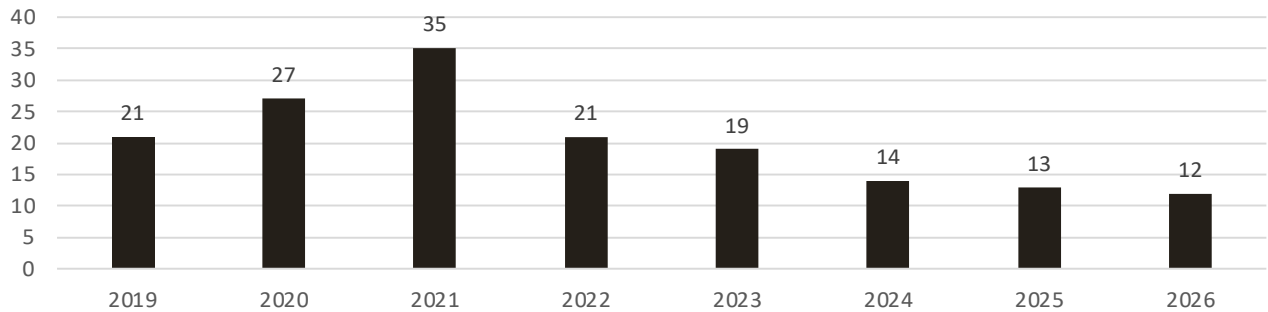
2026 vs. 2025

↑ 6%

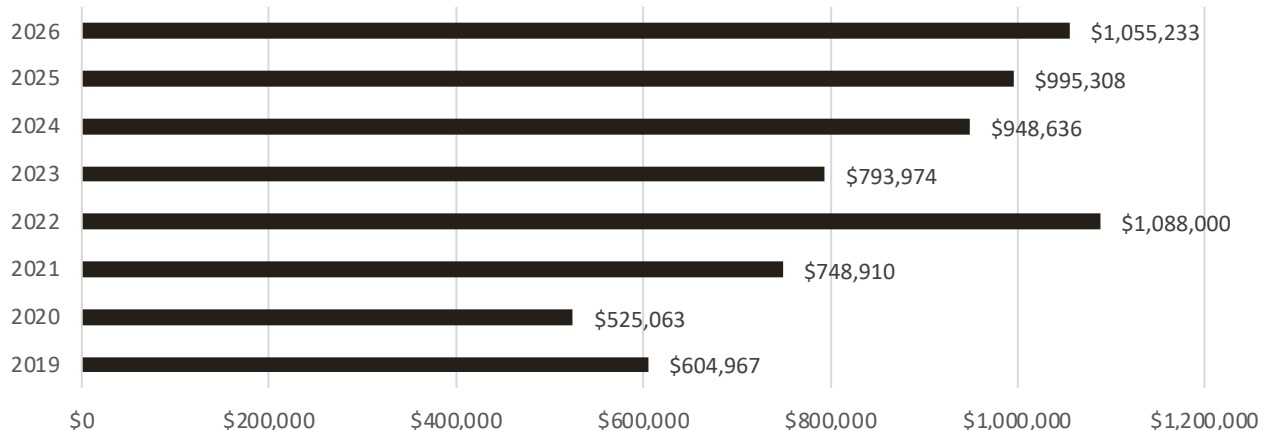
March Inventory vs. March 31, 2025

↑ 50%

## Closed: First Quarter



## Average Closed Price: First Quarter



# Ridgefield Overview

**Sales:** In the first quarter, Ridgefield saw 37 house sales, up 32% from a year ago and the highest first-quarter total of the past three years. The median closing price was \$1.285M, a slight drop from a year ago but still the second-highest first-quarter median of the past two decades, with 14 sales over \$1.5M, up from nine in Q1 2025. March's top closing was 174 Branchville Road at \$4M, one of two \$4M sales during the quarter.

**Market conditions:** House inventory remained tight at the end of March, with 28 active listings, little changed from last year. Competition remained strong, with 62% of houses selling over asking and a median of 34 days on market.

	2026	2025	% CHANGE
Houses: Closings in March	15	12	+25%
Houses: Average Closing Price in March	\$1,607,383	\$1,515,816	+6%
Houses: Closings First Quarter	37	28	+32.1%
Houses: Average Closing Price First Quarter	\$1,430,699	\$1,507,135	-5.1%
Houses: Pending on March 31st	29	27	+7.4%
Houses: Inventory on March 31st	28	26	+7.7%
Condos: Closings First Quarter	9	9	0%
Condos: Average Closing Price First Quarter	\$588,778	\$428,322	+37.5%
Condos: Inventory on March 31st	5	10	-50%

## Single Family Houses

### Number of Solds Q1

2026 vs. 2025

↑ 32%

### Average Sold Price Q1

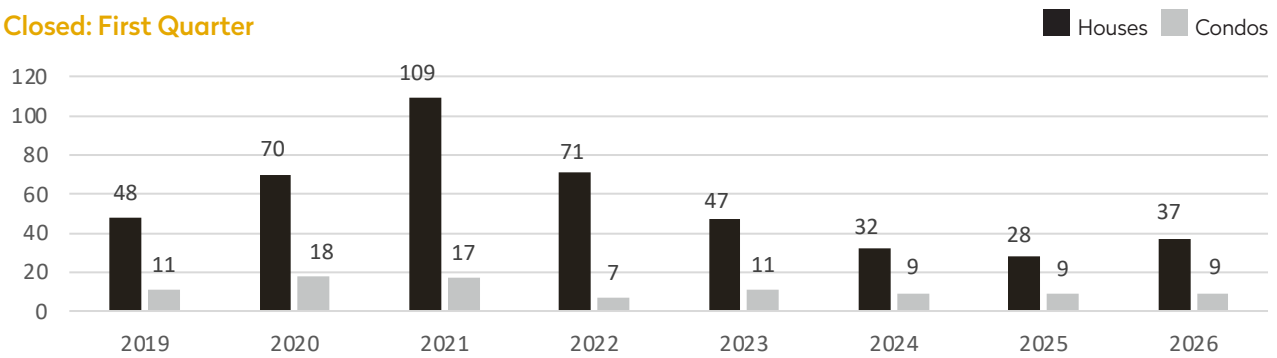
2026 vs. 2025

↓ 5%

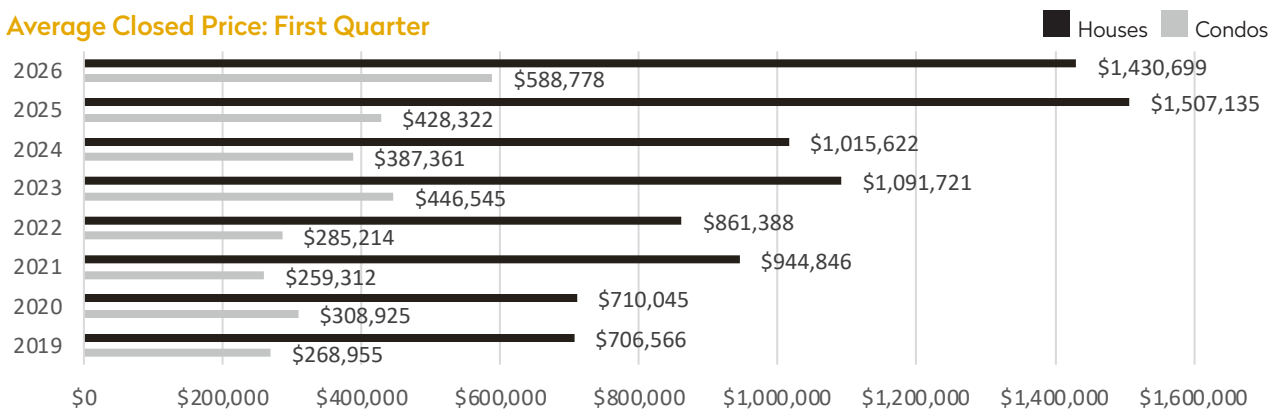
### March Inventory vs. March 31, 2025

↑ 8%

## Closed: First Quarter



## Average Closed Price: First Quarter



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**Q1 2026**

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