

Q2

2026
MARKET
REPORT

FULL
TOWN
NO

Brown Harris Stevens THE Craft of Research

610 Cheese Spring Road, New Canaan

Lower Fairfield County

2nd Quarter Overview

Lower Fairfield County saw record prices and record buyer competition in the second quarter, even as tight inventory continued to limit sales volume.

There were 1,040 house closings in the quarter, down modestly from a year ago, even as average inventory ran about 10% lower in what was already a historically tight market.

The median house sale price reached \$1.527M, the highest for any second quarter on record. The increase was largely a reflection of the shifting sales mix. Closings above \$4M rose to 121 from 94 a year ago, while sales under \$1M fell to 299 from 381, as the market's price mix continues to move higher. The condo market also reached a Q2 price record, with a median sale price of \$530K, up 9% from a year ago.

Buyer competition also hit record levels for a second quarter, with 76% of house closings selling at or over the asking price and an average list-to-sale ratio of 106.6%, both all-time Q2 highs. Competition was strongest in the \$1M–\$2M range, where 82% of closings went at or over ask at an average of 108.8% of list price. But the top of the market saw the biggest increase in buyer competition. For closings above \$5M, the average list-to-sale ratio crossed 100% for the first time ever in a second quarter, rising to 101.2% from 97.9% a year ago, with 61% of closings selling at or over ask compared to 46% last year.

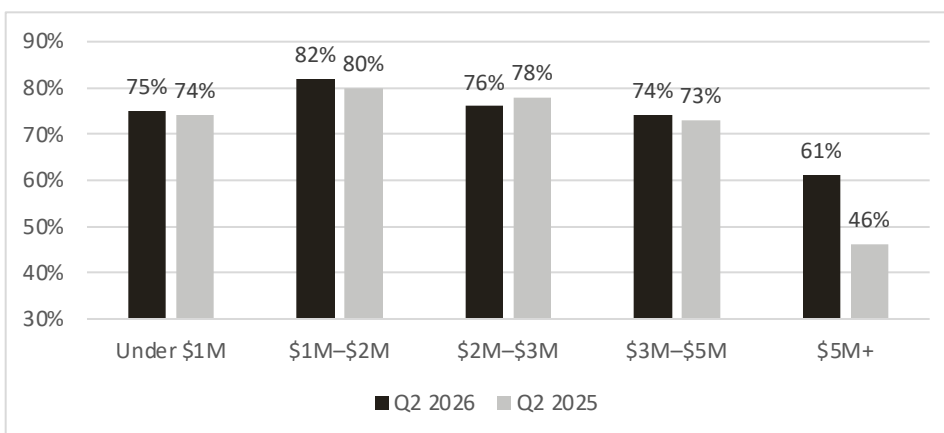
June's top closings reinforced that point. Of the 20 highest-priced house sales in June, ranging from \$5.5M to \$19.9M, 16 sold at or above the asking price. Condos followed the same pattern, with all 10 of June's top condo sales closing at or above asking price, including 215 Milbank Avenue E in Greenwich, which sold for \$4.65M, 20% over ask.

Inventory remained historically tight. Active house listings stood at 844 at the end of June, down 13% from a year ago and still about 80% below June 2019. Pending activity pointed to continued strength heading into the third quarter, with 617 houses under contract at the end of June, up 9% from a year ago. Those pending sales had a median time to contract of 15 days, down from 18 a year ago.

Mortgage rates averaged near 6.49% in June, up modestly from May but not enough to meaningfully cool demand in a market defined by limited supply and strong buyer competition.



Percentage of House Sales At or Over Asking Price by Price Tier In Q2

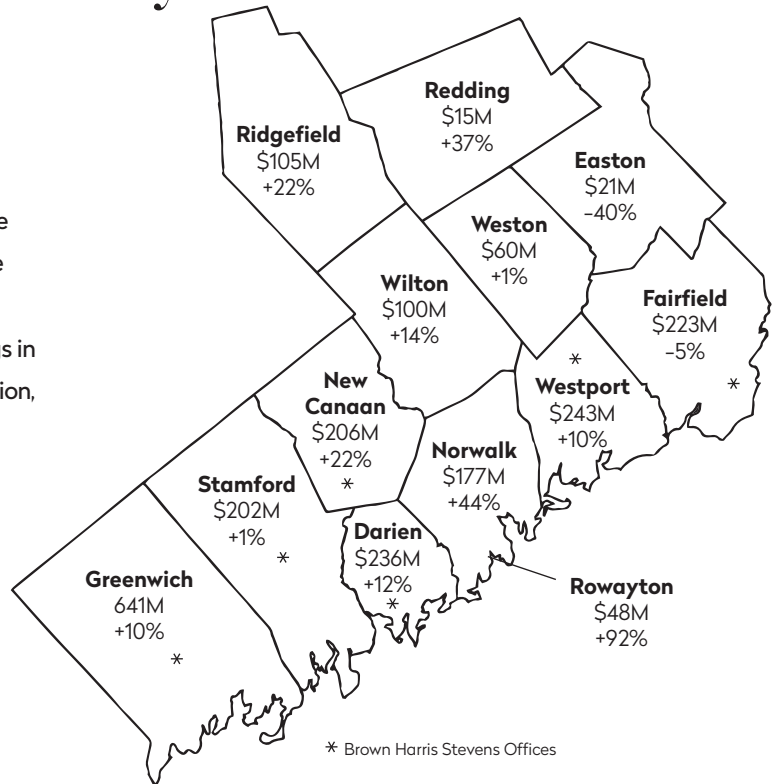


Above \$5M, the share of sales closing at or over the asking price jumped from 46% to 61%, the largest increase of any price tier.

Lower Fairfield County

Dollar Volume of House Sales Q2 2026 vs. Q2 2025

To the right is a look at the total dollar volume of house sales for each town for the 2nd 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 2nd quarter for Lower Fairfield County was \$2.2 billion, an increase of 10% year-over-year.



TOWN COMPARISON: SOLD HOUSES - SECOND QUARTER

Town	# of Closed Houses		% change	Average Closing Price		% change
	2026	2025		2026	2025	
Darien	75	72	+4.2%	\$3,152,032	\$2,930,772	+7.5%
Easton	19	30	-36.7%	\$1,091,868	\$1,150,700	-5.1%
Fairfield	157	170	-7.6%	\$1,421,274	\$1,377,739	+3.2%
All of Greenwich	144	158	-8.9%	\$4,451,733	\$3,698,412	+20.4%
New Canaan	64	57	+12.3%	\$3,221,952	\$2,977,965	+8.2%
Norwalk	140	133	+5.3%	\$1,263,450	\$924,199	+36.7%
Redding	17	25	-32%	\$884,794	\$948,796	-6.7%
Ridgefield	71	71	0%	\$1,474,778	\$1,211,976	+21.7%
Rowayton*	18	14	+28.6%	\$2,678,706	\$1,794,756	+49.3%
Southport*	19	16	+18.8%	\$2,314,896	\$1,671,438	+38.5%
Stamford	164	180	-8.9%	\$1,230,180	\$1,107,158	+11.1%
Weston	38	38	0%	\$1,576,387	\$1,558,246	+1.2%
Westport	85	86	-1.2%	\$2,860,227	\$2,570,190	+11.3%
Wilton	66	63	+4.8%	\$1,509,981	\$1,384,531	+9.1%

*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

Houses: All of Greenwich (including Cos Cob, Riverside, and Old Greenwich) had 144 house sales in the second quarter, down from 158 a year ago, despite strong demand. For the quarter, 72% of house closing went at or over the asking price, with an average list-to-sale ratio of 105.1%, both the highest ever for the quarter. The high-end market saw 43 closings above \$5M, up from 35 a year ago. June's top sale was the BHS-listed 553 Indian Field Road, which closed at its \$19.9M asking price after just four days on market.

Condos: We also had 49 condo sales with a median closing price of \$1.08 million, up from \$895,000 a year ago and the second-highest ever for the quarter.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	144	158	-8.9%
Houses: Average Closing Price Second Quarter	\$4,451,733	\$3,698,412	+20.4%
Houses: Closings First Six Months	231	232	-0.4%
Houses: Average Closing Price First Six Months	\$4,594,167	\$4,172,217	+10.1%
Houses: Pending on June 30th	101	87	+16.1%
Houses: Inventory on June 30th	129	159	-18.9%
Condos: Closings First Six Months	93	77	+20.8%
Condos: Average Closing Price First Six Months	\$1,552,744	\$1,381,427	+12.4%
Condos: Inventory on June 30th	33	40	-17.5%

Single Family Houses

Number of Solds Q2
2026 vs. 2025

↓ 9%

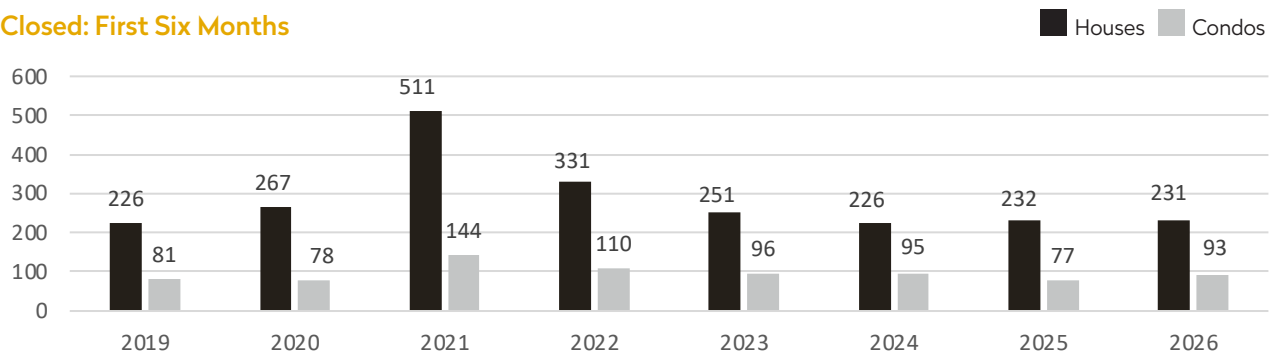
Average Sold Price Q2
2026 vs. 2025

↑ 20%

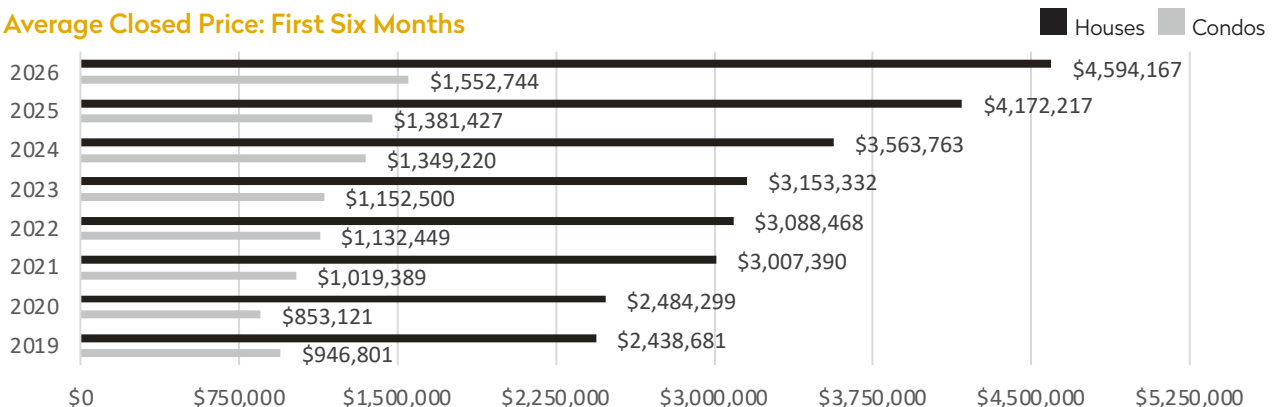
June 2026 Inventory
vs. June 2025

↓ 19%

Closed: First Six Months



Average Closed Price: First Six Months



Greenwich Overview

Sales: Greenwich had 83 house sales in the second quarter, in line with each of the past three years. Buyer competition remained strong, with 63% of closings going at or over ask, while the median sale price rose 21% to \$4.37M, driven largely by high-end activity. There were 35 sales above \$5M compared to 27 a year ago. The 38 condo sales in the quarter had a median sale price of \$1.1M, up 25% from a year ago. June's top condo closing was 215 Milbank Avenue E, which closed at \$4.645M, 20% over ask.

Inventory/Pendings: Greenwich had 93 active house listings on the market at the end of June, down from 115 a year ago and still about 82% below 2019 levels.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	83	89	-6.7%
Houses: Average Closing Price Second Quarter	\$5,217,092	\$4,279,433	+21.9%
Houses: Closings First Six Months	142	137	+3.6%
Houses: Average Closing Price First Six Months	\$5,121,078	\$5,019,131	+2%
Houses: Pending on June 30th	51	45	+13.3%
Houses: Inventory on June 30th	93	115	-19.1%
Condos: Closings First Six Months	71	61	+16.4%
Condos: Average Closing Price First Six Months	\$1,735,621	\$1,487,702	+16.7%
Condos: Inventory on June 30th	25	32	-21.9%

Single Family Houses

Number of Solds Q2
2026 vs. 2025

↓ 7%

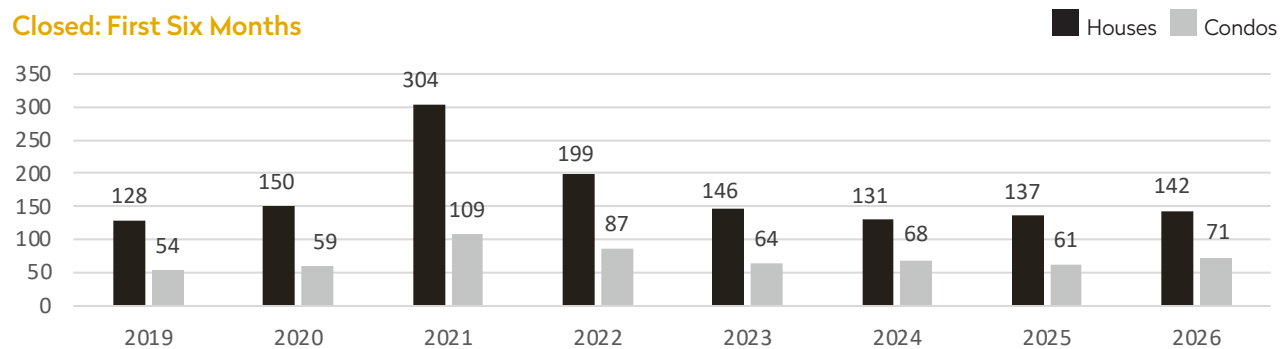
Average Sold Price Q2
2026 vs. 2025

↑ 22%

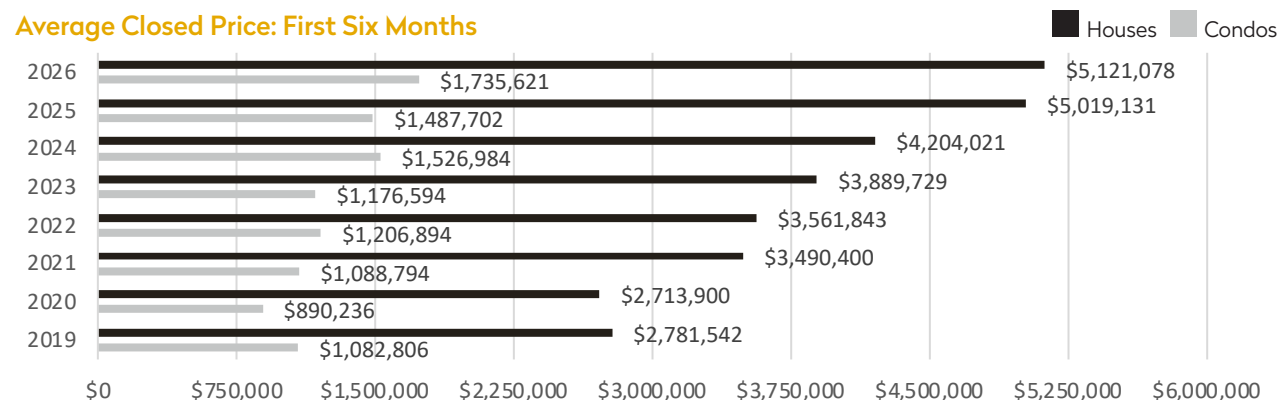
June 2026 Inventory
vs. June 2025

↓ 19%

Closed: First Six Months



Average Closed Price: First Six Months



Cos Cob Overview

Sales: Cos Cob had 13 house sales in the second quarter, down from 18 a year ago, though the market remained highly competitive for buyers. Sixty-nine percent of sales went at or over ask, with an average list-to-sale ratio of 106.7%. The median time on market was just 11 days. Competition remained strong across price points, including June's closing of 41 Stone Brook Lane, which sold for \$3.8M, the top sale of the year, after going 15% over ask.

Inventory/Pendings: Cos Cob had nine active listings at quarter's end, 87% below 2019 levels. The nine pending house sales had a median time on market of just 10 days, while the median list price was \$2.395M, up 35% from a year ago.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	13	18	-27.8%
Houses: Average Closing Price Second Quarter	\$2,183,538	\$2,335,194	-6.5%
Houses: Closings First Six Months	17	28	-39.3%
Houses: Average Closing Price First Six Months	\$2,237,206	\$2,259,241	-1%
Houses: Pending on June 30th	9	14	-35.7%
Houses: Inventory on June 30th	9	11	-18.2%
Condos: Closings First Six Months	10	6	+66.7%
Condos: Average Closing Price First Six Months	\$879,850	\$951,667	-7.5%
Condos: Inventory on June 30th	6	5	+20%

Single Family Houses

Number of Solds Q2
2026 vs. 2025

↓28%

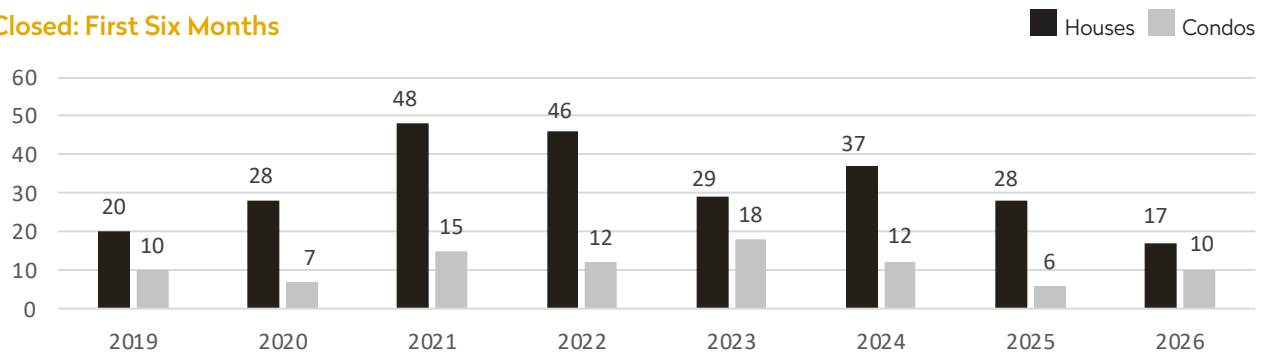
Average Sold Price Q2
2026 vs. 2025

↓7%

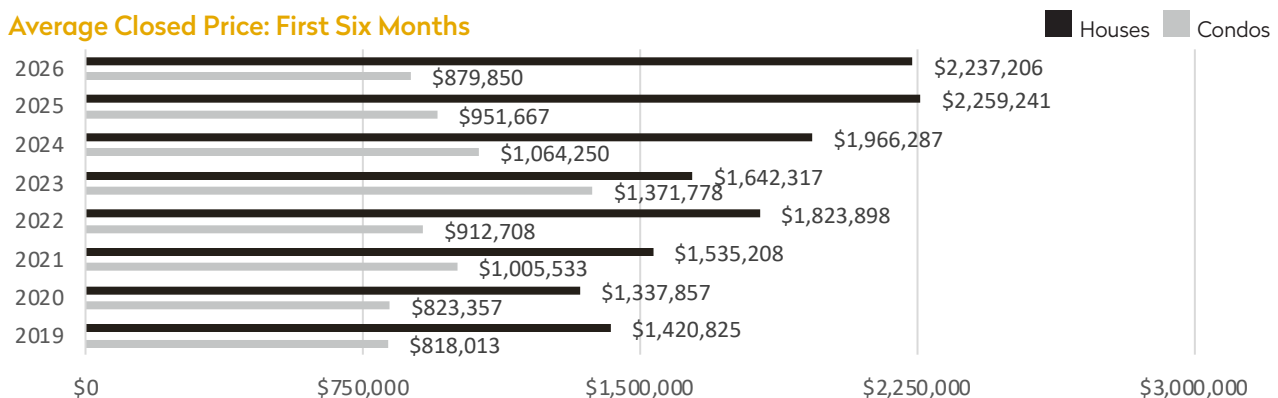
June 2026 Inventory
vs. June 2025

↓18%

Closed: First Six Months



Average Closed Price: First Six Months



Riverside Overview

Sales: Riverside's 27 house closings in the second quarter had a median sale price of \$4M, up 33% from last year and the highest ever for the quarter. Buyer competition remained intense, with 22 of the sales going at or over ask and an average list-to-sale ratio of 107.9%. June's top closing, 56 Winthrop Drive, was also the highest-priced sale year to date, closing at \$9.718M, 15.8% over ask after just five days on market.

Pendings: At the end of June, there were 23 house sales under contract, up from 17 a year ago. Those pending sales had a median list price of \$3.995M, a 48% increase from the same time last year.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	27	22	+22.7%
Houses: Average Closing Price Second Quarter	\$4,112,407	\$3,293,048	+24.9%
Houses: Closings First Six Months	38	32	+18.8%
Houses: Average Closing Price First Six Months	\$3,878,079	\$3,319,361	+16.8%
Houses: Pending on June 30th	23	17	+35.3%
Houses: Inventory on June 30th	10	18	-44.4%
Condos: Closings First Six Months	3	1	+200%
Condos: Average Closing Price First Six Months	\$1,161,523	\$1,000,000	+16.2%
Condos: Inventory on June 30th	0	1	NA

Single Family Houses

Number of Solds Q2
2026 vs. 2025

↑23%

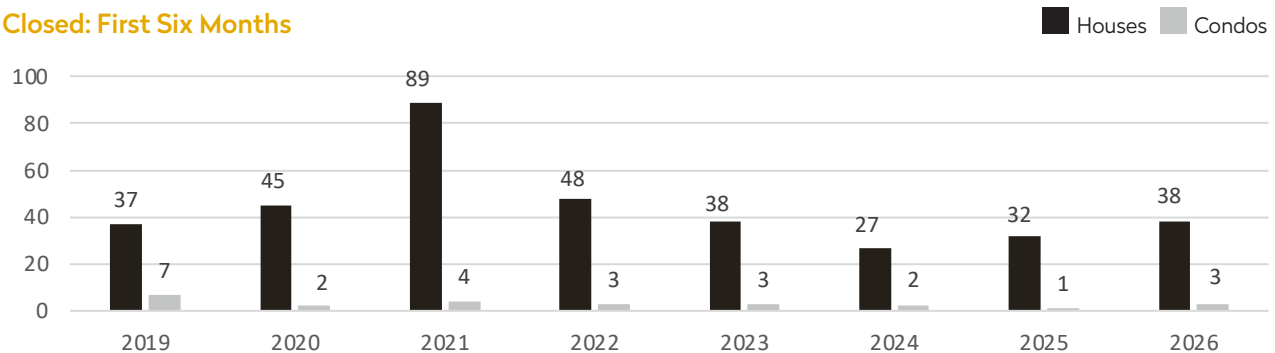
Average Sold Price Q2
2026 vs. 2025

↑25%

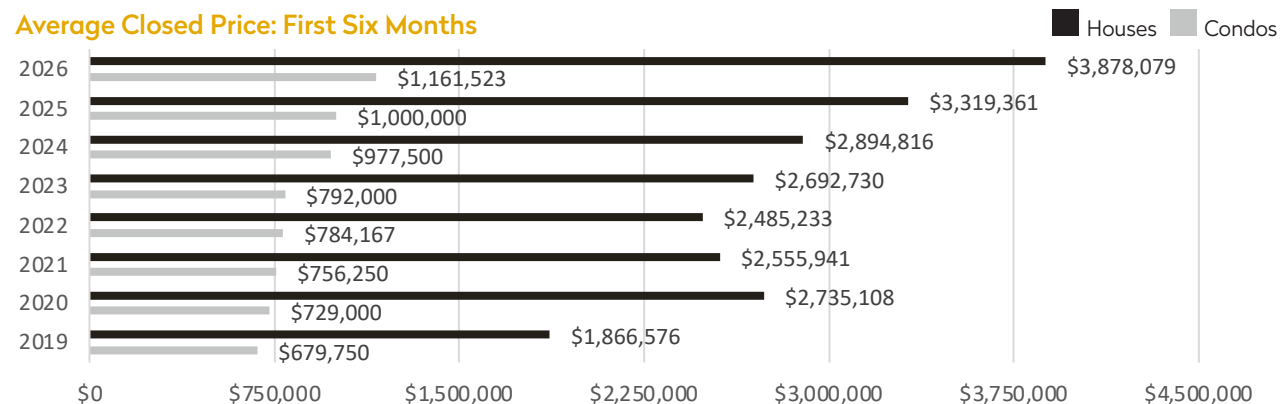
June 2026 Inventory
vs. June 2025

↓44%

Closed: First Six Months



Average Closed Price: First Six Months



Old Greenwich Overview

Sales: Old Greenwich's 21 house closings in the second quarter had a median sale price of \$3.495M, up from \$3.11M a year ago and the highest on record for the quarter. Twenty of the 21 sales went at or over the asking price, with an average list-to-sale ratio of 111.1%. That included 16 Hendrie Drive, which closed at \$2.25M, 61% over ask. The median time on market was just nine days.

Inventory/Pendings: At quarter's end, Old Greenwich had 17 active house listings, about one-quarter the level we had in June 2019. There were also 18 houses under contract, up from 11 a year ago, with a median time to contract of nine days.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	21	29	-27.6%
Houses: Average Closing Price Second Quarter	\$3,267,143	\$3,068,931	+6.5%
Houses: Closings First Six Months	34	35	-2.9%
Houses: Average Closing Price First Six Months	\$4,372,353	\$3,167,286	+38%
Houses: Pending on June 30th	18	11	+63.6%
Houses: Inventory on June 30th	17	15	+13.3%
Condos: Closings First Six Months	9	9	0%
Condos: Average Closing Price First Six Months	\$988,111	\$990,000	-0.2%
Condos: Inventory on June 30th	2	2	0%

Single Family Houses

Number of Solds Q2
2026 vs. 2025

↓28%

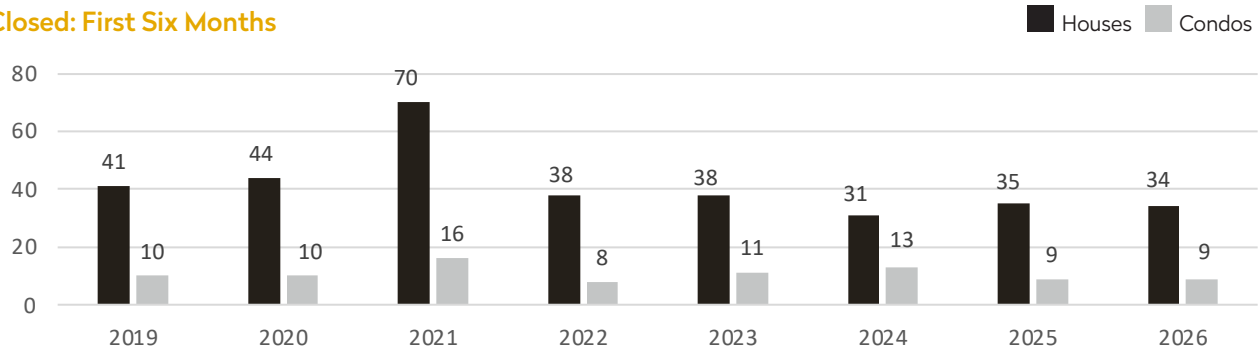
Average Sold Price Q2
2026 vs. 2025

↑7%

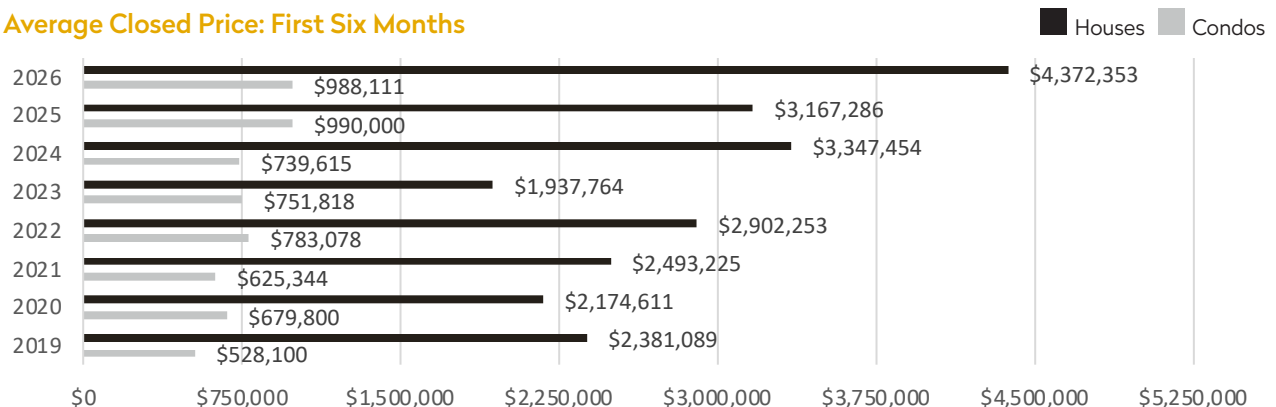
June 2026 Inventory
vs. June 2025

↑13%

Closed: First Six Months



Average Closed Price: First Six Months



Stamford Overview

Houses: Stamford had 164 house closings in the second quarter, down from 180 a year ago, with tighter inventory restricting sales. The median sale price rose 7% to \$988,000, with 20 closings above \$2M compared to 9 a year ago. Buyer competition remained intense, with 82% of closings going at or over ask. June's top closing, 250 Davenport Drive, was also the highest sale year to date, closing at \$6.01M, 9.4% over ask after just 22 days on market.

Condos: Stamford also had 145 condo sales in the quarter, similar to 148 a year ago, with the median sale price up 8% year-over-year to \$449K. Seventy percent of condo closings went at or over ask, with a median time on market of 22 days.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	164	180	-8.9%
Houses: Average Closing Price Second Quarter	\$1,230,180	\$1,107,158	+11.1%
Houses: Closings First Six Months	248	284	-12.7%
Houses: Average Closing Price First Six Months	\$1,216,216	\$1,075,093	+13.1%
Houses: Pending on June 30th	80	90	-11.1%
Houses: Inventory on June 30th	111	128	-13.3%
Condos: Closings First Six Months	259	255	+1.6%
Condos: Average Closing Price First Six Months	\$497,908	\$475,346	+4.7%
Condos: Inventory on June 30th	110	85	+29.4%

Single Family Houses

Number of Solds Q2
2026 vs. 2025

↓ 9%

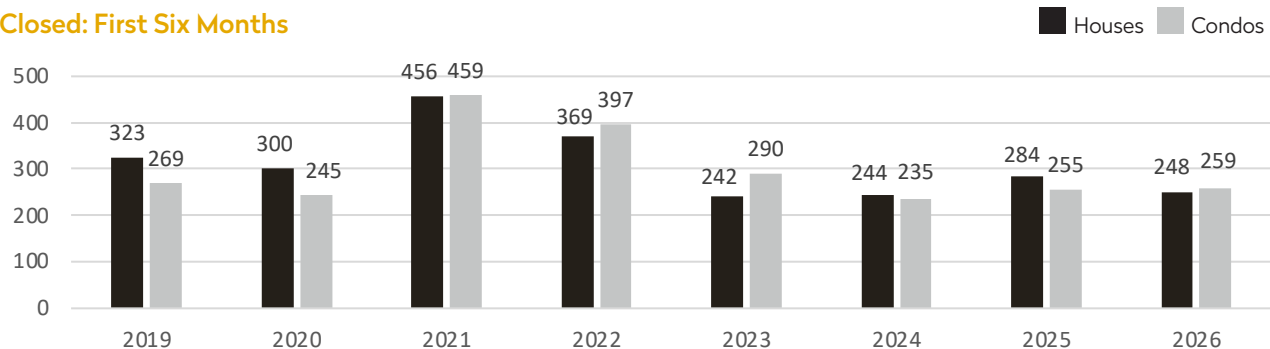
Average Sold Price Q2
2026 vs. 2025

↑ 11%

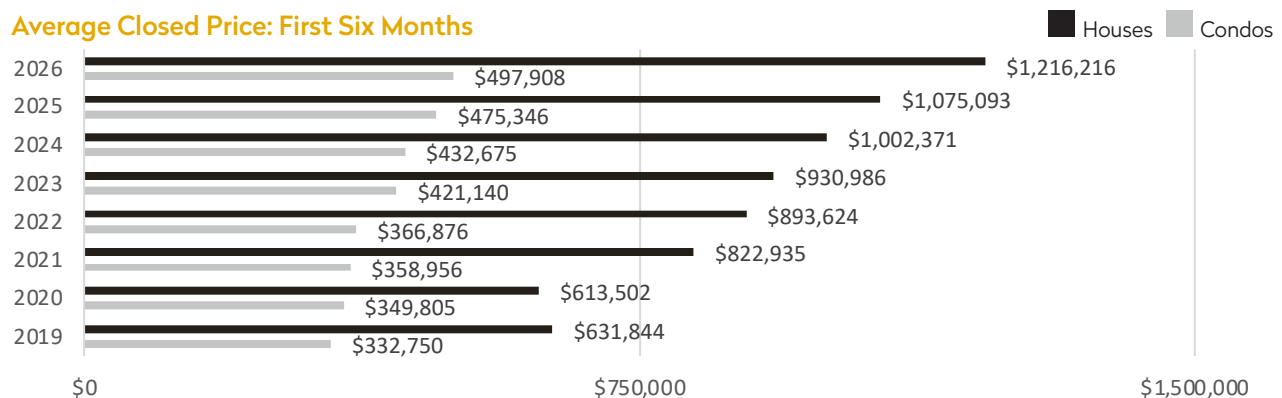
June 2026 Inventory
vs. June 2025

↓ 13%

Closed: First Six Months



Average Closed Price: First Six Months



Darien Overview

Sales: Darien had 75 house sales in the second quarter, similar to a year ago, with buyer competition remaining intense. For the quarter 85% of houses went at or over the asking price with an average list-to-sale ratio of 111.7%, both slight increases from a year ago and all-time Q2 highs. The median sale price climbed to \$2.96M, up 17% from a year ago, with June's top closing, 4 Swifts Lane, selling at full price for \$5.406M. Condos saw just four closings in the quarter, with all four selling over ask.

At quarter's end, Darien had just 32 active house listings were on the market, matching last year's count but still 88% below June 2019 levels.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	75	72	+4.2%
Houses: Average Closing Price Second Quarter	\$3,152,032	\$2,930,772	+7.5%
Houses: Closings First Six Months	97	102	-4.9%
Houses: Average Closing Price First Six Months	\$3,050,736	\$2,841,951	+7.3%
Houses: Pending on June 30th	60	63	-4.8%
Houses: Inventory on June 30th	32	32	0%
Condos: Closings First Six Months	7	7	0%
Condos: Average Closing Price First Six Months	\$1,673,857	\$927,429	+80.5%
Condos: Inventory on June 30th	0	1	NA

Single Family Houses

Number of Solds Q2
2026 vs. 2025

↑ 4%

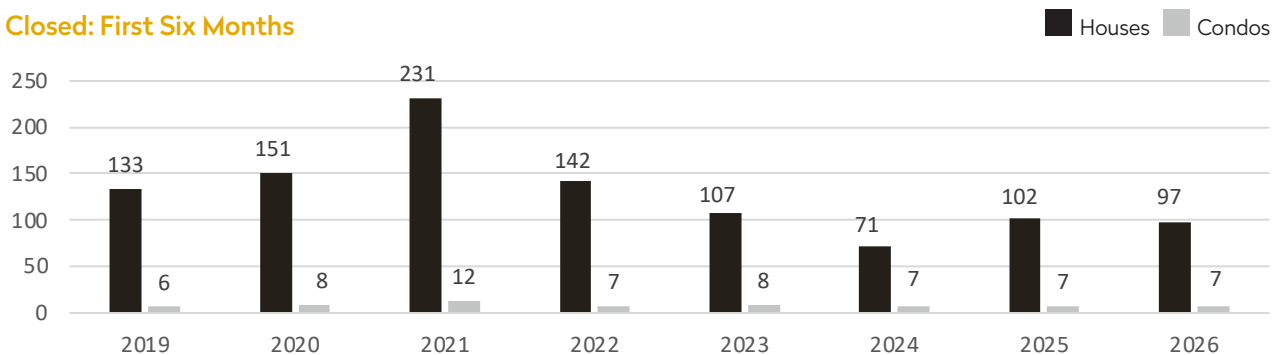
Average Sold Price Q2
2026 vs. 2025

↑ 8%

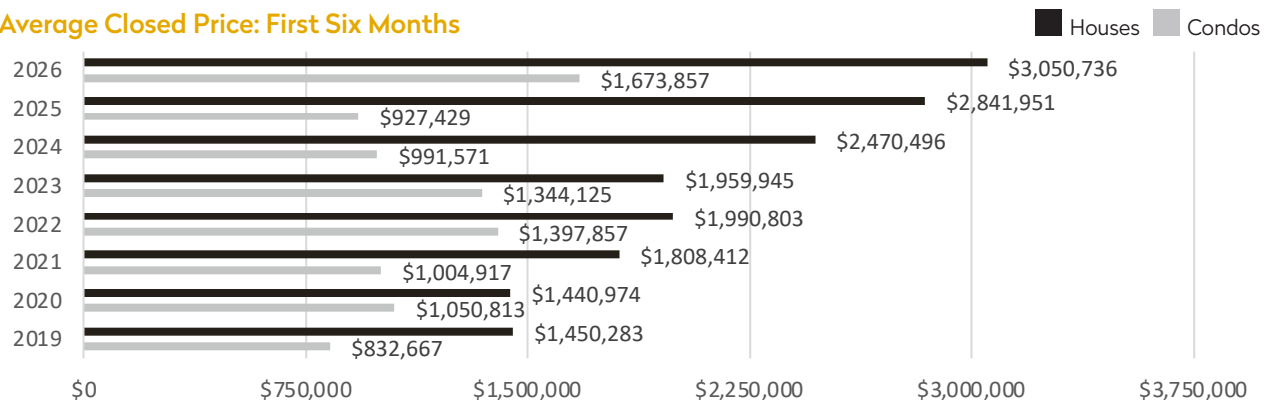
June 2026 Inventory
vs. June 2025

0%

Closed: First Six Months



Average Closed Price: First Six Months



New Canaan Overview

Houses: New Canaan had 64 house sales in the second quarter, in line with each of the last four years, with 69% selling at or over the asking price, reflecting strong buyer demand chasing very tight supply. The quarter saw eight sales above \$5M, including 372 Brushy Ridge Road, which closed at \$7.65M, 10.9% over ask after just seven days on market.

Condos: New Canaan's 14 condo closings in the second quarter had a median sale price of \$1.59M, up 41% from a year ago. The condo market was particularly competitive, with 86% selling at or over ask. June saw the year's top condo/townhome sale at 179 Oenoke Ridge, Unit #CTG, which closed at \$3.5M, 22.8% over the asking price.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	64	57	+12.3%
Houses: Average Closing Price Second Quarter	\$3,221,952	\$2,977,965	+8.2%
Houses: Closings First Six Months	94	92	+2.2%
Houses: Average Closing Price First Six Months	\$3,271,283	\$2,859,156	+14.4%
Houses: Pending on June 30th	44	43	+2.3%
Houses: Inventory on June 30th	44	56	-21.4%
Condos: Closings First Six Months	21	28	-25%
Condos: Average Closing Price First Six Months	\$1,541,491	\$1,156,482	+33.3%
Condos: Inventory on June 30th	22	12	+83.3%

Single Family Houses

Number of Solds Q2
2026 vs. 2025

↑12%

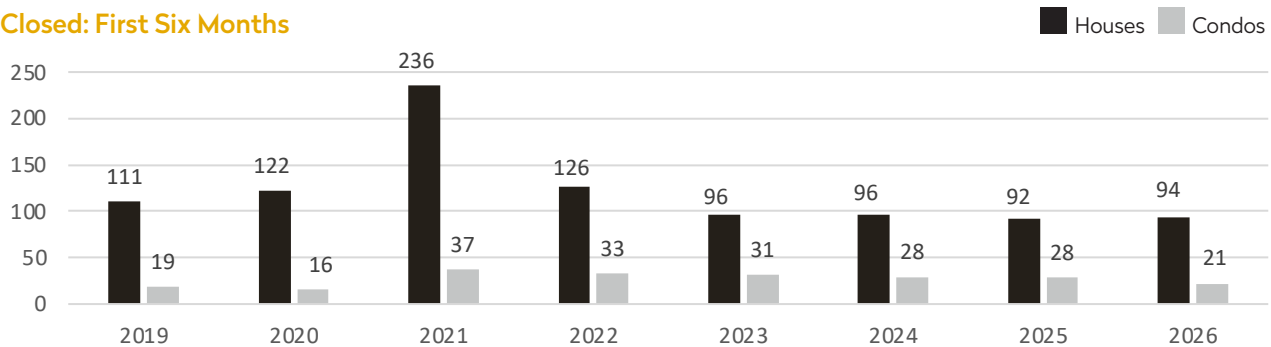
Average Sold Price Q2
2026 vs. 2025

↑8%

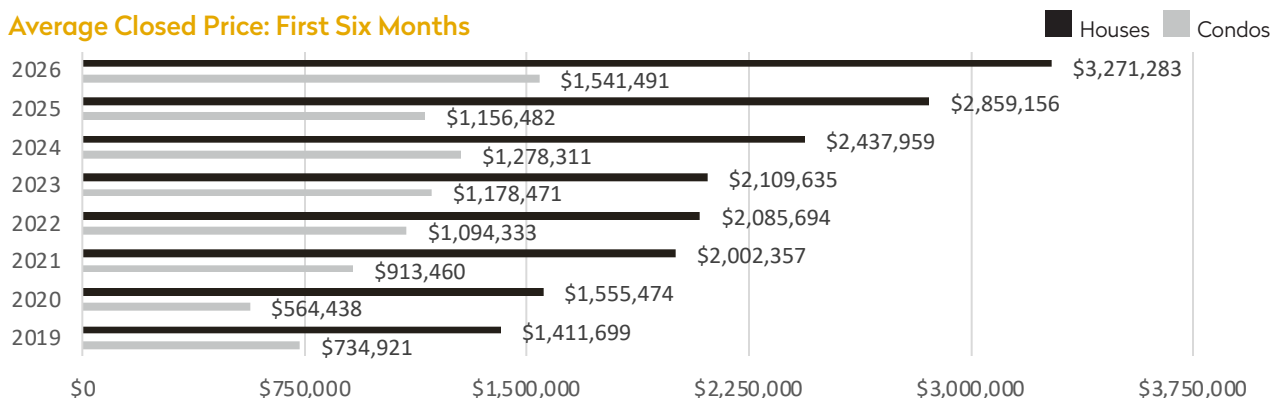
June 2026 Inventory
vs. June 2025

↓21%

Closed: First Six Months



Average Closed Price: First Six Months



Norwalk Overview

Sales: Norwalk had 140 house closings in the second quarter, similar to a year ago despite lower available inventory. Buyer competition remained intense, with 81% of house sales going at or over the asking price and an average list-to-sale ratio of 107.3%. The median time on market was 19 days. The median sale price rose to \$919K, up 15% year-over-year, with 20 closings above \$2M, up from 8 in Q2 2025.

Inventory/Pendings: At the end of June, Norwalk had just 95 active house listings on the market, down from 123 a year ago and about 77% below 2019 levels. There were also 65 houses under contract, up from 49, with a median time to contract of just 15 days.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	140	133	+5.3%
Houses: Average Closing Price Second Quarter	\$1,263,450	\$924,199	+36.7%
Houses: Closings First Six Months	215	223	-3.6%
Houses: Average Closing Price First Six Months	\$1,176,494	\$947,394	+24.2%
Houses: Pending on June 30th	65	49	+32.7%
Houses: Inventory on June 30th	95	123	-22.8%
Condos: Closings First Six Months	148	158	-6.3%
Condos: Average Closing Price First Six Months	\$504,295	\$480,727	+4.9%
Condos: Inventory on June 30th	58	55	+5.5%

Single Family Houses

Number of Solds Q2
2026 vs. 2025

↑5%

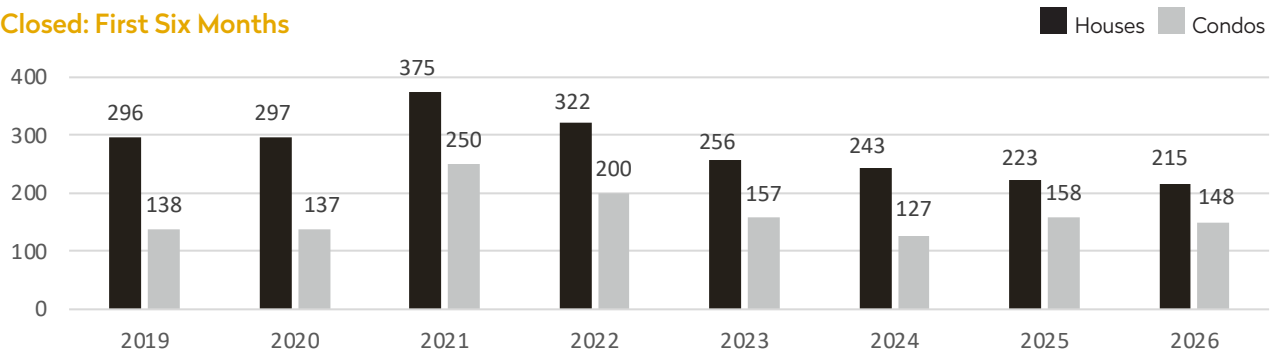
Average Sold Price Q2
2026 vs. 2025

↑37%

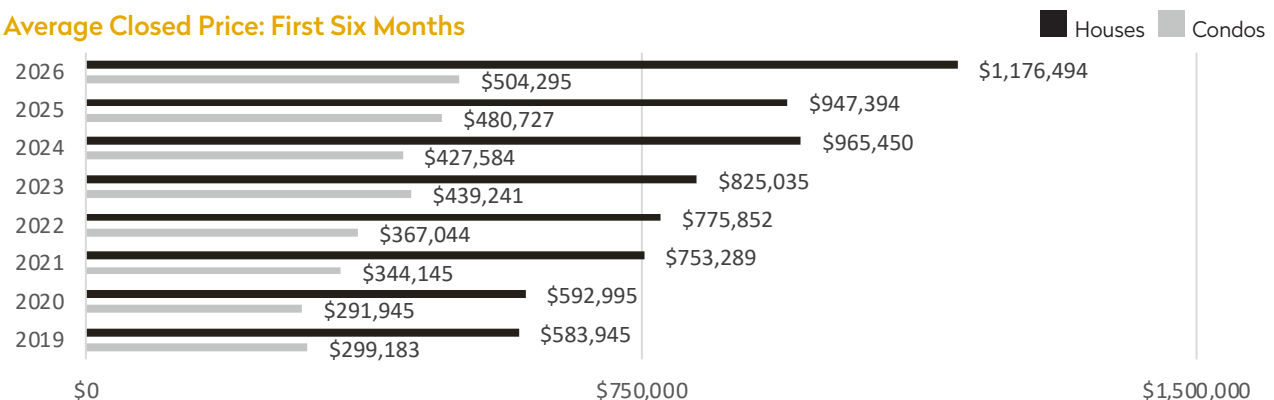
June 2026 Inventory
vs. June 2025

↓23%

Closed: First Six Months



Average Closed Price: First Six Months



Rowayton Overview

Sales: Rowayton's 18 house sales in the second quarter had a median sale price of \$2.375M, up from \$1.918M a year ago and the highest ever for the quarter. Buyer competition remained very strong, with 15 of the 18 house sales going at or over the asking price (83%) and an average list-to-sale ratio of 112.5%. June's top closing, 16 Juniper Road, was also the highest-priced sale of the year to date, selling for \$6.95M at full asking price.

Inventory & Pendings: At the end of June, Rowayton had 11 active houses on the market, down from 14 a year ago and about 88% below 2019 levels. There were also 8 pending house sales, matching last year's total, with a median list price of \$2.375M.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	18	14	+28.6%
Houses: Average Closing Price Second Quarter	\$2,678,706	\$1,794,756	+49.3%
Houses: Closings First Six Months	23	26	-11.5%
Houses: Average Closing Price First Six Months	\$2,646,596	\$2,034,157	+30.1%
Houses: Pending on June 30th	8	8	0%
Houses: Inventory on June 30th	11	14	-21.4%

Single Family Houses

Number of Solds Q2
2026 vs. 2025

↑29%

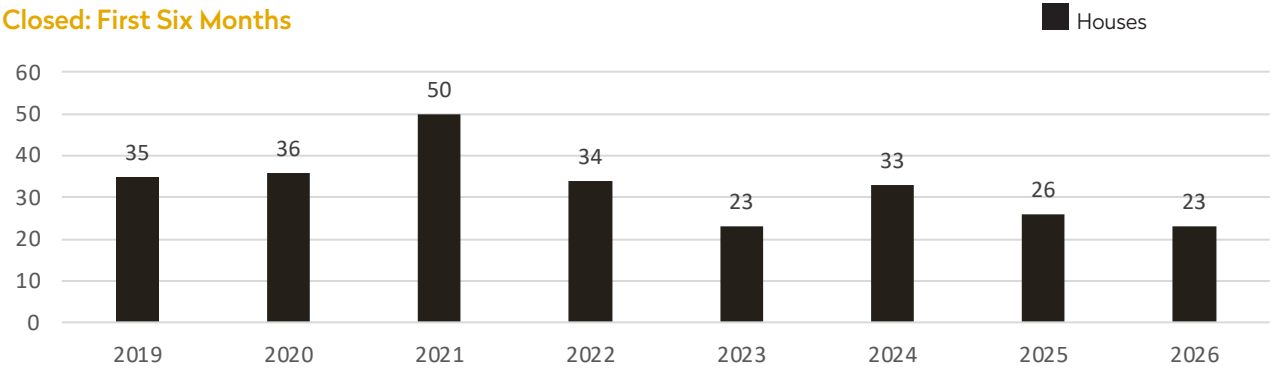
Average Sold Price Q2
2026 vs. 2025

↑49%

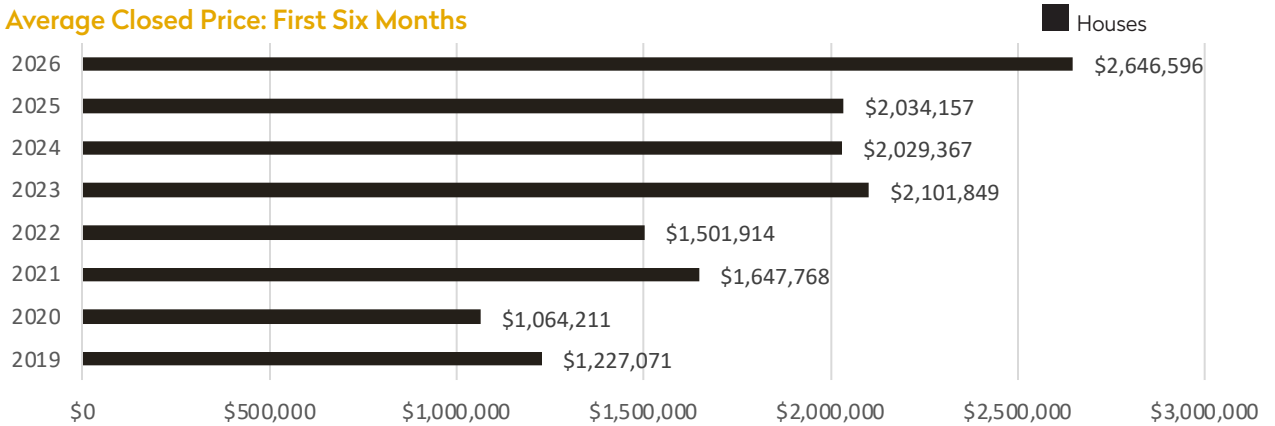
June 2026 Inventory
vs. June 2025

↓21%

Closed: First Six Months



Average Closed Price: First Six Months



Wilton Overview

Sales: Wilton had 66 house sales in the second quarter, in line with each of the previous three years. Buyer competition remained intense, with 79% of house closings going at or over ask and an average list-to-sale ratio of 109.4%. The median closing price climbed to \$1.465M, up from \$1.35M a year ago, with 33 closings above \$1.5M compared to 25 last year. June's top closing, 12 Brandon Circle, was also the highest closing price year to date, selling for \$3.54M, 18% over asking after just seven days on market.

Inventory/Pendings: Inventory tightened, with 44 active house listings at the end of June, down from 59 a year ago and about 83% below 2019 levels.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	66	63	+4.8%
Houses: Average Closing Price Second Quarter	\$1,509,981	\$1,384,531	+9.1%
Houses: Closings First Six Months	91	87	+4.6%
Houses: Average Closing Price First Six Months	\$1,533,944	\$1,412,956	+8.6%
Houses: Pending on June 30th	40	35	+14.3%
Houses: Inventory on June 30th	44	59	-25.4%
Condos: Closings First Six Months	9	13	-30.8%
Condos: Average Closing Price First Six Months	\$537,667	\$678,615	-20.8%
Condos: Inventory on June 30th	3	2	+50%

Single Family Houses

Number of Solds Q2
2026 vs. 2025

↑5%

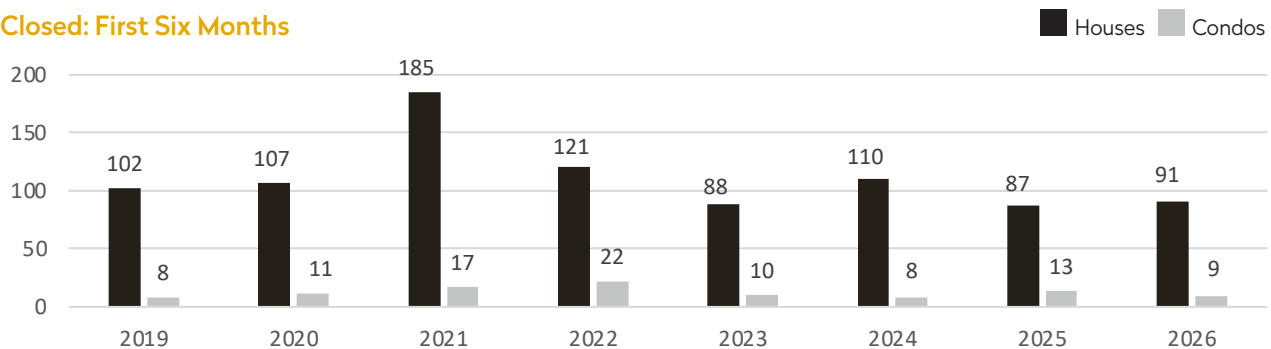
Average Sold Price Q2
2026 vs. 2025

↑9%

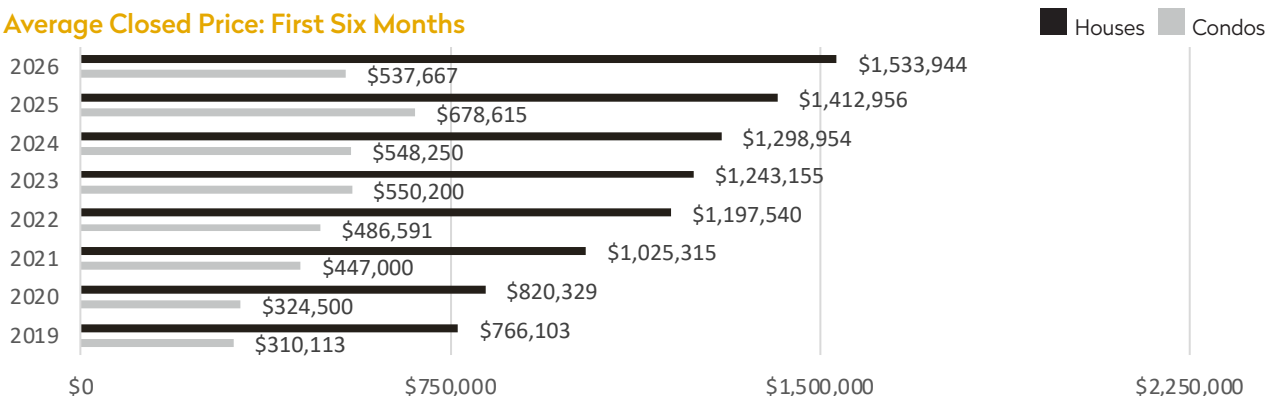
June 2026 Inventory
vs. June 2025

↓25%

Closed: First Six Months



Average Closed Price: First Six Months



Westport Overview

Sales: Westport had 85 house closings in the second quarter, similar to last year despite less available inventory than a year ago. The median sale price climbed to \$2.375M, with 9 closings above \$5M compared to 6 a year ago. Buyer competition remained intense, with 65% of house sales going at or over ask. June's top closing, 7 Sandpiper Road, was also the second-highest sale year to date, selling for \$11.895M at full asking price.

Inventory/Pendings: At the end of June, Westport had 85 active houses on the market, down from 110 a year ago and roughly 80% below 2019 levels. There were also 65 houses under contract, up from 53 a year ago, with a median list price of \$2.85M.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	85	86	-1.2%
Houses: Average Closing Price Second Quarter	\$2,860,227	\$2,570,190	+11.3%
Houses: Closings First Six Months	135	129	+4.7%
Houses: Average Closing Price First Six Months	\$2,953,876	\$2,550,218	+15.8%
Houses: Pending on June 30th	65	53	+22.6%
Houses: Inventory on June 30th	85	110	-22.7%
Condos: Closings First Six Months	17	30	-43.3%
Condos: Average Closing Price First Six Months	\$1,298,647	\$1,465,400	-11.4%
Condos: Inventory on June 30th	6	14	-57.1%

Single Family Houses

Number of Solds Q2
2026 vs. 2025

↓ 1%

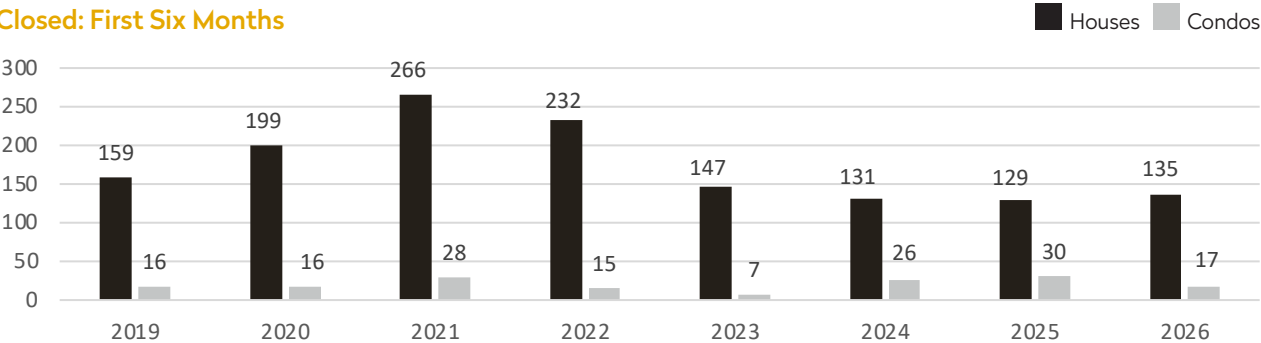
Average Sold Price Q2
2026 vs. 2025

↑ 11%

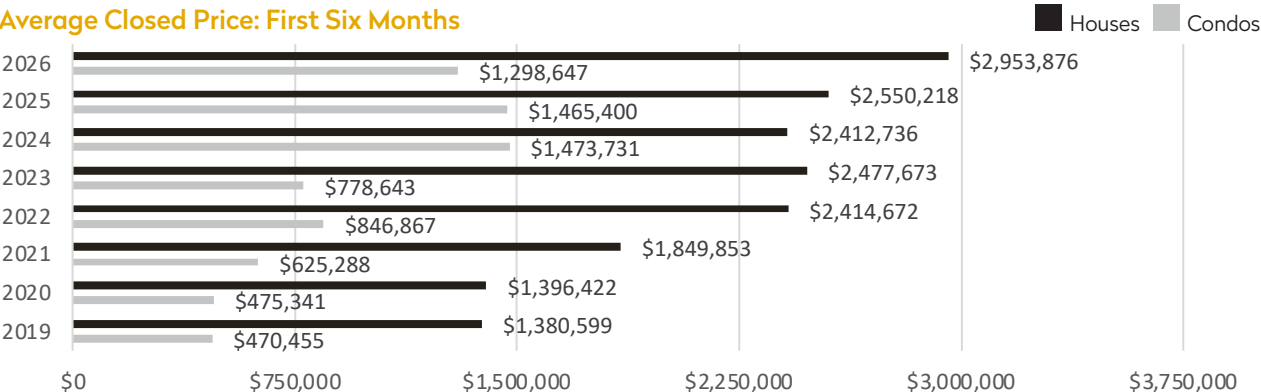
June 2026 Inventory
vs. June 2025

↓ 23%

Closed: First Six Months



Average Closed Price: First Six Months



Weston Overview

Sales: Weston had 38 house sales in the second quarter, matching last year's total. With inventory tight, buyer competition remained intense, with 84% of closings going at or over ask and an average list-to-sale ratio of 106.6%. The median time on market was just 14 days. The median sale price held steady at \$1.455M. June's top closing was 10 Pheasant Hill Road, which sold for \$2.475M, 25% over ask after just 10 days on market.

Inventory/Pendings: Weston had 39 active house listings at quarter's end, similar to a year ago but still about 79% below 2019 levels. There were also 17 pending house sales, and those properties went to contract in a median of 14 days, down from 24 a year ago.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	38	38	0%
Houses: Average Closing Price Second Quarter	\$1,576,387	\$1,558,246	+1.2%
Houses: Closings First Six Months	51	64	-20.3%
Houses: Average Closing Price First Six Months	\$1,474,169	\$1,548,045	-4.8%
Houses: Pending on June 30th	17	22	-22.7%
Houses: Inventory on June 30th	39	43	-9.3%

Single Family Houses

Number of Solds Q2
2026 vs. 2025

0%

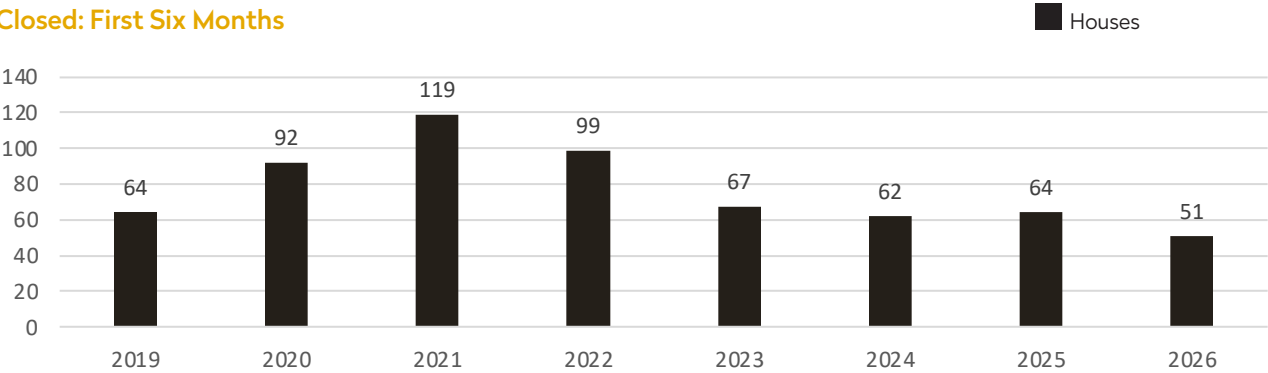
Average Sold Price Q2
2026 vs. 2025

↑1%

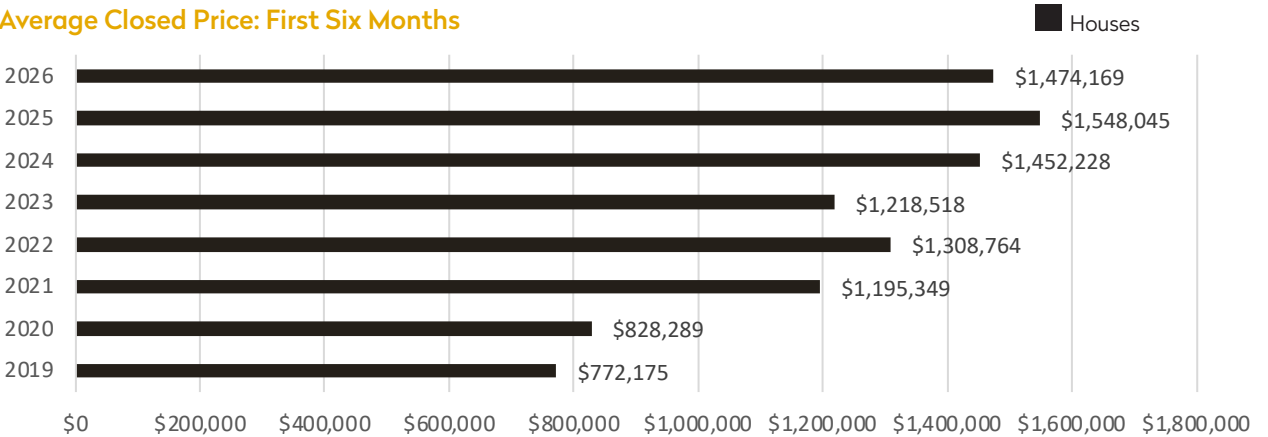
June 2026 Inventory
vs. June 2025

↓9%

Closed: First Six Months



Average Closed Price: First Six Months



Fairfield Overview

Sales: Fairfield's 157 house closings in the second quarter had a median sale price of \$1.175M, up 20% from a year ago. The mix of sales continued to shift higher, with 65 sales under \$1M, down from 88 last year, while 92 sold above \$1M, up from 82. Buyer competition remained intense, with 73% of closings going at or over ask. June's top closing, 145 Galloping Hill Road, sold for \$3.3M, 18% over ask in just 14 days.

Inventory/Pendings: At the end of June, Fairfield had 133 active houses on the market, similar to a year ago but still about 76% below 2019 levels. There were also 68 houses under contract, with a median time to contract of 18 days.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	157	170	-7.6%
Houses: Average Closing Price Second Quarter	\$1,421,274	\$1,377,739	+3.2%
Houses: Closings First Six Months	255	259	-1.5%
Houses: Average Closing Price First Six Months	\$1,441,136	\$1,397,709	+3.1%
Houses: Pending on June 30th	68	65	+4.6%
Houses: Inventory on June 30th	133	123	+8.1%
Condos: Closings First Six Months	48	48	0%
Condos: Average Closing Price First Six Months	\$720,449	\$792,652	-9.1%
Condos: Inventory on June 30th	30	20	+50%

Single Family Houses

Number of Solds Q2
2026 vs. 2025

↓ 8%

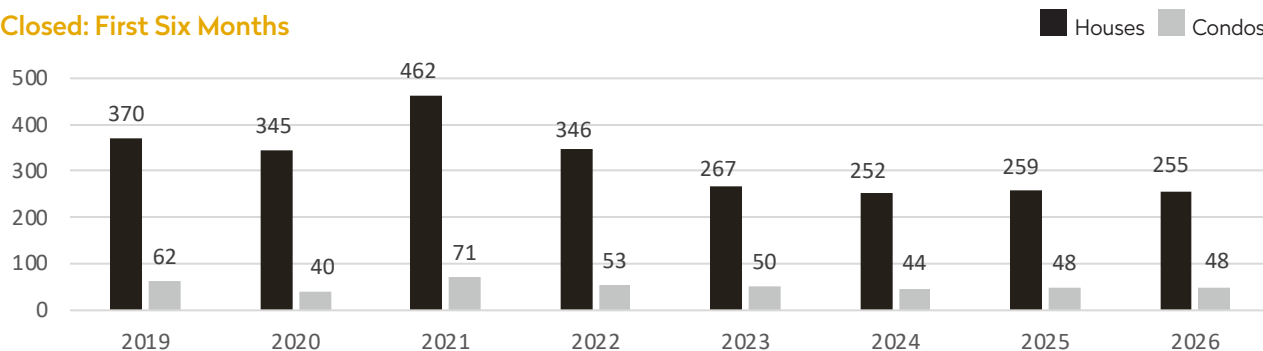
Average Sold Price Q2
2026 vs. 2025

↑ 3%

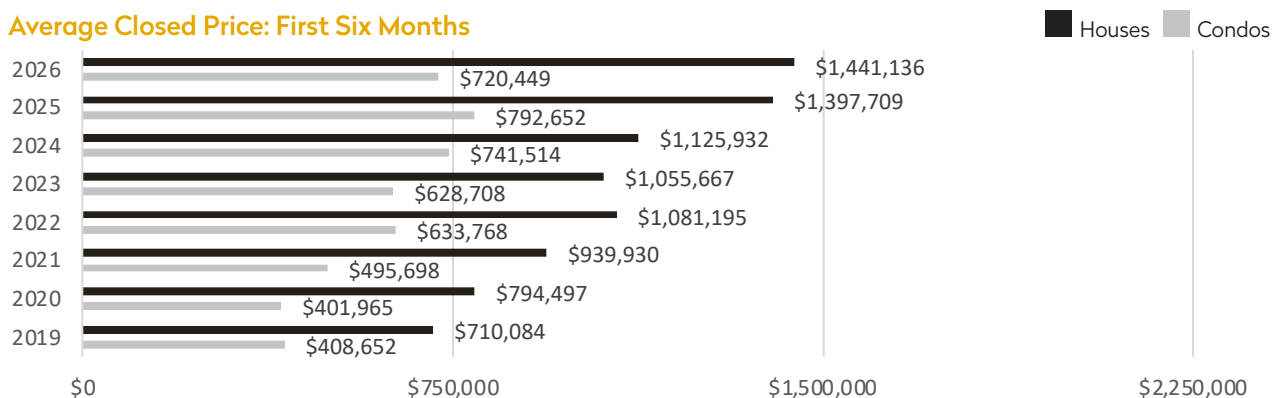
June 2026 Inventory
vs. June 2025

↑ 8%

Closed: First Six Months



Average Closed Price: First Six Months



Southport Overview

Sales: Southport had 19 house closings in the second quarter, the most for the quarter since 2022. With inventory tight, buyer competition remained strong, with 14 sales (74%) going at or over the asking price and an average list-to-sale ratio of 107.6%. Closings had a median time on market of 15 days. Among June's top-priced sales was 99 Acorn Lane, which closed at \$2.2M, 38% over ask, after just 11 days on market.

Inventory/Pendings: Southport had seven active listings on the market at quarter's end, similar to a year ago but still about 90% below 2019 levels. There were also 5 houses under contract, matching last year's pending total.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	19	16	+18.8%
Houses: Average Closing Price Second Quarter	\$2,314,896	\$1,671,438	+38.5%
Houses: Closings First Six Months	24	25	-4%
Houses: Average Closing Price First Six Months	\$2,274,501	\$1,997,280	+13.9%
Houses: Pending on June 30th	5	5	0%
Houses: Inventory on June 30th	7	6	+16.7%
Condos: Closings First Six Months	5	7	-28.6%
Condos: Average Closing Price First Six Months	\$1,352,511	\$1,128,500	+19.9%
Condos: Inventory on June 30th	7	2	+250%

Single Family Houses

Number of Solds Q2
2026 vs. 2025

↑19%

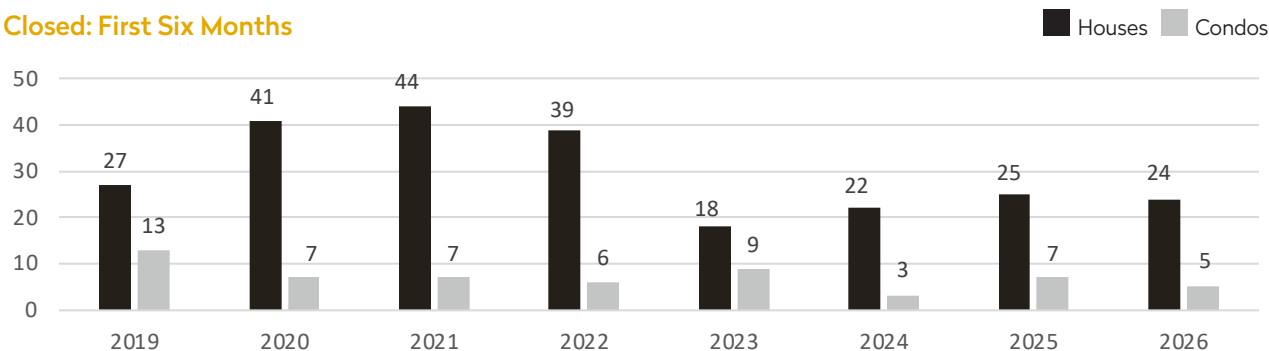
Average Sold Price Q2
2026 vs. 2025

↑39%

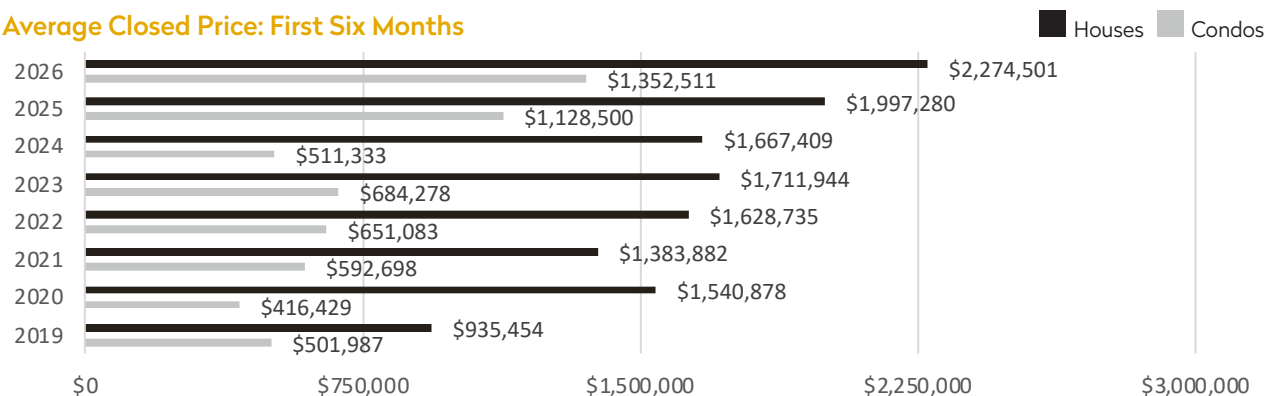
June 2026 Inventory
vs. June 2025

↑17%

Closed: First Six Months



Average Closed Price: First Six Months



Redding Overview

Sales: Redding had 17 house sales in the second quarter, down from 25 a year ago and tied for the fewest Q2 closings in two decades, with tight inventory limiting sales volume. Buyer competition, however, remained intense. Of the 17 closings, 15 sold at or over the asking price, with an average list-to-sale ratio of 104.8%. The median time on market was just 19 days. June's top sale, 127 Limekiln Road, closed at \$1.125M, 13% over ask after just 14 days on market.

Inventory/Pendings: Redding had 33 active houses on the market at the end of June, down from 45 a year ago and 75% below June 2019 levels. Pending house sales rose to 22 from 16 a year ago.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	17	25	-32%
Houses: Average Closing Price Second Quarter	\$884,794	\$948,796	-6.7%
Houses: Closings First Six Months	32	44	-27.3%
Houses: Average Closing Price First Six Months	\$991,285	\$1,029,395	-3.7%
Houses: Pending on June 30th	22	16	+37.5%
Houses: Inventory on June 30th	33	45	-26.7%

Single Family Houses

Number of Solds Q2
2026 vs. 2025

↓ 32%

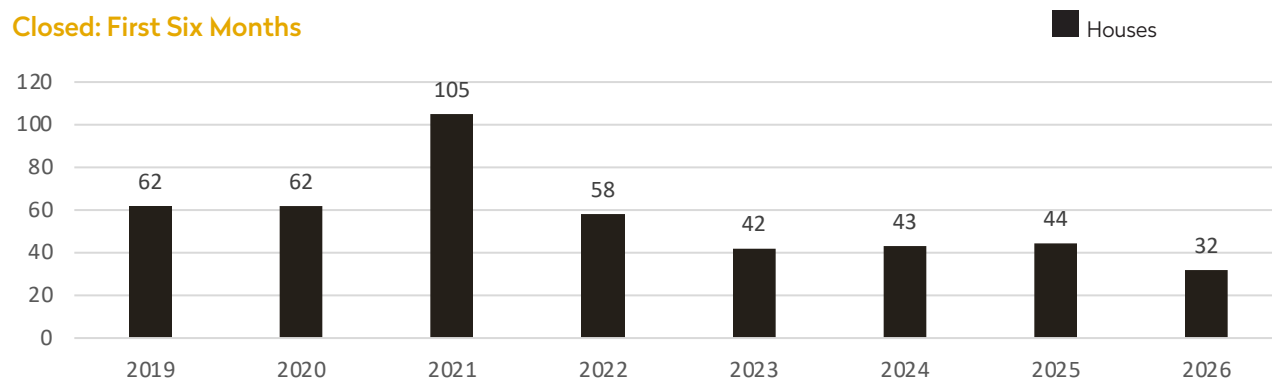
Average Sold Price Q2
2026 vs. 2025

↓ 7%

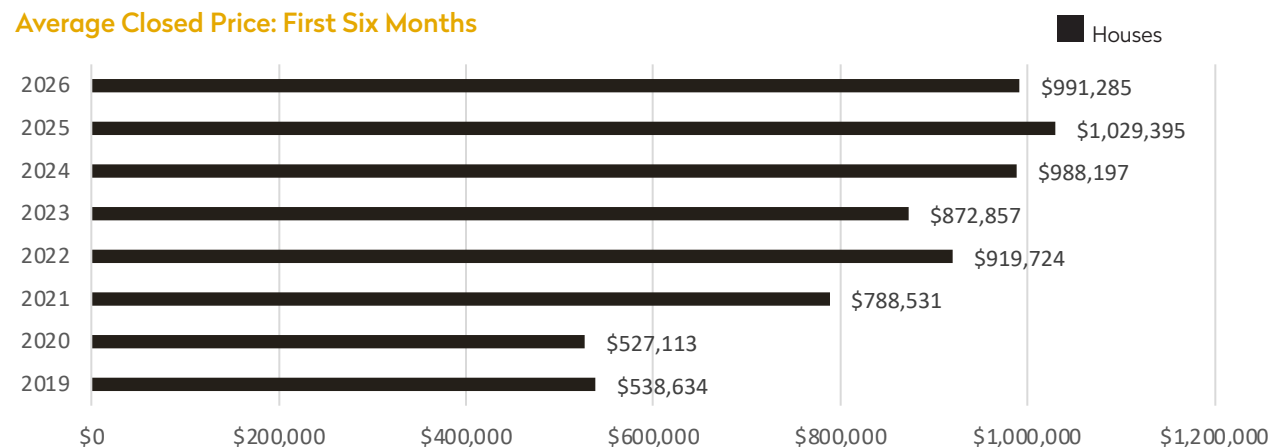
June 2026 Inventory
vs. June 2025

↓ 27%

Closed: First Six Months



Average Closed Price: First Six Months



Easton Overview

Sales: Easton had 19 house sales in the second quarter, down from 30 a year ago and the fewest for the quarter since 2011, with low inventory limiting sales despite very strong buyer demand. In the quarter, 74% of closings went at or over ask, while the median time on market was 20 days. Twelve of the quarter's 19 closings were priced above \$1M, compared to 14 a year ago, with the median sale price climbing to \$1.095M, up 11% from a year ago.

Inventory/Pendings: At quarter's end, Easton had 30 active house listings on the market, similar to a year ago but 70% below 2019 levels. There were also 11 pending house sales, up from 7 a year ago.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	19	30	-36.7%
Houses: Average Closing Price Second Quarter	\$1,091,868	\$1,150,700	-5.1%
Houses: Closings First Six Months	32	43	-25.6%
Houses: Average Closing Price First Six Months	\$1,072,134	\$1,103,721	-2.9%
Houses: Pending on June 30th	11	7	+57.1%
Houses: Inventory on June 30th	30	32	-6.3%

Single Family Houses

Number of Solds Q2
2026 vs. 2025

↓ 37%

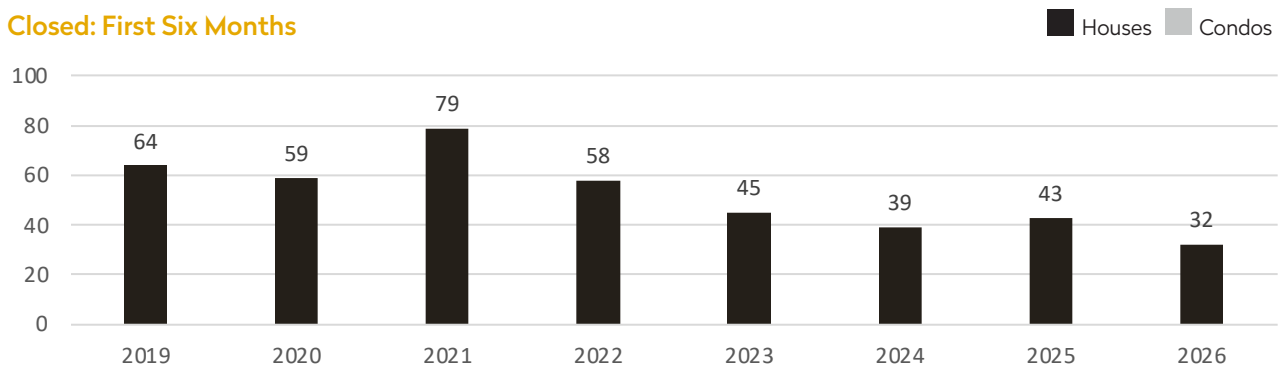
Average Sold Price Q2
2026 vs. 2025

↓ 5%

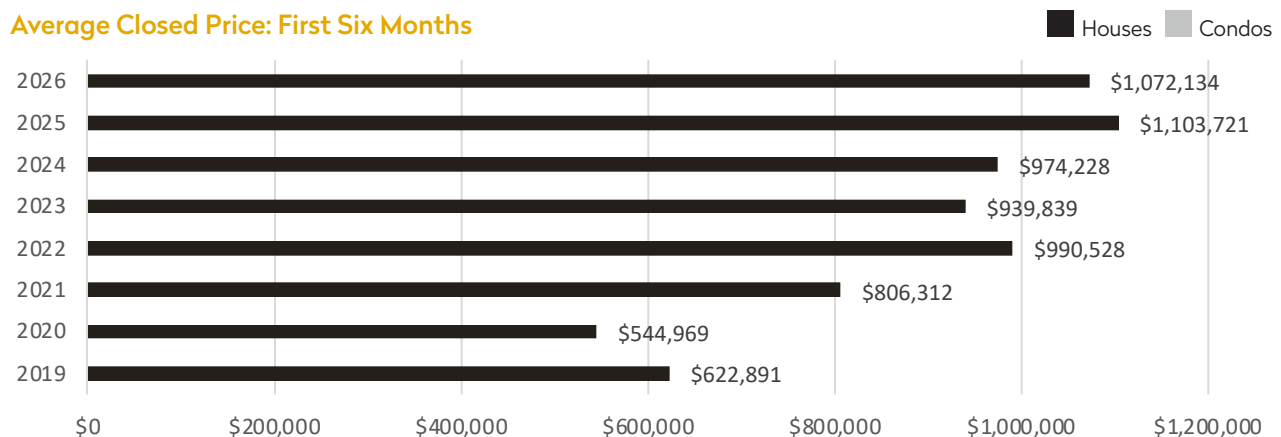
June 2026 Inventory
vs. June 2025

↓ 6%

Closed: First Six Months



Average Closed Price: First Six Months



Ridgefield Overview

Sales: Ridgefield had 71 house closings in the second quarter, in line with recent years. Buyer competition remained intense, with 76% of closings going at or over asking price and an average list-to-sale ratio of 105%. The median sale price rose to \$1.3M, up 23% from a year ago and the highest ever for the quarter, with 11 sales over \$2M compared to six a year ago. There were also 21 condo sales in the quarter, with 18 going at or over the asking price and a median sale price of \$602K.

Pendings: Ridgefield had 44 houses under contract at the end of June, up from 35 a year ago, with an average list price of \$1.45M, a 45% increase.

	2026	2025	% CHANGE
Houses: Closings in Second Quarter	71	71	0%
Houses: Average Closing Price Second Quarter	\$1,474,778	\$1,211,976	+21.7%
Houses: Closings First Six Months	109	99	+10.1%
Houses: Average Closing Price First Six Months	\$1,453,166	\$1,295,455	+12.2%
Houses: Pending on June 30th	44	35	+25.7%
Houses: Inventory on June 30th	69	60	+15%
Condos: Closings First Six Months	30	28	+7.1%
Condos: Average Closing Price First Six Months	\$643,158	\$494,515	+30.1%
Condos: Inventory on June 30th	9	11	-18.2%

Single Family Houses

Number of Solds Q2
2026 vs. 2025

0%

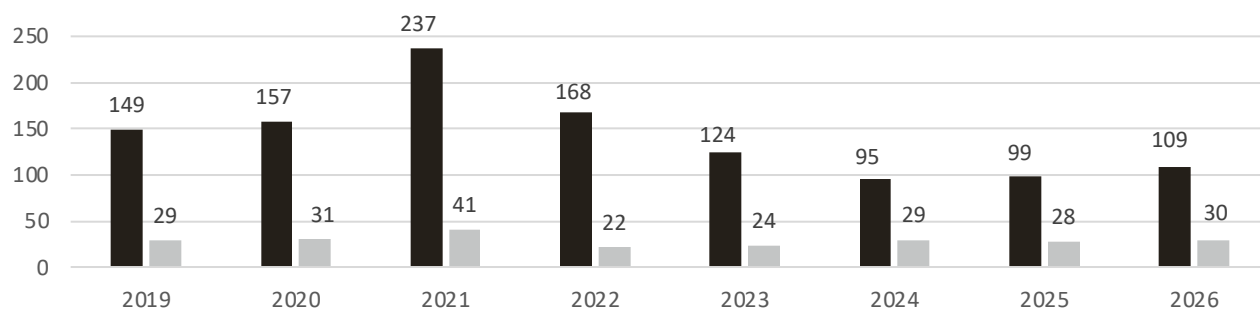
Average Sold Price Q2
2026 vs. 2025

↑ 22%

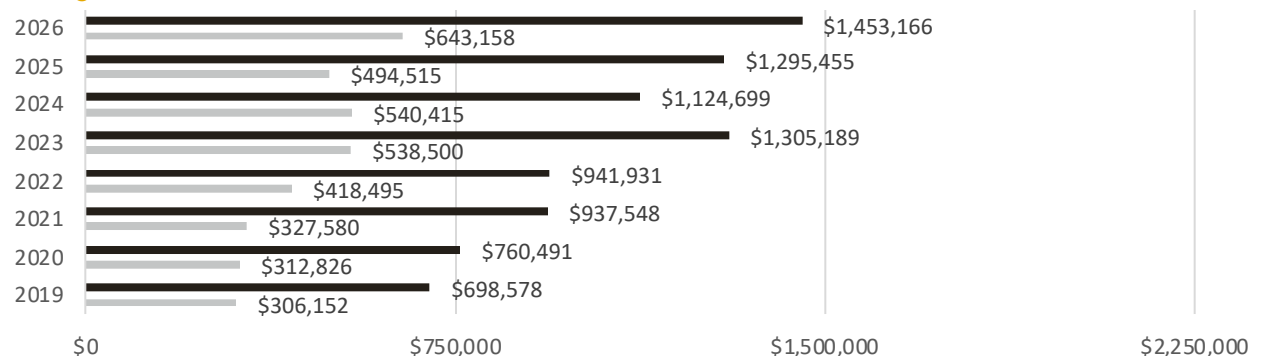
June 2026 Inventory
vs. June 2025

↑ 15%

Closed: First Six Months



Average Closed Price: First Six Months



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Q2 2026

Connecticut Market Report

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