



Aug

CONN ZOO

2026
CONNECTICUT
MARKET
REPORT

Brown Harris Stevens THE Craft of Research

700 HOLLOW TREE RIDGE ROAD, DARIEN

Lower Fairfield County

AUGUST 2026 OVERVIEW

Brown Harris Stevens

Lower Fairfield County house closings pulled back in August after two straight months of gains, with 401 sales, down 8% from a year ago. Year to date, however, closings are just 2% lower, despite less inventory than last year. Prices, competition, and pending activity all remained strong.

Prices continued to climb. The median house sale price in August reached \$1.49M, the highest August median on record and the sixth monthly median price record of the year. The rise in the median sale price reflects the shift toward higher price points, with the \$4M–\$5M tier seeing 28 closings, double that of August 2025, while sales under \$1M continued to fall, down 23% year-over-year.

In August, 66% of house closings went over ask, up from 57% a year ago, while the average list-to-sale ratio rose to 105.2% from 103.6%. The over-ask rate has now been above 60% for four straight months. Houses sold in a median of 21 days, slower than last August's record 16-day pace but still quick by historical standards.

Pending activity was stronger than a year ago, though still below the levels seen in 2023 and 2024. At the end of August, 345 houses were under contract, up from 324 last year, with a median time to contract of 24 days. The upper end of the market remained active, with 80 houses pending over \$3M, up from 54 a year ago.

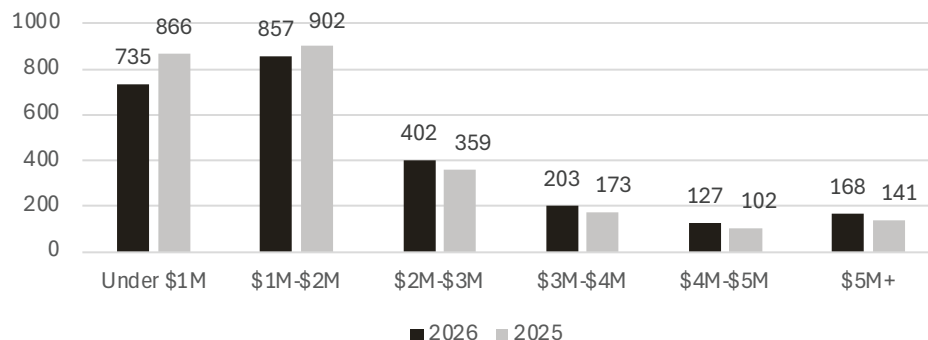
Inventory remains the market's main constraint. Active house listings stood at 665 at the end of August, down 4% from a year ago and still roughly 81% below 2019 levels.

We also had 119 condo sales in August, matching last year, with a median price of \$540K, and 53% going over ask. Condo inventory rose 25% year-over-year, one of the few signs of supply growth in recent years, though levels remain well below 2019.

The 30-year mortgage rate ended August at 6.67%, up from 6.54% in July, adding another factor to watch heading into the fall market.



House Closings by Price Tier — First Eight Months



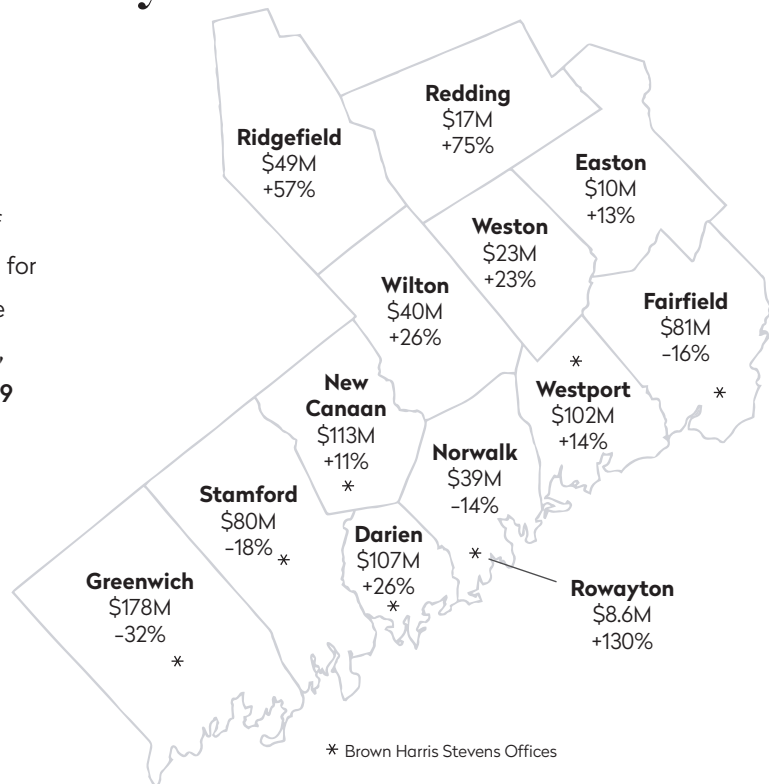
House closings year-to-date: sales below \$2M are down 10%, sales above \$2M are up 16%.

YTD 8.31.2026

Lower Fairfield County

DOLLAR VOLUME OF HOUSE SALES IN AUGUST 2026 VS. 2025

To the right is a look at the total dollar volume of house sales for each Lower Fairfield County town for the month of August and the percentage change as it compares to August of 2025. **For the month, the collective dollar volume of closings was \$839 million, a decrease of 5% vs. August 2025.**



TOWN COMPARISON: SOLD HOUSES - AUGUST

Town	# of Closed Houses		% change	Average Closing Price		% change
	2026	2025		2026	2025	
Darien	31	34	-8.8%	\$3,444,582	\$2,495,043	+38.1%
Easton	9	10	-10%	\$1,129,556	\$899,525	+25.6%
Fairfield	59	66	-10.6%	\$1,380,745	\$1,477,304	-6.5%
All of Greenwich	37	58	-36.2%	\$4,807,320	\$4,522,680	+6.3%
New Canaan	34	35	-2.9%	\$3,338,179	\$2,914,071	+14.6%
Norwalk	42	52	-19.2%	\$937,061	\$877,561	+6.8%
Redding	13	9	+44.4%	\$1,301,846	\$1,072,667	+21.4%
Ridgefield	35	27	+29.6%	\$1,390,105	\$1,147,133	+21.2%
Rowayton*	5	3	+66.7%	\$1,714,000	\$1,243,333	+37.9%
Southport*	4	7	-42.9%	\$1,615,000	\$2,545,000	-36.5%
Stamford	65	78	-16.7%	\$1,227,173	\$1,251,244	-1.9%
Weston	15	14	+7.1%	\$1,524,467	\$1,323,194	+15.2%
Westport	34	32	+6.3%	\$2,995,460	\$2,788,757	+7.4%
Wilton	27	21	+28.6%	\$1,487,093	\$1,517,810	-2%

*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.

Houses & Condos

All of Greenwich

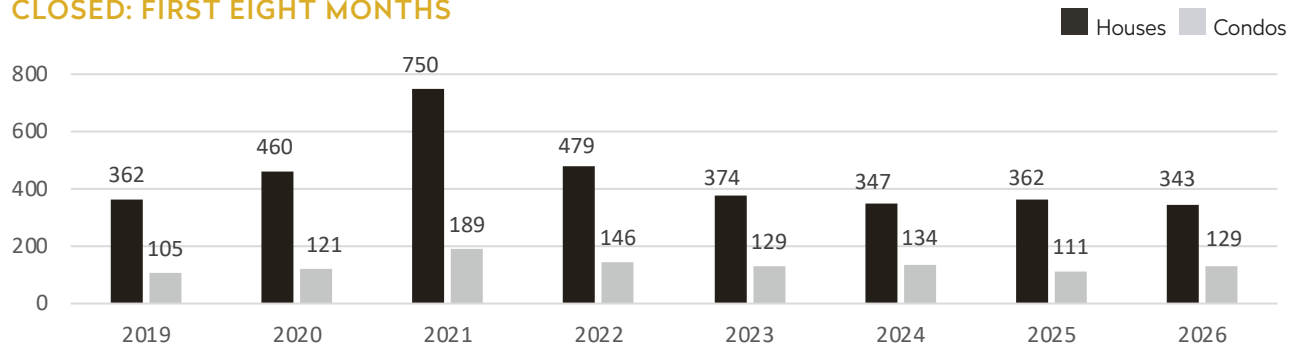
AUGUST 2026

Sales: In August, All of Greenwich (including Cos Cob, Riverside, and Old Greenwich) had 37 house closings, down from 58 a year ago, with tight inventory limiting sales. The median sale price rose to \$3.95M, up 41% year-over-year. For the month, 46% of closings went over the asking price, and the median time on market was 17 days, down from 27 days a year ago. At the end of August, there were 85 active house listings, down 21% from a year ago and about 85% below 2019 levels.

Condos: There were 14 condo closings in August, down from 19 a year ago, with the median sale price rising 12% year-over-year to \$1.16M. Half of the month's closings went over ask, and the median time on market was 31 days.



CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$1M	8	10	-20%
\$1M-\$1.5M	28	35	-20%
\$1.5M-\$2M	28	46	-39.1%
\$2M-\$2.5M	31	36	-13.9%
\$2.5M-\$3M	37	40	-7.5%
\$3M-\$4M	53	57	-7%
\$4M-\$5M	56	46	+21.7%
\$5M-\$7M	47	49	-4.1%
Over \$7M	55	43	+27.9%

	2026	2025	% CHG
Houses: Closings in August	37	58	-36.2%
Houses: Average Closing Price in August	\$4,807,320	\$4,522,680	+6.3%
Houses: Closings First 8 Months	343	362	-5.2%
Houses: Average Closing Price First 8 Months	\$4,562,908	\$4,292,708	+6.3%
Houses: Pending on August 31	63	38	+65.8%
Houses: Active Inventory on August 31	85	107	-20.6%
Condos: Closings First 8 Months	129	111	+16.2%
Condos: Average Closing Price First 8 Months	\$1,491,982	\$1,407,641	+6%
Condos: Active Inventory on August 31	39	40	-2.5%
House & Condo \$ Volume of Closings First 8 Mo.s	\$1,757,543,235	\$1,710,208,416	+2.8%

Houses & Condos

Greenwich

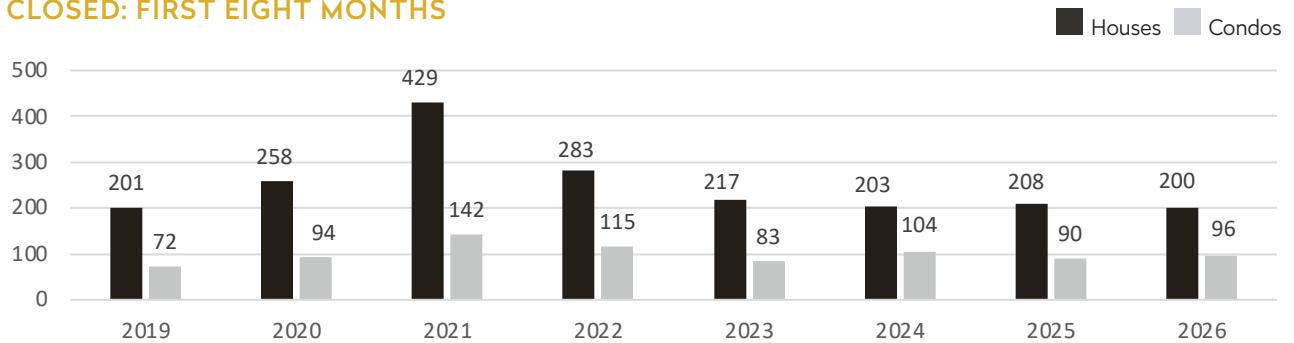
AUGUST 2026

Sales: In August, Greenwich had 22 house sales, down from 33 a year ago, though the market remained intensely competitive for buyers. For the month, 41% of closings went over ask and the median time on market was just 16 days, down from 27 a year ago. The median sale price climbed to \$4.26M, with the top sale 25 Field Point Circle, which closed at \$16.8M, Greenwich's fifth-highest-priced sale year-to-date.

Inventory/Pendings: At the end of August, Greenwich had 61 active house listings, down 24% from a year ago and about 85% below 2019 levels. There were also 40 pending house sales, up from 28 a year ago, with a median list price of \$4.1M and a median time to contract of 34 days, down from 56 a year ago.



CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$1M	6	8	-25%
\$1M-\$1.5M	15	11	+36.4%
\$1.5M-\$2M	12	20	-40%
\$2M-\$2.5M	14	12	+16.7%
\$2.5M-\$3M	21	24	-12.5%
\$3M-\$4M	24	30	-20%
\$4M-\$5M	30	27	+11.1%
\$5M-\$7M	31	36	-13.9%
Over \$7M	47	40	+17.5%

	2026	2025	% CHG
Houses: Closings in August	22	33	-33.3%
Houses: Average Closing Price in August	\$5,576,102	\$5,269,091	+5.8%
Houses: Closings First 8 Months	200	208	-3.8%
Houses: Average Closing Price First 8 Months	\$5,200,407	\$5,194,567	+0.1%
Houses: Pending on August 31	40	28	+42.9%
Houses: Active Inventory on August 31	61	80	-23.8%
Condos: Closings First 8 Months	96	90	+6.7%
Condos: Average Closing Price First 8 Months	\$1,683,527	\$1,509,001	+11.6%
Condos: Active Inventory on August 31	24	30	-20%
House & Condo \$ Volume of Closings First 8 Mo.s	\$1,201,700,075	\$1,216,280,013	-1.2%

Houses & Condos

Cos Cob

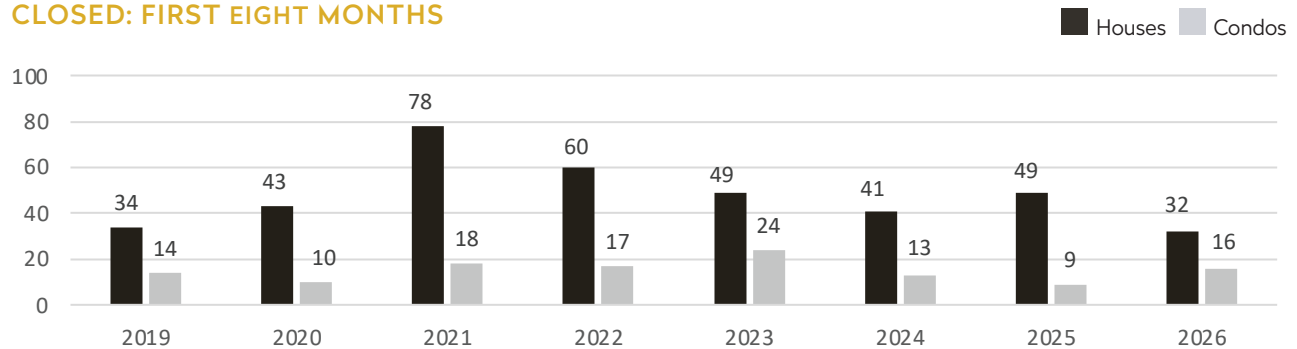
AUGUST 2026

Sales: Through August, Cos Cob has had just 32 house closings, down from 49 a year ago and the fewest for this period since 2009, largely due to a lack of inventory. However, the summer market reflected continued strong buyer competition. Over the past three months (June–August), there were 19 closings, with 63% going over asking and an average list-to-sale ratio of 106%, up from 104% a year ago. The median sale price climbed to \$2.45M. August's top sale was 51 Dandy Drive, which closed at \$3.33M, 8% over asking. It was the third-highest priced sale in Cos Cob this year. Condo activity has been strong, with 16 closings through August compared to 9 a year ago.

Inventory/Pending: At the end of August, Cos Cob had 6 active house listings, about 88% below 2019 levels.



CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$1M	1	0	NA
\$1M-\$1.5M	3	12	-75%
\$1.5M-\$2M	7	11	-36.4%
\$2M-\$2.5M	8	14	-42.9%
\$2.5M-\$3M	6	1	+500%
Over \$3M	7	11	-36.4%

	2026	2025	% CHG
Houses: Closings in August	5	11	-54.5%
Houses: Average Closing Price in August	\$2,387,000	\$2,186,899	+9.1%
Houses: Closings First 8 Months	32	49	-34.7%
Houses: Average Closing Price First 8 Months	\$2,312,828	\$2,238,322	+3.3%
Houses: Pending on August 31	4	1	+300%
Houses: Active Inventory on August 31	6	5	+20%
Condos: Closings First 8 Months	16	9	+77.8%
Condos: Average Closing Price First 8 Months	\$894,656	\$1,003,333	-10.8%
Condos: Active Inventory on August 31	10	6	+66.7%
House & Condo \$ Volume of Closings First 8 Mo.s	\$88,325,000	\$118,707,789	-25.6%

Houses & Condos

Riverside

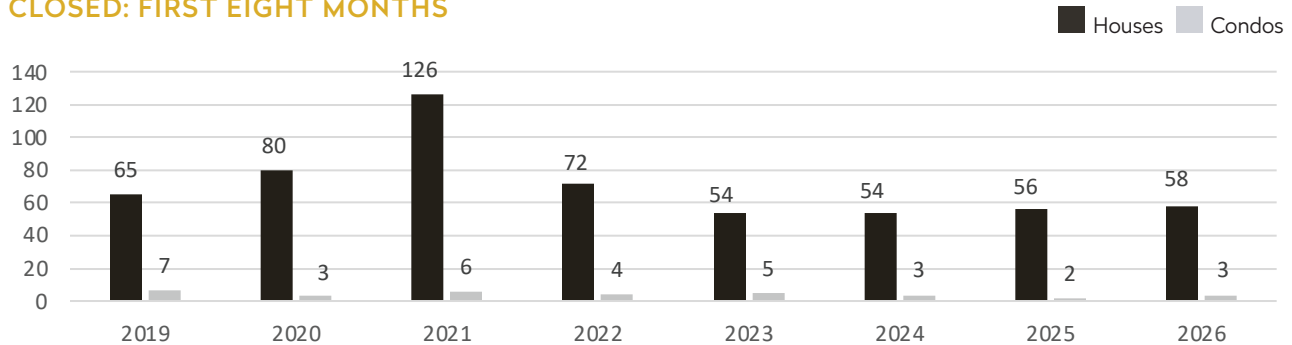
AUGUST 2026

Sales: Over the past three months (June–August), Riverside had 34 house closings, similar to last year’s 31, with 79% going over asking and an average list-to-sale ratio of 111.1%, up from 104.6% a year ago. The median sale price over this stretch rose to \$4.19M from \$2.8M, driven by 15 closings in the \$3M–\$5M range compared to seven last summer. August’s top sale was 11 Hearthstone Drive, which closed at \$5.995M at full asking price after 17 days on market.

Inventory/Pending: At the end of August, Riverside had just 7 active listings, still about 90% below 2019 levels, while pending sales more than doubled to 11 from five a year ago, with a median time to contract of just eight days.



CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$1M	1	0	NA
\$1M–\$1.5M	4	8	–50%
\$1.5M–\$2M	6	7	–14.3%
\$2M–\$2.5M	2	6	–66.7%
\$2.5M–\$3M	8	7	+14.3%
\$3M–\$4M	9	10	–10%
\$4M–\$5M	12	6	+100%
Over \$5M	16	12	+33.3%

	2026	2025	% CHG
Houses: Closings in August	4	8	–50%
Houses: Average Closing Price in August	\$4,449,750	\$4,100,254	+8.5%
Houses: Closings First 8 Months	58	56	+3.6%
Houses: Average Closing Price First 8 Months	\$3,951,733	\$3,428,269	+15.3%
Houses: Pending on August 31	11	5	+120%
Houses: Active Inventory on August 31	7	11	–36.4%
Condos: Closings First 8 Months	3	2	+50%
Condos: Average Closing Price First 8 Months	\$1,161,523	\$912,500	+27.3%
Condos: Active Inventory on August 31	3	1	+200%
House & Condo \$ Volume of Closings First 8 Mo.s	\$232,685,079	\$193,808,085	+20.1%

Houses & Condos

Old Greenwich

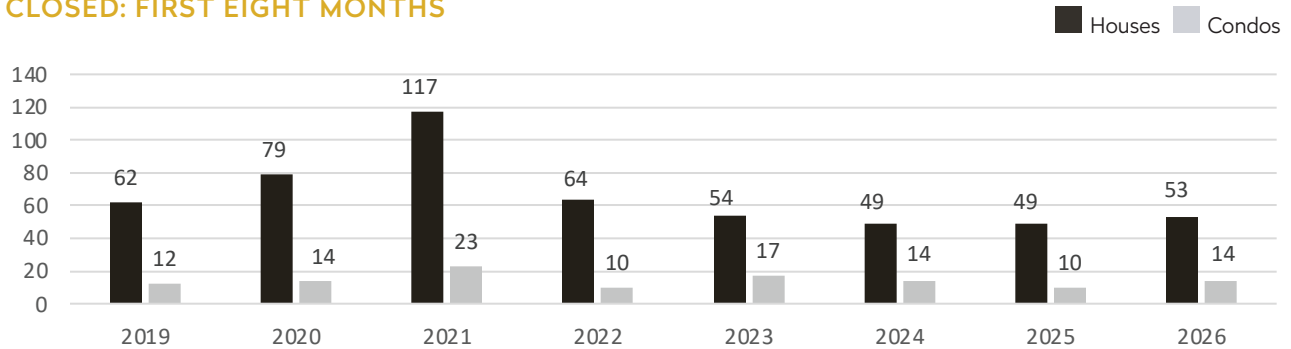
AUGUST 2026

Sales: Over the past three months (June–August), Old Greenwich had 27 house closings with a median sale price of \$3.875M, up from \$2.38M last summer. The increase was driven by 16 closings in the \$3M–\$5M range compared to six last summer. Houses moved in a median of 11 days, down from 21, and the list-to-sale ratio reached 109.0%. August's top sale was 251 Palmer Hill Road, which closed at \$5.8M.

Inventory/Pending: At the end of August, Old Greenwich had 11 active listings, unchanged from a year ago but still down about 85% from 2019 levels. There were also 8 pending house sales with a median time to contract of 12 days.



CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$1M	0	2	-100%
\$1M-\$1.5M	6	4	+50%
\$1.5M-\$2M	3	8	-62.5%
\$2M-\$2.5M	7	4	+75%
\$2.5M-\$3M	2	8	-75%
\$3M-\$4M	14	11	+27.3%
\$4M-\$5M	13	8	+62.5%
Over \$5M	8	4	+100%

	2026	2025	% CHG
Houses: Closings in August	6	6	0%
Houses: Average Closing Price in August	\$4,243,763	\$5,262,920	-19.4%
Houses: Closings First 8 Months	53	49	+8.2%
Houses: Average Closing Price First 8 Months	\$4,184,624	\$3,506,725	+19.3%
Houses: Pending on August 31	8	4	+100%
Houses: Active Inventory on August 31	11	11	0%
Condos: Closings First 8 Months	14	10	+40%
Condos: Average Closing Price First 8 Months	\$932,000	\$958,300	-2.7%
Condos: Active Inventory on August 31	2	3	-33.3%
House & Condo \$ Volume of Closings First 8 Mo.s	\$234,833,081	\$181,412,529	+29.4%

Stamford

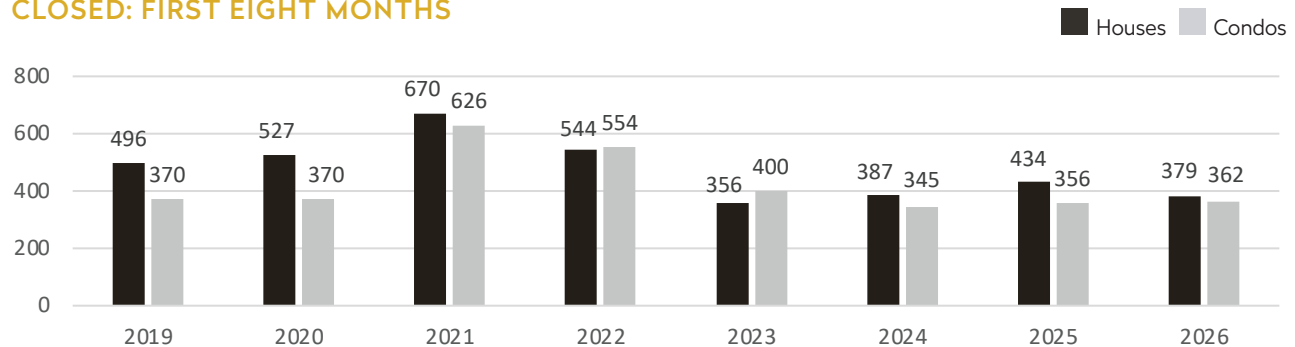
AUGUST 2026

Houses: In August, Stamford had 65 house sales, down from 78 a year ago, with tight inventory continuing to limit sales totals. Buyer competition remained intense with 68% of closings going over ask and an average list-to-sale ratio of 105%. The median sale price climbed to \$1.1M, up 11% year-over-year, with August's top closing 215 Ocean Drive West in Shippan at \$4.3M. Active house inventory stood at 104 listings, up 42.5% from a year ago but still roughly 75% below 2019 levels.

Condos: Stamford had 56 condo closings in August, up 27% from August 2025. The median sale price held at \$450K, with 54% of closings going over ask and a median time on market of 30 days.



CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$400K	1	0	NA
\$400K-\$500K	2	9	-77.8%
\$500K-\$600K	12	24	-50%
\$600K-\$700K	37	40	-7.5%
\$700K-\$800K	49	69	-29%
\$800K-\$1M	87	95	-8.4%
\$1M-\$1.2M	45	51	-11.8%
\$1.2M-\$1.5M	64	58	+10.3%
\$1.5M-\$2M	44	65	-32.3%
Over \$2M	38	23	+65.2%

	2026	2025	% CHG
Houses: Closings in August	65	78	-16.7%
Houses: Average Closing Price in August	\$1,227,173	\$1,251,244	-1.9%
Houses: Closings First 8 Months	379	434	-12.7%
Houses: Average Closing Price First 8 Months	\$1,195,720	\$1,119,712	+6.8%
Houses: Pending on August 31	46	54	-14.8%
Houses: Active Inventory on August 31	104	73	+42.5%
Condos: Closings First 8 Months	362	356	+1.7%
Condos: Average Closing Price First 8 Months	\$509,465	\$488,758	+4.2%
Condos: Active Inventory on August 31	108	79	+36.7%
House & Condo \$ Volume of Closings First 8 Mo.s	\$637,604,422	\$659,952,518	-3.4%

Houses & Condos

Darien

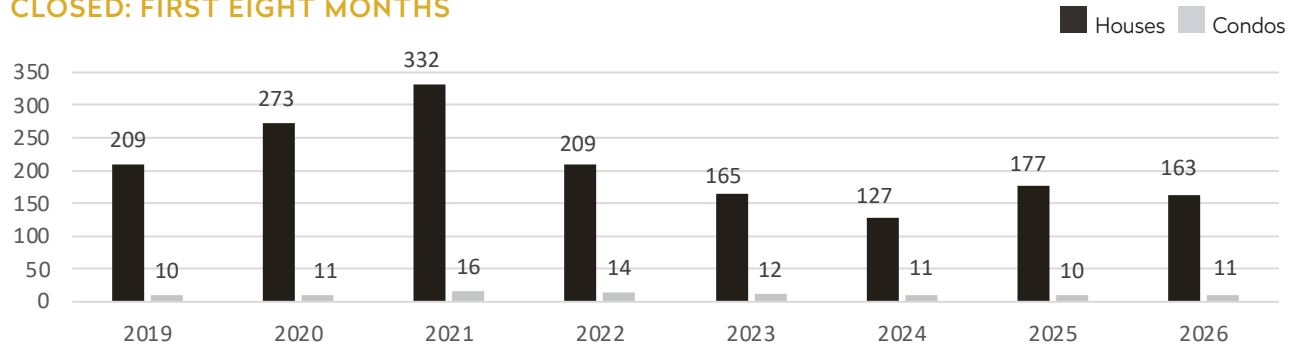
AUGUST 2026

Sales: In August, Darien had 31 house closings, similar to the past two years, with the median price rising to \$2.995M, up 27% year-over-year and the highest August median on record. Four sales topped \$5M this month, including Brown Harris Stevens' listing at 82 Arrowhead Way in Tokeneke, which closed at \$8.85M in just eight days, Darien's third-highest house sale of the year. Buyer competition remained intense with 65% of closings going over ask.

Inventory/Pendings: At the end of August, Darien had 21 active listings, unchanged year-over-year but still about 90% below 2019 levels. The 19 pending house sales had a median time to contract of 15 days.



CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$1M	2	8	-75%
\$1M-\$1.5M	10	20	-50%
\$1.5M-\$2M	24	34	-29.4%
\$2M-\$2.5M	21	30	-30%
\$2.5M-\$3M	28	23	+21.7%
\$3M-\$4M	41	29	+41.4%
\$4M-\$5M	19	19	0%
Over \$5M	18	14	+28.6%

	2026	2025	% CHG
Houses: Closings in August	31	34	-8.8%
Houses: Average Closing Price in August	\$3,444,582	\$2,495,043	+38.1%
Houses: Closings First 8 Months	163	177	-7.9%
Houses: Average Closing Price First 8 Months	\$3,280,955	\$2,840,977	+15.5%
Houses: Pending on August 31	19	15	+26.7%
Houses: Active Inventory on August 31	21	21	0%
Condos: Closings First 8 Months	11	10	+10%
Condos: Average Closing Price First 8 Months	\$1,850,182	\$1,025,201	+80.5%
Condos: Active Inventory on August 31	1	1	0%
House & Condo \$ Volume of Closings First 8 Mo.s	\$555,147,682	\$513,104,853	+8.2%

Houses & Condos

New Canaan

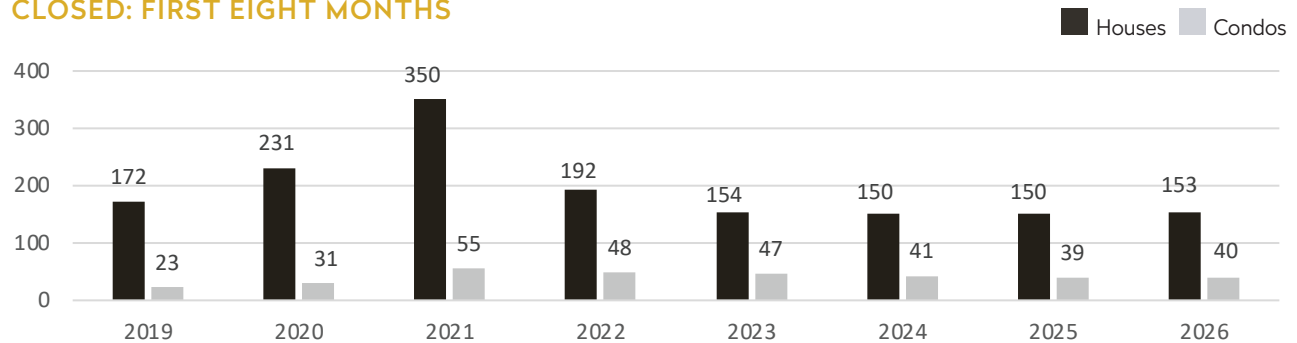
AUGUST 2026

Sales: In August, New Canaan had 34 house sales, similar to a year ago, with the median sale price rising 32% to \$3.325M, the highest August median on record. There were three sales over \$5M, including 256 Country Club Road at \$6.838M, the month's top sale. Buyer competition remained strong, with 71% of closings going over ask and an average list-to-sale ratio of 108%. The month also saw five condo closings, all selling over the asking price.

Actives/Pendings: At the end of August, New Canaan had 30 active house listings, down from 36 last year and still about 85% below 2019 levels. Condo inventory rose to 20, from just four a year ago. The 22 pending houses at the end of the month had a median time to contract of 27 days.



CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$1M	2	4	-50%
\$1M-\$1.5M	10	12	-16.7%
\$1.5M-\$2M	17	27	-37%
\$2M-\$2.5M	27	27	0%
\$2.5M-\$3M	23	25	-8%
\$3M-\$4M	38	28	+35.7%
\$4M-\$5M	19	13	+46.2%
\$5M-\$7M	13	9	+44.4%
Over \$7M	4	5	-20%

	2026	2025	% CHG
Houses: Closings in August	34	35	-2.9%
Houses: Average Closing Price in August	\$3,338,179	\$2,914,071	+14.6%
Houses: Closings First 8 Months	153	150	+2%
Houses: Average Closing Price First 8 Months	\$3,210,457	\$2,948,197	+8.9%
Houses: Pending on August 31	22	22	0%
Houses: Active Inventory on August 31	30	36	-16.7%
Condos: Closings First 8 Months	40	39	+2.6%
Condos: Average Closing Price First 8 Months	\$1,540,333	\$1,167,823	+31.9%
Condos: Active Inventory on August 31	20	4	+400%
House & Condo \$ Volume of Closings First 8 Mo.s	\$552,813,303	\$487,774,675	+13.3%

Houses & Condos

Norwalk

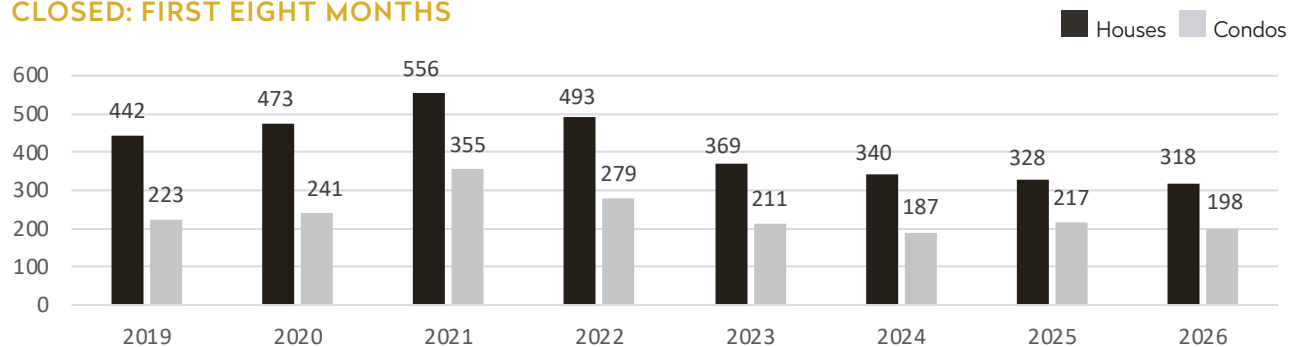
AUGUST 2026

Sales: In August, Norwalk had 42 house sales, down from 52 a year ago, with low inventory offsetting very strong buyer demand. The median sale price climbed to \$810K, up 17% year-over-year and the highest August median on record. There were 12 sales above \$1M, almost double the seven from August 2025. Buyer competition intensified, with 74% of closings selling over ask and a median time on market of 22 days.

Inventory/Pendings: At the end of August, Norwalk had 98 active house listings, about even with a year ago but still roughly 72% below 2019 levels. There were also 49 pending house sales, up from 37 a year ago, with a median time to contract of 22 days.



CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$300K	0	1	-100%
\$300K-\$400K	0	4	-100%
\$400K-\$500K	6	14	-57.1%
\$500K-\$600K	28	42	-33.3%
\$600K-\$800K	90	120	-25%
\$800K-\$1M	81	66	+22.7%
\$1M-\$1.5M	59	44	+34.1%
\$1.5M-\$2M	20	15	+33.3%
\$2M-\$3M	22	15	+46.7%
Over \$3M	12	7	+71.4%

	2026	2025	% CHG
Houses: Closings in August	42	52	-19.2%
Houses: Average Closing Price in August	\$937,061	\$877,561	+6.8%
Houses: Closings First 8 Months	318	328	-3%
Houses: Average Closing Price First 8 Months	\$1,132,031	\$961,728	+17.7%
Houses: Pending on August 31	49	37	+32.4%
Houses: Active Inventory on August 31	98	101	-3%
Condos: Closings First 8 Months	198	217	-8.8%
Condos: Average Closing Price First 8 Months	\$489,772	\$477,614	+2.5%
Condos: Active Inventory on August 31	61	49	+24.5%
House & Condo \$ Volume of Closings First 8 Mo.s	\$456,960,737	\$419,088,991	+9%

Houses & Condos

Rowayton

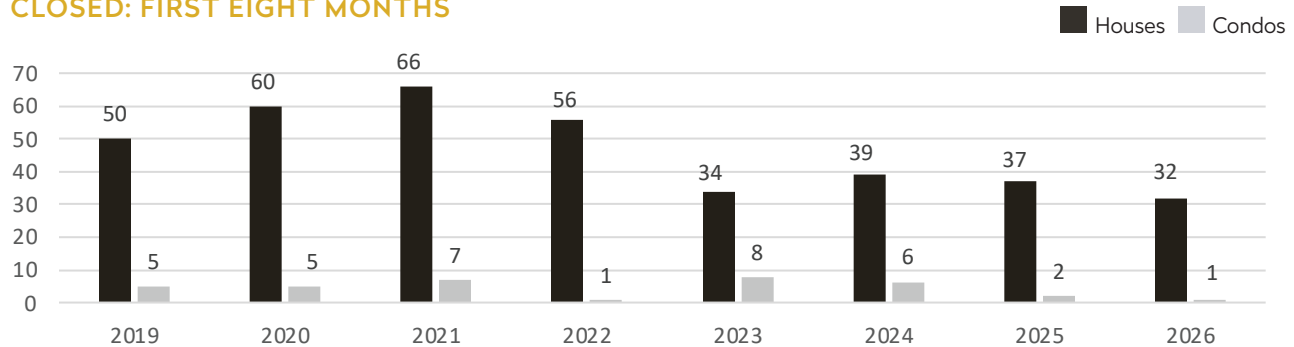
AUGUST 2026

Sales: Over the past three months (June–August), Rowayton had 16 house closings, similar to last year's 17, with 75% going over asking and an average list-to-sale ratio of 110.2%, up from 102.9% a year ago. The median summer sale price rose to \$2.48M, with five sales above \$3M compared to three during the same period last summer. August's top sale was 20 Roton Avenue, which closed at the asking price of \$2.45M.

Inventory/Pending: At the end of August, Rowayton had 6 active listings, still about 92% below 2019 levels. There were also 7 pending house sales with a median list price of \$3.395M and a median time to contract of 28 days. Six of the seven pending sales were listed above \$3M, reflecting the sustained high-end demand.



CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$600K	0	1	-100%
\$600K-\$1M	2	5	-60%
\$1M-\$1.5M	5	6	-16.7%
\$1.5M-\$2M	5	8	-37.5%
\$2M-\$3M	11	11	0%
Over \$3M	9	6	+50%

	2026	2025	% CHG
Houses: Closings in August	5	3	+66.7%
Houses: Average Closing Price in August	\$1,714,000	\$1,243,333	+37.9%
Houses: Closings First 8 Months	32	37	-13.5%
Houses: Average Closing Price First 8 Months	\$2,484,178	\$2,019,813	+23%
Houses: Pending on August 31	7	2	+250%
Houses: Active Inventory on August 31	6	7	-14.3%
Condos: Closings First 8 Months	1	2	-50%
Condos: Average Closing Price First 8 Months	\$2,600,000	\$3,193,750	-18.6%
Condos: Active Inventory on August 31	0	1	NA
House & Condo \$ Volume of Closings First 8 Mo.s	\$82,093,700	\$81,120,580	+1.2%

Houses & Condos

Wilton

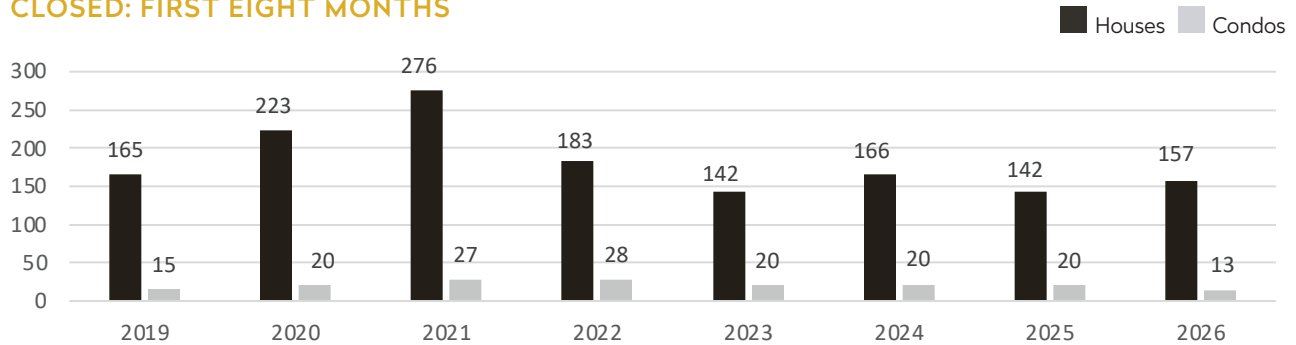
AUGUST 2026

Sales: In August, Wilton had 27 house closings, up from 21 a year ago and in line with historical norms. For the month, 82% of closings went over the asking price, up from 67% last year. August's top sale was 7 Spruce Meadow Court at \$4.3M, Wilton's highest house sale of the year. Year-to-date, the median house sale price is \$1.45M, a record through the first eight months and up 7% from a year ago.

Inventory/Pendings: At the end of August, Wilton had 28 active house listings, up slightly from a year ago but still about 85% below 2019 levels. The 12 pending house sales had a median time to contract of 23 days, down from 32 a year ago, reflecting the fast pace of the market.



CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$500K	1	1	0%
\$500K-\$700K	8	5	+60%
\$700K-\$800K	3	4	-25%
\$800K-\$900K	7	10	-30%
\$900K-\$1M	8	7	+14.3%
\$1M-\$1.2M	19	21	-9.5%
\$1.2M-\$1.5M	33	39	-15.4%
\$1.5M-\$2M	42	33	+27.3%
Over \$2M	36	22	+63.6%

	2026	2025	% CHG
Houses: Closings in August	27	21	+28.6%
Houses: Average Closing Price in August	\$1,487,093	\$1,517,810	-2%
Houses: Closings First 8 Months	157	142	+10.6%
Houses: Average Closing Price First 8 Months	\$1,579,336	\$1,457,396	+8.4%
Houses: Pending on August 31	12	19	-36.8%
Houses: Active Inventory on August 31	28	25	+12%
Condos: Closings First 8 Months	13	20	-35%
Condos: Average Closing Price First 8 Months	\$663,154	\$775,000	-14.4%
Condos: Active Inventory on August 31	10	3	+233.3%
House & Condo \$ Volume of Closings First 8 Mo.s	\$256,576,675	\$222,450,289	+15.3%

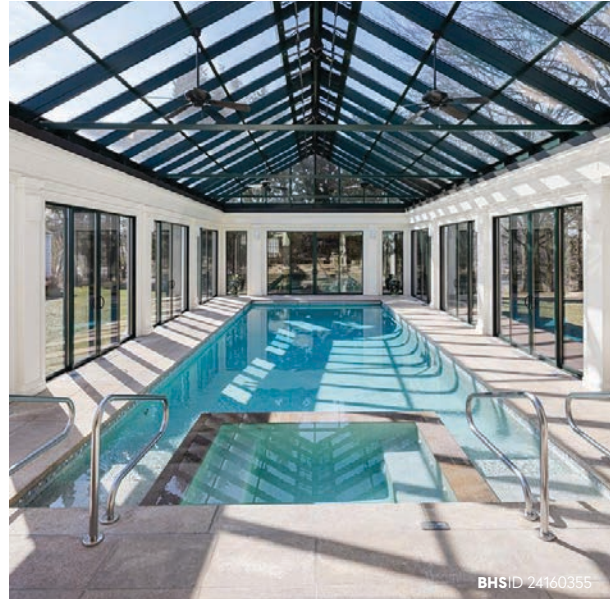
Houses & Condos

Westport

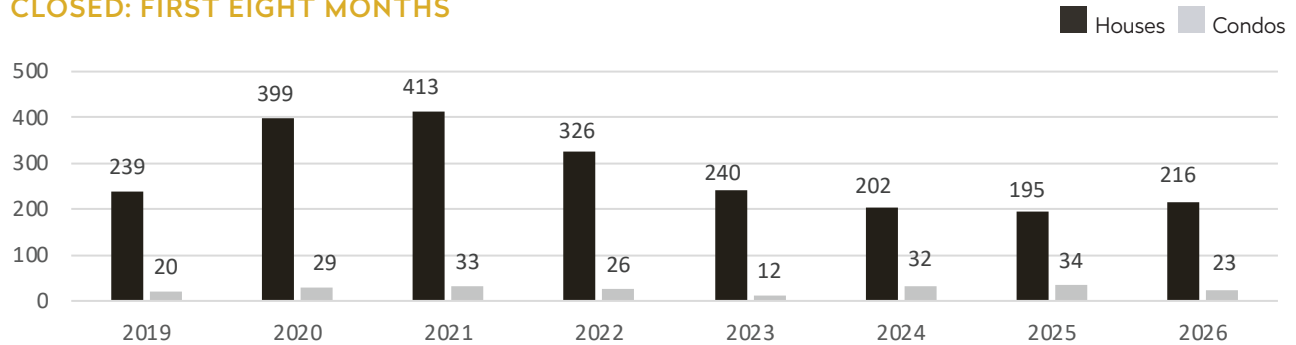
AUGUST 2026

Sales: In August, Westport had 34 house sales, similar to the past few Augusts, with the median sale price at \$2.7M, up 4% year-over-year and the highest August median on record. There were 11 closings over \$4M, more than double last August's total. Competition remained intense: 47% of house sales went over asking with an average list-to-sale ratio of 103.3%, and the median time on market fell to 21 days, down from 28 days a year ago.

Inventory/Pendings: At the end of August, Westport had 60 active house listings, down 29% from a year ago and about 83% below 2019 levels. The 33 pending house sales had a median time to contract of 51 days.



CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$750K	3	4	-25%
\$750K-\$1M	9	6	+50%
\$1M-\$1.2M	8	10	-20%
\$1.2M-\$1.5M	23	19	+21.1%
\$1.5M-\$2M	31	40	-22.5%
\$2M-\$2.5M	37	31	+19.4%
\$2.5M-\$3M	26	21	+23.8%
\$3M-\$4M	35	35	0%
\$4M-\$5M	19	16	+18.8%
Over \$5M	25	13	+92.3%

	2026	2025	% CHG
Houses: Closings in August	34	32	+6.3%
Houses: Average Closing Price in August	\$2,995,460	\$2,788,757	+7.4%
Houses: Closings First 8 Months	216	195	+10.8%
Houses: Average Closing Price First 8 Months	\$2,966,478	\$2,614,917	+13.4%
Houses: Pending on August 31	33	37	-10.8%
Houses: Active Inventory on August 31	60	85	-29.4%
Condos: Closings First 8 Months	23	34	-32.4%
Condos: Average Closing Price First 8 Months	\$1,352,935	\$1,467,706	-7.8%
Condos: Active Inventory on August 31	2	9	-77.8%
House & Condo \$ Volume of Closings First 8 Mo.s	\$671,876,838	\$559,810,854	+20%

Houses & Condos

Weston

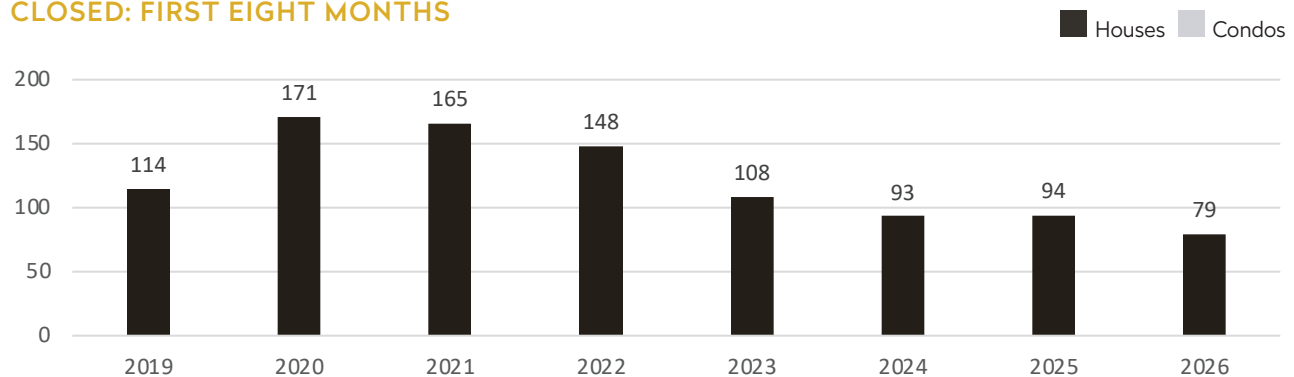
AUGUST 2026

Sales: While Weston's year-to-date closings are lower, the summer market has been steady. Over the past three months (June–August), there were 49 house closings, similar to last year, while buyer competition increased. Sixty-five percent of closings went over the asking price, with an average list-to-sale ratio of 106%, up from 103% a year ago. There were 15 closings above \$2M, compared to 12 last summer, including August's top sale, 34 Laurel Lake West at \$2.875M.

Inventory/Pending: At the end of August, Weston had 39 active listings, up from 32 a year ago but still about 77% below 2019 levels. There were also 13 houses pending, with a median time to contract of just 13 days, down from 43 days a year ago.



CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$500K	0	0	NA
\$500K-\$700K	3	3	0%
\$700K-\$900K	10	9	+11.1%
\$900K-\$1.2M	12	16	-25%
\$1.2M-\$1.5M	19	22	-13.6%
\$1.5M-\$2M	16	24	-33.3%
Over \$2M	19	20	-5%

	2026	2025	% CHG
Houses: Closings in August	15	14	+7.1%
Houses: Average Closing Price in August	\$1,524,467	\$1,323,194	+15.2%
Houses: Closings First 8 Months	79	94	-16%
Houses: Average Closing Price First 8 Months	\$1,549,742	\$1,547,730	+0.1%
Houses: Pending on August 31	13	13	0%
Houses: Active Inventory on August 31	39	32	+21.9%
House \$ Volume of Closings First 8 Months	\$122,429,613	\$145,486,602	-15.8%

Houses & Condos

Fairfield

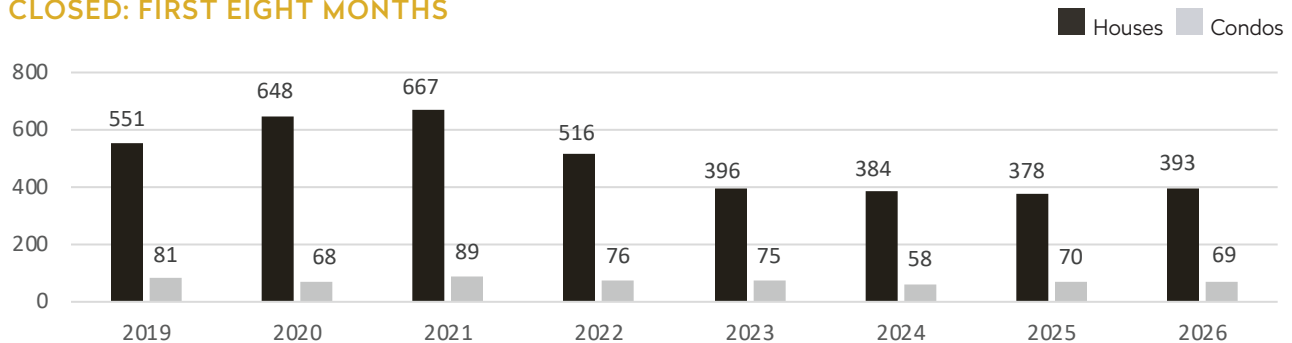
AUGUST 2026

Sales: Fairfield had 59 house closings in August, down from 66 a year ago, as tight inventory continued to limit sales. Buyer competition remained strong, with 75% of closings going over ask and an average list-to-sale ratio of 106.1%. August's top closing was 378 Penfield Road in the Beach area at \$4.3M, Fairfield's fourth highest-priced house sale of the year. There were also 11 condo closings for the month, with just under half selling over ask.

Inventory/Pendings: At the end of August, Fairfield had 100 active house listings, up slightly from 93 a year ago but still about 80% below 2019 levels. The 45 pending house sales had a median list price of \$1.199M and a median time to contract of 18 days, down from 27 a year ago.



CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$300K	1	0	NA
\$300K-\$400K	1	1	0%
\$400K-\$500K	4	12	-66.7%
\$500K-\$600K	21	20	+5%
\$600K-\$700K	32	32	0%
\$700K-\$800K	35	45	-22.2%
\$800K-\$1M	60	60	0%
\$1M-\$1.2M	47	34	+38.2%
\$1.2M-\$1.5M	55	45	+22.2%
\$1.5M-\$2M	65	69	-5.8%
Over \$2M	72	60	+20%

	2026	2025	% CHG
Houses: Closings in August	59	66	-10.6%
Houses: Average Closing Price in August	\$1,380,745	\$1,477,304	-6.5%
Houses: Closings First 8 Months	393	378	+4%
Houses: Average Closing Price First 8 Months	\$1,427,690	\$1,391,327	+2.6%
Houses: Pending on August 31	45	44	+2.3%
Houses: Active Inventory on August 31	100	93	+7.5%
Condos: Closings First 8 Months	69	70	-1.4%
Condos: Average Closing Price First 8 Months	\$756,602	\$812,899	-6.9%
Condos: Active Inventory on August 31	17	13	+30.8%
House & Condo \$ Volume of Closings First 8 Mo.s	\$613,287,651	\$582,824,564	+5.2%

Houses & Condos

Southport

AUGUST 2026

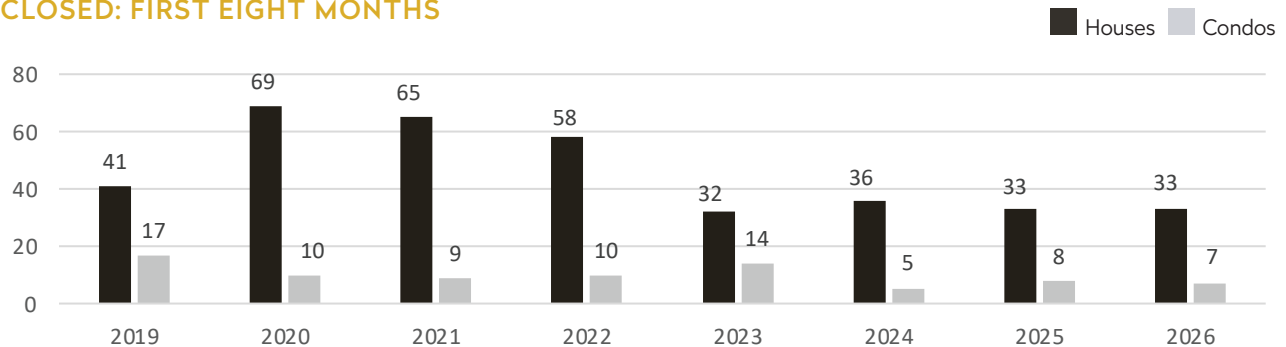
Sales: Over the past three months (June-August), Southport had 22 house closings, up from 12 a year ago, with 64% going over asking and an average list-to-sale ratio of 106.6%. Year to date, the list-to-sale ratio of 107.1% is up significantly from 101.9% a year ago, reflecting increased buyer competition. August's top sale was 28 Center Street, which closed at \$2.7M, 8% over ask after 22 days on market.

Inventory/Pending: At the end of August, Southport had 7 active house listings, still about 89% below 2019 levels. There were 4 houses pending, with a median list price of \$2.097M.



BHSID 24196135

CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$600K	0	1	-100%
\$600K-\$1M	7	6	+16.7%
\$1M-\$1.5M	6	7	-14.3%
\$1.5M-\$2M	7	3	+133.3%
\$2M-\$3M	10	10	0%
Over \$3M	3	6	-50%

	2026	2025	% CHG
Houses: Closings in August	4	7	-42.9%
Houses: Average Closing Price in August	\$1,615,000	\$2,545,000	-36.5%
Houses: Closings First 8 Months	33	33	0%
Houses: Average Closing Price First 8 Months	\$2,111,101	\$2,083,788	+1.3%
Houses: Pending on August 31	4	4	0%
Houses: Active Inventory on August 31	7	5	+40%
Condos: Closings First 8 Months	7	8	-12.5%
Condos: Average Closing Price First 8 Months	\$1,227,222	\$1,058,688	+15.9%
Condos: Active Inventory on August 31	1	0	NA
House & Condo \$ Volume of Closings First 8 Mo.s	\$78,256,877	\$77,234,500	+1.3%

Houses & Condos

Redding

AUGUST 2026

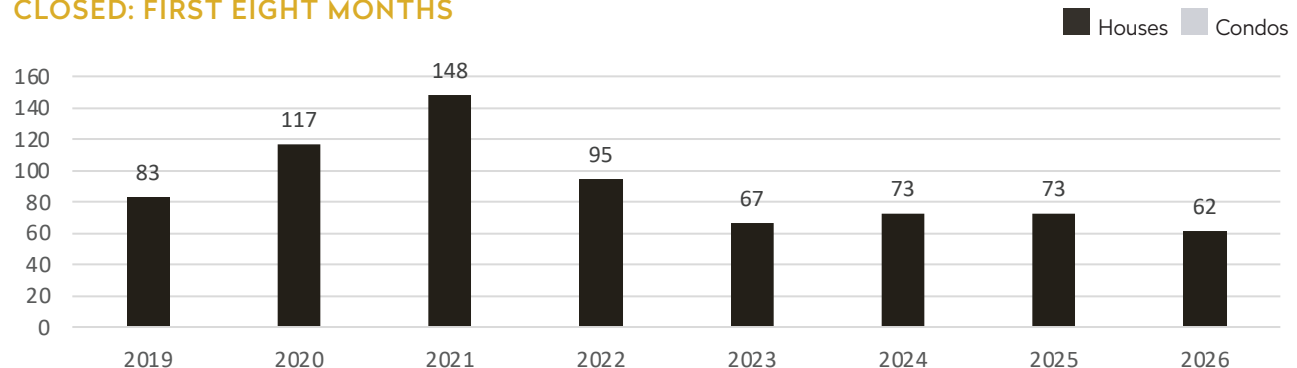
Sales: While year-to-date closings are lower this year, the summer market has been steady. Over the past three months (June–August), there were 37 house closings, similar to last year's 40, with 73% going over the asking price, up from 57% a year ago. August's top sale was 240 Umpawaug Road, which closed at \$3.975M, just over ask after 31 days on market. Set on 18 acres, it was Redding's second-highest priced sale over the past three years.

Inventory/Pending: At the end of August, Redding had 27 active listings, down from 36 a year ago and still about 78% below 2019 levels. There were 7 houses pending, with a median time to contract of 35 days, down from 84 days last year.



BHSID 24189678

CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$250K	0	1	-100%
\$250K-\$400K	1	2	-50%
\$400K-\$500K	2	0	NA
\$500K-\$600K	3	4	-25%
\$600K-\$800K	12	12	0%
\$800K-\$1M	18	15	+20%
Over \$1M	26	39	-33.3%

	2026	2025	% CHG
Houses: Closings in August	13	9	+44.4%
Houses: Average Closing Price in August	\$1,301,846	\$1,072,667	+21.4%
Houses: Closings First 8 Months	62	73	-15.1%
Houses: Average Closing Price First 8 Months	\$1,094,298	\$1,091,601	+0.2%
Houses: Pending on August 31	7	10	-30%
Houses: Active Inventory on August 31	27	36	-25%
Condos: Closings First 8 Months	1	4	-75%
Condos: Average Closing Price First 8 Months	\$420,000	\$775,750	-45.9%
Condos: Active Inventory on August 31	1	0	NA
House & Condo \$ Volume of Closings First 8 Mo.s	\$68,266,467	\$82,789,899	-17.5%

Houses & Condos

Easton

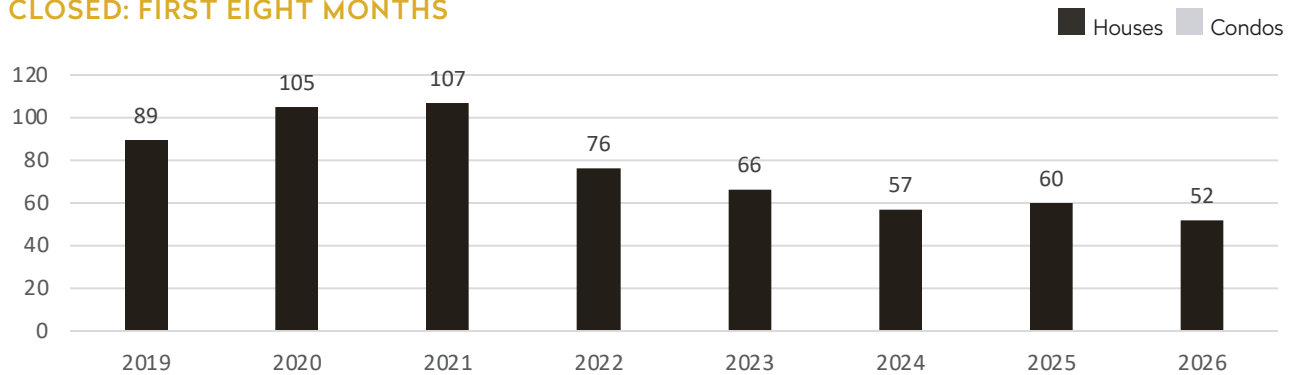
AUGUST 2026

Sales: Through August, Easton has had 52 house closings, down 13% from a year ago, though prices continue to climb. The median sale price hit \$1.08M, up 16% year-over-year and the highest for this period on record, with 30 sales above \$1M year to date versus 24 last year. Buyer competition remained steady, with 58% of sales going over the asking price and a list-to-sale ratio of 102%. August's closing at 78 Tranquility Drive for \$1.775M was Easton's highest-priced sale year to date, selling 5% over ask after just 22 days on market.

Inventory: Easton had 20 active listings at the end of August, down 31% year-over-year and about 77% below 2019 levels.



CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$400K	0	0	NA
\$400K-\$500K	0	0	NA
\$500K-\$600K	1	1	0%
\$600K-\$700K	0	4	-100%
\$700K-\$1M	21	31	-32.3%
\$1M-\$1.5M	26	15	+73.3%
Over \$1.5M	4	9	-55.6%

	2026	2025	% CHG
Houses: Closings in August	9	10	-10%
Houses: Average Closing Price in August	\$1,129,556	\$899,525	+25.6%
Houses: Closings First 8 Months	52	60	-13.3%
Houses: Average Closing Price First 8 Months	\$1,086,487	\$1,059,338	+2.6%
Houses: Pending on August 31	7	10	-30%
Houses: Active Inventory on August 31	20	29	-31%
House \$ Volume of Closings First 8 Months	\$56,497,300	\$63,560,263	-11.1%

Houses & Condos

Ridgefield

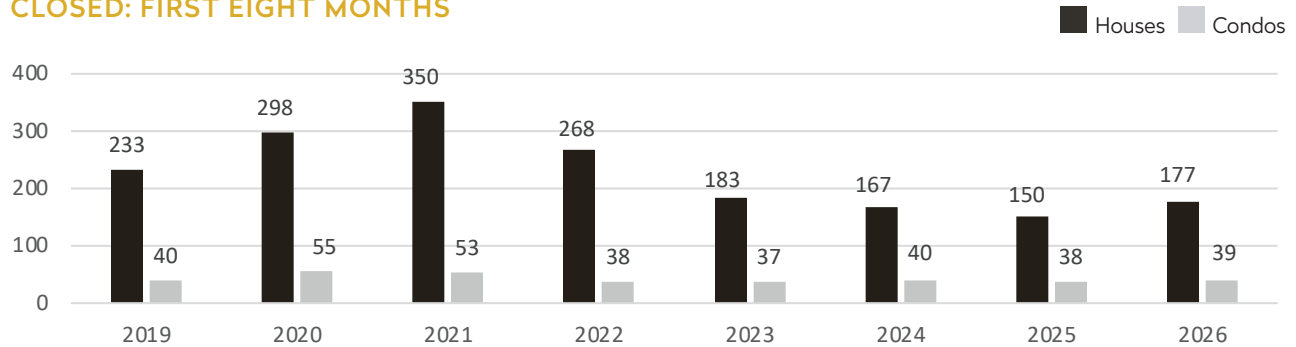
AUGUST 2026

Sales: In August, Ridgefield had 35 house closings, up from 27 a year ago. The high end drove activity, with 14 sales above \$1.5M, nearly triple last year's count of 5, with the median price climbing to \$1.3M. Buyer competition remained strong with 71% of closings going over ask, up from 63% a year ago, and an average list-to-sale ratio of 104.5%. August's top closing was 41 Peaceable Street at \$3.05M, which went just over ask.

Inventory/Pendings: At the end of August, Ridgefield had 53 active house listings, about even with a year ago but roughly 81% below 2019 levels. The 29 pending house sales had a median list price of \$1.175M and a median time to contract of 32 days.



CLOSED: FIRST EIGHT MONTHS



OF HOUSES CLOSED: FIRST EIGHT MONTHS

	2026	2025	%
Under \$400K	0	0	NA
\$400K-\$500K	1	4	-75%
\$500K-\$600K	4	4	0%
\$600K-\$700K	7	6	+16.7%
\$700K-\$800K	21	15	+40%
\$800K-\$1M	28	35	-20%
\$1M-\$1.5M	49	50	-2%
\$1.5M-\$2M	40	22	+81.8%
Over \$2M	27	14	+92.9%

	2026	2025	% CHG
Houses: Closings in August	35	27	+29.6%
Houses: Average Closing Price in August	\$1,390,105	\$1,147,133	+21.2%
Houses: Closings First 8 Months	177	150	+18%
Houses: Average Closing Price First 8 Months	\$1,456,350	\$1,239,004	+17.5%
Houses: Pending on August 31	29	25	+16%
Houses: Active Inventory on August 31	53	52	+1.9%
Condos: Closings First 8 Months	39	38	+2.6%
Condos: Average Closing Price First 8 Months	\$658,314	\$516,551	+27.4%
Condos: Active Inventory on August 31	8	15	-46.7%
House & Condo \$ Volume of Closings First 8 Mo.s	\$283,448,229	\$205,479,531	+37.9%

Contact Us

AUGUST 2026

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Report prepared by Brian Cleary, Brown Harris Stevens