

Jan

2026
CONNECTICUT
MARKET REPORT

THOMPSON
CO



Brown Harris Stevens THE Craft of Research

UNDER CONTRACT: 91 SUNSET HILL ROAD, NEW CANAAN

Lower Fairfield County

JANUARY 2026 OVERVIEW

January got the Lower Fairfield County 2026 market off to a solid start and, in most respects, reinforced the dynamics we saw late last year. Sales activity held steady, inventory remained extremely limited, and buyer competition continued at an elevated level.

There were 199 house sales in January, a notable level of activity given how constrained supply remains, with the total roughly in line with the past two years. At the same time, condo sales saw a notable increase, with 95 closings, up from 85 last January and the highest January total of the past four years.

Competition remained pronounced for both houses and condos, with each posting their highest January list-to-sale price ratios on record at 103.2% for houses and 101.7% for condos. In all, just over half of all closings sold above the asking price.

That competition translated directly into pace. House closings posted a median time on market of 24 days, the fastest January reading in at least 20 years, while condos moved even more quickly, with a median of 20 days.

Inventory conditions showed little relief in January. At the end of the month, active house listings were down 15% year-over-year, while condo inventory declined 9%. New supply also lagged: according to Smart MLS, new listings in January were down over 20% from last year, leaving supply well short of demand.

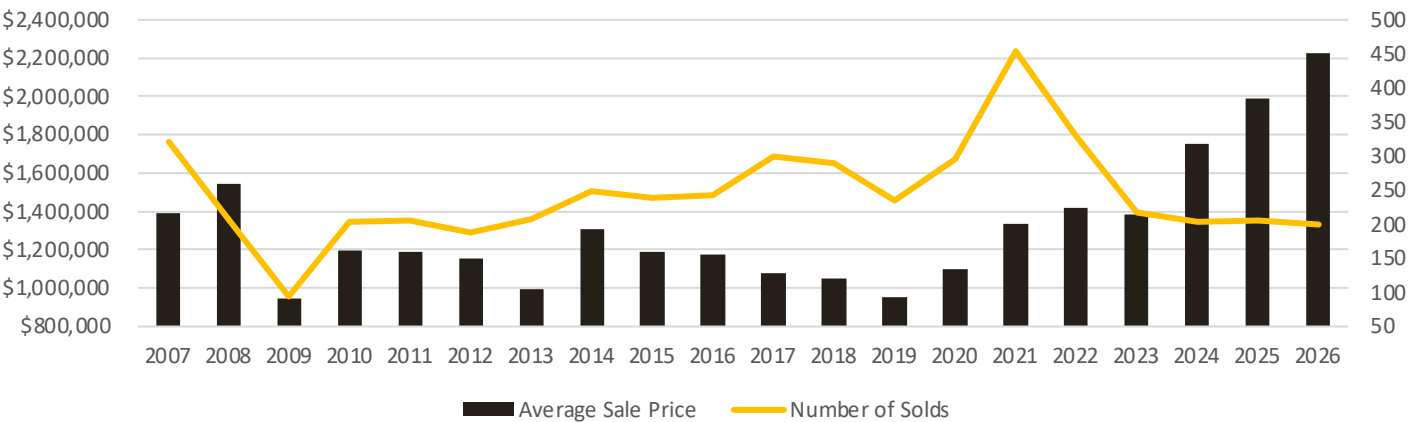
Not surprisingly, given these conditions, prices held firm. The January median house sale price was \$1.31M, a modest uptick from last year but still the highest January median of the past 20 years. High-end activity remained notable, with 18 house sales over \$5M, the highest January total on record, including 45 Binney Lane in Old Greenwich, which closed for \$27.8M, a record sale for Old Greenwich.

Mortgage rates started the year lower than last January, with the 30-year fixed averaging 6.1% in January, down from 6.95% a year ago, providing a more supportive lending backdrop as the year begins.

Brown Harris Stevens



January: Average Closing Price/Number of Closings - Lower Fairfield County Houses

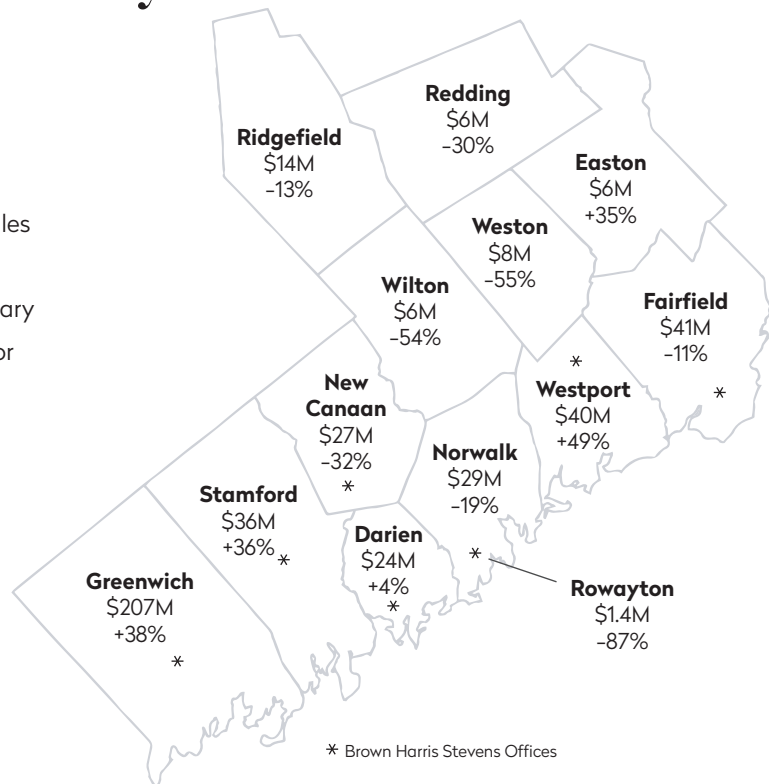


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Lower Fairfield County

DOLLAR VOLUME OF HOUSE SALES IN JANUARY 2026 VS. 2025

To the right is the total dollar volume of house sales for each Lower Fairfield County town in January, along with the year-over-year change from January 2025. Collectively, closings totaled \$443 million for the month, up 9% from a year ago.



TOWN COMPARISON: SOLD HOUSES - JANUARY

Town	# of Closed Houses		% change	Average Closing Price		% change
	2026	2025		2026	2025	
Darien	10	11	-9.1%	\$2,358,100	\$2,068,636	+14%
Easton	6	4	+50%	\$975,133	\$1,085,000	-10.1%
Fairfield	30	27	+11.1%	\$1,361,469	\$1,705,074	-20.2%
All of Greenwich	37	30	+23.3%	\$5,601,635	\$5,012,659	+11.7%
New Canaan	9	17	-47.1%	\$2,981,889	\$2,333,294	+27.8%
Norwalk	31	38	-18.4%	\$936,081	\$940,034	-0.4%
Redding	6	5	+20%	\$975,667	\$1,669,000	-41.5%
Ridgefield	12	9	+33.3%	\$1,161,008	\$1,786,389	-35%
Rowayton*	1	4	-75%	\$1,390,000	\$2,767,625	-49.8%
Southport*	3	1	+200%	\$2,073,333	\$3,749,000	-44.7%
Stamford	33	27	+22.2%	\$1,092,576	\$985,137	+10.9%
Weston	6	11	-45.5%	\$1,313,317	\$1,584,957	-17.1%
Westport	15	14	+7.1%	\$2,639,801	\$1,892,679	+39.5%
Wilton	4	12	-66.7%	\$1,572,028	\$1,145,208	+37.3%

*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.

Houses & Condos

All of Greenwich

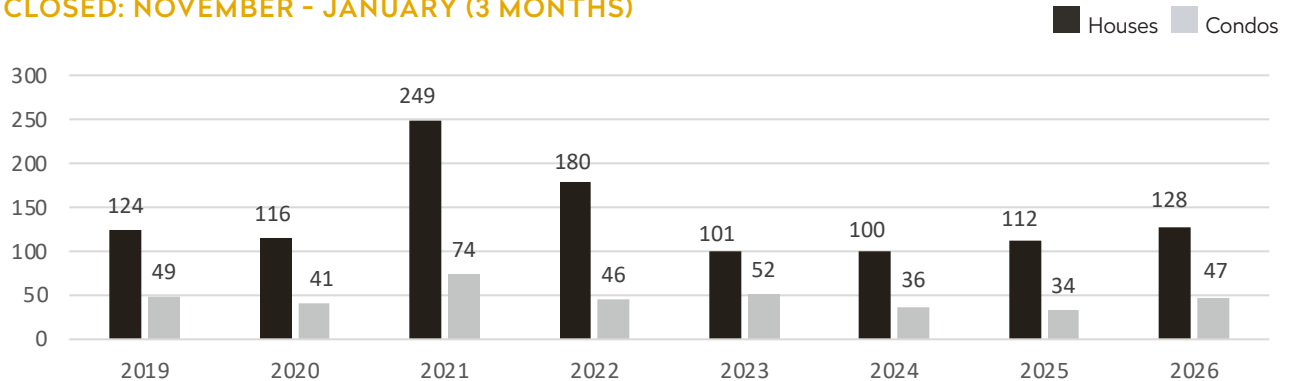
JANUARY 2026

Sales: In January, All of Greenwich (including Cos Cob, Riverside, and Old Greenwich) saw 52 house and condo sales, a 41% year-over-year increase, with house sales up 23% and condo sales more than doubling from last January. The median sale price rose to \$3.54M, the highest January median on record. Sales moved quickly, with a combined median of 40 days on market, down from 56 a year ago, while the average list-to-sale price ratio was 101%.

Actives: Inventory remained limited in January, with 102 active house and condo listings, down about 20% from a year ago. Meanwhile, demand remained strong, with 48 properties under contract at the end of January, up from 37 last year, and pendings moving at a fast pace with a median 44 days to contract.



CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%		2026	2025	%
Under \$1M	7	8	-12.5%	Houses: Closings in January	37	30	+23.3%
\$1M-\$1.5M	15	10	+50%	Houses: Average Closing Price in January	\$5,601,635	\$5,012,659	+11.7%
\$1.5M-\$2M	7	16	-56.3%	Houses: Closings Nov. - Jan. (3 mos.)	128	112	+14.3%
\$2M-\$2.5M	10	14	-28.6%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$4,868,148	\$3,743,049	+30.1%
\$2.5M-\$3M	15	16	-6.3%	Houses: Pending on January 31	37	27	+37%
\$3M-\$4M	16	10	+60%	Houses: Active Inventory on January 31	72	100	-28%
\$4M-\$5M	17	14	+21.4%	Condos: Closings Nov. - Jan. (3 mos.)	47	34	+38.2%
\$5M-\$7M	17	13	+30.8%	Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$1,488,319	\$1,165,412	+27.7%
Over \$7M	24	11	+118.2%	Condos: Active Inventory on January 31	30	31	-3.2%
				House & Condo \$ Volume of Closings Nov. - Jan.	\$693,074,000	\$458,845,528	+51%

Houses & Condos

Greenwich

JANUARY 2026

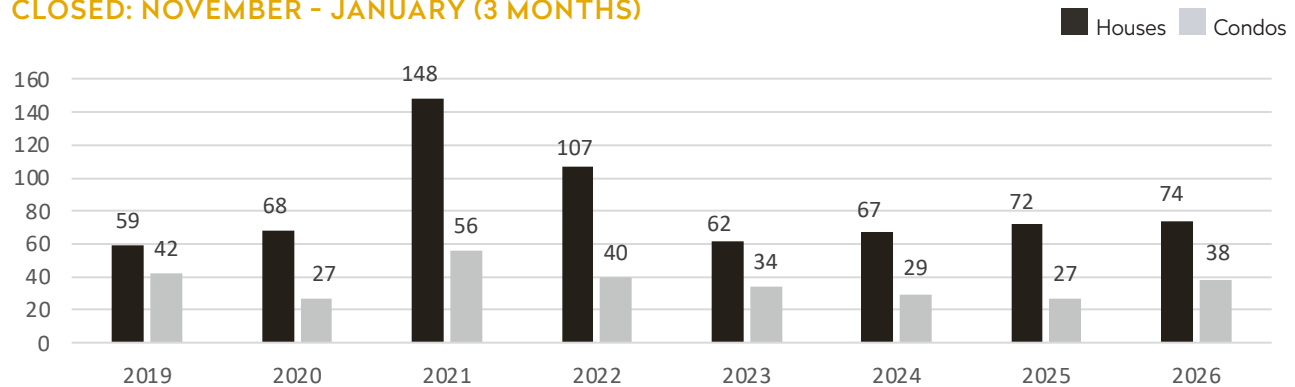
Houses: Over the past three months (Nov.–Jan.), Greenwich saw 74 house sales, the highest total for this period in the past four years. The median sale price rose to \$3.97M, up from \$2.9M a year ago and the highest Nov.–Jan. median on record. Inventory remained tight at the end of January, with 55 active listings, down from a year ago and far below 2019 levels, while demand stayed strong, with 27 houses under contract, up from 20 at the same time last year.

Condos: Greenwich had 38 condo sales over the past three months, up 41% from a year ago. January included the sale of 125 Field Point Road PHB5, for \$6.4M, the third-highest priced condo sale ever in Greenwich.



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CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%
Under \$1M	7	7	0%
\$1M-\$1.5M	10	5	+100%
\$1.5M-\$2M	3	8	-62.5%
\$2M-\$2.5M	4	11	-63.6%
\$2.5M-\$3M	6	8	-25%
\$3M-\$4M	7	5	+40%
\$4M-\$5M	10	9	+11.1%
\$5M-\$7M	10	8	+25%
Over \$7M	17	11	+54.5%

	2026	2025	% CHANGE
Houses: Closings in January	26	20	+30%
Houses: Average Closing Price in January	\$5,213,058	\$5,970,539	-12.7%
Houses: Closings Nov. - Jan. (3 mos.)	74	72	+2.8%
Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$5,209,764	\$4,151,414	+25.5%
Houses: Pending on January 31	27	20	+35%
Houses: Active Inventory on January 31	55	68	-19.1%
Condos: Closings Nov. - Jan. (3 mos.)	38	27	+40.7%
Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$1,650,461	\$1,208,463	+36.6%
Condos: Active Inventory on January 31	24	25	-4%
House & Condo \$ Volume of Closings Nov. - Jan.	\$448,240,000	\$331,530,277	+35.2%

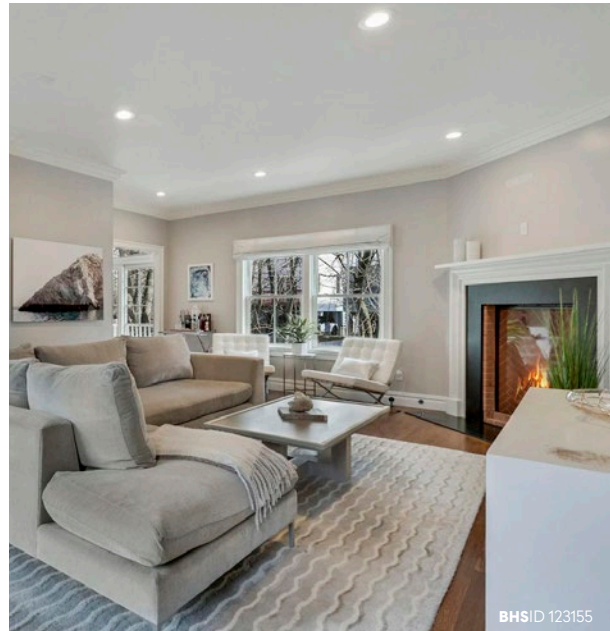
Houses & Condos

Cos Cob

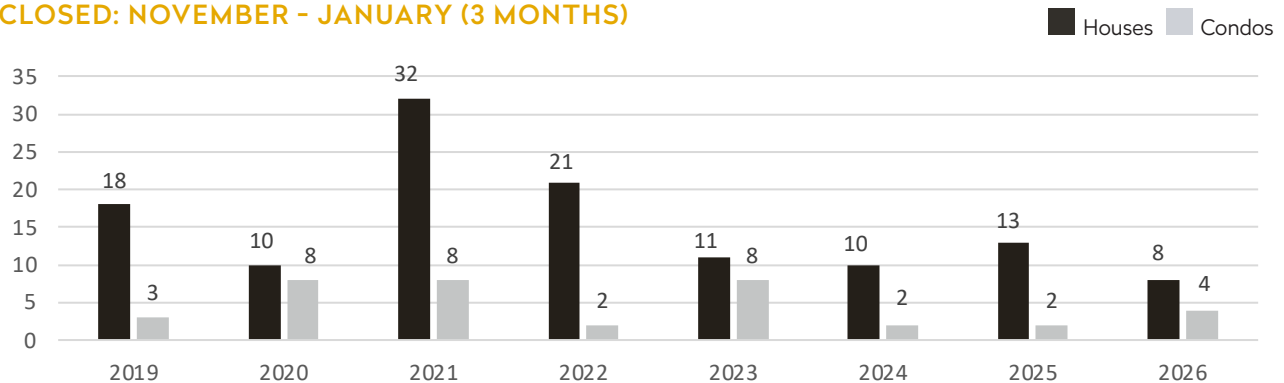
JANUARY 2026

Sales: Over the past three months (Nov.–Jan.), Cos Cob saw eight house sales, down from 13 a year earlier, reflecting limited inventory. Prices remained strong, with a three-month median sale price of \$1.89M, the second-highest Nov.–Jan. median of the past 20 years. Buyer competition was clear, with an average list-to-sale ratio of 110.3% and 62% of sales closing over ask. Homes moved quickly, with a median time on market of just 12 days, down from 28 a year ago.

Inventory: The 10 active houses and condos on the market at the end of January was similar to last year but still about 80% lower than the level we saw in 2019.



CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$1M	0	0	NA	Houses: Closings in January	1	4	-75%
\$1M-\$1.5M	3	2	+50%	Houses: Average Closing Price in January	\$2,670,000	\$2,541,250	+5.1%
\$1.5M-\$2M	1	3	-66.7%	Houses: Closings Nov. - Jan. (3 mos.)	8	13	-38.5%
\$2M-\$2.5M	1	2	-50%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$2,002,750	\$2,438,096	-17.9%
\$2.5M-\$3M	2	4	-50%	Houses: Pending on January 31	1	2	-50%
Over \$3M	1	2	-50%	Houses: Active Inventory on January 31	5	8	-37.5%
				Condos: Closings Nov. - Jan. (3 mos.)	4	2	+100%
				Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$567,375	\$1,015,250	-44.1%
				Condos: Active Inventory on January 31	5	2	+150%
				House & Condo \$ Volume of Closings Nov. - Jan.	\$18,291,500	\$33,725,751	-45.8%

Houses & Condos

Riverside

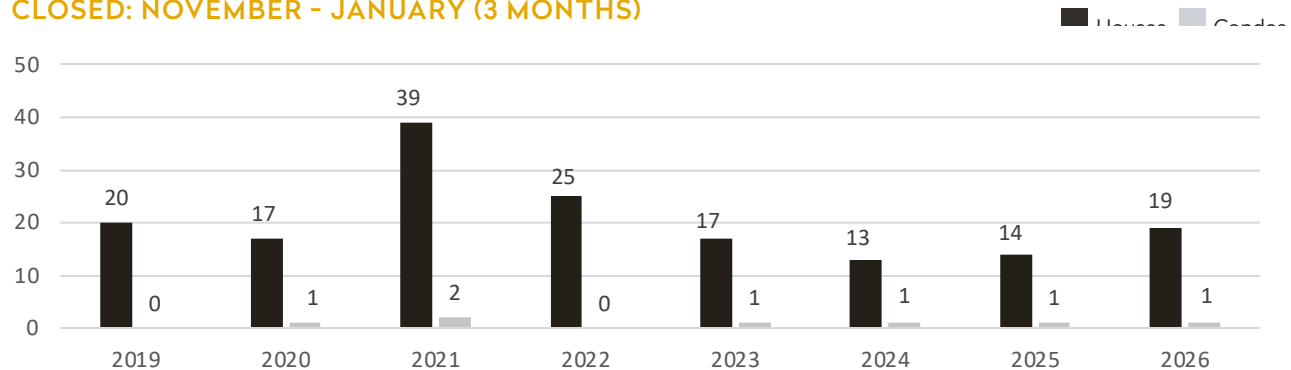
JANUARY 2026

Sales: Over the past three months (Nov.–Jan.), Riverside saw 19 house sales, up from 14 a year ago. Prices moved sharply higher, with a three-month median sale price of \$3.8M, up from \$3M a year ago and the highest Nov.–Jan. median on record. January activity included the sale of 6 Gilliam Road, which closed for \$7.5M after just 12 days on market. Homes continued to move quickly, with a median time on market of 29 days, while pricing held firm with an average list-to-sale ratio of 100.3%.

Actives: Supply remained tight in January, with seven active house listings, well below last year and roughly 85% below 2019 levels.



CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$1M	0	0	NA	Houses: Closings in January	3	4	-25%
\$1M-\$1.5M	2	2	0%	Houses: Average Closing Price in January	\$5,450,000	\$3,005,750	+81.3%
\$1.5M-\$2M	1	3	-66.7%	Houses: Closings Nov. - Jan. (3 mos.)	19	14	+35.7%
\$2M-\$2.5M	3	1	+200%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$4,804,553	\$3,420,429	+40.5%
\$2.5M-\$3M	0	1	-100%	Houses: Pending on January 31	5	4	+25%
\$3M-\$4M	4	1	+300%	Houses: Active Inventory on January 31	7	12	-41.7%
\$4M-\$5M	1	3	-66.7%	Condos: Closings Nov. - Jan. (3 mos.)	1	1	0%
Over \$5M	8	3	+166.7%	Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$1,051,000	\$1,205,000	-12.8%
				Condos: Active Inventory on January 31	0	0	NA
				House & Condo \$ Volume of Closings Nov. - Jan.	\$92,337,500	\$49,091,000	+88.1%

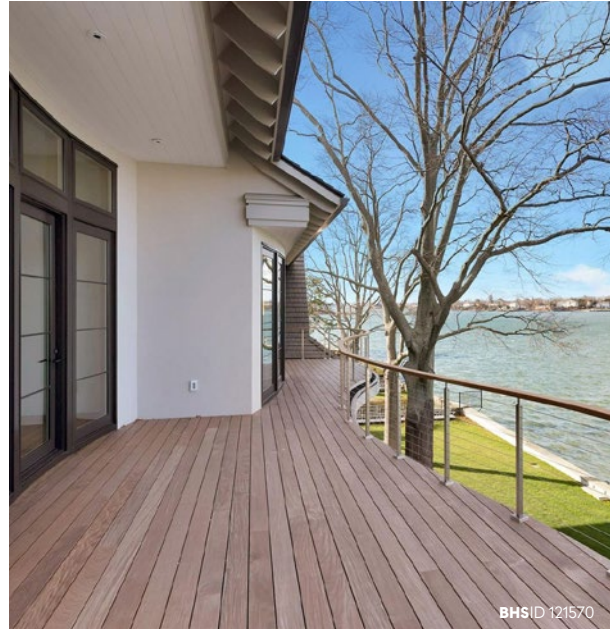
Houses & Condos

Old Greenwich

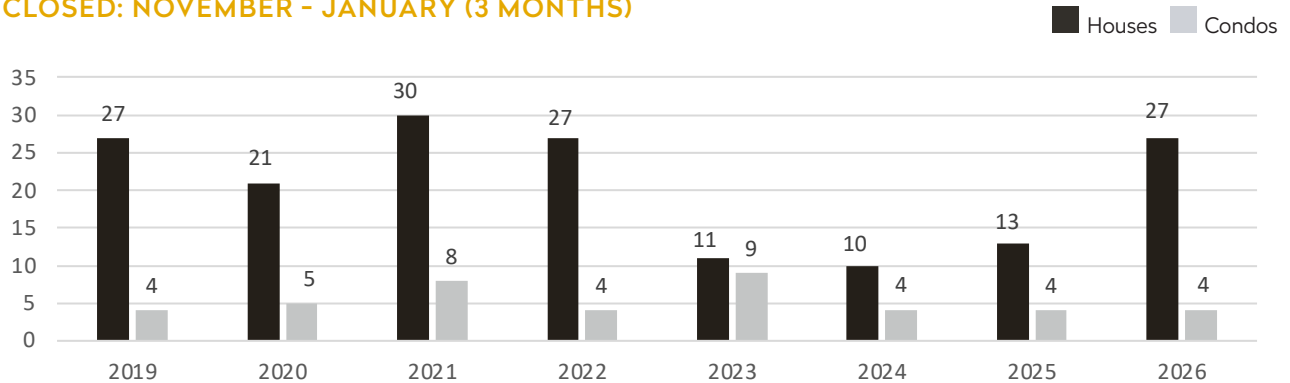
JANUARY 2026

Sales: Over the past three months (November–January), Old Greenwich saw 27 house sales, more than double the 13 from the same period last year. The three-month median sale price was \$3.77M, up from \$2.8M a year ago, including the January sale of 45 Binney Lane, which closed at \$27.8M, a record-high closing price for Old Greenwich.

Demand: Homes moved quickly, with closings having a median time on market of 18 days, slightly higher than last year but still among the fastest paces for this period. The average list-to-sale ratio was 101.8%, with 44% of properties selling over asking. Inventory remained tight at month-end with five active house listings, down from 12 a year ago.



CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$1M	0	1	-100%	Houses: Closings in January	7	2	+250%
\$1M-\$1.5M	0	1	-100%	Houses: Average Closing Price in January	\$7,528,714	\$4,390,500	+71.5%
\$1.5M-\$2M	2	2	0%	Houses: Closings Nov. - Jan. (3 mos.)	27	13	+107.7%
\$2M-\$2.5M	2	0	NA	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$4,825,630	\$3,133,731	+54%
\$2.5M-\$3M	7	3	+133.3%	Houses: Pending on January 31	4	1	+300%
\$3M-\$4M	4	3	+33.3%	Houses: Active Inventory on January 31	5	12	-58.3%
\$4M-\$5M	6	1	+500%	Condos: Closings Nov. - Jan. (3 mos.)	4	4	0%
Over \$5M	6	2	+200%	Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$978,250	\$940,000	+4.1%
				Condos: Active Inventory on January 31	1	4	-75%
				House & Condo \$ Volume of Closings Nov. - Jan.	\$134,205,000	\$44,498,500	+201.6%

Houses & Condos

Stamford

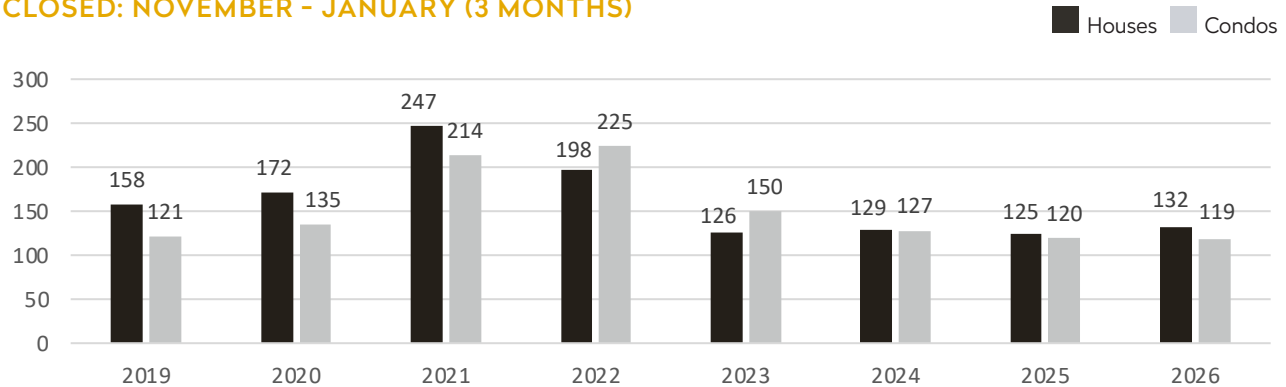
JANUARY 2026

Sales: In January, Stamford saw 75 combined house and condo sales, up from 58 a year ago, a 29% year-over-year increase and the highest January total of the past three years. The median sale price of \$630K was the second-highest January median of the past 20 years. Buyer competition remained intense, with a median time on market of 18 days, 60% of sales closing over the asking price, and an average list-to-sale ratio of 103.9%.

Actives: Inventory trends diverged by property type. There were 48 active house listings at the end of January, down sharply from the same time last year. Condo inventory, by contrast, moved higher, with 73 active listings, up 16% year-over-year.



CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$400K	0	0	NA	Houses: Closings in January	33	27	+22.2%
\$400K-\$500K	2	3	-33.3%	Houses: Average Closing Price in January	\$1,092,576	\$985,137	+10.9%
\$500K-\$600K	13	8	+62.5%	Houses: Closings Nov. - Jan. (3 mos.)	132	125	+5.6%
\$600K-\$700K	14	28	-50%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$1,060,272	\$939,340	+12.9%
\$700K-\$800K	18	22	-18.2%	Houses: Pending on January 31	36	38	-5.3%
\$800K-\$1M	29	30	-3.3%	Houses: Active Inventory on January 31	48	77	-37.7%
\$1M-\$1.2M	16	15	+6.7%	Condos: Closings Nov. - Jan. (3 mos.)	119	120	-0.8%
\$1.2M-\$1.5M	20	3	+566.7%	Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$456,482	\$441,268	+3.4%
\$1.5M-\$2M	9	12	-25%	Condos: Active Inventory on January 31	73	63	+15.9%
Over \$2M	11	4	+175%	House & Condo \$ Volume of Closings Nov. - Jan.	\$194,277,300	\$170,369,639	+14%

Houses & Condos

Darien

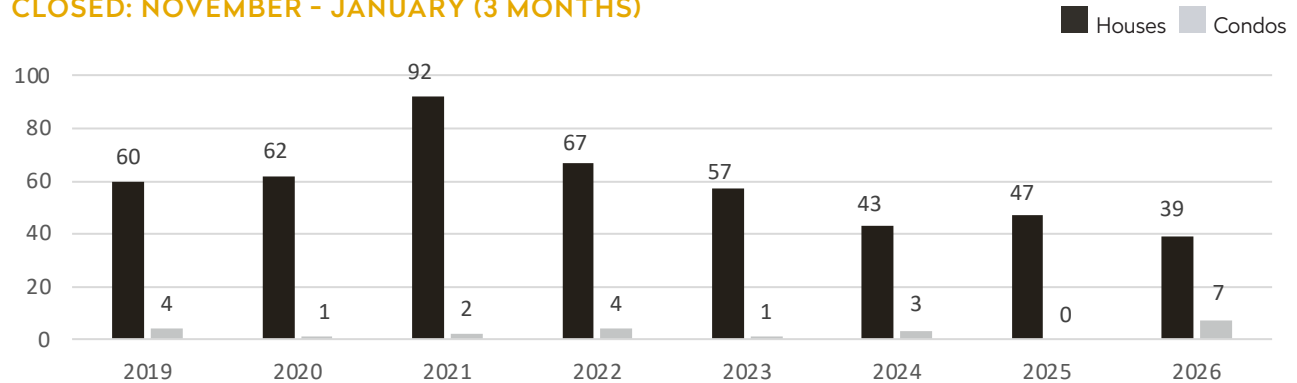
JANUARY 2026

Houses: Over the past three months (Nov.–Jan.), Darien saw 39 house sales, down from 47 a year ago, with the decline primarily the result of limited inventory. Prices continued to move higher, with a three-month median sale price of \$2.24M, up from \$2.08M last year and the highest Nov.–Jan. median on record. Buyer competition remained intense, with homes selling at an average of 105.1% of asking price, 64% closing over ask, and a median 16 days on market. Supply remained very tight at the end of January, with just 13 active house listings, well below last year and roughly a tenth of 2019 levels.

Condos: There were seven condo sales over the past three months, compared with none during the same period last year. The average list-to-sale ratio was 100.9%.



CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$1M	2	8	-75%	Houses: Closings in January	10	11	-9.1%
\$1M-\$1.5M	7	6	+16.7%	Houses: Average Closing Price in January	\$2,358,100	\$2,068,636	+14%
\$1.5M-\$2M	8	9	-11.1%	Houses: Closings Nov. - Jan. (3 mos.)	39	47	-17%
\$2M-\$2.5M	4	6	-33.3%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$3,305,788	\$2,306,225	+43.3%
\$2.5M-\$3M	4	8	-50%	Houses: Pending on January 31	7	10	-30%
\$3M-\$4M	7	6	+16.7%	Houses: Active Inventory on January 31	13	23	-43.5%
\$4M-\$5M	4	3	+33.3%	Condos: Closings Nov. - Jan. (3 mos.)	7	0	NA
Over \$5M	3	1	+200%	Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$1,333,429	NA	NA
				Condos: Active Inventory on January 31	0	3	NA
				House & Condo \$ Volume of Closings Nov. - Jan.	\$138,259,750	\$108,392,596	+27.6%

Houses & Condos

New Canaan

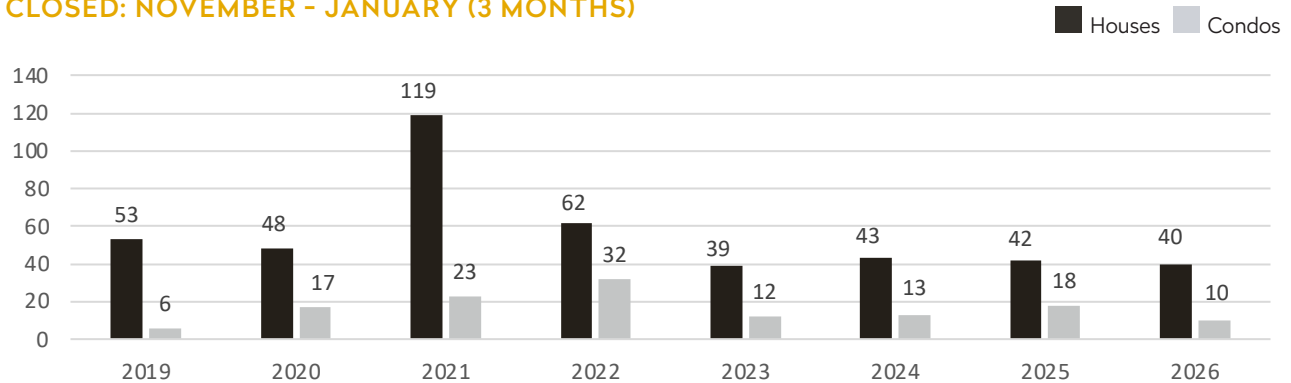
JANUARY 2026

Sales: Over the past three months (Nov.–Jan.), New Canaan saw 40 house sales, in line with the same period in each of the past three years. Prices moved higher, with a three-month median sale price of \$2.90M, up from \$1.93M a year ago and the highest Nov.–Jan. median on record. Activity in the upper-mid price range played a role, with 13 houses closing between \$3M and \$4M during the period, up from five a year earlier.

Demand: Low inventory continued to make the market competitive for both houses and condos. Combined residential sales over the past three months had a median of 22 days on market, down from 34 a year ago. The average list-to-sale ratio was 102.9%, with 52% of properties selling over the asking price.



CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%
Under \$1M	0	6	-100%
\$1M-\$1.5M	5	5	0%
\$1.5M-\$2M	5	10	-50%
\$2M-\$2.5M	5	6	-16.7%
\$2.5M-\$3M	6	4	+50%
\$3M-\$4M	13	5	+160%
\$4M-\$5M	1	3	-66.7%
\$5M-\$7M	3	2	+50%
Over \$7M	2	1	+100%

	2026	2025	% CHANGE
Houses: Closings in January	9	17	-47.1%
Houses: Average Closing Price in January	\$2,981,889	\$2,333,294	+27.8%
Houses: Closings Nov. - Jan. (3 mos.)	40	42	-4.8%
Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$3,214,779	\$2,443,786	+31.5%
Houses: Pending on January 31	16	17	-5.9%
Houses: Active Inventory on January 31	32	38	-15.8%
Condos: Closings Nov. - Jan. (3 mos.)	10	18	-44.4%
Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$1,445,100	\$1,270,639	+13.7%
Condos: Active Inventory on January 31	10	9	+11.1%
House & Condo \$ Volume of Closings Nov. - Jan.	\$143,042,160	\$125,510,500	+14%

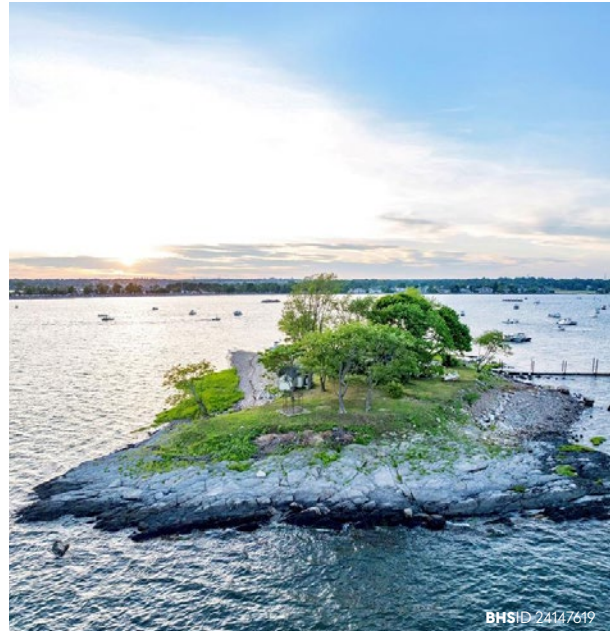
Houses & Condos

Norwalk

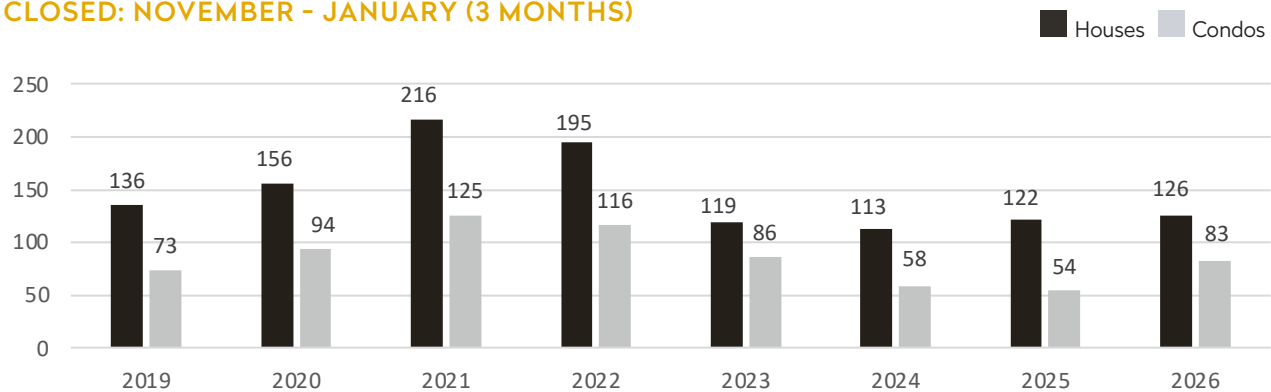
JANUARY 2026

Sales: In January, Norwalk saw 50 combined house and condo sales, nearly matching January totals from 2023 to 2025. The median sale price of \$713K was up 8% from last year and the highest January median of the past 20 years. Buyer competition remained intense, with a median time on market of 13 days, 52% of sales closing over the asking price, and an average list-to-sale ratio of 103.2%.

Actives: Inventory trends diverged by property type. There were 45 active house listings at the end of January, down 18% from the same time last year. Condo inventory, by contrast, moved higher, with 54 active listings, up over 50% year-over-year.



CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$300K	2	0	NA	Houses: Closings in January	31	38	-18.4%
\$300K-\$400K	0	1	-100%	Houses: Average Closing Price in January	\$936,081	\$940,034	-0.4%
\$400K-\$500K	6	8	-25%	Houses: Closings Nov. - Jan. (3 mos.)	126	122	+3.3%
\$500K-\$600K	19	13	+46.2%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$1,003,568	\$1,079,659	-7%
\$600K-\$800K	44	44	0%	Houses: Pending on January 31	28	25	+12%
\$800K-\$1M	21	20	+5%	Houses: Active Inventory on January 31	45	55	-18.2%
\$1M-\$1.5M	16	17	-5.9%	Condos: Closings Nov. - Jan. (3 mos.)	83	54	+53.7%
\$1.5M-\$2M	6	8	-25%	Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$457,392	\$449,620	+1.7%
\$2M-\$3M	8	5	+60%	Condos: Active Inventory on January 31	54	34	+58.8%
Over \$3M	4	6	-33.3%	House & Condo \$ Volume of Closings Nov. - Jan.	\$164,413,106	\$155,997,918	+5.4%

Houses & Condos

Rowayton

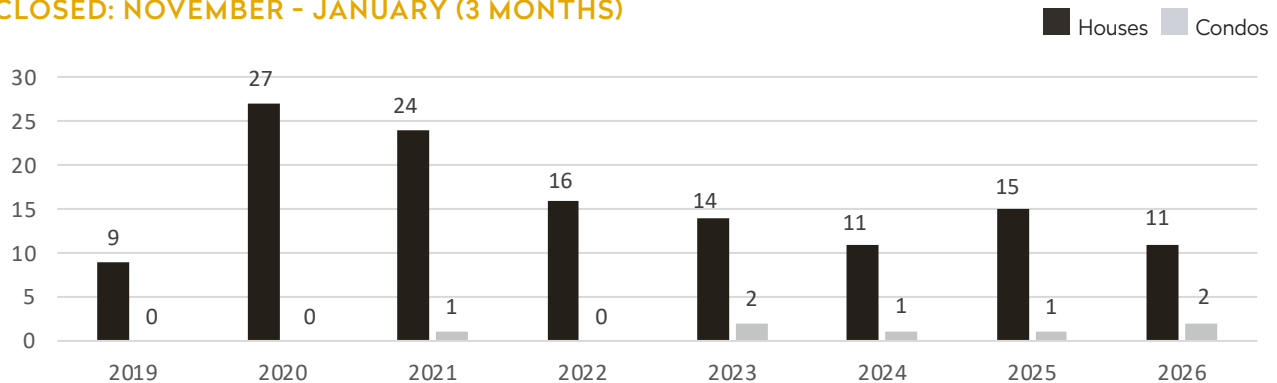
JANUARY 2026

Sales: Over the past three months (Nov.–Jan.), Rowayton saw 11 house sales, similar to the 15 we had a year ago. While the average sale price was lower, the median moved sharply higher, rising 15% year-over-year to \$2.54M. Closings continued to reflect a fast-paced market, with a median time on market of 20 days. Pricing remained firm, with an average list-to-sale ratio of 104.0% and 45% of sales closing over ask.

Inventory: Inventory remained limited in January, with four active house listings, unchanged from a year ago but still roughly one-tenth of 2019 levels.



CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$600K	0	0	NA	Houses: Closings in January	1	4	-75%
\$600K-\$1M	1	0	NA	Houses: Average Closing Price in January	\$1,390,000	\$2,767,625	-49.8%
\$1M-\$1.5M	2	2	0%	Houses: Closings Nov. - Jan. (3 mos.)	11	15	-26.7%
\$1.5M-\$2M	0	4	-100%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$2,404,000	\$2,758,258	-12.8%
\$2M-\$3M	5	4	+25%	Houses: Pending on January 31	3	6	-50%
Over \$3M	3	5	-40%	Houses: Active Inventory on January 31	4	4	0%
				Condos: Closings Nov. - Jan. (3 mos.)	2	1	+100%
				Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$2,382,500	\$2,100,000	+13.5%
				Condos: Active Inventory on January 31	1	2	-50%
				House & Condo \$ Volume of Closings Nov. - Jan.	\$31,209,000	\$43,473,875	-28.2%

Houses & Condos

Wilton

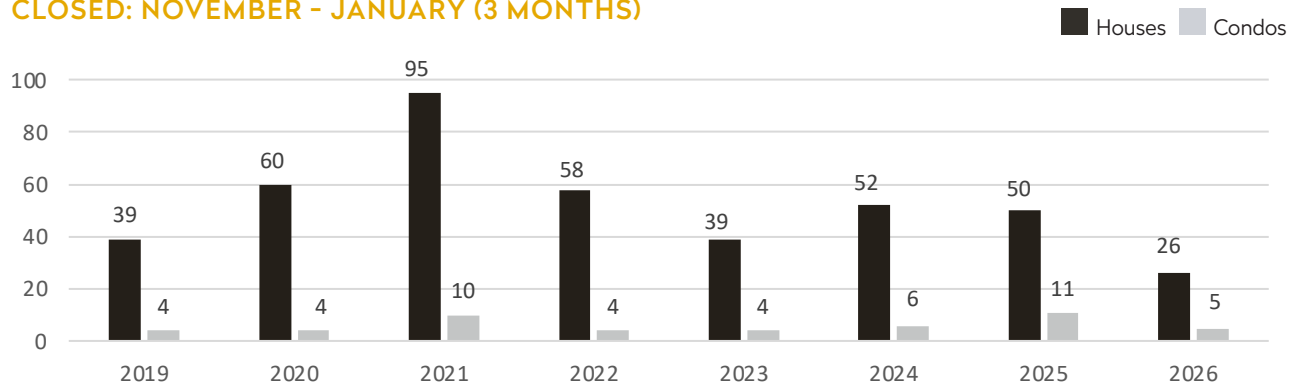
JANUARY 2026

Sales: Over the past three months (Nov.–Jan.), Wilton saw 26 house sales, down sharply from 50 a year ago and the lowest Nov.–Jan. total since 2009, with limited inventory continuing to constrain activity. Despite the lighter volume, buyer competition remained intense, with homes selling at an average of 104.1% of the asking price and 54% of sales closing over ask. Reflecting the fast pace of the market, closings had a median time on market of just 19 days, down from 28 a year ago. Prices also moved higher, with a three-month median sale price of \$1.36M, up from \$1.26M a year ago and the highest Nov.–Jan. median on record.

Inventory: Wilton had 21 active house listings at the end of January, up from last year but still roughly 85% below January 2019 levels.



CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%
Under \$500K	0	1	-100%
\$500K-\$700K	1	5	-80%
\$700K-\$800K	0	6	-100%
\$800K-\$900K	4	4	0%
\$900K-\$1M	1	3	-66.7%
\$1M-\$1.2M	3	2	+50%
\$1.2M-\$1.5M	8	13	-38.5%
\$1.5M-\$2M	5	8	-37.5%
Over \$2M	4	8	-50%

	2026	2025	% CHANGE
Houses: Closings in January	4	12	-66.7%
Houses: Average Closing Price in January	\$1,572,028	\$1,145,208	+37.3%
Houses: Closings Nov. - Jan. (3 mos.)	26	50	-48%
Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$1,398,062	\$1,364,720	+2.4%
Houses: Pending on January 31	9	5	+80%
Houses: Active Inventory on January 31	21	16	+31.3%
Condos: Closings Nov. - Jan. (3 mos.)	5	11	-54.5%
Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$645,800	\$650,169	-0.7%
Condos: Active Inventory on January 31	2	2	0%
House & Condo \$ Volume of Closings Nov. - Jan.	\$39,578,611	\$75,387,860	-47.5%

Houses & Condos

Westport

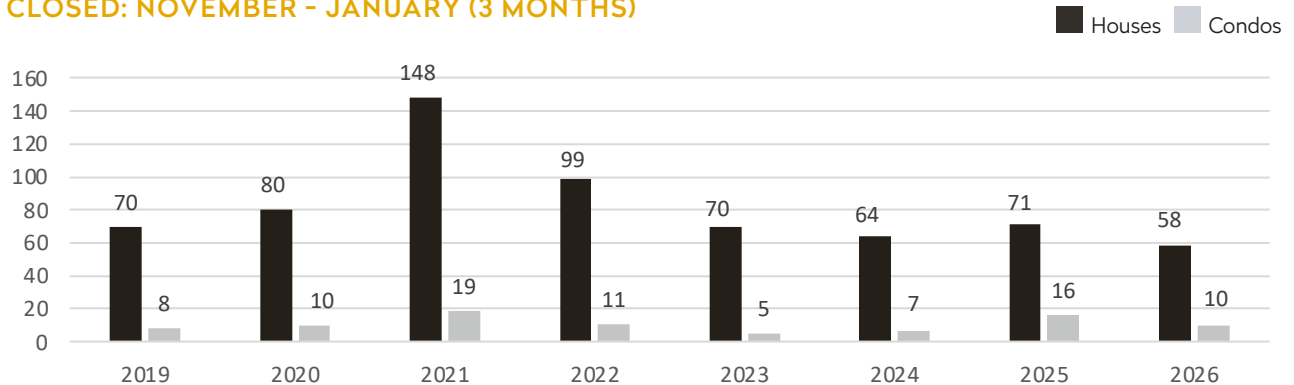
JANUARY 2026

Sales: Over the past three months (Nov.–Jan.), Westport saw 58 house sales, down from 71 during the same period last year and the fewest for this period since 2009, the result of low inventory. The three-month median sale price rose to \$2.25M, up slightly from a year ago and the highest Nov.–Jan. median of the past 20 years. Despite lighter sales totals, conditions remained competitive, with an average list-to-sale ratio of 101.1%, 34% of sales closing over ask, and a median 26 days on market. January included the sale of 260 Hillspoint Road, which closed at \$10.3M.

Actives: At the end of January, Westport had 55 active house listings, slightly higher than a year ago but still 84% below 2019 levels.



CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%
Under \$750K	1	1	0%
\$750K-\$1M	6	9	-33.3%
\$1M-\$1.2M	2	6	-66.7%
\$1.2M-\$1.5M	4	5	-20%
\$1.5M-\$2M	10	12	-16.7%
\$2M-\$2.5M	10	6	+66.7%
\$2.5M-\$3M	10	5	+100%
\$3M-\$4M	8	12	-33.3%
\$4M-\$5M	1	9	-88.9%
Over \$5M	6	6	0%

	2026	2025	% CHANGE
Houses: Closings in January	15	14	+7.1%
Houses: Average Closing Price in January	\$2,639,801	\$1,892,679	+39.5%
Houses: Closings Nov. - Jan. (3 mos.)	58	71	-18.3%
Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$3,214,880	\$2,603,942	+23.5%
Houses: Pending on January 31	27	26	+3.8%
Houses: Active Inventory on January 31	55	48	+14.6%
Condos: Closings Nov. - Jan. (3 mos.)	10	16	-37.5%
Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$1,101,000	\$1,513,625	-27.3%
Condos: Active Inventory on January 31	6	13	-53.8%
House & Condo \$ Volume of Closings Nov. - Jan.	\$197,473,021	\$209,097,863	-5.6%

Weston

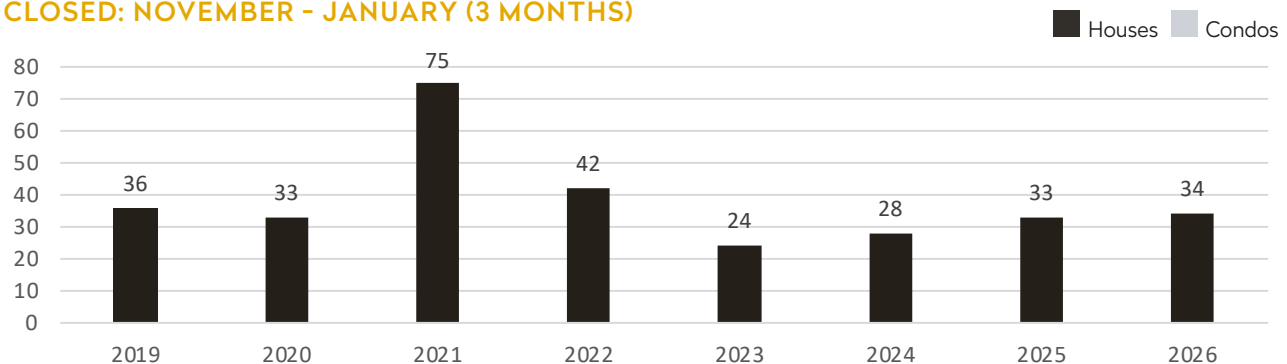
JANUARY 2026

Sales: Over the past three months (Nov.–Jan.), Weston saw 34 house sales, an uptick from last year and the highest total of the past four years. Prices continued to move higher, with a three-month median sale price of \$1.4M, up from \$1.25M a year ago and the highest Nov.–Jan. median on record. Strong buyer competition was reflected in an average list-to-sale ratio of 101.1%, with 44% of sales closing over ask. Homes spent a median of 42 days on market during the period.

Inventory: The 17 active house listings at the end of January were a slight increase from last year but still about 85% below 2019 levels.



CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$500K	0	0	NA	Houses: Closings in January	6	11	-45.5%
\$500K-\$700K	1	1	0%	Houses: Average Closing Price in January	\$1,313,317	\$1,584,957	-17.1%
\$700K-\$900K	2	6	-66.7%	Houses: Closings Nov. - Jan. (3 mos.)	34	33	+3%
\$900K-\$1.2M	7	9	-22.2%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$1,415,938	\$1,383,698	+2.3%
\$1.2M-\$1.5M	11	9	+22.2%	Houses: Pending on January 31	3	13	-76.9%
\$1.5M-\$2M	9	4	+125%	Houses: Active Inventory on January 31	17	11	+54.5%
Over \$2M	4	4	0%	House \$ Volume of Closings Nov. - Jan. (3 mos.)	\$49,116,900	\$45,662,028	+7.6%

Houses & Condos

Fairfield

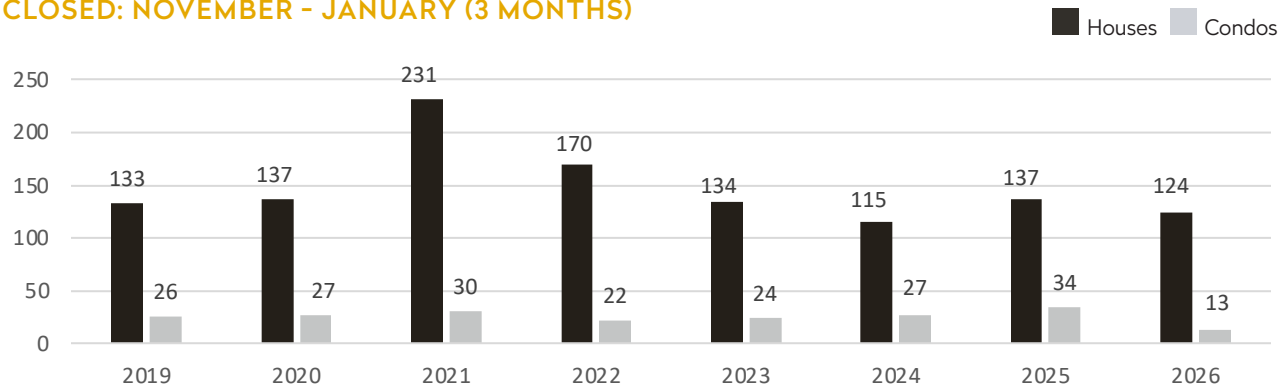
JANUARY 2026

Sales: In January, Fairfield saw 39 combined house and condo sales, matching the total from a year ago. The median sale price was \$1.15M, the second-highest January median of the past 20 years. Buyer competition stayed intense, with a median time on market of 13 days, down from 20 a year ago, along with 54% of sales closing over the asking price and an average list-to-sale ratio of 103.8%.

Inventory: Inventory moved slightly higher at the end of January, with 85 active house and condo listings, up 12% from a year ago but still far below pre-2019 levels. The 28 houses and condos under contract at month's end moved quickly, with a median time to contract of 20 days, compared with 54 days a year ago.



CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$300K	0	0	NA	Houses: Closings in January	30	27	+11.1%
\$300K-\$400K	2	2	0%	Houses: Average Closing Price in January	\$1,361,469	\$1,705,074	-20.2%
\$400K-\$500K	4	9	-55.6%	Houses: Closings Nov. - Jan. (3 mos.)	124	137	-9.5%
\$500K-\$600K	9	8	+12.5%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$1,313,584	\$1,341,895	-2.1%
\$600K-\$700K	6	21	-71.4%	Houses: Pending on January 31	26	33	-21.2%
\$700K-\$800K	11	13	-15.4%	Houses: Active Inventory on January 31	69	63	+9.5%
\$800K-\$1M	23	19	+21.1%	Condos: Closings Nov. - Jan. (3 mos.)	13	34	-61.8%
\$1M-\$1.2M	17	14	+21.4%	Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$843,538	\$867,390	-2.7%
\$1.2M-\$1.5M	17	19	-10.5%	Condos: Active Inventory on January 31	16	13	+23.1%
\$1.5M-\$2M	17	14	+21.4%	House & Condo \$ Volume of Closings Nov. - Jan.	\$173,850,470	\$213,330,923	-18.5%
Over \$2M	18	18	0%				

Houses & Condos

Southport

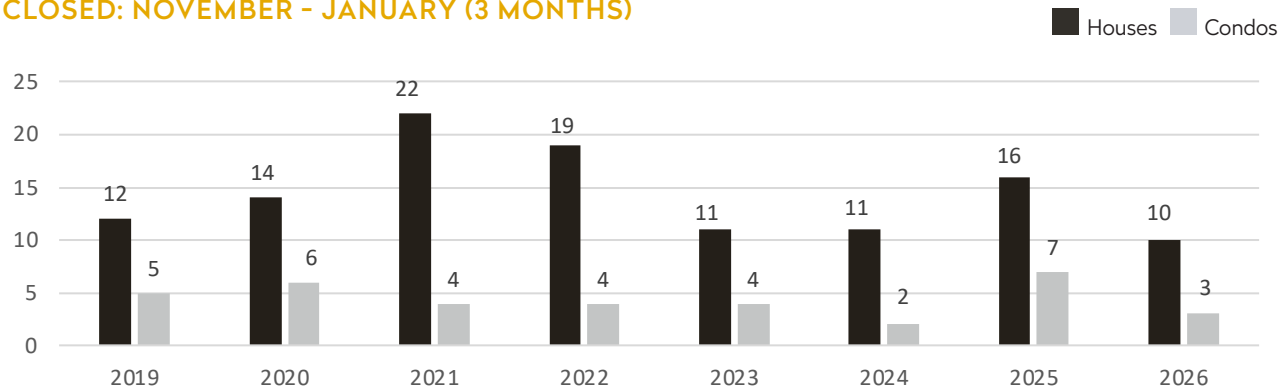
JANUARY 2026

Houses: Over the past three months (Nov.–Jan.), Southport saw 10 house sales, down from 16 during the same period last year. The three-month median sale price was \$1.425M, the second-highest Nov–Jan median of the past 20 years. Competition remained strong, with homes selling at an average of 106.9% of asking price, 60% closing over ask, and a median 24 days on market. House inventory remained tight at month-end with just seven active listings.

Condos: January included the closing at 425 Pequot Avenue for \$3.0M, the highest-priced condo sale in Southport over the past five years.



CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$600K	0	0	NA	Houses: Closings in January	3	1	+200%
\$600K-\$1M	1	1	0%	Houses: Average Closing Price in January	\$2,073,333	\$3,749,000	-44.7%
\$1M-\$1.5M	5	6	-16.7%	Houses: Closings Nov. - Jan. (3 mos.)	10	16	-37.5%
\$1.5M-\$2M	1	2	-50%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$1,840,050	\$2,928,375	-37.2%
\$2M-\$3M	1	2	-50%	Houses: Pending on January 31	0	3	NA
Over \$3M	2	5	-60%	Houses: Active Inventory on January 31	7	8	-12.5%
				Condos: Closings Nov. - Jan. (3 mos.)	3	7	-57.1%
				Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$1,368,000	\$1,219,214	+12.2%
				Condos: Active Inventory on January 31	2	1	+100%
				House & Condo \$ Volume of Closings Nov. - Jan.	\$22,504,500	\$55,388,500	-59.4%

Houses & Condos

Redding

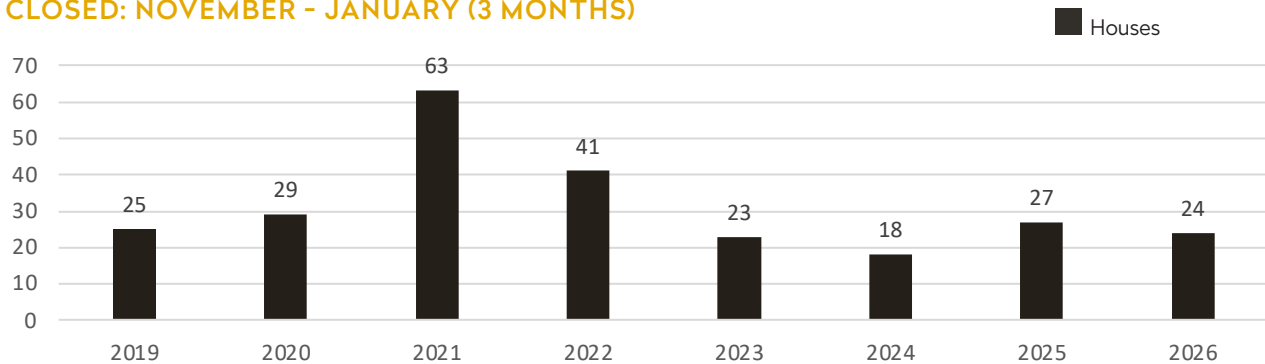
JANUARY 2026

Sales: Over the past three months (Nov.–Jan.), Redding saw 24 house sales, in line with recent years. The median sale price of \$933K was up slightly from a year ago and the highest Nov.–Jan. median on record. Buyer competition remained strong, reflected in an average list-to-sale ratio of 101.2%, up from 97.2% last year, with 42% of sales closing over the asking price. January activity included the Brown Harris Stevens listing at 32 Beeholm Road, which closed at \$1.799M, the highest sale of the past three months.

Inventory: Inventory remained tight at the end of January, with 14 active house listings, down from last year and still more than 80% below 2019 levels.



CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$250K	0	0	NA	Houses: Closings in January	6	5	+20%
\$250K-\$400K	0	0	NA	Houses: Average Closing Price in January	\$975,667	\$1,669,000	-41.5%
\$400K-\$500K	0	3	-100%	Houses: Closings Nov. - Jan. (3 mos.)	24	27	-11.1%
\$500K-\$600K	0	1	-100%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$992,563	\$983,833	+0.9%
\$600K-\$800K	8	8	0%	Houses: Pending on January 31	6	7	-14.3%
\$800K-\$1M	6	4	+50%	Houses: Active Inventory on January 31	14	18	-22.2%
Over \$1M	10	11	-9.1%	House \$ Volume of Closings Nov. - Jan. (3 mos.)	\$23,821,500	\$26,563,501	-10.3%

Houses & Condos

Easton

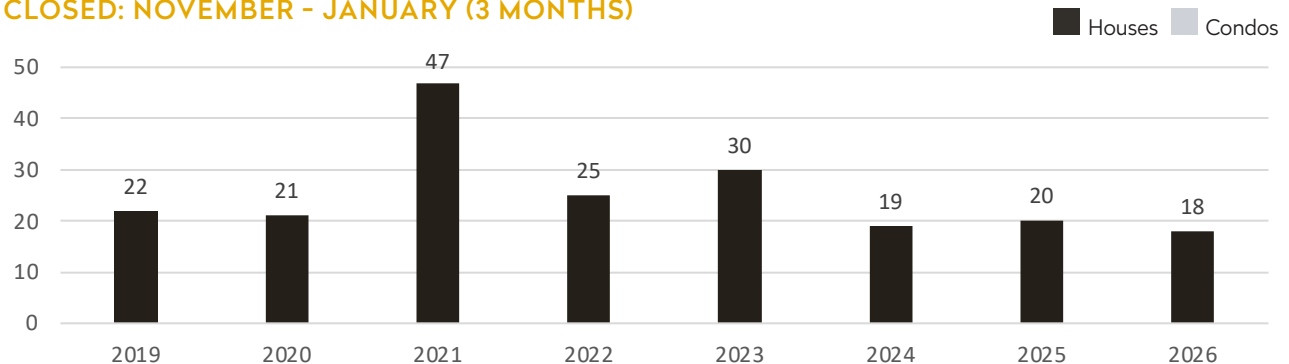
JANUARY 2026

Sales: Over the past three months (Nov.–Jan.), Easton saw 18 house sales, in line with each of the past two years. The three-month median sale price was \$982K, down from \$1.05M a year ago but still the second-highest Nov.–Jan. median of the past 20 years. Closings moved slightly slower than last year, with a median time on market of 64 days, up from 31 a year ago. Demand remained relatively steady, supported by an average list-to-sale ratio of 99.0% and 28% of sales closing over ask.

Inventory: Easton had 10 active house listings at the end of the month, higher than last January but still about 85% below 2019 levels.



CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$400K	0	0	NA	Houses: Closings in January	6	4	+50%
\$400K-\$500K	0	0	NA	Houses: Average Closing Price in January	\$975,133	\$1,085,000	-10.1%
\$500K-\$600K	1	1	0%	Houses: Closings Nov. - Jan. (3 mos.)	18	20	-10%
\$600K-\$700K	0	1	-100%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$1,049,044	\$1,238,800	-15.3%
\$700K-\$1M	9	8	+12.5%	Houses: Pending on January 31	5	7	-28.6%
\$1M-\$1.5M	4	7	-42.9%	Houses: Active Inventory on January 31	10	6	+66.7%
Over \$1.5M	4	3	+33.3%	House \$ Volume of Closings Nov. - Jan. (3 mos.)	\$91,728,263	\$74,618,099	+22.9%

Houses & Condos

Ridgefield

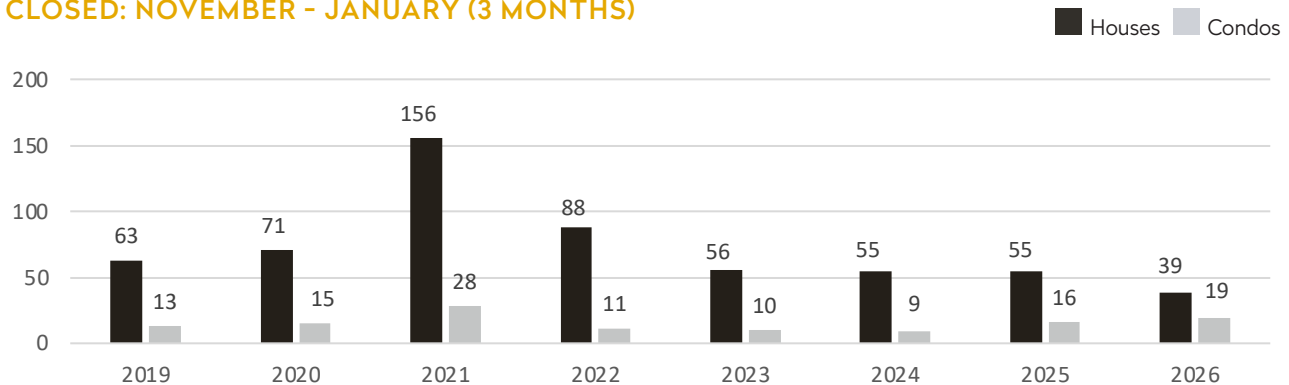
JANUARY 2026

Sales: Over the past three months (Nov.–Jan.), Ridgefield saw 39 house sales, down from 55 a year earlier and the lowest total for this period since 2012, with limited inventory restricting activity. The three-month median house sale price was \$1.10M, similar to a year ago and the second-highest Nov.–Jan. median of the past 20 years. Buyer competition remained strong, with homes selling at an average of 103.5% of asking price, 56% of sales closing over ask, and a median time on market of just 16 days.

Inventory: Ridgefield had 30 active house listings at the end of January, up from the same time last year but still about 85% below 2019 levels.



CLOSED: NOVEMBER - JANUARY (3 MONTHS)



OF HOUSES CLOSED: NOV. - JAN. (3 MOS.)

	2026	2025	%		2026	2025	%
			CHANGE				
Under \$400K	0	0	NA	Houses: Closings in January	12	9	+33.3%
\$400K-\$500K	0	1	-100%	Houses: Average Closing Price in January	\$1,161,008	\$1,786,389	-35%
\$500K-\$600K	2	1	+100%	Houses: Closings Nov. - Jan. (3 mos.)	39	55	-29.1%
\$600K-\$700K	1	4	-75%	Houses: Average Closing Price Nov. - Jan. (3 mos.)	\$1,179,354	\$1,253,433	-5.9%
\$700K-\$800K	5	7	-28.6%	Houses: Pending on January 31	18	12	+50%
\$800K-\$1M	10	12	-16.7%	Houses: Active Inventory on January 31	30	24	+25%
\$1M-\$1.5M	11	19	-42.1%	Condos: Closings Nov. - Jan. (3 mos.)	19	16	+18.8%
\$1.5M-\$2M	7	7	0%	Condos: Average Closing Price Nov. - Jan. (3 mos.)	\$466,105	\$503,375	-7.4%
Over \$2M	3	4	-25%	Condos: Active Inventory on January 31	5	9	-44.4%
				House & Condo \$ Volume of Closings Nov. - Jan.	\$54,850,807	\$76,992,798	-28.8%

Contact Us

January 2026

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Report prepared by Brian Cleary, Brown Harris Stevens