

Jul

2026
CONNECTICUT
MARKET
REPORT

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Brown Harris Stevens THE Craft of Research

1131 SASCO HILL ROAD, FAIRFIELD

Lower Fairfield County

Brown Harris Stevens

JULY 2026 OVERVIEW

Through most of 2026, the trend in Lower Fairfield County has been fewer sales, despite higher prices and stronger competition. That changed in June and continued in July, with house closings rising year-over-year in consecutive months for the first time in 2026, even as inventory remains tighter than a year ago.

July brought 485 house closings, up 8% year-over-year and the highest July total since 2022, bringing year-to-date closings essentially even with last year's pace. The median sale price reached \$1.57M, a new July record. The mix tells the story: closings in the \$2M–\$3M range jumped to 91 from 68, the \$3M–\$4M tier nearly doubled to 48 from 28, and there were 33 sales above \$5M. Meanwhile, sales under \$2M pulled back by 7.

Buyer competition remained intense across the board. Two-thirds of July house closings went over asking, up from 60% in July 2025, with an average list-to-sale ratio of 106.4% and a median time on market of 17 days. The over-ask rate had held near 60% for three straight years before moving up this summer.

Just as notable is where that competition is showing up. Closings in the \$2M–\$3M range had a 69% over-ask rate with a median of 14 days on market; the \$3M–\$4M range was at 67% and 12 days, levels of competition that, in the past, were not typically seen in these price ranges. Even above \$5M, 44% of closings went over asking, more than double last July.

Inventory remains the driving force behind much of this. Active house listings stood at 773 at the end of July, down 8% year-over-year and still roughly 75% below July 2019 levels. Meanwhile, the pending pipeline points to continued strong activity. At the end of July, 488 houses were under contract, up 4% from a year ago, with a median list price of \$1.58M, up from \$1.5M. Pending sales went to contract in a median of 19 days, compared to 22 days last year.

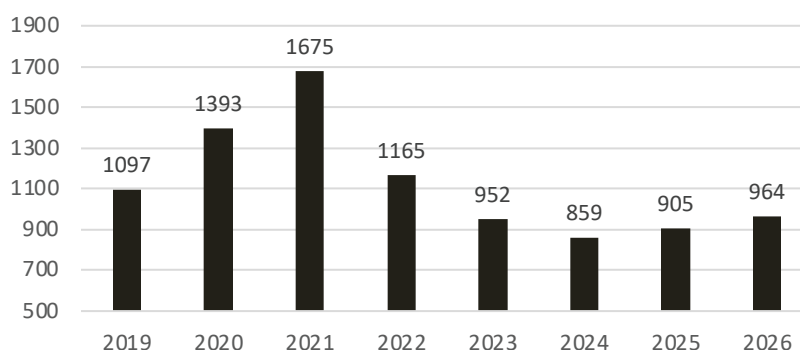
On the condo side, sales have been running about 10% behind last year's pace over the past three months, even as active inventory has risen to 276 listings, up 17% year-over-year. Prices remain strong, with a median of \$535K in July, up 7%, and 61% of sales going over asking.

The 30-year mortgage rate averaged 6.49% in July but rose to 6.66% by month's end, the highest level since last July. While this is unlikely to affect the upper tiers of the market, where the majority of sales are cash purchases, it is worth watching for any impact on buyer activity, particularly in the lower half of the market.



BHSD 125129

Combined June–July House Closings, 2019–2026



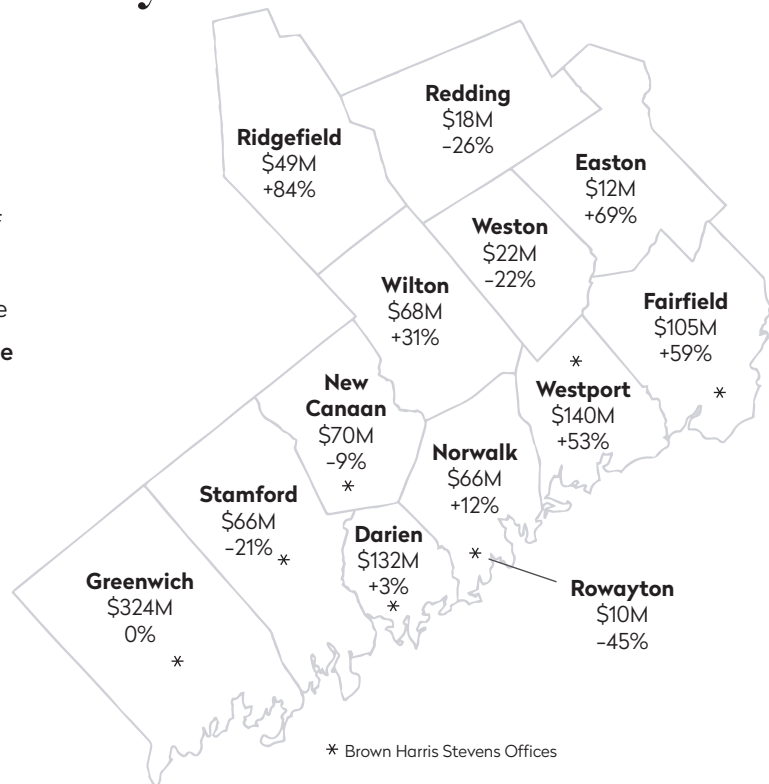
Though still below pre-pandemic totals, combined June–July house closings have risen in consecutive years.

YTD 7.31.2026

Lower Fairfield County

DOLLAR VOLUME OF HOUSE SALES IN JULY 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 July and the percentage change as it compares to July of 2025. For the month, the collective dollar volume of closings was \$1.072 billion, an increase of 11% vs. July 2025.



TOWN COMPARISON: SOLD HOUSES - JULY

Town	# of Closed Houses		% change	Average Closing Price		% change
	2026	2025		2026	2025	
Darien	35	41	-14.6%	\$3,774,064	\$3,125,425	+20.8%
Easton	11	7	+57.1%	\$1,093,000	\$1,015,000	+7.7%
Fairfield	73	53	+37.7%	\$1,442,562	\$1,253,074	+15.1%
All of Greenwich	74	72	+2.8%	\$4,382,150	\$4,495,703	-2.5%
New Canaan	25	23	+8.7%	\$2,808,052	\$3,356,293	-16.3%
Norwalk	59	53	+11.3%	\$1,114,628	\$1,104,616	+0.9%
Redding	16	20	-20%	\$1,143,834	\$1,236,975	-7.5%
Ridgefield	32	24	+33.3%	\$1,529,226	\$1,109,498	+37.8%
Rowayton*	4	8	-50%	\$2,513,000	\$2,264,375	+11%
Southport*	5	1	+400%	\$1,723,660	\$1,018,000	+69.3%
Stamford	62	72	-13.9%	\$1,061,326	\$1,153,211	-8%
Weston	12	16	-25%	\$1,823,333	\$1,742,938	+4.6%
Westport	47	34	+38.2%	\$2,981,712	\$2,696,779	+10.6%
Wilton	39	34	+14.7%	\$1,749,109	\$1,533,797	+14%

*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

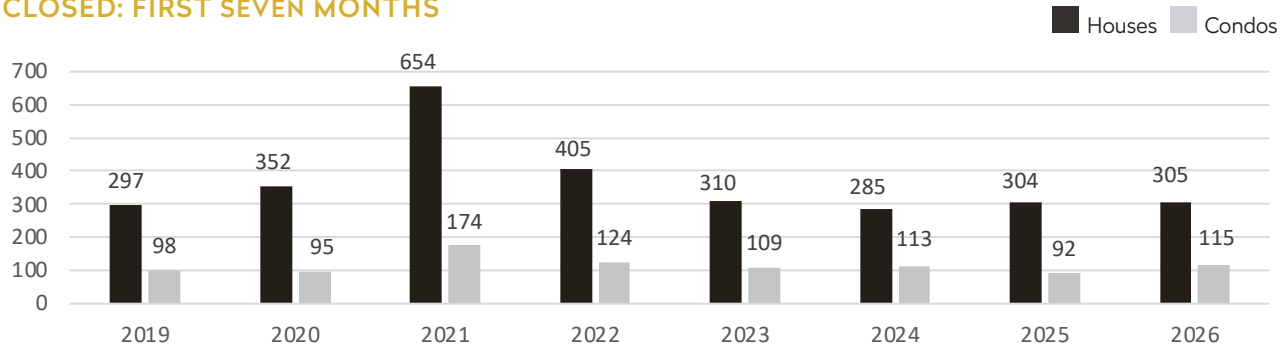
JULY 2026

Closings: All of Greenwich (including Cos Cob, Riverside, and Old Greenwich) had 74 house closings in July, similar to a year ago, with year-to-date sales also keeping pace with last year, despite less available inventory. Buyer competition picked up considerably: 68% of closings went over asking, up from 43% last July, with an average list-to-sale ratio of 108.1% and a median time on market of 12 days, down from 28. The \$5M–\$10M tier was particularly active, with 17 closings compared to 10 a year ago. July's top sale was 33 Byram Drive at \$21.5M, the fourth highest-priced sale year to date. Condo closings rose to 22 from 15 a year ago, though just 36% went over asking.

Pending Sales: On July 31, there were 68 houses pending, similar to a year ago, with the median days to contract at 16 days, down from 26 a year ago.



CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN MONTHS

	2026	2025	%
Under \$1M	7	8	-12.5%
\$1M-\$1.5M	28	32	-12.5%
\$1.5M-\$2M	25	39	-35.9%
\$2M-\$2.5M	27	23	+17.4%
\$2.5M-\$3M	34	34	0%
\$3M-\$4M	44	48	-8.3%
\$4M-\$5M	49	41	+19.5%
\$5M-\$7M	42	42	0%
Over \$7M	49	37	+32.4%

	2026	2025	% CHG
Houses: Closings in July	74	72	+2.8%
Houses: Average Closing Price in July	\$4,382,150	\$4,495,703	-2.5%
Houses: Closings First 7 Months	305	304	+0.3%
Houses: Average Closing Price First 7 Months	\$4,542,727	\$4,248,832	+6.9%
Houses: Pending on July 31	68	69	-1.4%
Houses: Active Inventory on July 31	118	129	-8.5%
Condos: Closings First 7 Months	115	92	+25%
Condos: Average Closing Price First 7 Months	\$1,533,901	\$1,429,500	+7.3%
Condos: Active Inventory on July 31	32	45	-28.9%
House & Condo \$ Volume of Closings First 7 Mos.	\$919,247,087	\$807,318,895	+13.9%

Houses & Condos

Greenwich

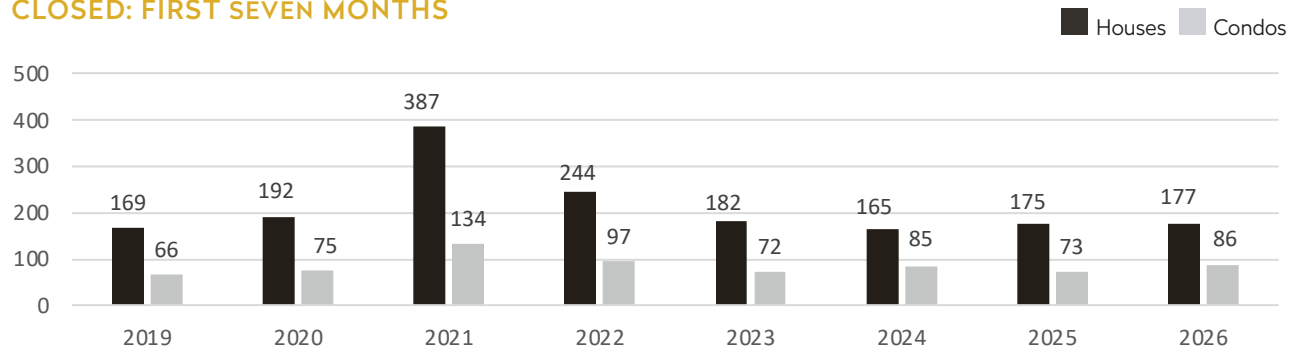
JULY 2026

Houses: Greenwich had 35 house closings in July, similar to a year ago, but buyer competition was notably higher. Two-thirds of closings went over the asking price, up from 37% last July, with the average list-to-sale ratio climbing to 106.1% from 99.6%. Properties moved in a median of 12 days, half the time of a year ago. At the end of July, there were 44 houses pending with a median time to contract of 19 days, down from 39 a year ago.

Condos: July also saw 15 condo closings, up from 12 a year ago, with year-to-date sales running 18% ahead of last year's pace. For condo sales in the month, just 33% sold over ask, down from 58% last July, while inventory dropped to 23 listings at month's end.



CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN MONTHS

	2026	2025	%
Under \$1M	5	7	-28.6%
\$1M-\$1.5M	15	10	+50%
\$1.5M-\$2M	10	17	-41.2%
\$2M-\$2.5M	13	8	+62.5%
\$2.5M-\$3M	19	20	-5%
\$3M-\$4M	18	25	-28%
\$4M-\$5M	27	23	+17.4%
\$5M-\$7M	29	29	0%
Over \$7M	41	36	+13.9%

	2026	2025	% CHG
Houses: Closings in July	35	38	-7.9%
Houses: Average Closing Price in July	\$5,386,832	\$5,762,342	-6.5%
Houses: Closings First 7 Months	177	175	+1.1%
Houses: Average Closing Price First 7 Months	\$5,173,628	\$5,180,514	-0.1%
Houses: Pending on July 31	44	46	-4.3%
Houses: Active Inventory on July 31	82	92	-10.9%
Condos: Closings First 7 Months	86	73	+17.8%
Condos: Average Closing Price First 7 Months	\$1,738,472	\$1,541,698	+12.8%
Condos: Active Inventory on July 31	23	31	-25.8%
House & Condo \$ Volume of Closings First 7 Mos.	\$1,065,240,825	\$1,019,133,883	+4.5%

Houses & Condos

Cos Cob

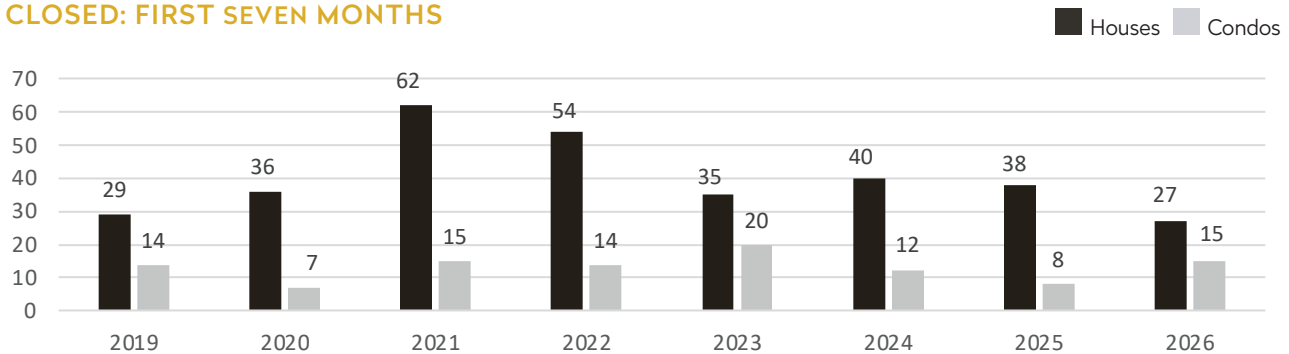
JULY 2026

Closings: Cos Cob had 10 house closings in July, matching last year, but the sales mix shifted upward with 8 of the 10 closings above \$2M, compared to 5 a year ago, pushing the median sale price up 26% to \$2.45M. As we've seen throughout the year, buyer competition was higher, with 70% of closings going over asking price and a year-to-date average list-to-sale ratio of 106.3%, up from 103.7% a year ago.

Pending Sales: At the end of July, there were five houses pending with a median list price of \$2.395M, up from \$1.775M a year ago. Active inventory held steady at 10 listings.



CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN MONTHS

	2026	2025	%
Under \$1M	1	0	NA
\$1M-\$1.5M	3	10	-70%
\$1.5M-\$2M	6	8	-25%
\$2M-\$2.5M	6	10	-40%
\$2.5M-\$3M	5	1	+400%
Over \$3M	6	9	-33.3%

	2026	2025	% CHG
Houses: Closings in July	10	10	0%
Houses: Average Closing Price in July	\$2,404,300	\$2,236,315	+7.5%
Houses: Closings First 7 Months	27	38	-28.9%
Houses: Average Closing Price First 7 Months	\$2,299,093	\$2,253,208	+2%
Houses: Pending on July 31	5	7	-28.6%
Houses: Active Inventory on July 31	10	10	0%
Condos: Closings First 7 Months	15	8	+87.5%
Condos: Average Closing Price First 7 Months	\$920,833	\$1,029,375	-10.5%
Condos: Active Inventory on July 31	5	10	-50%
House & Condo \$ Volume of Closings First 7 Mos.	\$75,888,000	\$93,856,901	-19.1%

Houses & Condos

Riverside

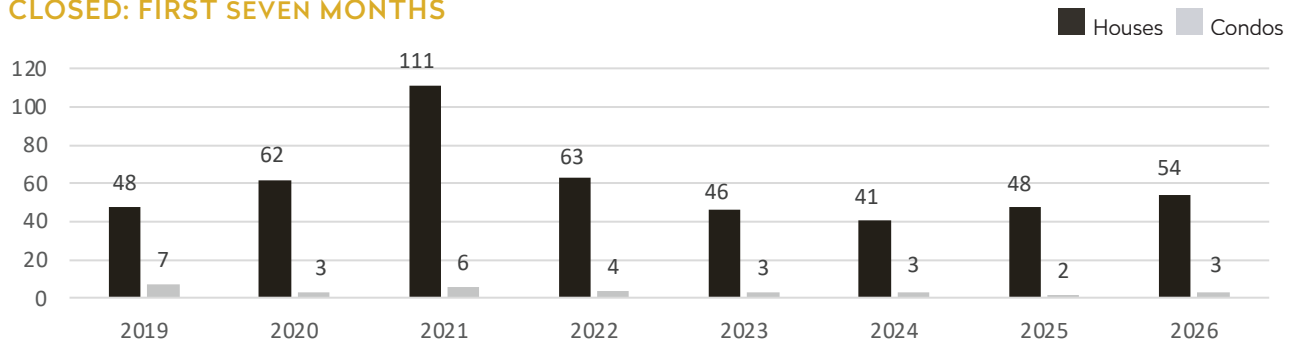
JULY 2026

Closings: Riverside had 16 house closings in July, matching last year, but the competition was significantly higher. The average list-to-sale ratio rose to 112%, up from 103.2%, with 81% of closings going over the asking price nearly double last July. Properties moved in a median of 12 days, down from 40. Five closings were above \$5M, topped by 7 Indian Head Road at \$7.75M, Riverside's third-highest priced closing of the year.

Pending Sales: At the end of July, there were nine houses pending, matching that of a year ago, but the pending mix skewed higher with seven of nine with a list price above \$3M and a median list price of \$3.995M, up from \$2.55M at the same time last year.



CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN 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	3	-33.3%
\$2.5M-\$3M	8	5	+60%
\$3M-\$4M	8	8	0%
\$4M-\$5M	10	6	+66.7%
Over \$5M	15	11	+36.4%

	2026	2025	% CHG
Houses: Closings in July	16	16	0%
Houses: Average Closing Price in July	\$4,002,157	\$3,310,094	+20.9%
Houses: Closings First 7 Months	54	48	+12.5%
Houses: Average Closing Price First 7 Months	\$3,914,843	\$3,316,272	+18%
Houses: Pending on July 31	9	9	0%
Houses: Active Inventory on July 31	11	13	-15.4%
Condos: Closings First 7 Months	3	2	+50%
Condos: Average Closing Price First 7 Months	\$1,161,523	\$912,500	+27.3%
Condos: Active Inventory on July 31	0	0	NA
House & Condo \$ Volume of Closings First 7 Mos.	\$214,886,079	\$161,006,050	+33.5%

Houses & Condos

Old Greenwich

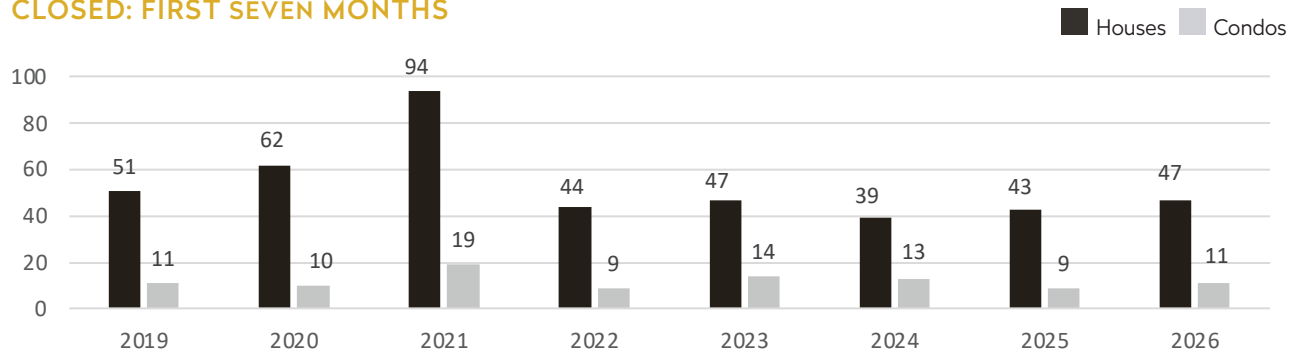
JULY 2026

Closings: Old Greenwich's 13 house closings in July had a median sale price of \$3.9M, up from \$2.38M last year, as activity continues to tilt heavily toward the upper end. There were eight sales above \$3M, compared to just two a year ago. The average list-to-sale ratio rose to 109.2% from 104.1%, and properties moved in a median of eight days, a third of the time we saw last year. Year to date, Old Greenwich's median sale price of \$3.53M is up 18% year-over-year, with 66% going over the asking price, up from 49% a year ago.

Pending Sales: There were 10 houses pending at month's end, up from seven a year ago, with five of the 10 listed above \$3M.



CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN MONTHS

	2026	2025	%
Under \$1M	0	1	-100%
\$1M-\$1.5M	6	4	+50%
\$1.5M-\$2M	3	7	-57.1%
\$2M-\$2.5M	6	2	+200%
\$2.5M-\$3M	2	8	-75%
\$3M-\$4M	13	10	+30%
\$4M-\$5M	11	8	+37.5%
Over \$5M	6	3	+100%

	2026	2025	% CHG
Houses: Closings in July	13	8	+62.5%
Houses: Average Closing Price in July	\$3,666,346	\$3,674,625	-0.2%
Houses: Closings First 7 Months	47	43	+9.3%
Houses: Average Closing Price First 7 Months	\$4,177,074	\$3,261,675	+28.1%
Houses: Pending on July 31	10	7	+42.9%
Houses: Active Inventory on July 31	15	14	+7.1%
Condos: Closings First 7 Months	11	9	+22.2%
Condos: Average Closing Price First 7 Months	\$872,091	\$990,000	-11.9%
Condos: Active Inventory on July 31	4	4	0%
House & Condo \$ Volume of Closings First 7 Mos.	\$205,915,501	\$149,162,007	+38%

Stamford

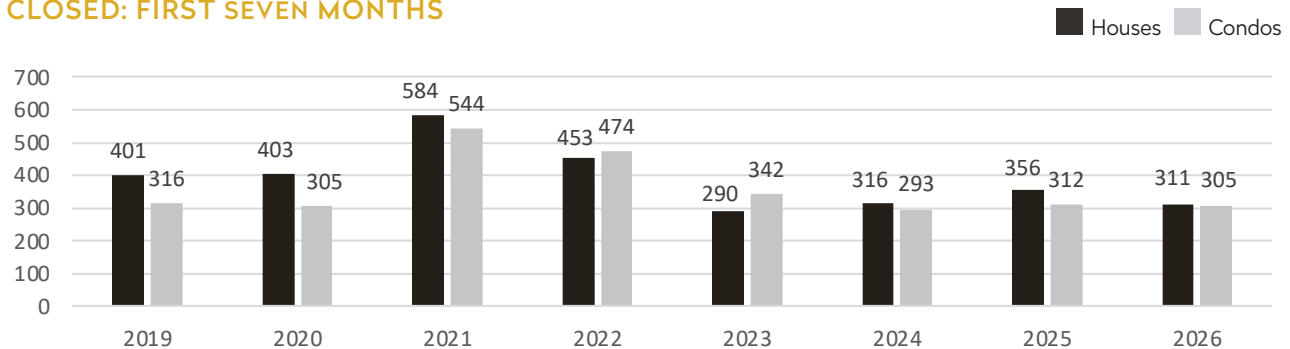
JULY 2026

Houses: Stamford had 62 house closings in July, down from 72 a year ago, with tight inventory continuing to restrict sales totals. Buyer competition remains very strong, with two-thirds of closings going over the asking price and an average list-to-sale ratio of 106.4%. Competition was most intense in the \$1M–\$1.5M range, where 81% of closings went over ask at an average of 111% of the list price.

Condos: Stamford also had 46 condo sales in July, down from 57 a year ago, though year-to-date activity has been essentially even. July's median sale price held at \$483K, while the average price per square foot rose 9% to \$409. Sixty-one percent of condo sales went over ask, up from 56% a year ago.



CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN MONTHS

	2026	2025	%
Under \$400K	1	0	NA
\$400K-\$500K	2	6	-66.7%
\$500K-\$600K	9	23	-60.9%
\$600K-\$700K	30	33	-9.1%
\$700K-\$800K	44	60	-26.7%
\$800K-\$1M	75	74	+1.4%
\$1M-\$1.2M	35	43	-18.6%
\$1.2M-\$1.5M	48	45	+6.7%
\$1.5M-\$2M	34	55	-38.2%
Over \$2M	33	17	+94.1%

	2026	2025	% CHG
Houses: Closings in July	62	72	-13.9%
Houses: Average Closing Price in July	\$1,061,326	\$1,153,211	-8%
Houses: Closings First 7 Months	311	356	-12.6%
Houses: Average Closing Price First 7 Months	\$1,189,353	\$1,090,893	+9%
Houses: Pending on July 31	73	80	-8.8%
Houses: Active Inventory on July 31	103	99	+4%
Condos: Closings First 7 Months	305	312	-2.2%
Condos: Average Closing Price First 7 Months	\$504,716	\$482,398	+4.6%
Condos: Active Inventory on July 31	113	80	+41.3%
House & Condo \$ Volume of Closings First 7 Mos.	\$523,827,117	\$538,865,955	-2.8%

Houses & Condos

Darien

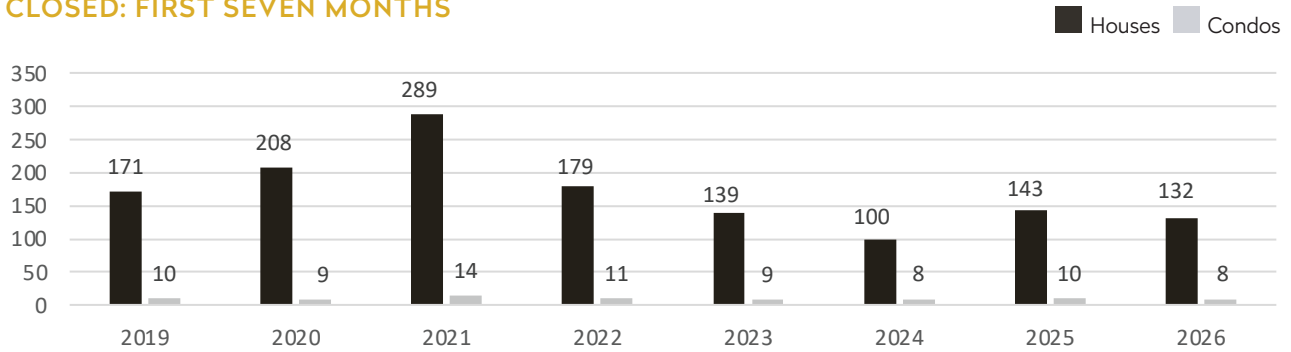
JULY 2026

Closings: Darien had 35 house closings in July, down from 41 a year ago, but the sales that did close skewed meaningfully higher, as we've seen throughout the year. The median sale price in July rose 17% to \$3.15M, with eight \$5M-and-above closings, nearly a quarter of the month's sales. July's top closing was 865 Hollow Tree Ridge Road at \$13M, the highest sale in Darien this year and the fourth-highest since 2020.

Inventory/Pendings. At the end of July, Darien had 27 active houses on the market, a roughly 1.5 months supply of homes at the current pace of sales, similar to a year ago and firmly in seller's market territory. Pending sales had a median list price of \$2.89M, up from \$2.2M a year ago, with nine houses pending with a list price over \$4M compared to four last year.



CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN MONTHS

	2026	2025	%
Under \$1M	2	6	-66.7%
\$1M-\$1.5M	7	17	-58.8%
\$1.5M-\$2M	20	25	-20%
\$2M-\$2.5M	19	22	-13.6%
\$2.5M-\$3M	20	20	0%
\$3M-\$4M	35	23	+52.2%
\$4M-\$5M	15	17	-11.8%
Over \$5M	14	13	+7.7%

	2026	2025	% CHG
Houses: Closings in July	35	41	-14.6%
Houses: Average Closing Price in July	\$3,774,064	\$3,125,425	+20.8%
Houses: Closings First 7 Months	132	143	-7.7%
Houses: Average Closing Price First 7 Months	\$3,242,528	\$2,923,226	+10.9%
Houses: Pending on July 31	37	39	-5.1%
Houses: Active Inventory on July 31	27	27	0%
Condos: Closings First 7 Months	8	10	-20%
Condos: Average Closing Price First 7 Months	\$1,627,125	\$1,025,201	+58.7%
Condos: Active Inventory on July 31	2	2	0%
House & Condo \$ Volume of Closings First 7 Mos.	\$441,030,650	\$428,273,398	+3%

Houses & Condos

New Canaan

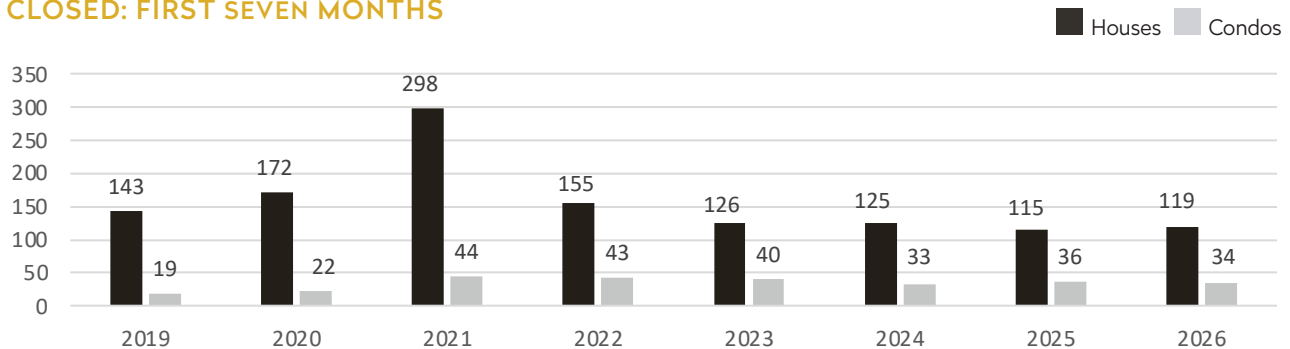
JULY 2026

Closings: New Canaan had 25 house closings in July, similar to a year ago, with sales holding steady year to date as well. Buyer competition continued to stand out, with 72% of house closings going over asking price, up from 52% last July, and an average list-to-sale ratio of 107.2%. Properties moved in a median of 12 days, unchanged from a year ago. July's top sale was 143 Oenoke Ridge at \$5.9M, which sold after just six days on market. The month also saw 13 condo closings, up from eight a year ago, and, similar to houses, 77% went over asking.

Pending Sales: At the end of July, there were 42 houses pending, with a median list price of \$2.55M. There were 17 pending sales above \$3M compared to 11 at the same time last year.



CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN MONTHS

	2026	2025	%
Under \$1M	2	4	-50%
\$1M-\$1.5M	9	8	+12.5%
\$1.5M-\$2M	14	20	-30%
\$2M-\$2.5M	20	21	-4.8%
\$2.5M-\$3M	18	17	+5.9%
\$3M-\$4M	31	24	+29.2%
\$4M-\$5M	11	10	+10%
\$5M-\$7M	10	8	+25%
Over \$7M	4	3	+33.3%

	2026	2025	% CHG
Houses: Closings in July	25	23	+8.7%
Houses: Average Closing Price in July	\$2,808,052	\$3,356,293	-16.3%
Houses: Closings First 7 Months	119	115	+3.5%
Houses: Average Closing Price First 7 Months	\$3,173,966	\$2,958,583	+7.3%
Houses: Pending on July 31	42	39	+7.7%
Houses: Active Inventory on July 31	38	43	-11.6%
Condos: Closings First 7 Months	34	36	-5.6%
Condos: Average Closing Price First 7 Months	\$1,481,097	\$1,159,586	+27.7%
Condos: Active Inventory on July 31	19	15	+26.7%
House & Condo \$ Volume of Closings First 7 Mos.	\$428,059,203	\$381,982,175	+12.1%

Houses & Condos

Norwalk

JULY 2026

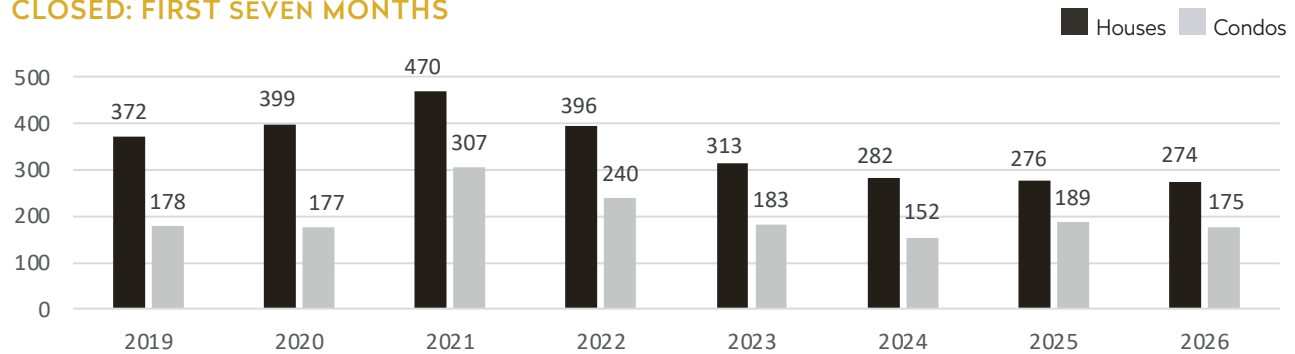
Houses: Norwalk had 59 house closings in July, up from 53 a year ago, with buyer competition remaining strong across the board. In all, 71% of closings went over asking with an average list-to-sale ratio of 106.1%. Competition was most intense above \$1M, where 89% of closings went over asking at an average of 111% of the list price. At the end of July, there were 55 houses pending, with 11 having list prices above \$1.5M, compared to just three a year ago.

Condos: Norwalk had 27 condo closings in July, with 63% going over asking, up from 52% a year ago. Active condo inventory rose to 60 listings from 50 a year ago, giving buyers more options to choose from.



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CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN MONTHS

	2026	2025	%
Under \$300K	0	0	NA
\$300K-\$400K	0	3	-100%
\$400K-\$500K	5	10	-50%
\$500K-\$600K	24	34	-29.4%
\$600K-\$800K	76	98	-22.4%
\$800K-\$1M	68	57	+19.3%
\$1M-\$1.5M	51	40	+27.5%
\$1.5M-\$2M	18	13	+38.5%
\$2M-\$3M	20	15	+33.3%
Over \$3M	12	6	+100%

	2026	2025	% CHG
Houses: Closings in July	59	53	+11.3%
Houses: Average Closing Price in July	\$1,114,628	\$1,104,616	+0.9%
Houses: Closings First 7 Months	274	276	-0.7%
Houses: Average Closing Price First 7 Months	\$1,163,173	\$977,586	+19%
Houses: Pending on July 31	55	51	+7.8%
Houses: Active Inventory on July 31	90	102	-11.8%
Condos: Closings First 7 Months	175	189	-7.4%
Condos: Average Closing Price First 7 Months	\$492,828	\$474,501	+3.9%
Condos: Active Inventory on July 31	60	50	+20%
House & Condo \$ Volume of Closings First 7 Mos.	\$404,954,187	\$359,494,396	+12.6%

Rowayton

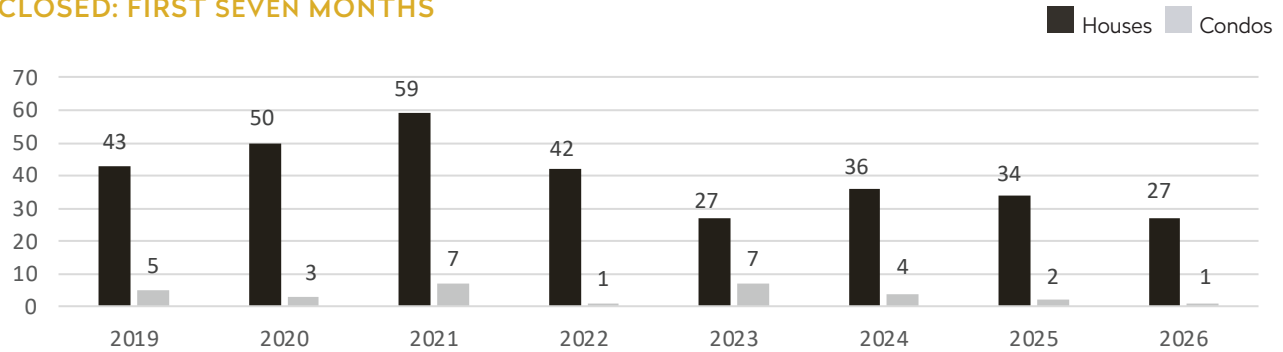
JULY 2026

Closings: Rowayton had four house closings in July, and all sold over the asking price, with three closing at 113% of ask or higher. Over the last three months, 87% of Rowayton's house closings have gone over asking, with an average list-to-sale ratio of 117.9%, up from 103.8% in the same period last year. Year to date, the median sale price is \$2.5M, up 30% from a year ago.

Inventory/Pendings: Active inventory stood at just five houses at month's end, down from 11 a year ago and 94% below July 2019 levels. Meanwhile, the pending pipeline increased to 11 houses under contract, up from three a year ago. Pending house sales had a median list price of \$3.15M, with six of the 11 listed above \$3M.



CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN MONTHS

	2026	2025	%
Under \$600K	0	1	-100%
\$600K-\$1M	2	4	-50%
\$1M-\$1.5M	3	5	-40%
\$1.5M-\$2M	4	7	-42.9%
\$2M-\$3M	9	11	-18.2%
Over \$3M	9	6	+50%

	2026	2025	% CHG
Houses: Closings in July	4	8	-50%
Houses: Average Closing Price in July	\$2,513,000	\$2,264,375	+11%
Houses: Closings First 7 Months	27	34	-20.6%
Houses: Average Closing Price First 7 Months	\$2,626,804	\$2,088,326	+25.8%
Houses: Pending on July 31	11	3	+266.7%
Houses: Active Inventory on July 31	5	11	-54.5%
Condos: Closings First 7 Months	1	2	-50%
Condos: Average Closing Price First 7 Months	\$2,600,000	\$3,193,750	-18.6%
Condos: Active Inventory on July 31	0	0	NA
House & Condo \$ Volume of Closings First 7 Mos.	\$73,523,700	\$77,390,580	-5%

Houses & Condos

Wilton

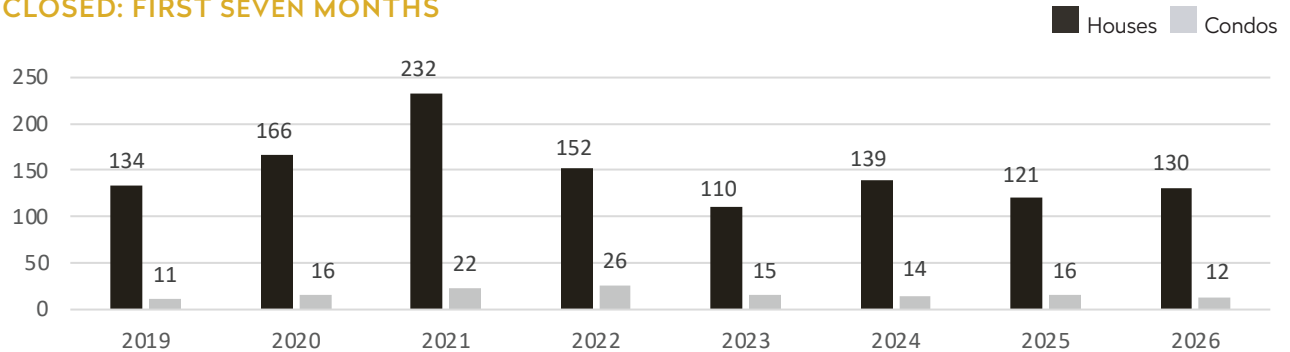
JULY 2026

Closings: Wilton had 39 house closings in July, up from 34 a year ago, with 90% going over the asking price, up from 71% last July, and an average list-to-sale ratio of 110.6%. The median sale price rose 16% to \$1.65M, with 22 closings above \$1.5M compared to 15 a year ago. Year to date, 81% of Wilton's house closings have gone over asking, up from 69% a year ago.

Inventory/Pendings: At the end of July, Wilton had 40 active listings, roughly 82% below July 2019 levels and representing about a 2.2-month supply of homes at the current pace of sales. There were also 27 houses pending, matching last year, with a median time to contract of 18 days, down from 24.



CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN MONTHS

	2026	2025	%
Under \$500K	1	1	0%
\$500K-\$700K	8	4	+100%
\$700K-\$800K	2	4	-50%
\$800K-\$900K	2	10	-80%
\$900K-\$1M	6	4	+50%
\$1M-\$1.2M	16	18	-11.1%
\$1.2M-\$1.5M	27	32	-15.6%
\$1.5M-\$2M	37	31	+19.4%
Over \$2M	31	17	+82.4%

	2026	2025	% CHG
Houses: Closings in July	39	34	+14.7%
Houses: Average Closing Price in July	\$1,749,109	\$1,533,797	+14%
Houses: Closings First 7 Months	130	121	+7.4%
Houses: Average Closing Price First 7 Months	\$1,598,494	\$1,446,911	+10.5%
Houses: Pending on July 31	27	27	0%
Houses: Active Inventory on July 31	40	41	-2.4%
Condos: Closings First 7 Months	12	16	-25%
Condos: Average Closing Price First 7 Months	\$664,667	\$718,438	-7.5%
Condos: Active Inventory on July 31	9	4	+125%
House & Condo \$ Volume of Closings First 7 Mos.	\$80,669,231	\$96,828,081	-16.7%

Houses & Condos

Westport

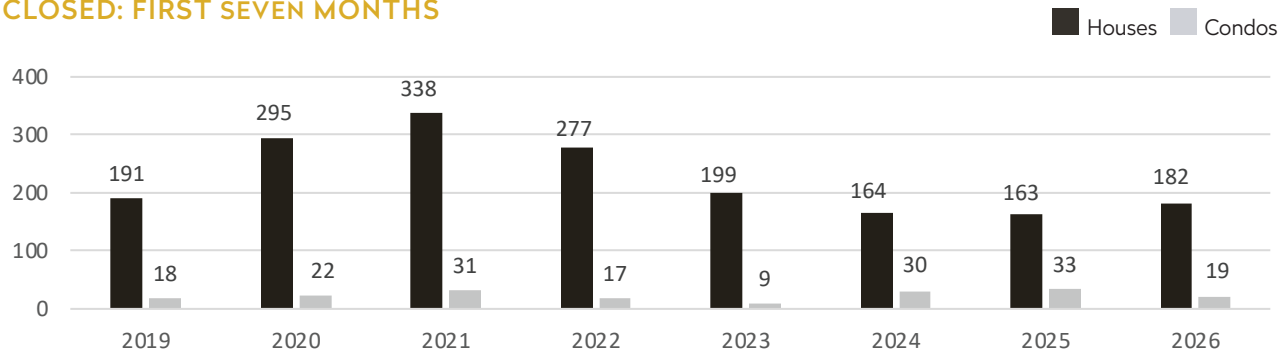
JULY 2026

Closings: Westport had 47 house closings in July, up from 34 a year ago, with year-to-date sales also running higher than a year ago. The median sale price in July of \$2.65M is the highest July median on record, driven by the \$3M–\$5M price point, which had 17 closings, up from five last year. In all, 62% of the month's closings went over asking with an average list-to-sale ratio of 105.8%.

Inventory/Pendings: At the end of July, Westport had 77 active houses on the market, down from 100 a year ago and representing a 2.9-month supply of homes at the current pace of sales, down from 3.9 months a year ago. The 41 houses pending had a median time to contract of 20 days, down from 29 a year ago.



CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN MONTHS

	2026	2025	%
Under \$750K	3	4	-25%
\$750K-\$1M	8	6	+33.3%
\$1M-\$1.2M	6	10	-40%
\$1.2M-\$1.5M	21	15	+40%
\$1.5M-\$2M	25	36	-30.6%
\$2M-\$2.5M	33	25	+32%
\$2.5M-\$3M	21	14	+50%
\$3M-\$4M	32	29	+10.3%
\$4M-\$5M	13	13	0%
Over \$5M	20	11	+81.8%

	2026	2025	% CHG
Houses: Closings in July	47	34	+38.2%
Houses: Average Closing Price in July	\$2,981,712	\$2,696,779	+10.6%
Houses: Closings First 7 Months	182	163	+11.7%
Houses: Average Closing Price First 7 Months	\$2,961,064	\$2,580,789	+14.7%
Houses: Pending on July 31	41	43	-4.7%
Houses: Active Inventory on July 31	77	100	-23%
Condos: Closings First 7 Months	19	33	-42.4%
Condos: Average Closing Price First 7 Months	\$1,263,000	\$1,456,727	-13.3%
Condos: Active Inventory on July 31	4	12	-66.7%
House & Condo \$ Volume of Closings First 7 Mos.	\$562,910,704	\$468,740,635	+20.1%

Houses & Condos

Weston

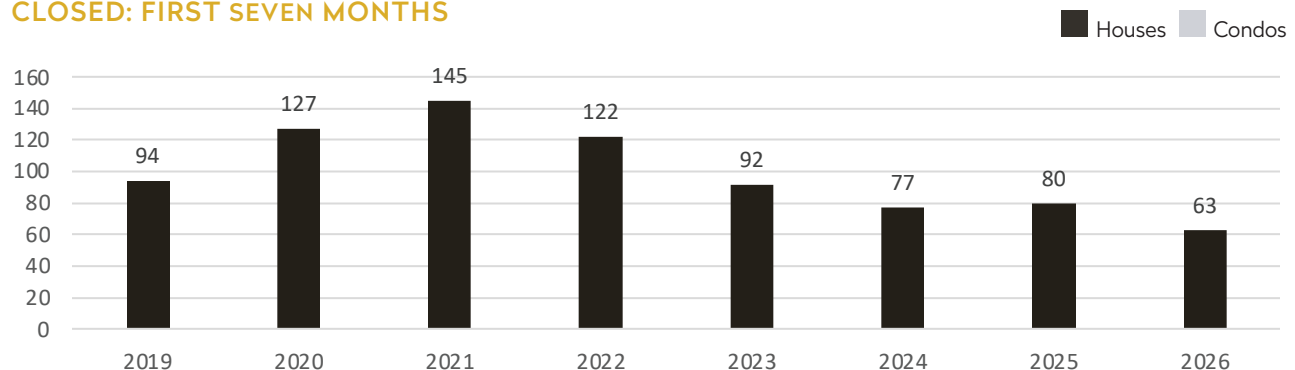
JULY 2026

Closings: Weston had 12 house closings in July, with a median sale price of \$1.924M, up 9% from a year ago. Year-to-date there have been 63 closings, a decrease from last year's 80, though virtually all of the gap came from a slow first quarter. Over the last three months, the number of sales has matched last year's pace while competition has picked up, with 70% of closings going over asking, up from 60%, and an average list-to-sale ratio of 106.4%.

Inventory/Pendings: At the end of July, Weston had 40 active houses on the market, still about 77% below 2019 levels. There were also 18 houses pending, up from 15 a year ago, with a median time to contract of just 16 days, down from 40.



CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN MONTHS

	2026	2025	%
Under \$500K	0	0	NA
\$500K-\$700K	2	2	0%
\$700K-\$900K	10	6	+66.7%
\$900K-\$1.2M	7	15	-53.3%
\$1.2M-\$1.5M	16	17	-5.9%
\$1.5M-\$2M	13	22	-40.9%
Over \$2M	15	18	-16.7%

	2026	2025	% CHG
Houses: Closings in July	12	16	-25%
Houses: Average Closing Price in July	\$1,823,333	\$1,742,938	+4.6%
Houses: Closings First 7 Months	63	80	-21.3%
Houses: Average Closing Price First 7 Months	\$1,540,676	\$1,587,024	-2.9%
Houses: Pending on July 31	18	15	+20%
Houses: Active Inventory on July 31	40	41	-2.4%
House \$ Volume of Closings First 7 Months	97,062,613	126,961,889	-23.5%

Houses & Condos

Fairfield

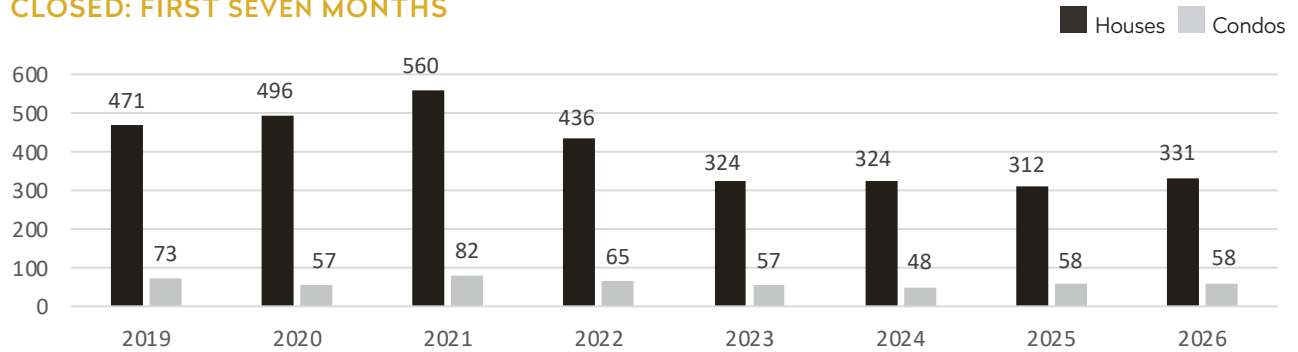
JULY 2026

Closings: Fairfield had 73 house closings in July, up from 53 a year ago and the highest total of the past four years. The median sale price rose 7% to \$1.18M, with the \$2M-and-above price point seeing 15 closings, triple the number from a year ago. In all, 60% of closings went over asking, with an average list-to-sale ratio of 105%. The month's top sale, and fourth-highest of the year, was 153 Birch Road, which closed at the asking price of \$4.2M after just one day on the market.

Pending Sales: At the end of July, there were 58 houses pending, similar to a year ago, with a median list price of \$1.26M. There were 12 houses pending above \$2M compared to eight at the same time last year.



CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN MONTHS

	2026	2025	%
Under \$300K	1	0	NA
\$300K-\$400K	1	1	0%
\$400K-\$500K	3	11	-72.7%
\$500K-\$600K	20	17	+17.6%
\$600K-\$700K	26	28	-7.1%
\$700K-\$800K	33	38	-13.2%
\$800K-\$1M	48	54	-11.1%
\$1M-\$1.2M	39	27	+44.4%
\$1.2M-\$1.5M	44	35	+25.7%
\$1.5M-\$2M	53	54	-1.9%
Over \$2M	63	47	+34%

	2026	2025	% CHG
Houses: Closings in July	73	53	+37.7%
Houses: Average Closing Price in July	\$1,442,562	\$1,253,074	+15.1%
Houses: Closings First 7 Months	331	312	+6.1%
Houses: Average Closing Price First 7 Months	\$1,435,707	\$1,373,140	+4.6%
Houses: Pending on July 31	58	59	-1.7%
Houses: Active Inventory on July 31	124	123	+0.8%
Condos: Closings First 7 Months	58	58	0%
Condos: Average Closing Price First 7 Months	\$743,863	\$774,376	-3.9%
Condos: Active Inventory on July 31	30	15	+100%
House & Condo \$ Volume of Closings First 7 Mos.	\$518,363,189	\$473,333,341	+9.5%

Houses & Condos

Southport

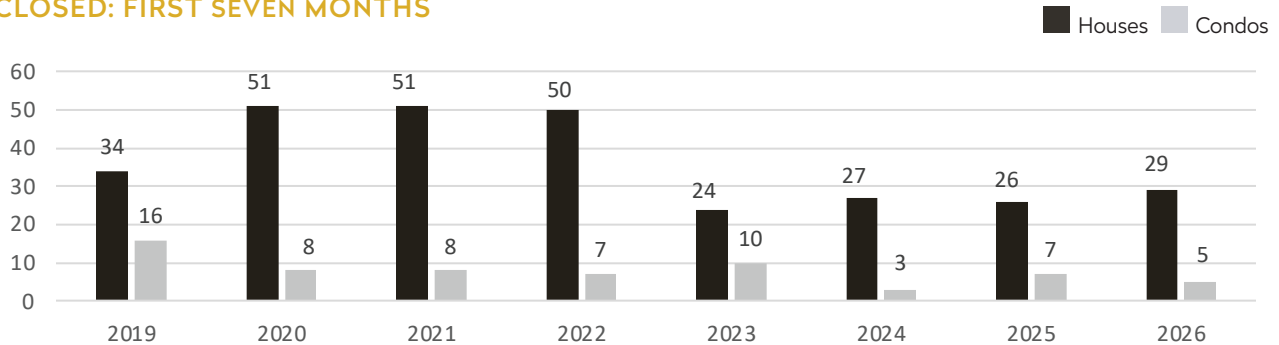
JULY 2026

Closings: Southport had five house closings in July, led by 790 Cedar Brook Lane at \$2.755M, which sold 10% over ask after just five days on the market. Through the first seven months of the year, there have been 29 house closings, up from 26 in the same period last year. Buyer competition has been stronger this year, with the average list-to-sale ratio climbing to 106.9%, up from 101.2% a year ago, and 59% of closings going over asking compared to 46% during this period last year.

Inventory/Pendings: At the end of July, Southport had just five active house listings, still about 90% below July 2019 levels. There were also six houses pending with a median list price of \$1.495M.



CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN MONTHS

	2026	2025	%
Under \$600K	0	1	-100%
\$600K-\$1M	5	6	-16.7%
\$1M-\$1.5M	6	5	+20%
\$1.5M-\$2M	6	2	+200%
\$2M-\$3M	9	9	0%
Over \$3M	3	3	0%

	2026	2025	% CHG
Houses: Closings in July	5	1	+400%
Houses: Average Closing Price in July	\$1,723,660	\$1,018,000	+69.3%
Houses: Closings First 7 Months	29	26	+11.5%
Houses: Average Closing Price First 7 Months	\$2,179,528	\$1,959,615	+11.2%
Houses: Pending on July 31	6	6	0%
Houses: Active Inventory on July 31	5	8	-37.5%
Condos: Closings First 7 Months	5	7	-28.6%
Condos: Average Closing Price First 7 Months	\$1,352,511	\$1,128,500	+19.9%
Condos: Active Inventory on July 31	5	1	+400%
House & Condo \$ Volume of Closings First 7 Mos.	\$69,968,877	\$58,849,500	+18.9%

Houses & Condos

Redding

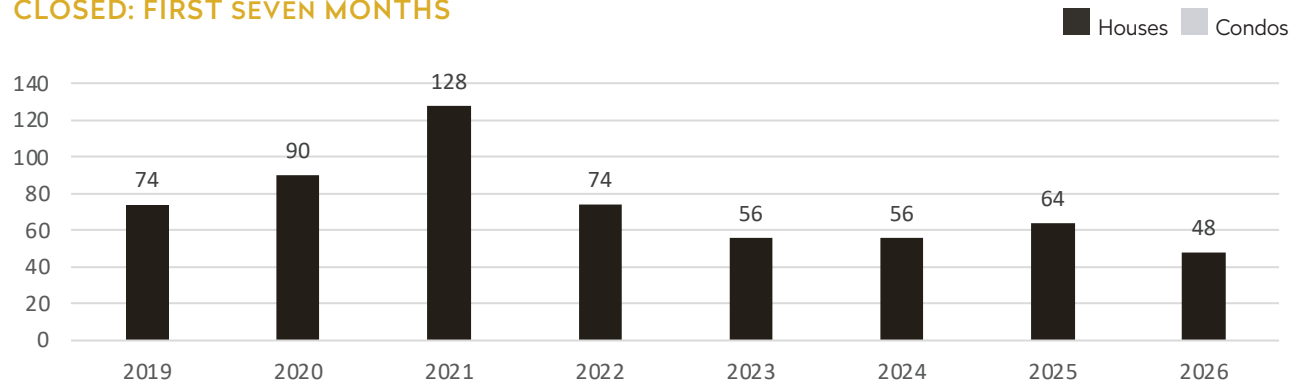
JULY 2026

Closings: Redding had 16 house closings in July, down from 20 a year ago, with year-to-date sales of 48 continuing to run behind last year's 64 as tight inventory limits activity. Buyer competition, however, has picked up considerably: over the last three months, 80% of closings went over asking, up from 53% in the same period last year, with an average list-to-sale ratio of 106.2%.

Inventory/Pendings: At the end of July, Redding had 30 active house listings, down from 40 a year ago and still about 76% below 2019 levels. There were also 17 pending sales, more than double the eight from a year ago, with a median list price of \$938K.



CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN MONTHS

	2026	2025	%
Under \$250K	0	1	-100%
\$250K-\$400K	0	2	-100%
\$400K-\$500K	2	0	NA
\$500K-\$600K	3	4	-25%
\$600K-\$800K	10	10	0%
\$800K-\$1M	13	12	+8.3%
Over \$1M	20	35	-42.9%

	2026	2025	% CHG
Houses: Closings in July	16	20	-20%
Houses: Average Closing Price in July	\$1,143,834	\$1,236,975	-7.5%
Houses: Closings First 7 Months	48	64	-25%
Houses: Average Closing Price First 7 Months	\$1,042,135	\$1,094,264	-4.8%
Houses: Pending on July 31	17	8	+112.5%
Houses: Active Inventory on July 31	30	40	-25%
Condos: Closings First 7 Months	0	4	NA
Condos: Average Closing Price First 7 Months	NA	\$775,750	NA
Condos: Active Inventory on July 31	2	0	NA
House & Condo \$ Volume of Closings First 7 Mos.	\$50,022,467	\$73,135,899	-31.6%

Houses & Condos

Easton

JULY 2026

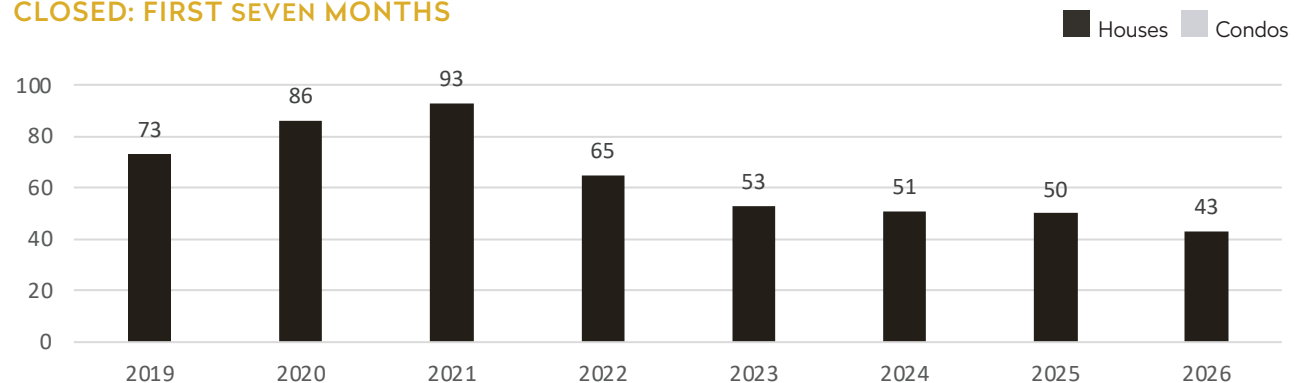
Closings: Easton had 11 house closings in July, up from seven a year ago, with the median sale price rising 22% to \$1.1M. Year to date, the median sale price is \$1.07M, up 13% from a year ago. The mix of sales has shifted higher, with 56% of closings above \$1M compared to 42% last year. Competition has been steady, with 58% of year-to-date closings going over asking, similar to last year.

Inventory/Pendings: At the end of July, Easton had 26 active listings, down from 32 a year ago and still about 72% below 2019 levels. There were also eight houses pending, with a median time to contract of 27 days, down from 50 a year ago.



BHSID 24172560

CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN MONTHS

	2026	2025	%
Under \$400K	0	0	NA
\$400K-\$500K	0	0	NA
\$500K-\$600K	1	1	0%
\$600K-\$700K	0	1	-100%
\$700K-\$1M	18	27	-33.3%
\$1M-\$1.5M	21	12	+75%
Over \$1.5M	3	9	-66.7%

	2026	2025	% CHG
Houses: Closings in July	11	7	+57.1%
Houses: Average Closing Price in July	\$1,093,000	\$1,015,000	+7.7%
Houses: Closings First 7 Months	43	50	-14%
Houses: Average Closing Price First 7 Months	\$1,077,472	\$1,091,300	-1.3%
Houses: Pending on July 31	8	10	-20%
Houses: Active Inventory on July 31	26	32	-18.8%
House \$ Volume of Closings First 7 Months	46,331,300	54,565,013	-15.1%

Houses & Condos

Ridgefield

JULY 2026

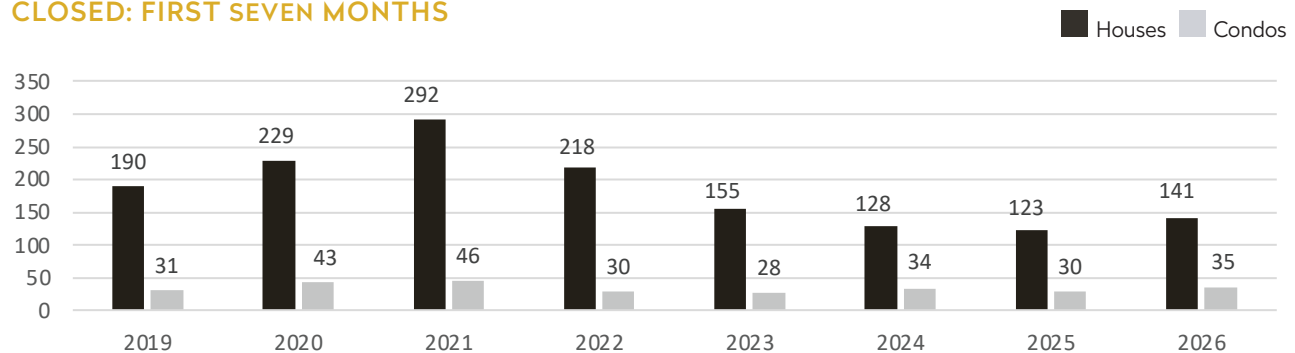
Closings: Ridgefield had 32 house closings in July, up from 24 a year ago, with the median sale price rising 31% to \$1.415M. The upper end drove the increase with 15 closings above \$1.5M, up from just three a year ago, and seven over \$2M, compared to none last July. Year to date, Ridgefield's median sale price of \$1.3M is up 18%, with 22 closings above \$2M, double the 11 from the same period last year.

Pending Sales: At the end of July, there were 44 houses pending, up from 31 a year ago. There were also 60 active listings, matching that of a year ago and representing about a 3.1-month supply of houses at the current pace of sales.



BHSID 24191227

CLOSED: FIRST SEVEN MONTHS



OF HOUSES CLOSED: FIRST SEVEN MONTHS

	2026	2025	%
Under \$400K	0	0	NA
\$400K-\$500K	1	3	-66.7%
\$500K-\$600K	2	3	-33.3%
\$600K-\$700K	7	6	+16.7%
\$700K-\$800K	18	11	+63.6%
\$800K-\$1M	21	28	-25%
\$1M-\$1.5M	40	41	-2.4%
\$1.5M-\$2M	30	20	+50%
Over \$2M	22	11	+100%

	2026	2025	% CHG
Houses: Closings in July	32	24	+33.3%
Houses: Average Closing Price in July	\$1,529,226	\$1,109,498	+37.8%
Houses: Closings First 7 Months	141	123	+14.6%
Houses: Average Closing Price First 7 Months	\$1,470,428	\$1,259,171	+16.8%
Houses: Pending on July 31	44	31	+41.9%
Houses: Active Inventory on July 31	60	60	0%
Condos: Closings First 7 Months	35	30	+16.7%
Condos: Average Closing Price First 7 Months	\$612,107	\$483,048	+26.7%
Condos: Active Inventory on July 31	5	12	-58.3%
House & Condo \$ Volume of Closings First 7 Mos.	\$228,754,069	\$169,369,451	+35.1%

Contact Us

JULY 2026

CONNECTICUT MARKET REPORT

Greenwich

125 Mason Street
Greenwich, CT 06830
203.869.8100

Stamford

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

Darien

671 Boston Post Road
Darien, CT 06820
203.655.1418

Westport

56 Post Road East
Westport, CT 06880
203.221.0666

Rowayton

140 Rowayton Avenue
Rowayton, CT 06853
203.853.1419

Southport

167 Old Post Road
Southport, CT 06890
203.254.1500

New Canaan

93 Cherry Street
New Canaan, CT 06840
203.966.7800

BHS Relocation Services

445 Park Avenue, 10th Floor
New York, NY 10022
212-381-6521

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Report prepared by Brian Cleary, Brown Harris Stevens