

May

2026

CONNECTICUT
MARKET
REPORT

TRUSTEES
OF
THE
CONNECTICUT
REAL ESTATE
ASSOCIATION



Brown Harris Stevens THE Craft of Research

16 INDIAN POINT LANE, RIVERSIDE

Lower Fairfield County

MAY 2026 OVERVIEW

Brown Harris Stevens

The Lower Fairfield County market in May followed a familiar pattern: historically low inventory that continued to hold down sales totals, while buyer demand, rising prices, and high-end activity remained strong throughout.

There were 294 house sales in May, the lowest total for the month since 2009. The mix of closings also continued to shift higher. Sub-\$1M sales fell to 79, down 35% from last year, while sales above \$5M totaled 22, up from 16 a year ago. The May median house sale price hit \$1.55M, a new record for the month and up 15% from last year.

The high-end also brought a series of notable closings. In Norwalk, 2 Shorehaven Road in East Norwalk closed for \$7.5M, Norwalk's fifth-highest house sale price on record. Westport's Compo Beach had four house sales above \$5M, including 27 Owenoke Park at \$6.75M and 22 Apple Tree Trail at \$5.995M, the fifth- and sixth-highest-priced sales in Westport this year. The condo market produced its own highlights, including 53 Waterview Way in Stamford, which closed at \$2.465M, the highest-priced condo sale on record in Stamford, and 702 Steamboat Road, Unit #6 in Greenwich, which sold for \$6.45M, the highest-priced condo sale in Greenwich in the past year.

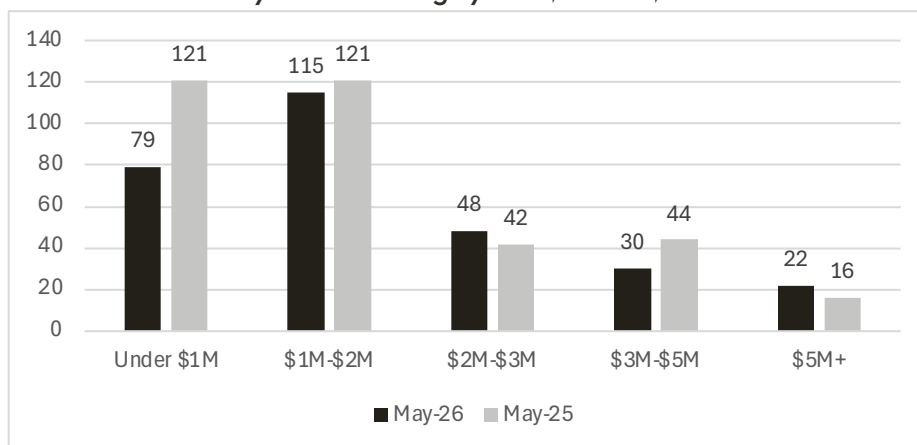
Buyer competition remained intense. Two-thirds of house sales went over the asking price, with 7 of 12 towns seeing at least 70% of sales go over ask. Houses sold in a median of 17 days at an average of 106.5% of list price. Even above \$5M, 8 of 22 sales went over ask.

At month's end, there were 850 active listings, keeping inventory about 8% below last year's count and 80% below 2019 levels. There were also 601 pending house sales with a median list price of \$1.7M, up from \$1.595M, with those properties going to contract in a median of 14 days, similar to a year ago.

The 30-year fixed mortgage rates averaged 6.44% in May, up from a low of 6.05% in February but still well below last year's 6.82%, and a level that has not appeared to significantly dampen buyer demand.



May House Closing by Price, 2026 vs, 2025



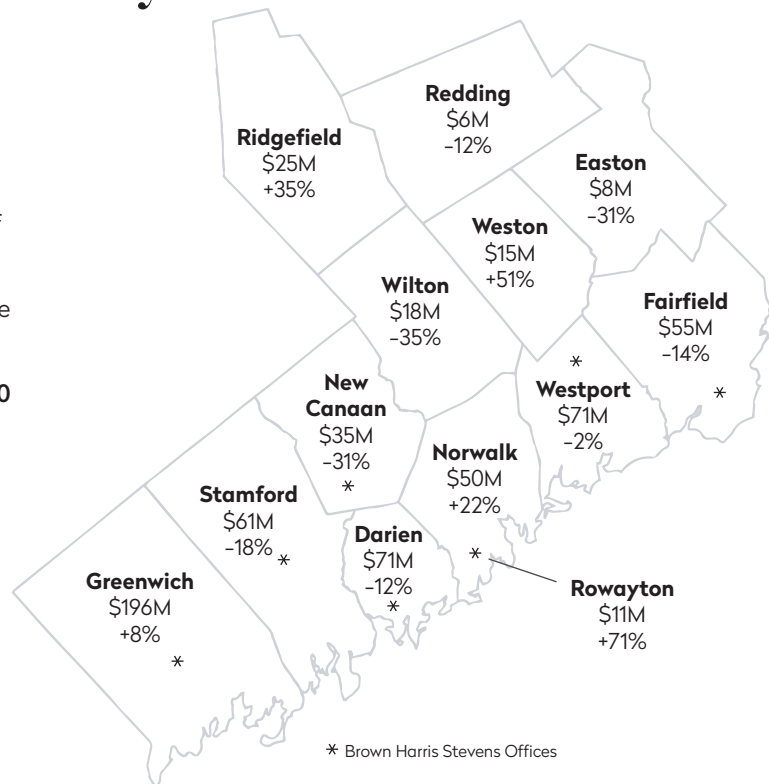
In May, sales under \$2M fell 20% from last year, while sales above \$2M held steady, with the \$5M+ tier rising to 22 from 16.

YTD 5.31.2026

Lower Fairfield County

DOLLAR VOLUME OF HOUSE SALES IN MAY 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 May and the percentage change as it compares to May of 2025. **For the month, the collective dollar volume of closings was \$610 million, a decrease of 4% vs. May 2025.**



TOWN COMPARISON: SOLD HOUSES - MAY

Town	# of Closed Houses		% change	Average Closing Price		% change
	2026	2025		2026	2025	
Darien	25	24	+4.2%	\$2,823,252	\$3,357,221	-15.9%
Easton	7	11	-36.4%	\$1,154,857	\$1,069,456	+8%
Fairfield	39	52	-25%	\$1,406,295	\$1,227,256	+14.6%
All of Greenwich	50	59	-15.3%	\$3,925,230	\$3,078,381	+27.5%
New Canaan	11	16	-31.3%	\$3,221,891	\$3,189,844	+1%
Norwalk	38	47	-19.1%	\$1,310,285	\$865,998	+51.3%
Redding	7	7	0%	\$892,714	\$1,018,700	-12.4%
Ridgefield	17	18	-5.6%	\$1,465,848	\$1,027,576	+42.7%
Rowayton*	4	4	0%	\$2,768,750	\$1,616,750	+71.3%
Southport*	3	5	-40%	\$1,838,333	\$2,012,000	-8.6%
Stamford	54	59	-8.5%	\$1,121,617	\$1,246,458	-10%
Weston	10	6	+66.7%	\$1,495,591	\$1,654,000	-9.6%
Westport	24	26	-7.7%	\$2,947,731	\$2,788,112	+5.7%
Wilton	12	19	-36.8%	\$1,468,418	\$1,422,075	+3.3%

*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

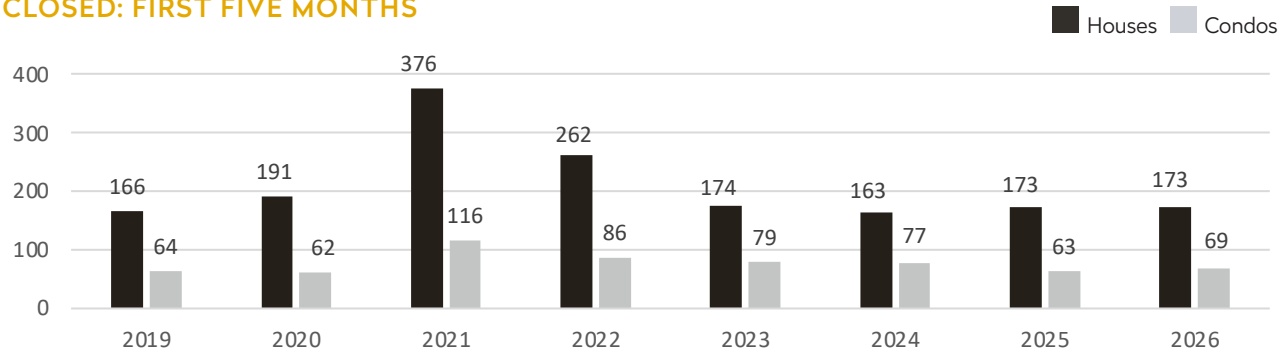
MAY 2026

Sales: All of Greenwich (including Cos Cob, Riverside, and Old Greenwich) saw 50 house sales in May, while year-to-date volume held steady at 173 sales, in line with the previous three years despite very low inventory. May's median sale price was \$3.2M, up 18.5% from last year, with 14 sales above \$5M compared to 9 a year ago. Competition remained intense, with 56% of closings selling over ask and the median time on market just 24 days. The month's top closing was 537 North Street, which sold for \$11.5M.

Inventory/Pendings: Active house inventory stood at 117 listings at the end of May, down 32% from last year and about 85% below 2019 levels. There were also 96 houses under contract, up from 91 a year ago, with houses going pending in a median of 11 days.



CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$1M	6	6	0%
\$1M-\$1.5M	17	20	-15%
\$1.5M-\$2M	17	22	-22.7%
\$2M-\$2.5M	12	13	-7.7%
\$2.5M-\$3M	20	20	0%
\$3M-\$4M	20	28	-28.6%
\$4M-\$5M	26	18	+44.4%
\$5M-\$7M	24	24	0%
Over \$7M	31	22	+40.9%

	2026	2025	% CHG
Houses: Closings in May	50	59	-15.3%
Houses: Average Closing Price in May	\$3,925,230	\$3,078,381	+27.5%
Houses: Closings First 5 Months	173	173	0%
Houses: Average Closing Price First 5 Months	\$4,683,072	\$4,173,385	+12.2%
Houses: Pending on May 31	96	91	+5.5%
Houses: Active Inventory on May 31	117	173	-32.4%
Condos: Closings First 5 Months	69	63	+9.5%
Condos: Average Closing Price First 5 Months	\$1,580,806	\$1,354,339	+16.7%
Condos: Active Inventory on May 31	42	42	0%
House & Condo \$ Volume of Closings First 5 Mo.s	\$919,247,087	\$807,318,895	+13.9%

Houses & Condos

Greenwich

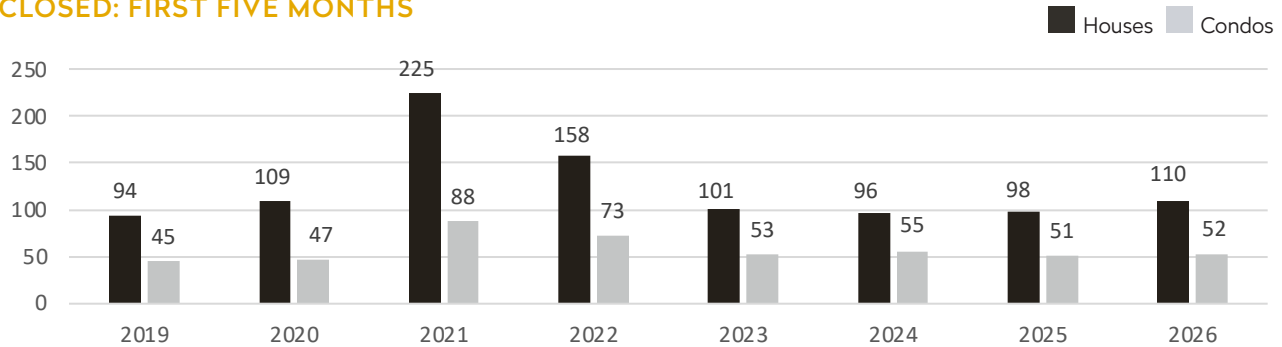
MAY 2026

Houses: Greenwich had 27 house sales in May, up from 25 a year ago, with the median sale price at \$4.35M, the highest on record. There were 12 sales above \$5M, more than double the five from a year ago. Reflecting the strong buyer competition, even at the high end, 7 of the 12 went over ask with an average list-to-sale ratio of 104%, including 34 Cedarwood Drive, which closed at \$9.64M, 13% over ask after just 10 days on the market. Active house listings stood at 82 at month's end, down 32% from last year.

Condos: On the condo side, May's five closings included 702 Steamboat Road, Unit #6, at \$6.45M, the highest-priced condo sale in Greenwich in the past year and the third highest in five years. Of the five condo sales, four sold at or over the asking price.



CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$1M	4	6	-33.3%
\$1M-\$1.5M	11	5	+120%
\$1.5M-\$2M	6	10	-40%
\$2M-\$2.5M	7	6	+16.7%
\$2.5M-\$3M	10	12	-16.7%
\$3M-\$4M	10	12	-16.7%
\$4M-\$5M	18	7	+157.1%
\$5M-\$7M	18	18	0%
Over \$7M	26	22	+18.2%

	2026	2025	% CHG
Houses: Closings in May	27	25	+8%
Houses: Average Closing Price in May	\$4,789,759	\$3,282,460	+45.9%
Houses: Closings First 5 Months	110	98	+12.2%
Houses: Average Closing Price First 5 Months	\$5,214,936	\$5,161,708	+1%
Houses: Pending on May 31	54	53	+1.9%
Houses: Active Inventory on May 31	82	121	-32.2%
Condos: Closings First 5 Months	52	51	+2%
Condos: Average Closing Price First 5 Months	\$1,776,588	\$1,437,517	+23.6%
Condos: Active Inventory on May 31	33	32	+3.1%
House & Condo \$ Volume of Closings First 5 Mo.s	\$666,025,586	\$579,160,756	+15%

Houses & Condos

Cos Cob

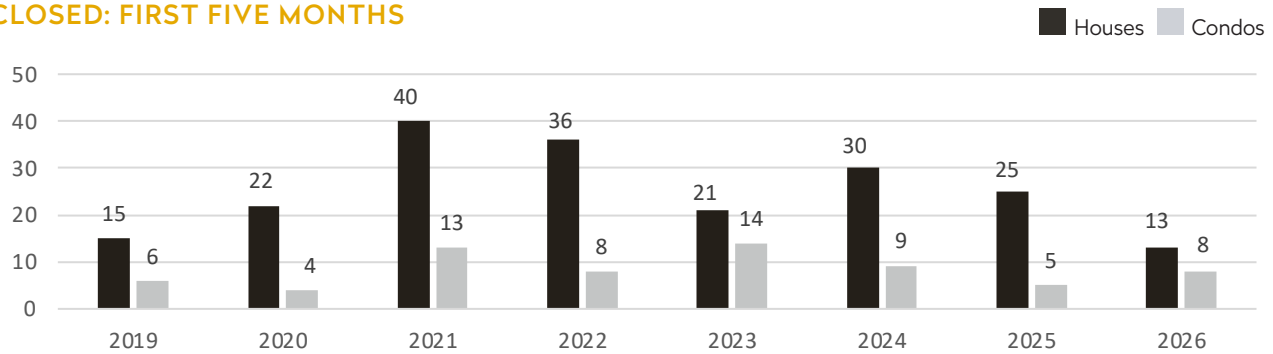
MAY 2026

Sales: Cos Cob has seen 13 house sales through the first five months of the year, down from 25 last year and the lowest total on record for this period, with low inventory constricting sales despite strong buyer demand. More than half of those closings sold over ask, with an average list-to-sale ratio of 105.1% and a median time on market of just 17 days. May's closings included 29 Old Stone Bridge Road, which sold for \$3M, Cos Cob's highest sale year to date, after going 7% over ask in just seven days. Condo activity was up, with 8 closings through May compared to 5 last year.

Inventory: Cos Cob had just 7 active house listings at month's end, half the number we had at the same time last year and about 90% below 2019 levels.



CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$1M	1	0	NA
\$1M-\$1.5M	2	7	-71.4%
\$1.5M-\$2M	4	6	-33.3%
\$2M-\$2.5M	1	6	-83.3%
\$2.5M-\$3M	4	1	+300%
Over \$3M	1	5	-80%

	2026	2025	% CHG
Houses: Closings in May	7	11	-36.4%
Houses: Average Closing Price in May	\$1,982,143	\$2,231,636	-11.2%
Houses: Closings First 5 Months	13	25	-48%
Houses: Average Closing Price First 5 Months	\$2,055,500	\$2,184,350	-5.9%
Houses: Pending on May 31	7	10	-30%
Houses: Active Inventory on May 31	7	14	-50%
Condos: Closings First 5 Months	8	5	+60%
Condos: Average Closing Price First 5 Months	\$969,500	\$969,000	+0.1%
Condos: Active Inventory on May 31	7	6	+16.7%
House & Condo \$ Volume of Closings First 5 Mo.s	\$34,477,500	\$59,453,751	-42%

Houses & Condos

Riverside

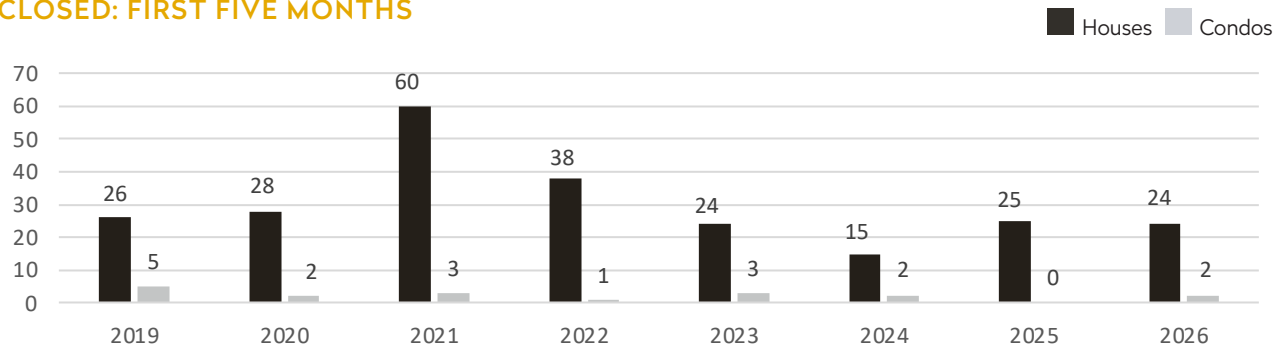
MAY 2026

Sales: Through the first five months, Riverside had 24 house sales, similar to a year ago but still below the historical average, as low inventory continued to restrict activity despite strong buyer demand. Competition hit a new high, with 62% of closings selling over asking, up from 56% last year and the highest percentage on record for this period. The average list-to-sale ratio was 105.7%, and the median time on market was just 15 days. May's top-priced sale was 45 Willow Road, which closed at \$6.45M.

Inventory/Pendings: At the end of May, Riverside had just 11 active house listings, down 58% from last year and about 89% below 2019 levels. Meanwhile, pending sales climbed to 24 contracts, up from 15 at the same time a year ago.



CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$1M	1	0	NA
\$1M-\$1.5M	1	4	-75%
\$1.5M-\$2M	4	4	0%
\$2M-\$2.5M	1	1	0%
\$2.5M-\$3M	5	3	+66.7%
\$3M-\$4M	2	5	-60%
\$4M-\$5M	4	4	0%
Over \$5M	6	4	+50%

	2026	2025	% CHG
Houses: Closings in May	9	12	-25%
Houses: Average Closing Price in May	\$3,495,556	\$3,205,833	+9%
Houses: Closings First 5 Months	24	25	-4%
Houses: Average Closing Price First 5 Months	\$3,612,167	\$3,156,500	+14.4%
Houses: Pending on May 31	24	15	+60%
Houses: Active Inventory on May 31	11	26	-57.7%
Condos: Closings First 5 Months	2	0	NA
Condos: Average Closing Price First 5 Months	\$1,125,000	\$0	NA
Condos: Active Inventory on May 31	0	2	NA
House & Condo \$ Volume of Closings First 5 Mo.s	\$88,942,000	\$78,912,500	+12.7%

Houses & Condos

Old Greenwich

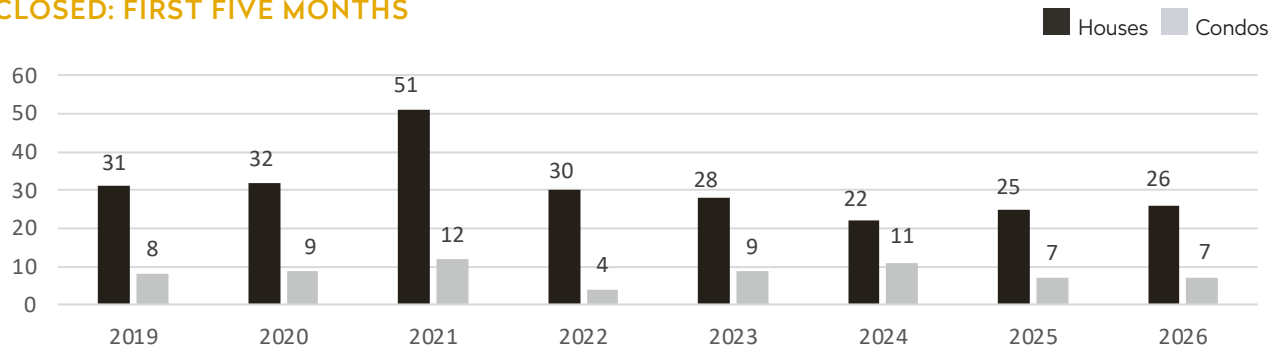
MAY 2026

Sales: Through the first five months, Old Greenwich had 26 house sales, in-line with the previous four years. The Jan-May median sale price reached \$3.6M, up 6% from last year and the highest on record for this period, with five sales above \$5M year-to-date vs. just two a year ago. Competition remained intense, with 69% of closings going over ask and a median of just 15 days on market. May's top-priced closing was 28 Irvine Road at \$4.6M.

Inventory: Supply remained exceptionally tight at the end of May, with 17 active house listings, up from 12 last year but still about 82% below 2019 levels. The absorption rate stood at 2.8 months, meaning it would take just under 3 months to sell all inventory at the current pace of sales.



CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$1M	0	0	NA
\$1M-\$1.5M	3	4	-25%
\$1.5M-\$2M	3	2	+50%
\$2M-\$2.5M	3	0	NA
\$2.5M-\$3M	1	4	-75%
\$3M-\$4M	7	8	-12.5%
\$4M-\$5M	4	5	-20%
Over \$5M	5	2	+150%

	2026	2025	% CHG
Houses: Closings in May	7	11	-36.4%
Houses: Average Closing Price in May	\$3,086,143	\$3,322,273	-7.1%
Houses: Closings First 5 Months	26	25	+4%
Houses: Average Closing Price First 5 Months	\$4,735,192	\$3,305,076	+43.3%
Houses: Pending on May 31	11	13	-15.4%
Houses: Active Inventory on May 31	17	12	+41.7%
Condos: Closings First 5 Months	7	7	0%
Condos: Average Closing Price First 5 Months	\$955,286	\$1,023,571	-6.7%
Condos: Active Inventory on May 31	2	2	0%
House & Condo \$ Volume of Closings First 5 Mo.s	\$129,802,001	\$89,791,888	+44.6%

Houses & Condos

Stamford

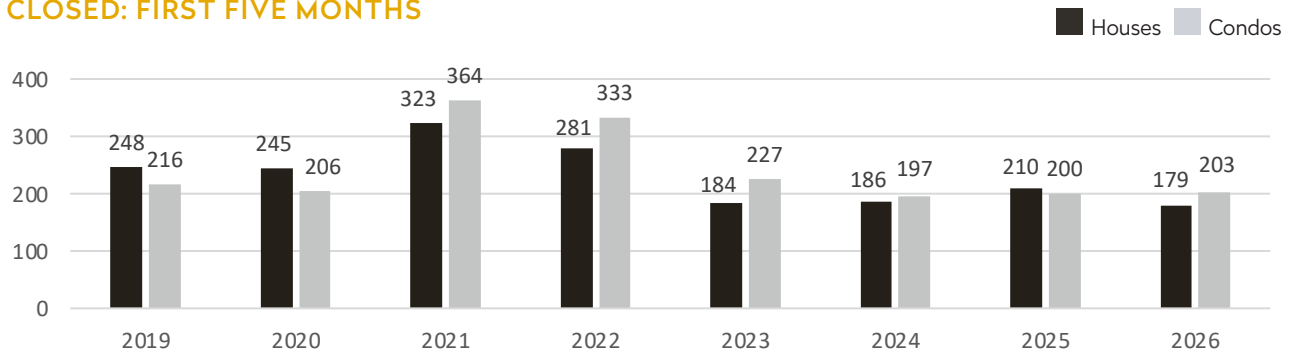
MAY 2026

Sales: Stamford had 54 house sales in May, in line with each of the previous three years. With inventory tight and demand high, buyer competition remained very strong, with 76% of May house closings selling over ask and an average list-to-sale ratio of 108.6%. Stamford's condo sales were highlighted by 53 Waterview Way, Unit #53, which closed at \$2.465M, the highest-priced condo sale on record in Stamford. Reflecting competition at the high end, the property sold 10% over asking and was on the market for just 14 days.

Inventory: Active house listings totaled 130 at the end of May, up from 108 a year ago but still about 75% below 2019 levels. There were also 96 active condo listings, up from 90 a year ago.



CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$400K	1	0	NA
\$400K-\$500K	2	6	-66.7%
\$500K-\$600K	7	13	-46.2%
\$600K-\$700K	16	23	-30.4%
\$700K-\$800K	27	32	-15.6%
\$800K-\$1M	41	43	-4.7%
\$1M-\$1.2M	22	27	-18.5%
\$1.2M-\$1.5M	27	27	0%
\$1.5M-\$2M	20	31	-35.5%
Over \$2M	16	8	+100%

	2026	2025	% CHG
Houses: Closings in May	54	59	-8.5%
Houses: Average Closing Price in May	\$1,121,617	\$1,246,458	-10%
Houses: Closings First 5 Months	179	210	-14.8%
Houses: Average Closing Price First 5 Months	\$1,151,051	\$1,073,164	+7.3%
Houses: Pending on May 31	73	105	-30.5%
Houses: Active Inventory on May 31	130	108	+20.4%
Condos: Closings First 5 Months	203	200	+1.5%
Condos: Average Closing Price First 5 Months	\$492,408	\$455,473	+8.1%
Condos: Active Inventory on May 31	96	90	+6.7%
House & Condo \$ Volume of Closings First 5 Mo.s	\$305,997,085	\$316,458,981	-3.3%

Houses & Condos

Darien

MAY 2026

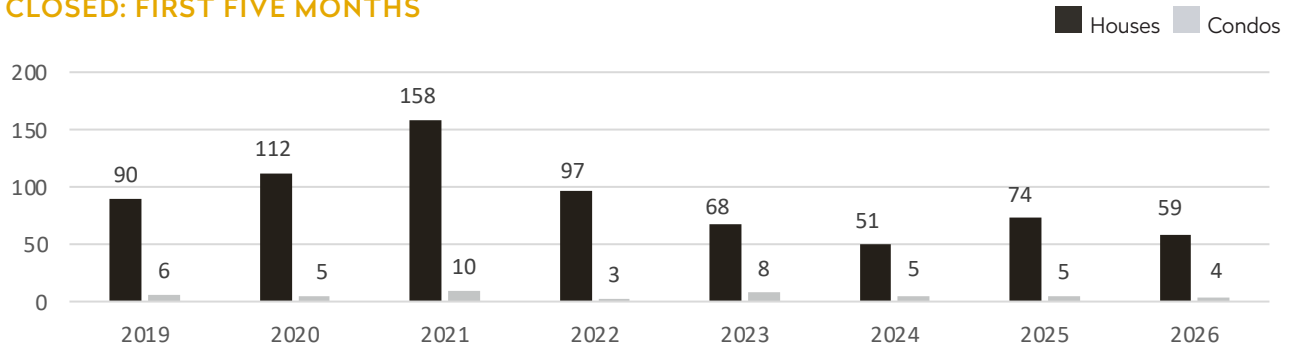
Sales: Darien had 25 house sales in May, in line with recent years, with tight inventory and high demand creating strong buyer competition. Eighty percent of closings in May went over the asking price with an average list-to-sale ratio of 112.2%. Nearly a third (8 of 25) went at least 20% over ask. May's top closing was 76 Arrowhead Way in Tokeneke, which sold for \$7.2M, the second-highest house sale in Darien this year.

Inventory: Supply stayed exceptionally tight, with 34 active house listings at month's end, down from 36 a year ago and about 88% below 2019 levels. Current inventory would sell in less than two months at the recent pace of sales. There were also 67 pending house sales, up from 61 last year, with a median list price of \$2.95M.



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CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$1M	1	3	-66.7%
\$1M-\$1.5M	4	10	-60%
\$1.5M-\$2M	13	14	-7.1%
\$2M-\$2.5M	9	8	+12.5%
\$2.5M-\$3M	9	13	-30.8%
\$3M-\$4M	13	11	+18.2%
\$4M-\$5M	6	8	-25%
Over \$5M	4	7	-42.9%

	2026	2025	% CHG
Houses: Closings in May	25	24	+4.2%
Houses: Average Closing Price in May	\$2,823,252	\$3,357,221	-15.9%
Houses: Closings First 5 Months	59	74	-20.3%
Houses: Average Closing Price First 5 Months	\$2,893,463	\$2,866,172	+1%
Houses: Pending on May 31	67	61	+9.8%
Houses: Active Inventory on May 31	34	36	-5.6%
Condos: Closings First 5 Months	4	5	-20%
Condos: Average Closing Price First 5 Months	\$1,459,250	\$996,400	+46.5%
Condos: Active Inventory on May 31	2	3	-33.3%
House & Condo \$ Volume of Closings First 5 Mo.s	\$176,551,300	\$217,078,714	-18.7%

Houses & Condos

New Canaan

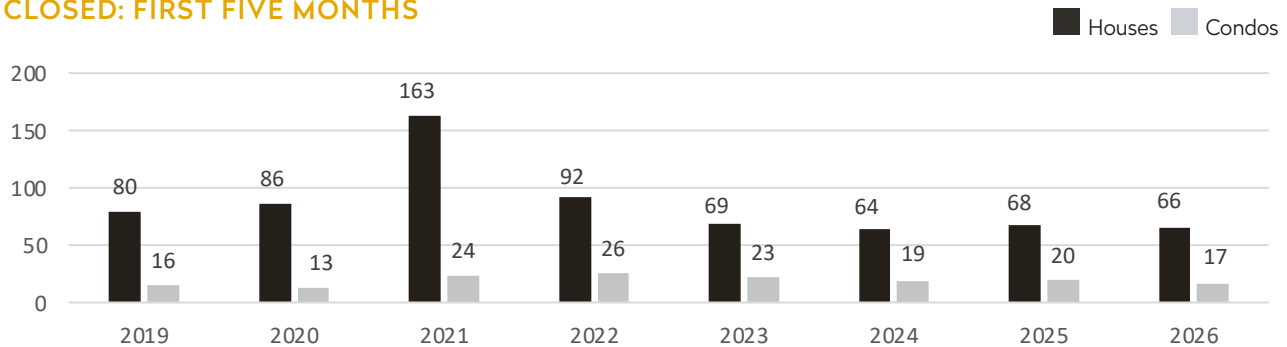
MAY 2026

Sales: Through the first five months, New Canaan had 66 house sales, down from 68 a year ago, but the median sale price moved substantially higher, reaching \$3.05M, up 15% from a year ago and the highest on record for this period. There have been 18 sales above \$4M compared to 10 a year ago. May closings reflected continued strong buyer competition with just about half closing at or over the asking price. The top sale in May was 757 Oenoke Ridge, which sold for \$5.7M, nearly 4% over ask.

Inventory: Supply remained exceptionally tight at the end of May, with 39 active house listings, down 20% from last year and about 89% below 2019 levels. The current inventory would sell in just over two months at the recent pace of sales.



CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$1M	1	3	-66.7%
\$1M-\$1.5M	5	6	-16.7%
\$1.5M-\$2M	6	13	-53.8%
\$2M-\$2.5M	8	9	-11.1%
\$2.5M-\$3M	13	10	+30%
\$3M-\$4M	15	17	-11.8%
\$4M-\$5M	7	3	+133.3%
\$5M-\$7M	8	6	+33.3%
Over \$7M	3	1	+200%

	2026	2025	% CHG
Houses: Closings in May	11	16	-31.3%
Houses: Average Closing Price in May	\$3,221,891	\$3,189,844	+1%
Houses: Closings First 5 Months	66	68	-2.9%
Houses: Average Closing Price First 5 Months	\$3,428,078	\$2,897,821	+18.3%
Houses: Pending on May 31	43	46	-6.5%
Houses: Active Inventory on May 31	39	49	-20.4%
Condos: Closings First 5 Months	17	20	-15%
Condos: Average Closing Price First 5 Months	\$1,354,104	\$1,242,800	+9%
Condos: Active Inventory on May 31	16	12	+33.3%
House & Condo \$ Volume of Closings First 5 Mo.s	\$249,272,923	\$221,907,825	+12.3%

Houses & Condos

Norwalk

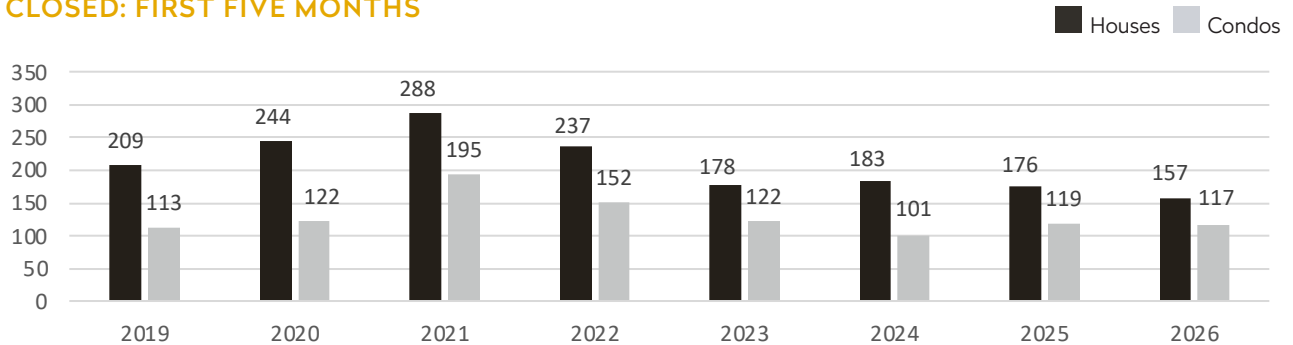
MAY 2026

Sales: Norwalk had 38 house sales in May, down from 47 last year and the lowest total for the month since 2009, with low inventory constricting sales despite very strong buyer demand. The median sale price for the month jumped to \$918K, up 18% from last year. There were 17 closings above \$1M, compared to 10 a year ago. Competition was also intense, with 74% of house sales going over ask and the median time on market at just 16 days. May's top closing was 2 Shorehaven Road in East Norwalk at \$7.5M, Norwalk's fifth-highest house sale price on record. The property sold at full price.

Pendings: There were also 62 houses under contract at the end of the month, up from 46 a year ago.



CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$300K	0	0	NA
\$300K-\$400K	0	3	-100%
\$400K-\$500K	3	7	-57.1%
\$500K-\$600K	15	21	-28.6%
\$600K-\$800K	44	65	-32.3%
\$800K-\$1M	35	35	0%
\$1M-\$1.5M	35	27	+29.6%
\$1.5M-\$2M	11	7	+57.1%
\$2M-\$3M	9	8	+12.5%
Over \$3M	5	3	+66.7%

	2026	2025	% CHG
Houses: Closings in May	38	47	-19.1%
Houses: Average Closing Price in May	\$1,310,285	\$865,998	+51.3%
Houses: Closings First 5 Months	157	176	-10.8%
Houses: Average Closing Price First 5 Months	\$1,122,330	\$949,322	+18.2%
Houses: Pending on May 31	62	46	+34.8%
Houses: Active Inventory on May 31	96	111	-13.5%
Condos: Closings First 5 Months	117	119	-1.7%
Condos: Average Closing Price First 5 Months	\$485,375	\$491,312	-1.2%
Condos: Active Inventory on May 31	54	50	+8%
House & Condo \$ Volume of Closings First 5 Mo.s	\$232,994,664	\$225,546,857	+3.3%

Houses & Condos

Rowayton

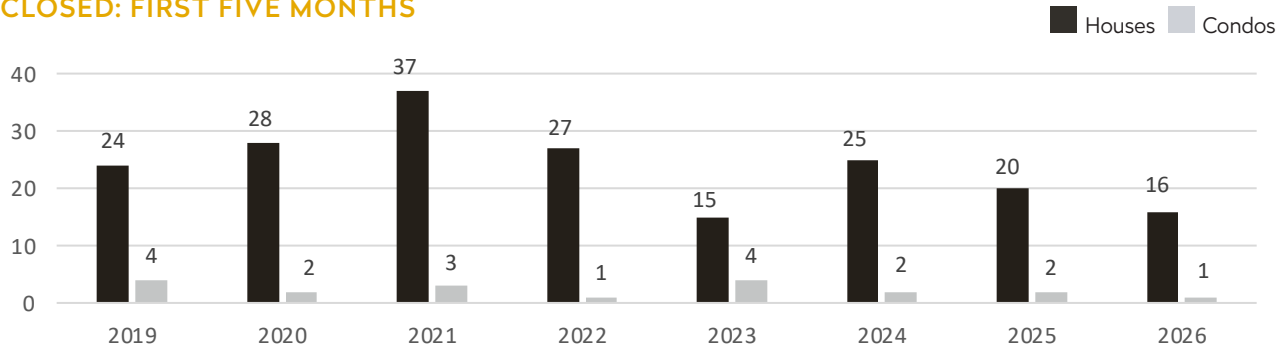
MAY 2026

Sales: Through the first five months of the year, Rowayton saw 16 house sales, down from 20 a year ago, despite very strong buyer demand. The Jan–May median reached \$2.35M, up 30% from last year and the highest on record for this period. May was exceptionally competitive for buyers, with all four house sales closing over the asking price at an average of 31% above ask. Notable sales included 50 Roton Avenue at \$3.6M and 13 Pond Street at \$3.475M, both closing 20% or more over ask.

Inventory: Supply remained exceptionally tight at the end of May, with 9 active houses, down from 14 last year and about 89% below 2019 levels. The 10 pending house sales had a median time to contract of 12 days, and a median list price of \$2.6M.



CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$600K	0	1	-100%
\$600K-\$1M	2	1	+100%
\$1M-\$1.5M	2	5	-60%
\$1.5M-\$2M	2	4	-50%
\$2M-\$3M	6	6	0%
Over \$3M	4	3	+33.3%

	2026	2025	% CHG
Houses: Closings in May	4	4	0%
Houses: Average Closing Price in May	\$2,768,750	\$1,616,750	+71.3%
Houses: Closings First 5 Months	16	20	-20%
Houses: Average Closing Price First 5 Months	\$2,346,294	\$2,098,154	+11.8%
Houses: Pending on May 31	10	8	+25%
Houses: Active Inventory on May 31	9	14	-35.7%
Condos: Closings First 5 Months	1	2	-50%
Condos: Average Closing Price First 5 Months	\$2,600,000	\$3,193,750	-18.6%
Condos: Active Inventory on May 31	0	1	NA
House & Condo \$ Volume of Closings First 5 Mo.s	\$40,140,700	\$48,350,580	-17%

Houses & Condos

Wilton

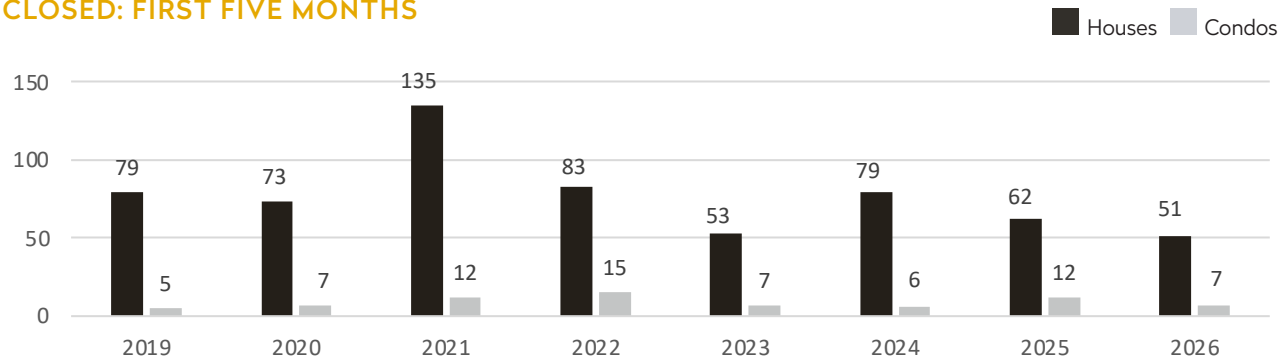
MAY 2026

Wilton had 12 house sales in May, down from 19 a year ago, reflecting a broader slowdown through the first five months, with 51 year-to-date sales compared to 62 a year ago. Half of May's closings went over ask — a bit lower than the year-to-date pace, where nearly three-quarters of houses have sold above the asking price. May's top sale was 9 Old Farm Road at \$2.63M, 16% over the asking price in just seven days. Three other May closings went at least 20% over ask,

Inventory: Supply remained tight at month's end, with 40 active house listings, down 15% from last year and about 86% below 2019 levels. There were also 44 houses under contract, up from 32 at the same time a year ago, with buyers moving quickly at a median of 13 days to contract.



CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$500K	0	1	-100%
\$500K-\$700K	7	3	+133.3%
\$700K-\$800K	0	2	-100%
\$800K-\$900K	1	4	-75%
\$900K-\$1M	4	2	+100%
\$1M-\$1.2M	4	8	-50%
\$1.2M-\$1.5M	9	19	-52.6%
\$1.5M-\$2M	17	15	+13.3%
Over \$2M	9	8	+12.5%

	2026	2025	% CHG
Houses: Closings in May	12	19	-36.8%
Houses: Average Closing Price in May	\$1,468,418	\$1,422,075	+3.3%
Houses: Closings First 5 Months	51	62	-17.7%
Houses: Average Closing Price First 5 Months	\$1,502,593	\$1,430,098	+5.1%
Houses: Pending on May 31	44	32	+37.5%
Houses: Active Inventory on May 31	40	47	-14.9%
Condos: Closings First 5 Months	7	12	-41.7%
Condos: Average Closing Price First 5 Months	\$576,714	\$680,167	-15.2%
Condos: Active Inventory on May 31	4	7	-42.9%
House & Condo \$ Volume of Closings First 5 Mo.s	\$80,669,231	\$96,828,081	-16.7%

Houses & Condos

Westport

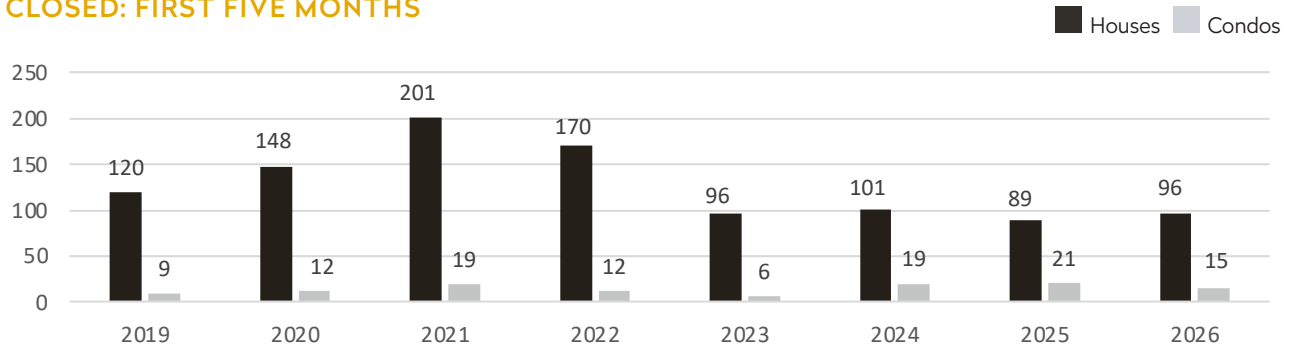
MAY 2026

Sales: Westport had 24 house sales in May, in line with each of the previous three years. Buyer competition remained intense, with 58% of closings going over ask and a median time on market of 32 days. May's luxury activity was particularly strong, with five sales above \$5M, including two notable Compo Beach sales: 27 Owenoke Park at \$6.75M and 22 Apple Tree Trail at \$5.995M, the fifth- and sixth-highest-priced closings of the year. On the condo side, May saw the closing of 41 Richmondville Ave, Unit #Duplex 2, which sold at \$2.35M, the year's highest-priced condo sale.

Inventory remained exceptionally tight at the end of May, with 91 active house listings, down 19% from last year and about 77% below 2019 levels. Condo inventory was even tighter at just five active listings.



CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$750K	1	1	0%
\$750K-\$1M	7	3	+133.3%
\$1M-\$1.2M	6	7	-14.3%
\$1.2M-\$1.5M	10	5	+100%
\$1.5M-\$2M	11	18	-38.9%
\$2M-\$2.5M	19	13	+46.2%
\$2.5M-\$3M	13	8	+62.5%
\$3M-\$4M	13	21	-38.1%
\$4M-\$5M	2	10	-80%
Over \$5M	14	3	

	2026	2025	% CHG
Houses: Closings in May	24	26	-7.7%
Houses: Average Closing Price in May	\$2,947,731	\$2,788,112	+5.7%
Houses: Closings First 5 Months	96	89	+7.9%
Houses: Average Closing Price First 5 Months	\$2,926,469	\$2,633,300	+11.1%
Houses: Pending on May 31	64	56	+14.3%
Houses: Active Inventory on May 31	91	112	-18.8%
Condos: Closings First 5 Months	15	21	-28.6%
Condos: Average Closing Price First 5 Months	\$1,308,533	\$1,355,381	-3.5%
Condos: Active Inventory on May 31	5	18	-72.2%
House & Condo \$ Volume of Closings First 5 Mo.s	\$300,569,056	\$262,826,700	+14.4%

Houses & Condos

Weston

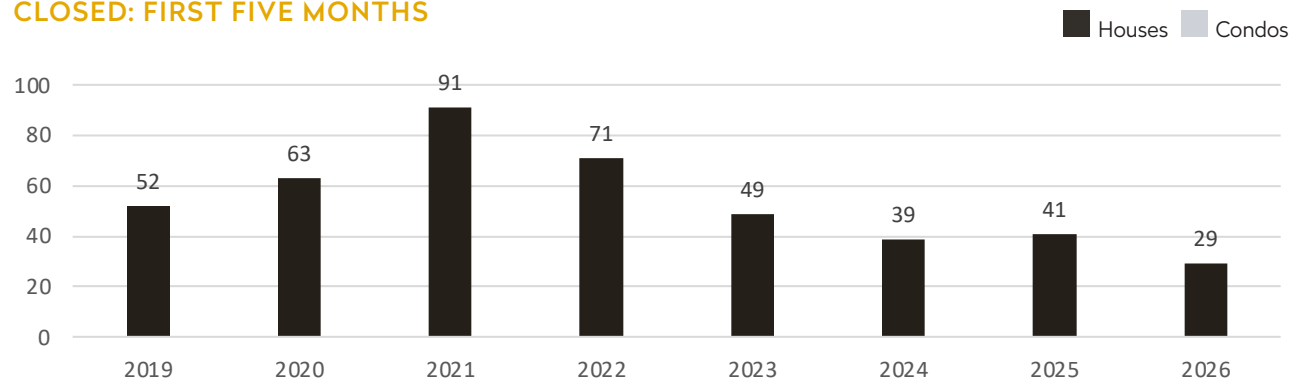
MAY 2026

Sales: Through the first five months, Weston had 29 house sales, down from 41 a year ago and lowest total since 2009, with low inventory continuing to constrict sales despite strong buyer demand. The Jan–May median reached \$1.41M, up 8% from last year and the highest on record for this period. Buyer competition was intense, with 62% of closings going over ask and a median of just 25 days on market. The top-priced sale in May was 7 Birch Hill Road at \$1.925M.

Inventory: At the end of May, Weston had 33 active houses on the market, down 35% from last year and about 84% below 2019 levels. The absorption rate stood at 3 months, meaning it would take about three months to sell all inventory at the current pace of sales.



CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$500K	0	0	NA
\$500K-\$700K	2	2	0%
\$700K-\$900K	4	3	+33.3%
\$900K-\$1.2M	4	10	-60%
\$1.2M-\$1.5M	8	9	-11.1%
\$1.5M-\$2M	7	9	-22.2%
Over \$2M	4	8	-50%

	2026	2025	% CHG
Houses: Closings in May	10	6	+66.7%
Houses: Average Closing Price in May	\$1,495,591	\$1,654,000	-9.6%
Houses: Closings First 5 Months	29	41	-29.3%
Houses: Average Closing Price First 5 Months	\$1,406,683	\$1,488,217	-5.5%
Houses: Pending on May 31	17	22	-22.7%
Houses: Active Inventory on May 31	33	51	-35.3%
House \$ Volume of Closings First 5 Months	\$40,793,813	\$61,016,889	-33.1%

Houses & Condos

Fairfield

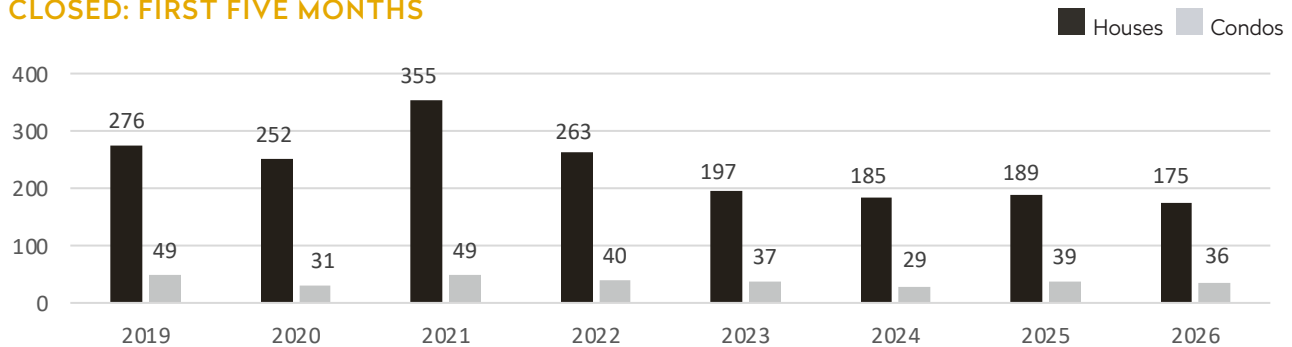
MAY 2026

Sales: Fairfield had 39 house sales in May, down from 52 a year ago and the lowest total for the month since 2009, with low inventory constricting sales despite very strong buyer demand. The May median sale price jumped to \$1.275M, up 38% from last year and the highest ever for the month, driven largely by sub-\$1M sales falling to just 14, less than half last year's total. Buyer competition remained strong, with 64% of closings going over ask, compared to 56% a year ago. The month's top sale was 2683 Bronson Road in Greenfield Hill, which closed at \$3.1M.

Inventory remained tight, with 131 active house listings at the end of May, up 12% from last year but still about 78% below 2019 levels.



CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$300K	1	0	NA
\$300K-\$400K	1	0	NA
\$400K-\$500K	1	9	-88.9%
\$500K-\$600K	12	10	+20%
\$600K-\$700K	11	20	-45%
\$700K-\$800K	17	23	-26.1%
\$800K-\$1M	24	36	-33.3%
\$1M-\$1.2M	24	9	+166.7%
\$1.2M-\$1.5M	23	20	+15%
\$1.5M-\$2M	29	33	-12.1%
Over \$2M	32	29	+10.3%

	2026	2025	% CHG
Houses: Closings in May	39	52	-25%
Houses: Average Closing Price in May	\$1,406,295	\$1,227,256	+14.6%
Houses: Closings First 5 Months	175	189	-7.4%
Houses: Average Closing Price First 5 Months	\$1,487,812	\$1,390,864	+7%
Houses: Pending on May 31	77	71	+8.5%
Houses: Active Inventory on May 31	131	117	+12%
Condos: Closings First 5 Months	36	39	-7.7%
Condos: Average Closing Price First 5 Months	\$719,583	\$848,008	-15.1%
Condos: Active Inventory on May 31	25	23	+8.7%
House & Condo \$ Volume of Closings First 5 Mo.s	\$286,272,035	\$295,945,626	-3.3%

Southport

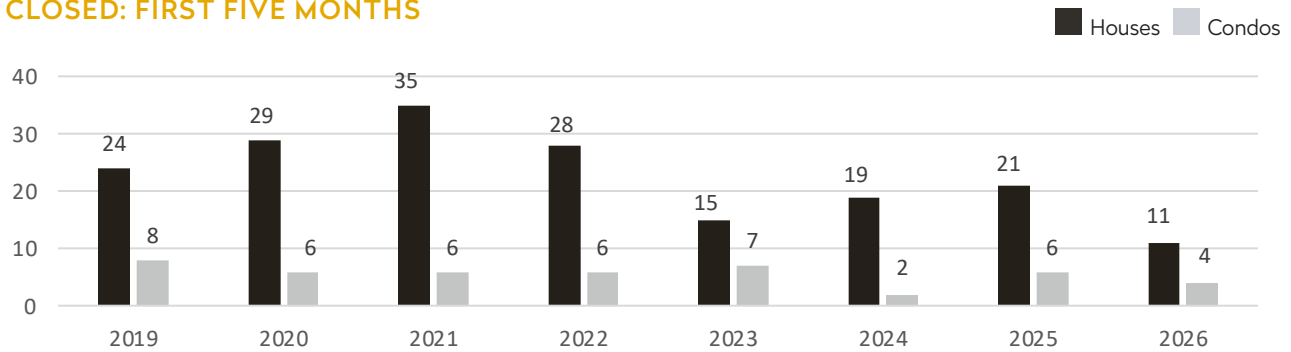
MAY 2026

Sales: Through the first five months, Southport saw 11 house sales, down from 21 a year ago, with low inventory constricting sales despite very strong buyer demand. Over this Jan.-May. stretch, 55% of house closings went over the asking price with an average list-to-sale ratio of 108%. Notable sales in May included 260 Range Road at \$2.4M, which closed 20% over ask in just four days, and 494 Pequot Avenue at \$1.75M, 17% over ask.

Inventory: At the end of May, there were just 9 active houses on the market, about 85% below 2019 levels. There were also 12 houses under contract, triple the count from a year ago. The pendings had a median time to contract of just 12 days.



CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$600K	0	1	-100%
\$600K-\$1M	2	5	-60%
\$1M-\$1.5M	3	3	0%
\$1.5M-\$2M	2	2	0%
\$2M-\$3M	1	7	-85.7%
Over \$3M	3	3	0%

	2026	2025	% CHG
Houses: Closings in May	3	5	-40%
Houses: Average Closing Price in May	\$1,838,333	\$2,012,000	-8.6%
Houses: Closings First 5 Months	11	21	-47.6%
Houses: Average Closing Price First 5 Months	\$2,742,727	\$2,067,238	+32.7%
Houses: Pending on May 31	12	4	+200%
Houses: Active Inventory on May 31	9	8	+12.5%
Condos: Closings First 5 Months	4	6	-33.3%
Condos: Average Closing Price First 5 Months	\$1,531,250	\$1,210,750	+26.5%
Condos: Active Inventory on May 31	7	2	+250%
House & Condo \$ Volume of Closings First 5 Mo.s	\$36,295,000	\$50,676,500	-28.4%

Houses & Condos

Redding

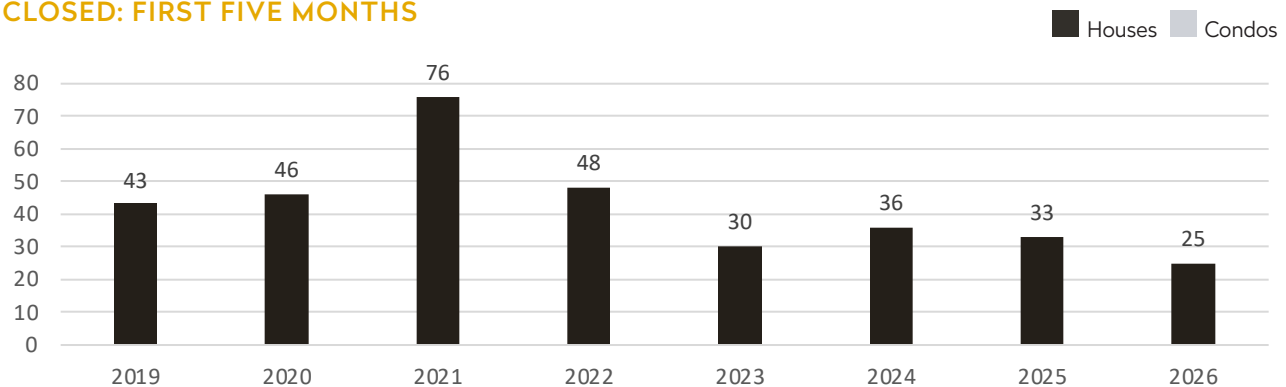
MAY 2026

Sales: Redding had 25 house closings through May, down from 33 a year ago, with low inventory constricting sales despite strong buyer demand. The median sale price was \$939K, the second highest on record for the period, though down slightly from last year. The share of sales closing over ask rose to 36% (all 7 May sales went at or over ask), up from 24% a year ago, with the average list-to-sale ratio at 100.3%, compared to 95% last year. May's top closing, and the year's third-highest, was 36-40 Fox Run Road, which sold at \$1.585M, 6% over ask.

Inventory: There were 40 active house listings at month's end, up 8% from last year but still 69% below 2019 levels. There were also 12 houses under contract with a median list price of \$1.125M.



CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$250K	0	1	-100%
\$250K-\$400K	0	2	-100%
\$400K-\$500K	2	0	NA
\$500K-\$600K	2	2	0%
\$600K-\$800K	6	4	+50%
\$800K-\$1M	7	7	0%
Over \$1M	8	17	-52.9%

	2026	2025	% CHG
Houses: Closings in May	7	7	0%
Houses: Average Closing Price in May	\$892,714	\$1,018,700	-12.4%
Houses: Closings First 5 Months	25	33	-24.2%
Houses: Average Closing Price First 5 Months	\$1,037,145	\$1,049,224	-1.2%
Houses: Pending on May 31	12	17	-29.4%
Houses: Active Inventory on May 31	40	37	+8.1%
Condos: Active Inventory on May 31	0	1	NA
House & Condo \$ Volume of Closings First 5 Mo.s	\$25,928,617	\$36,828,400	-29.6%

Houses & Condos

Easton

MAY 2026

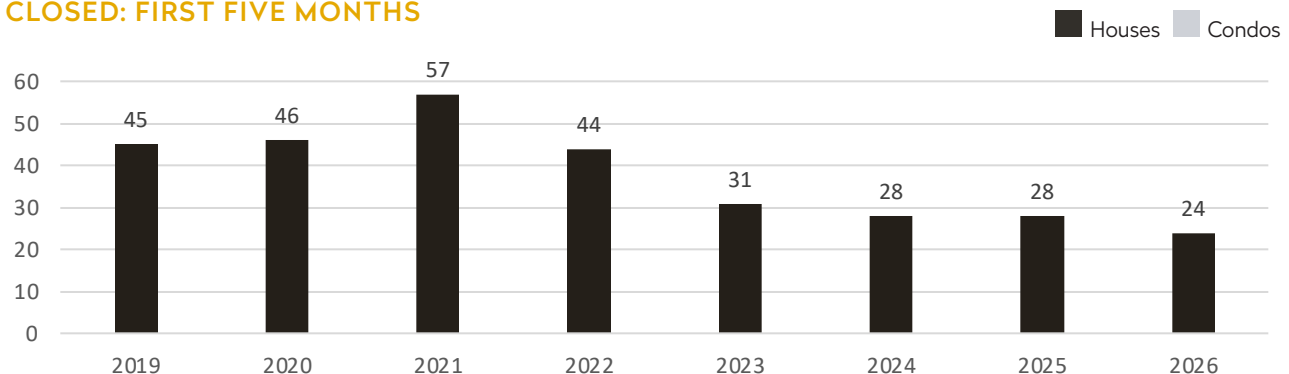
Sales: Through the first five months, Easton had 24 house sales, down from 28 a year ago and the lowest Jan.-May total since 2011, as tight inventory continued to constrict sales despite strong buyer demand. The median sale price reached \$1.1M, up 16% from last year and the highest on record for this period. Competition remained intense, with 58% of closings selling over the asking price. May closings included 12 Fox Run Drive at \$1.55M, Easton's highest priced sale year-to-date.

Inventory: There were 27 active house listings at the end of May, similar to last year but about 74% below 2019 levels. The absorption rate stood at 3.6 months, meaning it would take just over three and a half months to sell all current inventory at the recent pace of sales.



BHSD 24172560

CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$400K	0	0	NA
\$400K-\$500K	0	0	NA
\$500K-\$600K	0	1	-100%
\$600K-\$700K	0	0	NA
\$700K-\$1M	10	15	-33.3%
\$1M-\$1.5M	11	8	+37.5%
Over \$1.5M	3	4	-25%

	2026	2025	% CHG
Houses: Closings in May	7	11	-36.4%
Houses: Average Closing Price in May	\$1,154,857	\$1,069,456	+8%
Houses: Closings First 5 Months	24	28	-14.3%
Houses: Average Closing Price First 5 Months	\$1,110,408	\$1,050,679	+5.7%
Houses: Pending on May 31	8	11	-27.3%
Houses: Active Inventory on May 31	27	26	+3.8%
House \$ Volume of Closings First 5 Months	\$26,649,800	\$29,419,013	-9.4%

Houses & Condos

Ridgefield

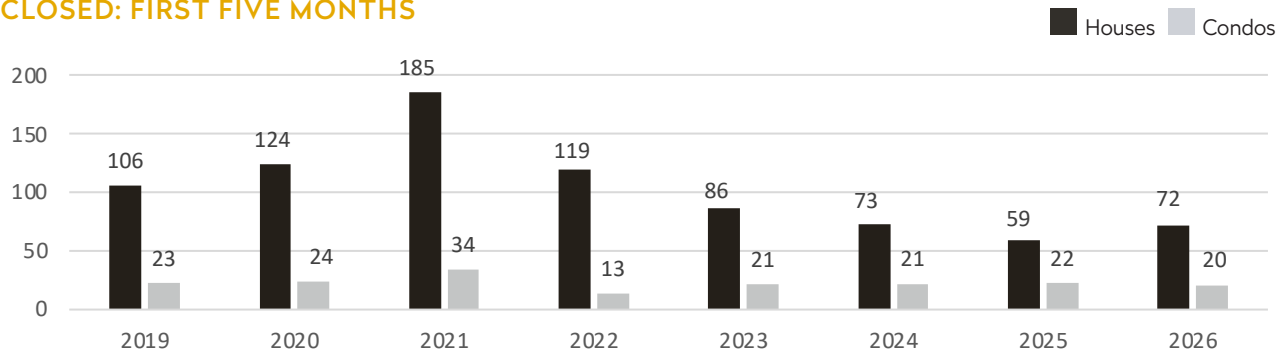
MAY 2026

Sales: In May, Ridgefield had 17 house sales, similar to last year but still low by historical measure, with low inventory constricting sales despite very strong buyer demand. For closings in the month, nearly three-quarters went over ask and the median time on market was just 14 days. The median sale price rose to \$1.4M, with 7 sales above \$1.5M, compared to just one a year ago. The month's top sale was 77 Golf Lane in South Ridgefield, which closed at \$2.8M, 17% over the asking price.

Inventory: Supply remained tight at the end of May, with 72 active house listings, up from last year but still about 77% below 2019 levels. There were also 38 pending house sales with a median list price of \$1.2M.



CLOSED: FIRST FIVE MONTHS



OF HOUSES CLOSED: FIRST FIVE MONTHS

	2026	2025	%
Under \$400K	0	0	NA
\$400K-\$500K	0	3	-100%
\$500K-\$600K	1	1	0%
\$600K-\$700K	3	2	+50%
\$700K-\$800K	11	5	+120%
\$800K-\$1M	12	17	-29.4%
\$1M-\$1.5M	19	19	0%
\$1.5M-\$2M	17	6	+183.3%
Over \$2M	9	6	+50%

	2026	2025	% CHG
Houses: Closings in May	17	18	-5.6%
Houses: Average Closing Price in May	\$1,465,848	\$1,027,576	+42.7%
Houses: Closings First 5 Months	72	59	+22%
Houses: Average Closing Price First 5 Months	\$1,487,295	\$1,261,291	+17.9%
Houses: Pending on May 31	38	43	-11.6%
Houses: Active Inventory on May 31	72	55	+30.9%
Condos: Closings First 5 Months	20	22	-9.1%
Condos: Average Closing Price First 5 Months	\$624,138	\$487,792	+28%
Condos: Active Inventory on May 31	8	11	-27.3%
House & Condo \$ Volume of Closings First 5 Mo.s	\$119,568,017	\$85,147,592	+40.4%

Contact Us

May 2026

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