

Q3

2026
MARKET
REPORT

FULLTOWN
CONCO

Brown Harris Stevens THE Craft of Research

1845 & 1859 Fairfield Beach Road

Lower Fairfield County

Brown Harris Stevens

Q3 2026 Overview

Lower Fairfield County posted some of its strongest buyer competition on record in the third quarter, even as overall sales volume remained essentially flat and mortgage rates moved higher through the summer.

There were 1,183 house closings in Q3, similar to a year ago and still about 20% below pre-pandemic third-quarter levels. The median house sale price reached a record \$1.45M, up 4% from a year ago. The condo market also set a Q3 price record, with a median sale price of \$550K, up 6% from \$519K.

The record median came as more sales moved into higher price points. There were 66 sales above \$5M, up from 57 a year ago and the highest Q3 total on record. At the same time, sales below \$1M declined 5% from a year ago.

Buyer competition remained elevated. In Q3, a record 64% of house closings sold over the asking price, up from 57% a year ago, while the average list-to-sale ratio reached a record 105.3%. Competition was strongest in the \$1M–\$2M range, where 74% of closings sold over ask at an average of 107.6% of list price. At the very top of the market, 35% of sales above \$5M closed over ask, more than double the 16% share a year ago, while the average list-to-sale ratio reached 100.1%, only the second quarter on record above 100%.

Houses did take somewhat longer to sell, with the overall median time on market rising to 21 days from 16 a year ago.

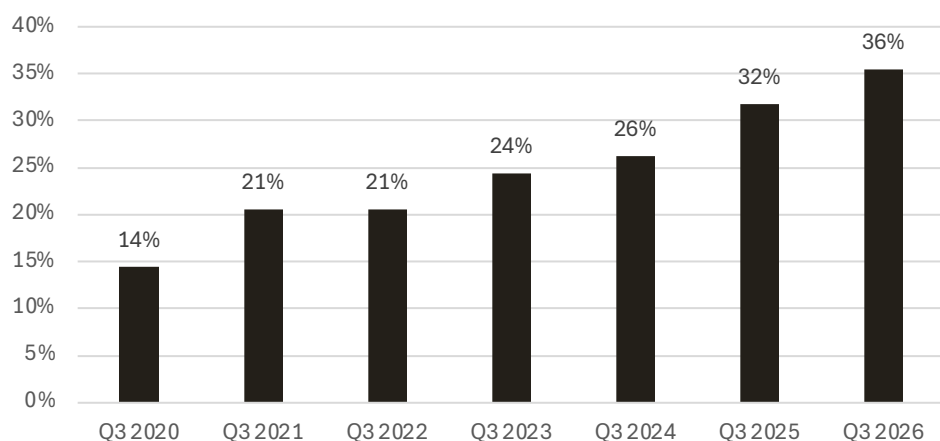
September produced several notable high-end closings. In Greenwich, 44 & 40 Mayo Avenue closed at \$21.25M, the town's highest-priced sale year to date. In Norwalk, 10 Shorehaven Road sold for \$10M, the highest sale on record for the city. And in Darien, 38 Three Wells Lane closed at \$6.1M after just 2 days on the market at 117% of its list price.

Inventory increased marginally but remained historically low. There were 825 active houses at the end of September, up 3% from a year ago but still about 78% below 2019 levels. Condo inventory rose 25% to 320 active listings.

The average 30-year fixed rate rose from a recent low of 6.43% in early July to just over 7% by late September. A year ago, rates moved in the opposite direction, falling to 6.3% by late September. It's a factor to keep an eye on heading into the year's final quarter.



Share of Q3 House Closing Above \$2M, 2020–2026

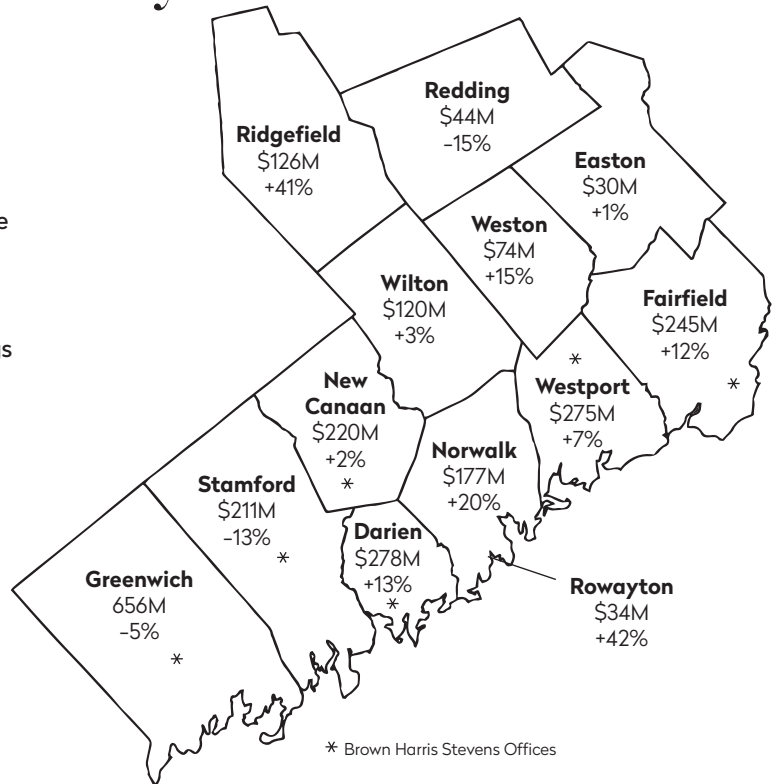


In Q3 2026, 36% of house sales closed above \$2M, more than double the amount in Q3 2020, when the share was 14%.

Lower Fairfield County

Dollar Volume of House Sales Q3 2026 vs. Q3 2025

To the right is a look at the total dollar volume of house sales for each town for the 3rd quarter of 2026 and the percentage change as it compares to the same time frame in 2025. Collectively, the dollar volume of closings in the 3rd quarter for Lower Fairfield County was \$2.46 billion, an increase of 4% year-over-year.



TOWN COMPARISON: SOLD HOUSES - THIRD QUARTER

Town	# of Closed Houses		% change	Average Closing Price		% change
	2026	2025		2026	2025	
Darien	80	87	-8%	\$3,477,776	\$2,819,249	+23.4%
Easton	28	30	-6.7%	\$1,080,786	\$999,692	+8.1%
Fairfield	173	163	+6.1%	\$1,417,404	\$1,339,519	+5.8%
All of Greenwich	150	161	-6.8%	\$4,374,176	\$4,297,665	+1.8%
New Canaan	73	70	+4.3%	\$3,017,116	\$3,080,601	-2.1%
Norwalk	158	150	+5.3%	\$1,117,278	\$983,896	+13.6%
Redding	39	42	-7.1%	\$1,125,240	\$1,235,452	-8.9%
Ridgefield	88	70	+25.7%	\$1,428,078	\$1,270,019	+12.4%
Rowayton*	13	12	+8.3%	\$2,628,615	\$2,005,417	+31.1%
Southport*	10	12	-16.7%	\$1,662,830	\$2,507,838	-33.7%
Stamford	178	199	-10.6%	\$1,184,944	\$1,215,304	-2.5%
Weston	43	42	+2.4%	\$1,711,279	\$1,521,803	+12.5%
Westport	97	98	-1%	\$2,831,170	\$2,623,206	+7.9%
Wilton	76	75	+1.3%	\$1,578,398	\$1,548,695	+1.9%

*Sales in Rowayton and Southport are also included in Norwalk and Fairfield totals, respectively.

All data sourced from Connecticut Smart MLS and Greenwich MLS. Actives from the Connecticut Smart MLS include Active and Show status. Actives from the Greenwich MLS include Active and Contingent Contract status. Condos in report include Condos and Co-Ops.

All of Greenwich Overview

Houses: All of Greenwich had 150 house closings in Q3, a slight decline from 161 a year ago, but prices and buyer competition reached record levels. The median sale price hit \$3.335M, with 62 closings over \$4M compared with 56 a year ago. 59% of closings sold over the asking price, up from 43% a year ago. The median time on market fell to just 16 days from 28.

Condos: Greenwich had 49 condo closings in Q3, similar to a year ago, and the median sale price held relatively steady at \$1.01M. 41% sold over ask, down from 53% last year. 2 Oneida Drive C2 closed in September at \$6.495M, at the asking price, making it the highest-priced condo sale of the year and third-highest on record.

	2026	2025	% CHANGE
Houses: Closings in Q3	150	161	-6.8%
Houses: Average Closing Price Q3	\$4,374,176	\$4,297,665	+1.8%
Houses: Closings First Nine Months	381	393	-3.1%
Houses: Average Closing Price First Nine Months	\$4,507,557	\$4,223,609	+6.7%
Houses: Pending on Sept. 30th	52	55	-5.5%
Houses: Inventory on Sept. 30th	128	130	-1.5%
Condos: Closings First Nine Months	142	124	+14.5%
Condos: Average Closing Price First Nine Months	\$1,558,832	\$1,376,114	+13.3%
Condos: Inventory on Sept. 30th	42	43	-2.3%

Single Family Houses

Number of Solds Q3
2026 vs. 2025

↓ 7%

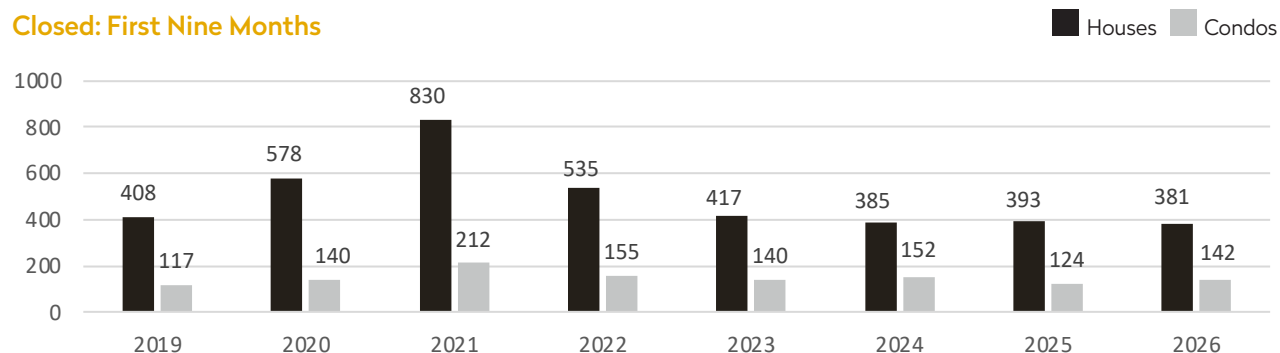
Average Sold Price Q3
2026 vs. 2025

↑ 2%

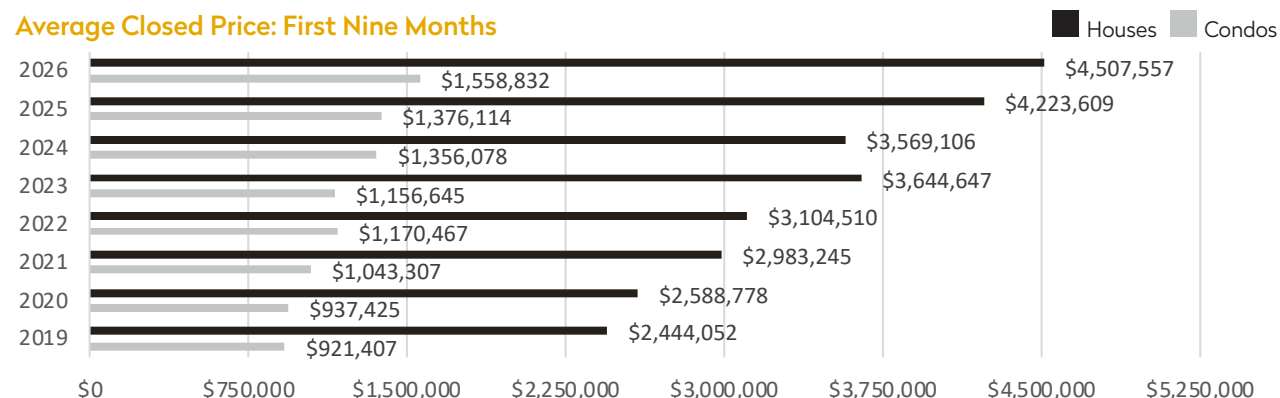
Sept. 2026 Inventory
vs. Sept. 2025

↓ 2%

Closed: First Nine Months



Average Closed Price: First Nine Months



Greenwich Overview

Sales: Greenwich had 77 house closings in Q3, down 20% from 96 a year ago, but prices and buyer competition reached record levels. The median sale price hit a record \$3.857M, while 56% of closings sold over the asking price, up sharply from 33% a year ago. September's closing at 44 & 40 Mayo Avenue for \$21.25M was the highest-priced house sale of the year.

Inventory/Pendings: At the end of September, Greenwich had 90 active house listings, similar to a year ago and still about 81% below 2019 levels. Among active listings below \$3M, the median time on market was 57 days, up from 28 a year ago. The 37 houses under contract had a median list price of \$4.75M.

	2026	2025	% CHANGE
Houses: Closings in Q3	77	96	-19.8%
Houses: Average Closing Price Q3	\$5,255,336	\$4,930,281	+6.6%
Houses: Closings First Nine Months	219	233	-6%
Houses: Average Closing Price First Nine Months	\$5,168,283	\$4,982,523	+3.7%
Houses: Pending on Sept. 30th	37	36	+2.8%
Houses: Inventory on Sept. 30th	90	93	-3.2%
Condos: Closings First Nine Months	107	95	+12.6%
Condos: Average Closing Price First Nine Months	\$1,738,608	\$1,480,475	+17.4%
Condos: Inventory on Sept. 30th	32	31	+3.2%

Single Family Houses

Number of Solds Q3
2026 vs. 2025

↓ 20%

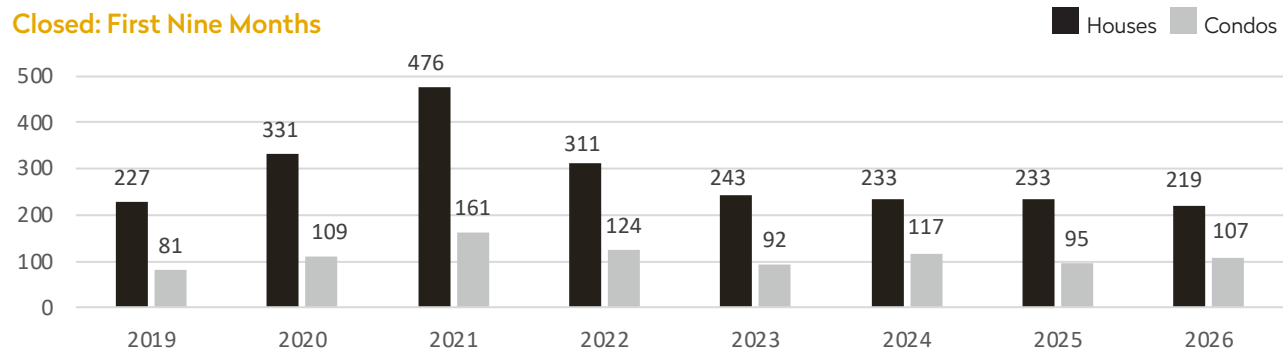
Average Sold Price Q3
2026 vs. 2025

↑ 7%

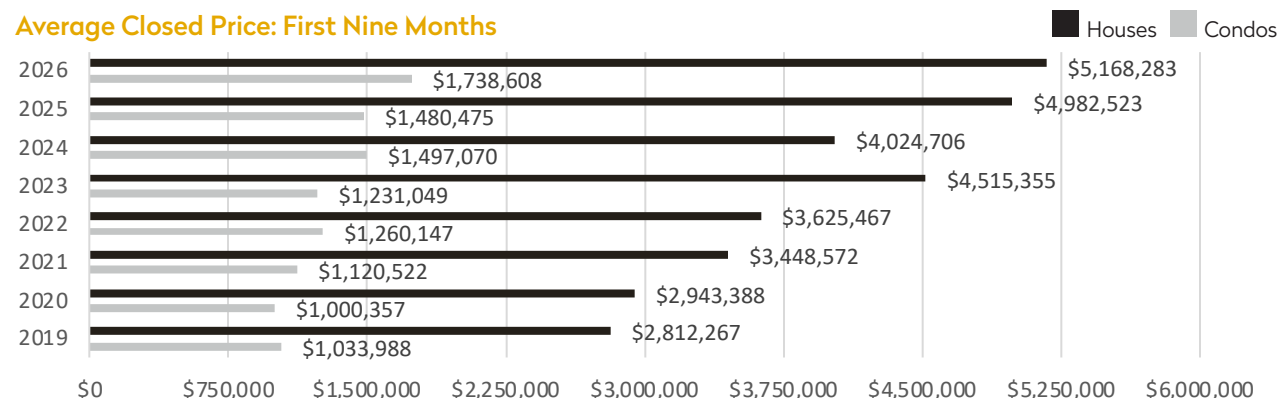
Sept. 2026 Inventory
vs. Sept. 2025

↓ 3%

Closed: First Nine Months



Average Closed Price: First Nine Months



Cos Cob Overview

Sales: Cos Cob had 18 house sales in the third quarter, similar to the 21 a year ago. However, for the year, the 35 closings are 29% lower year-over-year and the lowest total in over two decades. Despite lower volume, buyer competition remained intense. In Q3, 72% of house closings sold at or over the ask price with an average list-to-sale ratio of 105%. Of the six condo closings in the quarter, five sold at or over ask. September's top closing was 3 Carriage Road at \$2.675M, which went 7% above list.

Inventory: Cos Cob had 11 house listings at quarter's end, up from 7 a year ago but still about 79% below 2019 levels.

	2026	2025	% CHANGE
Houses: Closings in Q3	18	21	-14.3%
Houses: Average Closing Price Q3	\$2,366,778	\$2,210,430	+7.1%
Houses: Closings First Nine Months	35	49	-28.6%
Houses: Average Closing Price First Nine Months	\$2,303,843	\$2,238,322	+2.9%
Houses: Pending on Sept. 30th	4	4	0%
Houses: Inventory on Sept. 30th	11	7	+57.1%
Condos: Closings First Nine Months	16	13	+23.1%
Condos: Average Closing Price First Nine Months	\$894,656	\$1,130,000	-20.8%
Condos: Inventory on Sept. 30th	3	6	-50%

Single Family Houses

Number of Solds Q3
2026 vs. 2025

↓ 14%

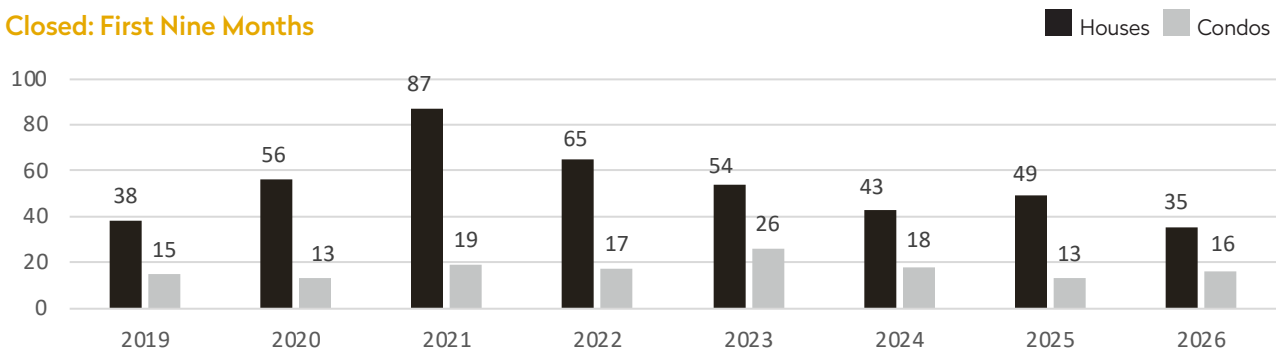
Average Sold Price Q3
2026 vs. 2025

↑ 7%

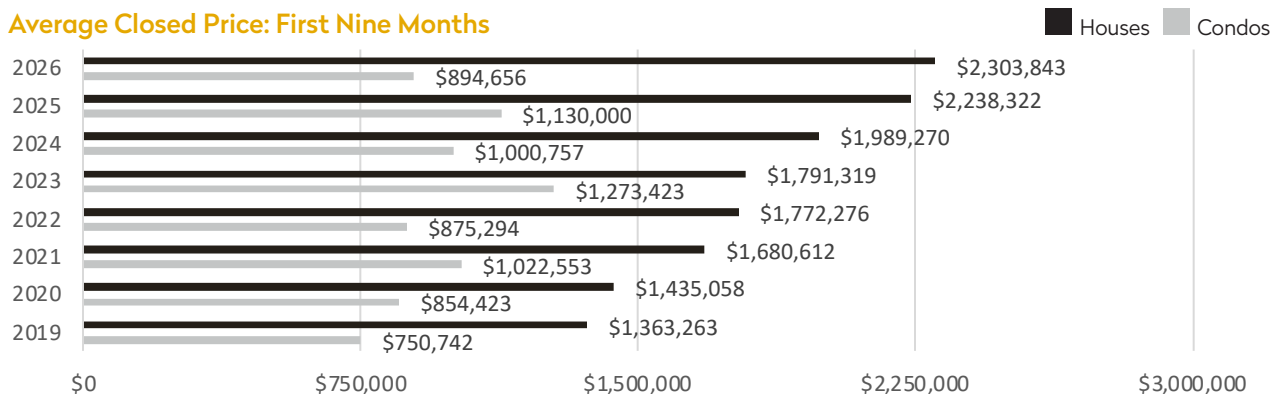
Sept. 2026 Inventory
vs. Sept. 2025

↑ 57%

Closed: First Nine Months



Average Closed Price: First Nine Months



Riverside Overview

Sales: Riverside had 28 house closings in the third quarter, with 20 going over the asking price and an average list-to-sale ratio of 109.2%, a record-high for the quarter. The median time on market was just 12 days. In the quarter, there were six sales above \$5M, and the median sale price was \$3.53M, the highest of the past decade.

Inventory/Pendings: At the end of September, Riverside had 11 active houses on the market, down from 18 a year ago and about 85% below 2019 levels. The 5 pending house sales at the end of the month had a median list price of \$2M.

	2026	2025	% CHANGE
Houses: Closings in Q3	28	28	0%
Houses: Average Closing Price Q3	\$3,840,483	\$3,718,698	+3.3%
Houses: Closings First Nine Months	66	60	+10%
Houses: Average Closing Price First Nine Months	\$3,862,129	\$3,505,718	+10.2%
Houses: Pending on Sept. 30th	5	7	-28.6%
Houses: Inventory on Sept. 30th	11	18	-38.9%
Condos: Closings First Nine Months	3	3	0%
Condos: Average Closing Price First Nine Months	\$1,161,523	\$921,667	+26%
Condos: Inventory on Sept. 30th	1	0	NA

Single Family Houses

Number of Solds Q3
2026 vs. 2025

0%

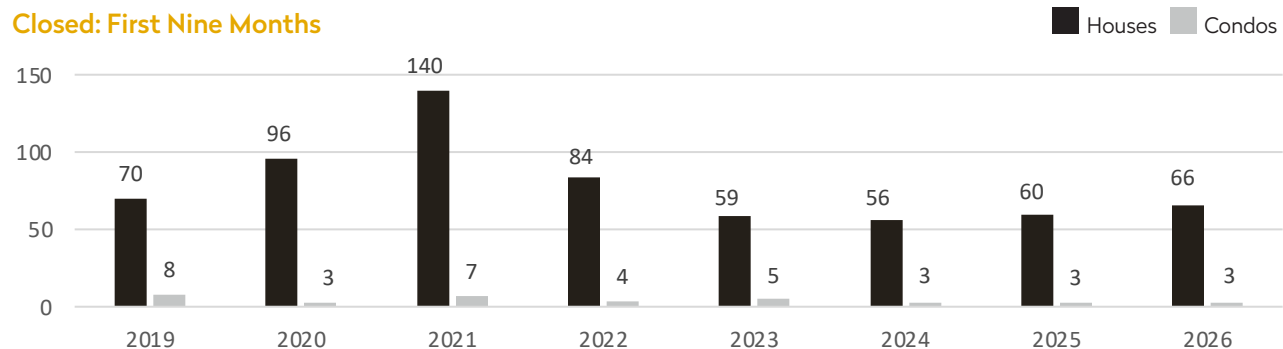
Average Sold Price Q3
2026 vs. 2025

↑3%

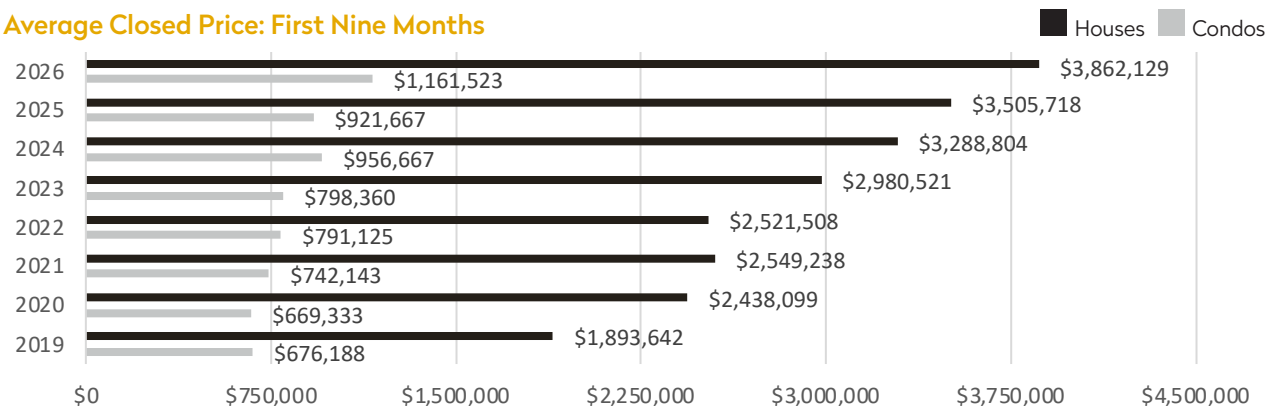
Sept. 2026 Inventory
vs. Sept. 2025

↓39%

Closed: First Nine Months



Average Closed Price: First Nine Months



Old Greenwich Overview

Sales: Old Greenwich had 27 house closings in the third quarter, the highest total for the quarter since 2022. Buyer competition remained fierce, with 59% of house sales going over the asking price, with an average list-to-sale ratio of 108.2%, a record high for the quarter. The median time on market was just 12 days. The condo market saw 7 closings with a median price of \$1.25M, four of which went over ask. September's top-priced closing, and the quarter's, was 189 Shore Road at \$7.95M.

Inventory/Pendings: Old Greenwich had 16 active houses at quarter's end, still about 75% below 2019 levels. The 6 pending house sales had a median list price of \$4.4M.

	2026	2025	% CHANGE
Houses: Closings in Q3	27	16	+68.8%
Houses: Average Closing Price Q3	\$3,752,966	\$4,254,658	-11.8%
Houses: Closings First Nine Months	61	51	+19.6%
Houses: Average Closing Price First Nine Months	\$4,098,198	\$3,508,422	+16.8%
Houses: Pending on Sept. 30th	6	8	-25%
Houses: Inventory on Sept. 30th	16	12	+33.3%
Condos: Closings First Nine Months	16	13	+23.1%
Condos: Average Closing Price First Nine Months	\$1,095,250	\$964,462	+13.6%
Condos: Inventory on Sept. 30th	6	6	0%

Single Family Houses

Number of Solds Q3

2026 vs. 2025

↑69%

Average Sold Price Q3

2026 vs. 2025

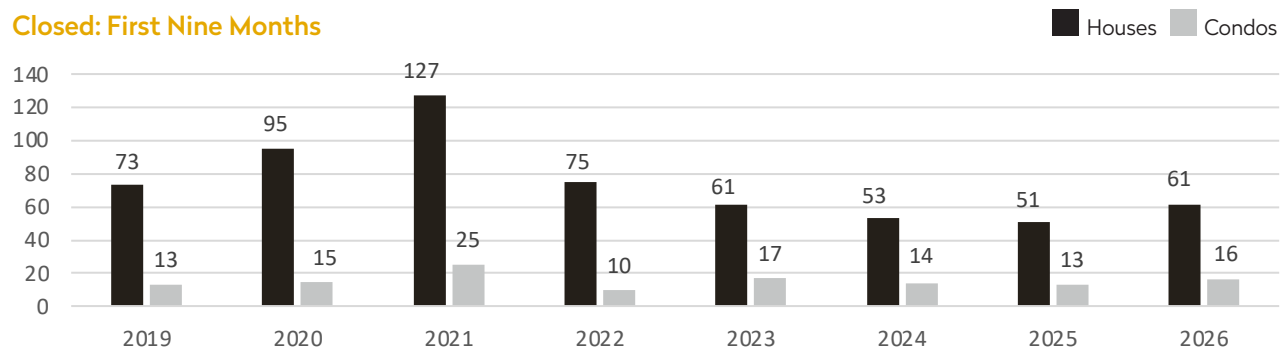
↓12%

Sept. 2026 Inventory

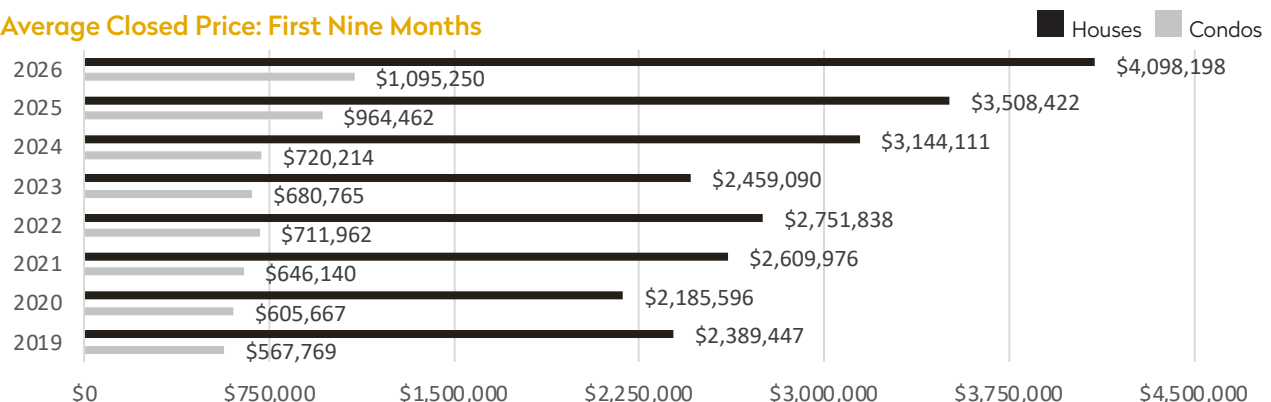
vs. Sept. 2025

↑33%

Closed: First Nine Months



Average Closed Price: First Nine Months



Stamford Overview

Houses: Stamford had 178 house closings in Q3, down 11% from a year ago, while the median sale price held steady at \$1.01M. Buyer competition remained strong, with 67% of closings selling over the asking price and a median time on market of 23 days. September's closing at 58 Rogers Road for \$4.4M was the third-highest-priced sale of the year, selling 16% over ask. On September 30, we had 120 active house listings, up 20% from a year ago.

Condos: Stamford had 138 condo closings in Q3, with 54% of closings selling over ask, similar to last year. Condo inventory also increased sharply, with 139 active listings at the end of September, up 53% from a year ago.

	2026	2025	% CHANGE
Houses: Closings in Q3	178	199	-10.6%
Houses: Average Closing Price Q3	\$1,184,944	\$1,215,304	-2.5%
Houses: Closings First Nine Months	427	483	-11.6%
Houses: Average Closing Price First Nine Months	\$1,206,104	\$1,132,861	+6.5%
Houses: Pending on Sept. 30th	45	43	+4.7%
Houses: Inventory on Sept. 30th	120	100	+20%
Condos: Closings First Nine Months	397	409	-2.9%
Condos: Average Closing Price First Nine Months	\$504,907	\$492,504	+2.5%
Condos: Inventory on Sept. 30th	139	91	+52.7%

Single Family Houses

Number of Solds Q3
2026 vs. 2025

↓11%

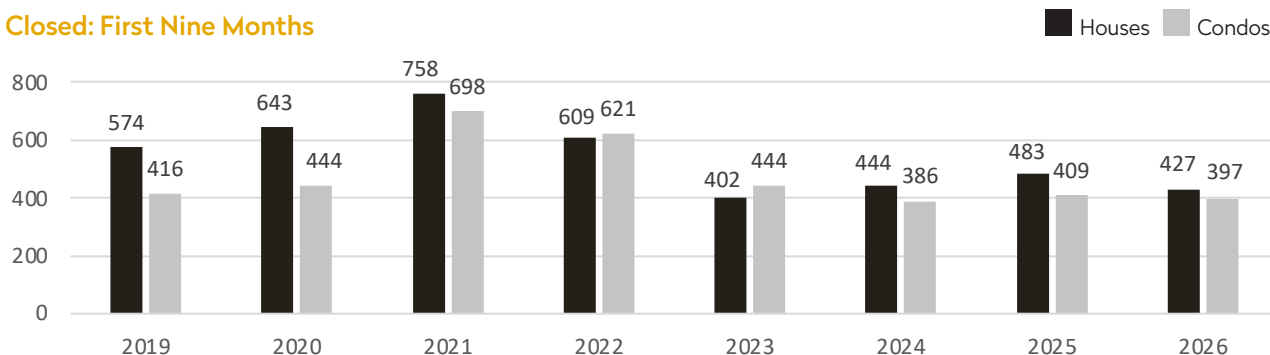
Average Sold Price Q3
2026 vs. 2025

↓3%

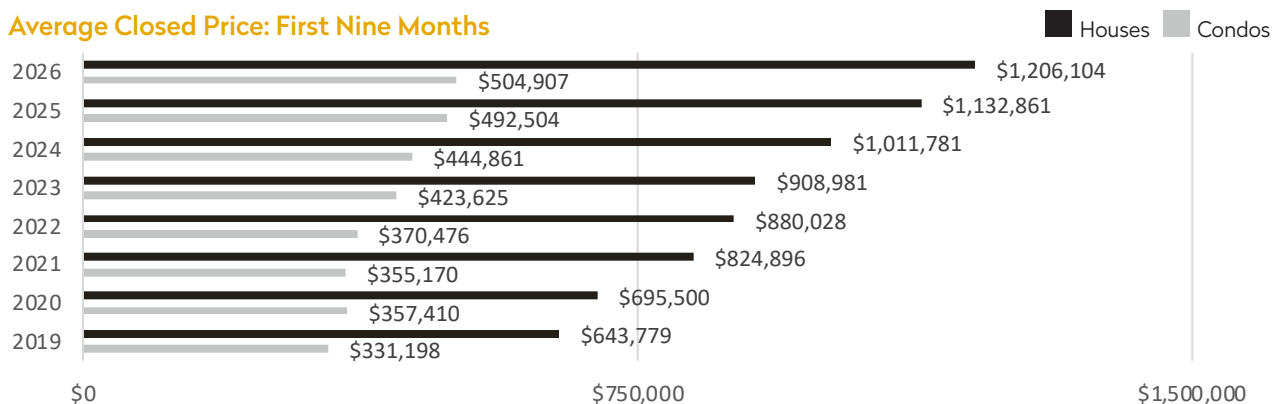
Sept. 2026 Inventory
vs. Sept. 2025

↑20%

Closed: First Nine Months



Average Closed Price: First Nine Months



Darien Overview

Houses: Darien had 80 house closings in Q3, down slightly from 87 a year ago but roughly in line with recent years. The median sale price hit a record \$2.94M, up 23% from last year, driven by 13 closings above \$5M, compared with 5 a year ago. Closings under \$2M fell from 33 to 18. Buyer competition remained strong, with 61% of house closings selling over the asking price and a median time on market of just 13 days.

Condos: Darien's condo market was also highly competitive. Of the quarter's 7 closings, 6 sold over ask, with a median time on market of just 10 days. The median sale price hit a record high of \$1.96M.

	2026	2025	% CHANGE
Houses: Closings in Q3	80	87	-8%
Houses: Average Closing Price Q3	\$3,477,776	\$2,819,249	+23.4%
Houses: Closings First Nine Months	177	189	-6.3%
Houses: Average Closing Price First Nine Months	\$3,243,748	\$2,831,501	+14.6%
Houses: Pending on Sept. 30th	15	16	-6.3%
Houses: Inventory on Sept. 30th	27	32	-15.6%
Condos: Closings First Nine Months	14	11	+27.3%
Condos: Average Closing Price First Nine Months	\$1,846,666	\$1,136,546	+62.5%
Condos: Inventory on Sept. 30th	2	2	0%

Single Family Houses

Number of Solds Q3
2026 vs. 2025

↓8%

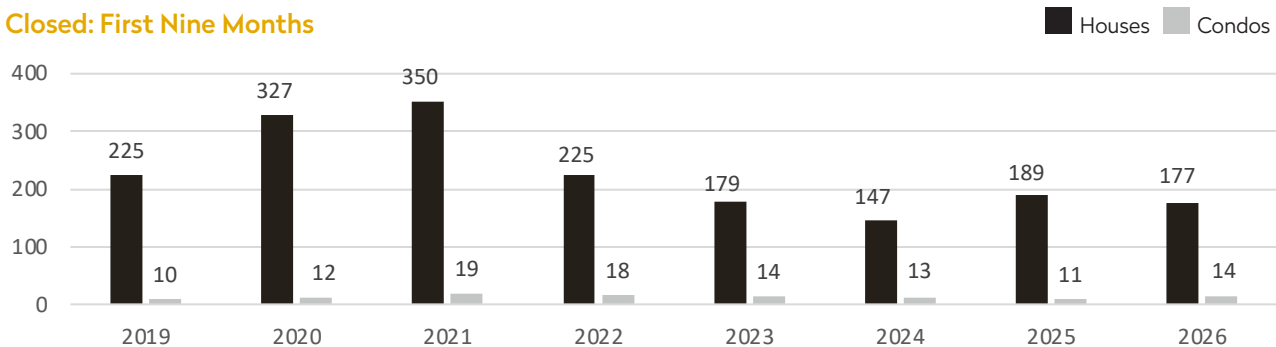
Average Sold Price Q3
2026 vs. 2025

↑23%

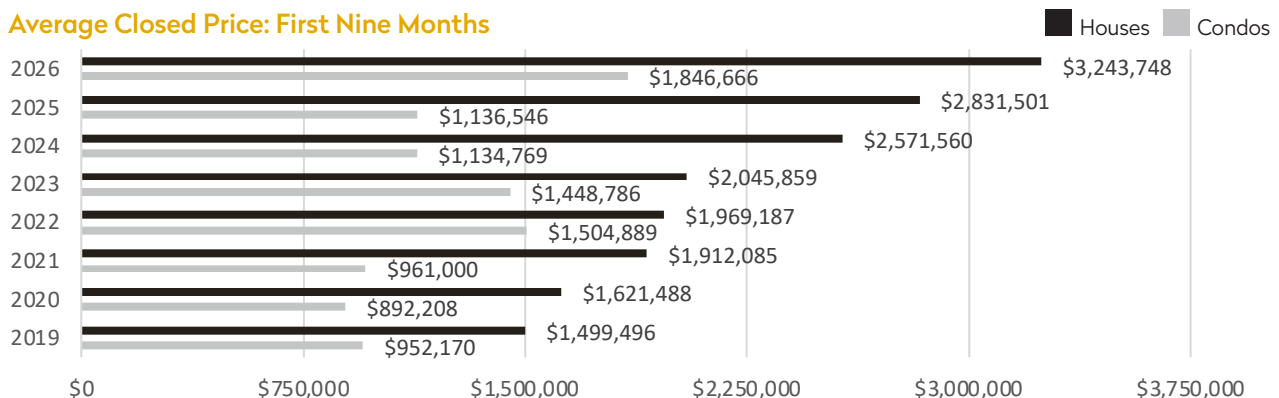
Sept. 2026 Inventory
vs. Sept. 2025

↓16%

Closed: First Nine Months



Average Closed Price: First Nine Months



New Canaan Overview

Houses: New Canaan had 73 house closings in Q3, a small increase from last year and the highest total of the past three years. The median sale price hit \$2.65M, a record high, driven by 24 closings in the \$3M–\$5M price range, compared with 16 a year ago. Buyer competition remained elevated: 64% of house closings sold over the asking price, up from 53% a year ago, with a median time on market of just 15 days.

Condos: New Canaan's condo market was also highly competitive. Of the quarter's 28 closings, 23 sold over ask (82%), with a median time on market of 16 days. The median sale price hit a record high \$1.53M, with 12 closings between \$1.5M and \$2M, vs. 3 a year ago.

	2026	2025	% CHANGE
Houses: Closings in Q3	73	70	+4.3%
Houses: Average Closing Price Q3	\$3,017,116	\$3,080,601	-2.1%
Houses: Closings First Nine Months	167	162	+3.1%
Houses: Average Closing Price First Nine Months	\$3,160,180	\$2,954,842	+6.9%
Houses: Pending on Sept. 30th	13	25	-48%
Houses: Inventory on Sept. 30th	45	49	-8.2%
Condos: Closings First Nine Months	49	50	-2%
Condos: Average Closing Price First Nine Months	\$1,518,302	\$1,325,982	+14.5%
Condos: Inventory on Sept. 30th	20	5	+300%

Single Family Houses

Number of Solds Q3
2026 vs. 2025

↑ 4%

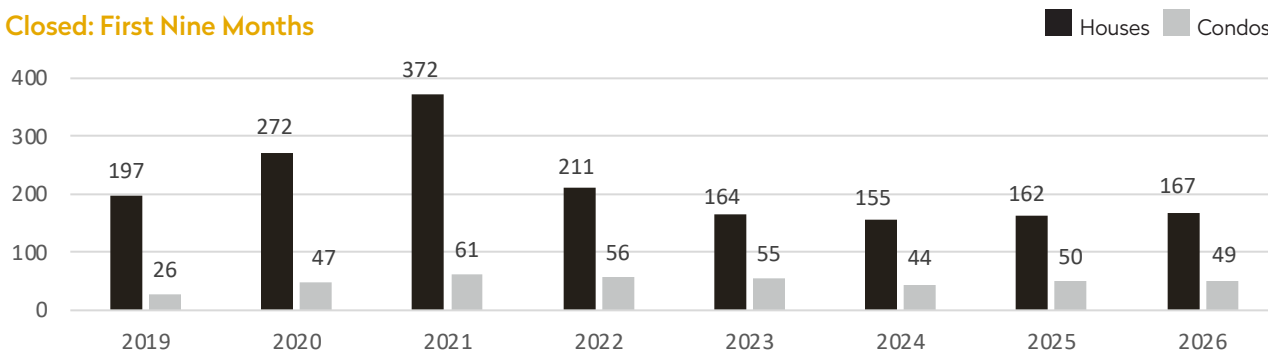
Average Sold Price Q3
2026 vs. 2025

↓ 2%

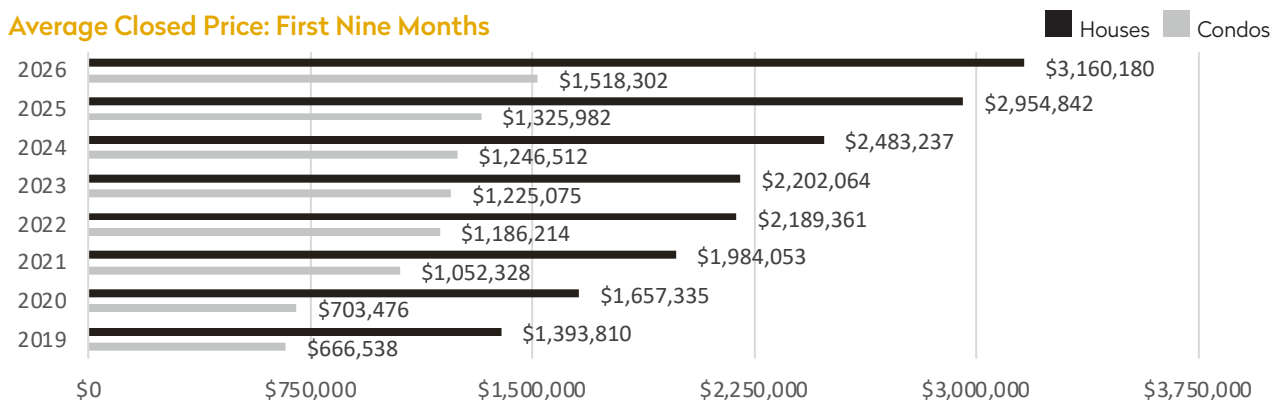
Sept. 2026 Inventory
vs. Sept. 2025

↓ 8%

Closed: First Nine Months



Average Closed Price: First Nine Months



Norwalk Overview

Sales: Norwalk had 158 house closings in Q3, up slightly from a year ago. The median sale price rose 12% to \$850K, a record high, driven by 15 sales above \$2M, up from 10 in Q3 2025. September's top sale was 10 Shorehaven Road, which closed at \$10M, the highest-priced house sale on record in Norwalk. Overall, buyer competition remained strong, with 69% of closings selling over the asking price and a median time on market of 22 days.

Condos: Norwalk had 81 condo closings in Q3, down from 95 a year ago, with 58% selling over ask, up from 53% a year ago. At the end of September, 23 condos were under contract with a median list price of \$435K, up 16% from a year ago.

	2026	2025	% CHANGE
Houses: Closings in Q3	158	150	+5.3%
Houses: Average Closing Price Q3	\$1,117,278	\$983,896	+13.6%
Houses: Closings First Nine Months	373	373	0%
Houses: Average Closing Price First Nine Months	\$1,151,411	\$962,073	+19.7%
Houses: Pending on Sept. 30th	41	62	-33.9%
Houses: Inventory on Sept. 30th	109	101	+7.9%
Condos: Closings First Nine Months	229	253	-9.5%
Condos: Average Closing Price First Nine Months	\$485,387	\$476,911	+1.8%
Condos: Inventory on Sept. 30th	66	65	+1.5%

Single Family Houses

Number of Solds Q3
2026 vs. 2025

↑5%

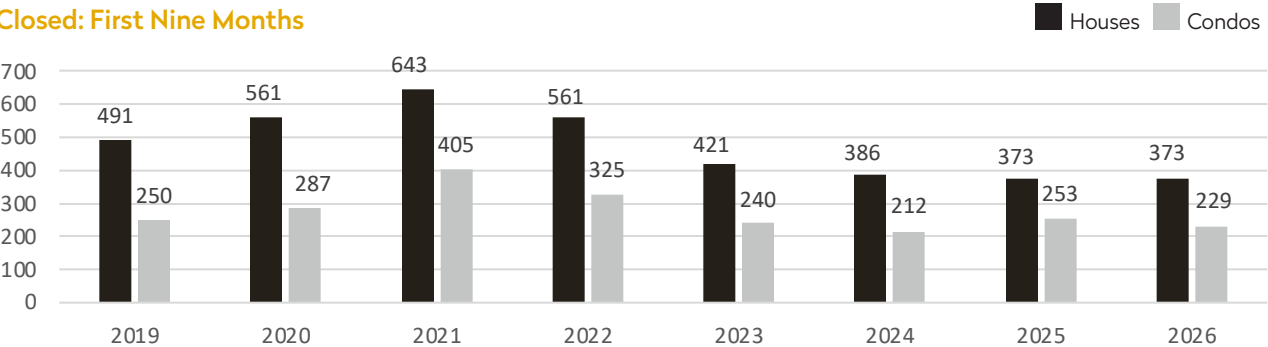
Average Sold Price Q3
2026 vs. 2025

↑14%

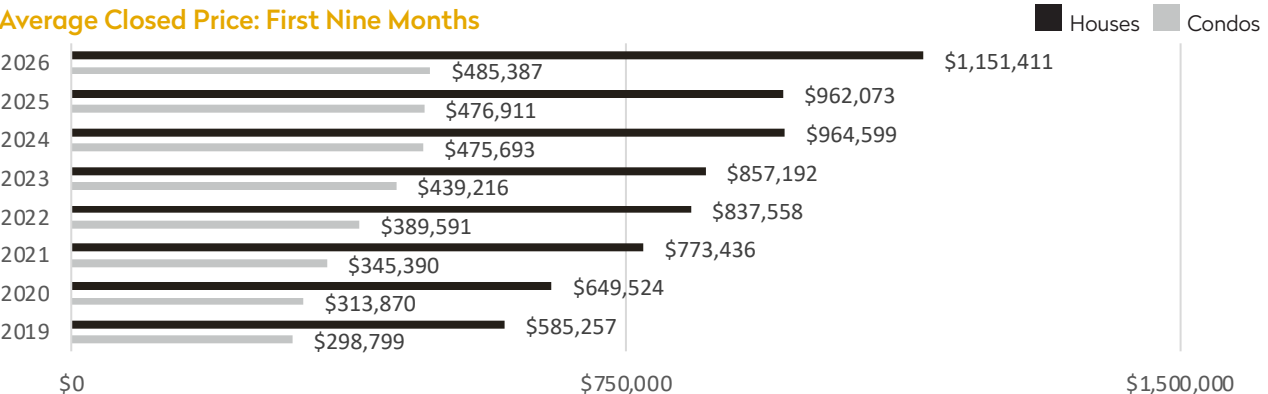
Sept. 2026 Inventory
vs. Sept. 2025

↑8%

Closed: First Nine Months



Average Closed Price: First Nine Months



Rowayton Overview

Sales: Rowayton had 13 house closings in the third quarter, similar to the totals in each of the past two years. Buyer competition remained strong, with 10 of 13 sales going over the asking price. Year to date, 67% of house closings have sold over ask, up from 50% a year ago. The median sale price in Q3 rose to \$2.5M, with all 13 closings above \$1M. September's closing at 43 Rowayton Avenue for \$5.35M was the second-highest priced sale year to date.

Inventory/Pendings: At the end of September, Rowayton had 4 active houses on the market, down from 9 a year ago and about 95% below 2019 levels. The 7 houses under contract had a median list price of \$3M.

	2026	2025	% CHANGE
Houses: Closings in Q3	13	12	+8.3%
Houses: Average Closing Price Q3	\$2,628,615	\$2,005,417	+31.1%
Houses: Closings First Nine Months	36	38	-5.3%
Houses: Average Closing Price First Nine Months	\$2,640,103	\$2,025,081	+30.4%
Houses: Pending on Sept. 30th	7	9	-22.2%
Houses: Inventory on Sept. 30th	4	9	-55.6%
Condos: Closings First Nine Months	1	2	-50%
Condos: Average Closing Price First Nine Months	\$2,600,000	\$3,193,750	-18.6%
Condos: Inventory on Sept. 30th	0	2	NA

Single Family Houses

Number of Solds Q3
2026 vs. 2025

↑ 8%

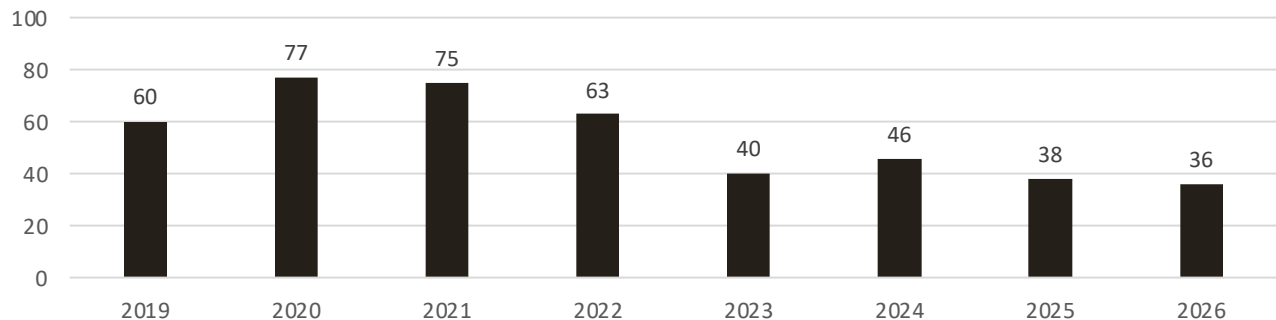
Average Sold Price Q3
2026 vs. 2025

↑ 31%

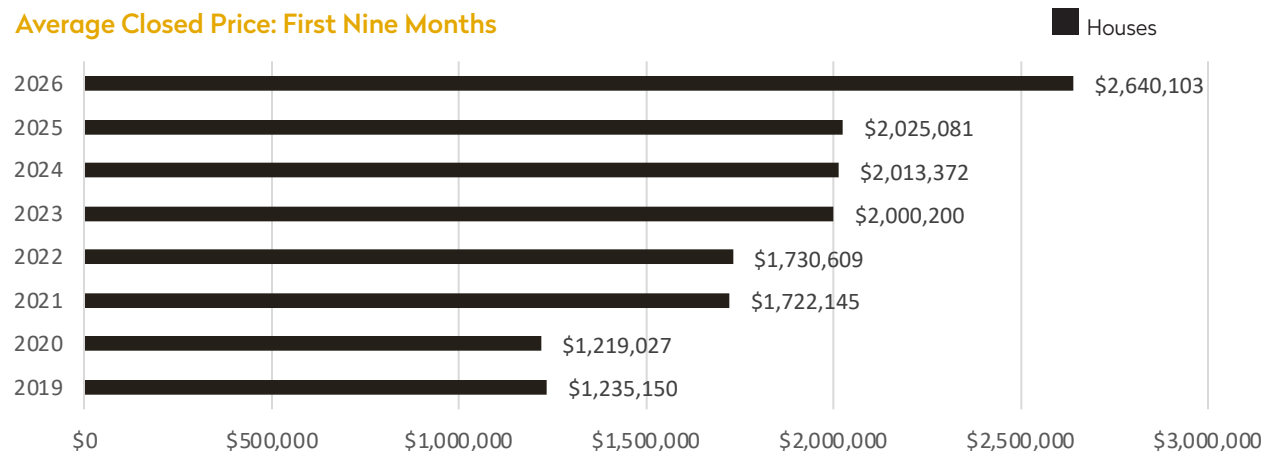
Sept. 2026 Inventory
vs. Sept. 2025

↓ 56%

Closed: First Nine Months



Average Closed Price: First Nine Months



Wilton Overview

Sales: Wilton had 76 house closings in Q3, in line with recent years. The median sale price held at \$1.395M. Buyer competition hit record levels. For the quarter, 83% of closings sold over the asking price, up from 61% a year ago and the highest share of any town in the region. The median time on market was 18 days.

Inventory/Pendings: At the end of September, Wilton had 42 active house listings, up from 29 a year ago but still about 81% below 2019 levels. There were 15 listings priced at \$2M or above, up from 3 at the same time last year. The 12 houses under contract had a median time to contract of 23 days.

	2026	2025	% CHANGE
Houses: Closings in Q3	76	75	+1.3%
Houses: Average Closing Price Q3	\$1,578,398	\$1,548,695	+1.9%
Houses: Closings First Nine Months	167	162	+3.1%
Houses: Average Closing Price First Nine Months	\$1,554,175	\$1,475,798	+5.3%
Houses: Pending on Sept. 30th	12	17	-29.4%
Houses: Inventory on Sept. 30th	42	29	+44.8%
Condos: Closings First Nine Months	17	22	-22.7%
Condos: Average Closing Price First Nine Months	\$710,353	\$773,318	-8.1%
Condos: Inventory on Sept. 30th	9	2	+350%

Single Family Houses

Number of Solds Q3

2026 vs. 2025

↑ 1%

Average Sold Price Q3

2026 vs. 2025

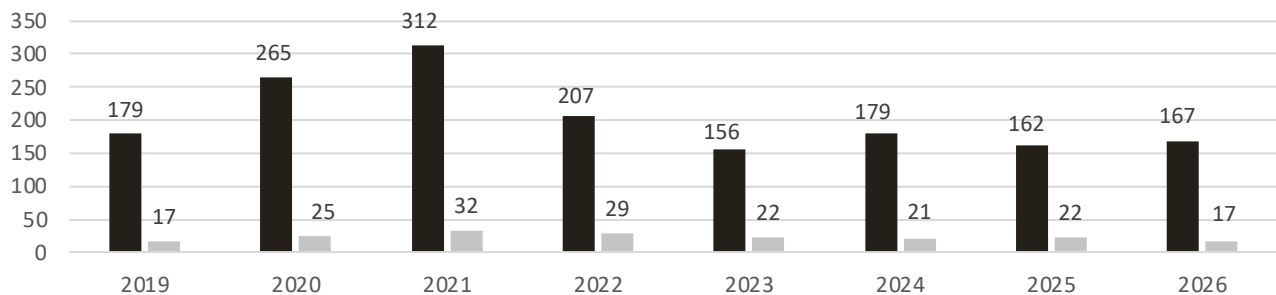
↑ 2%

Sept. 2026 Inventory

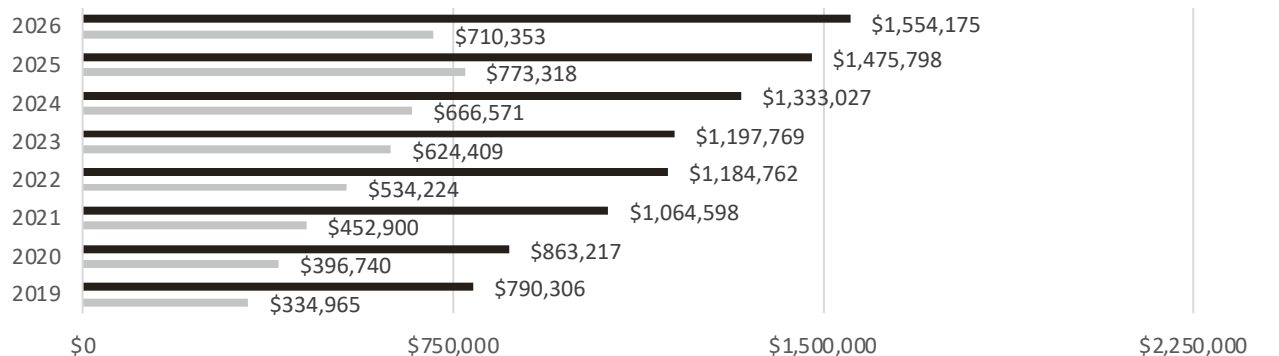
vs. Sept. 2025

↑ 45%

Closed: First Nine Months



Average Closed Price: First Nine Months



Westport Overview

Sales: Westport had 97 house closings in Q3, nearly matching the totals of each of the past two years. The median sale price climbed to a record \$2.55M, driven by 28 closings in the \$3M–\$5M price range, up from 21 a year ago. Buyer competition strengthened, with 55% of closings selling over the asking price, up from 48% a year ago.

Inventory/Pendings: At the end of September, Westport had 69 active house listings, down from 85 a year ago and about 81% below 2019 levels. High-end inventory, however, increased sharply, with 31 listings priced above \$5M, up from 17 at the same time last year. There were just 3 active condos, down from 15 a year ago.

	2026	2025	% CHANGE
Houses: Closings in Q3	97	98	-1%
Houses: Average Closing Price Q3	\$2,831,170	\$2,623,206	+7.9%
Houses: Closings First Nine Months	232	227	+2.2%
Houses: Average Closing Price First Nine Months	\$2,902,572	\$2,581,728	+12.4%
Houses: Pending on Sept. 30th	26	34	-23.5%
Houses: Inventory on Sept. 30th	69	85	-18.8%
Condos: Closings First Nine Months	25	38	-34.2%
Condos: Average Closing Price First Nine Months	\$1,326,500	\$1,459,921	-9.1%
Condos: Inventory on Sept. 30th	3	15	-80%

Single Family Houses

Number of Solds Q3
2026 vs. 2025

↓ 1%

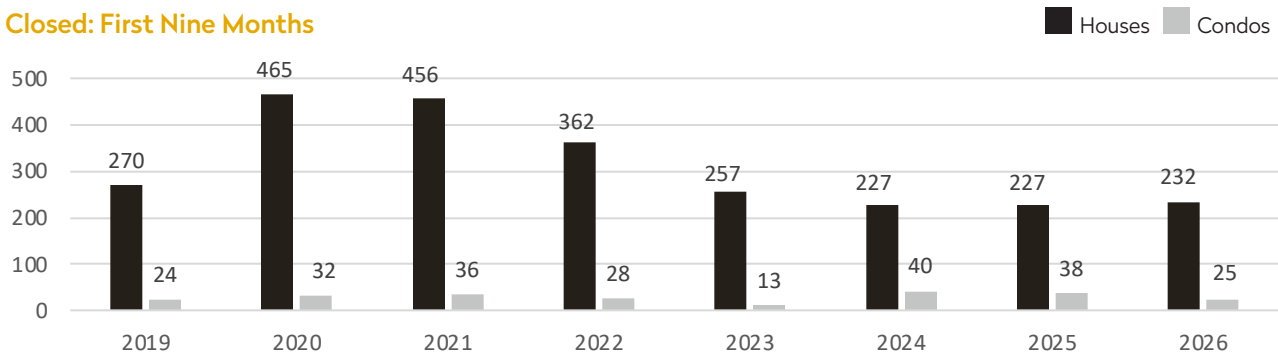
Average Sold Price Q3
2026 vs. 2025

↑ 8%

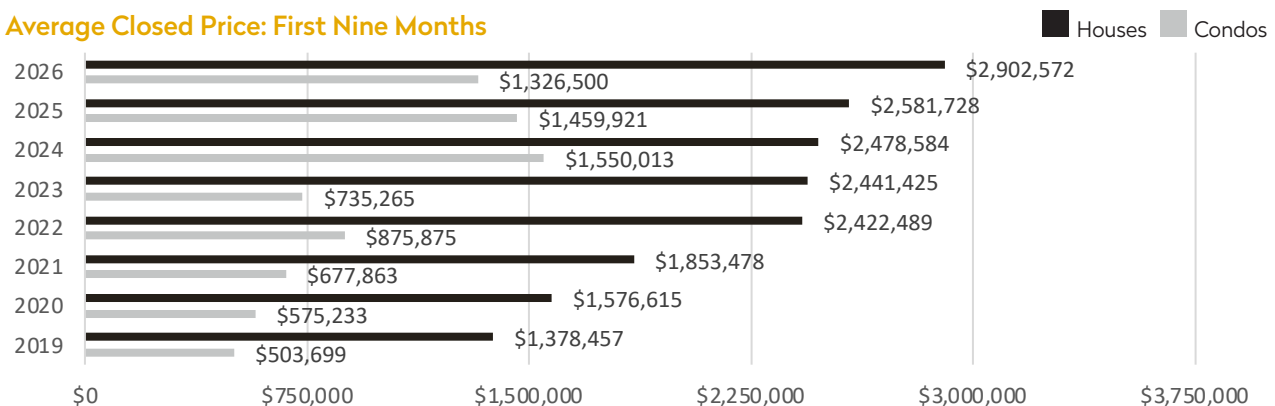
Sept. 2026 Inventory
vs. Sept. 2025

↓ 19%

Closed: First Nine Months



Average Closed Price: First Nine Months



Weston Overview

Sales: Weston had 43 house sales in Q3, in line with each of the past two years. The median sale price rose to \$1.6M, up 22% from a year ago and a record high. There were 16 closings above \$2M compared to 10 in Q3 2025. Buyer competition remained strong with 54% of closings going over the asking price with an average list-to-sale ratio of 103.5%. Closings had a median time on market of 21 days, down from 26 days a year ago.

Inventory/Pendings: At the end of September, Weston had 41 active houses on the market, up from last year but still about 75% below 2019 levels. The 13 pending house sales had a median list price of \$1.1M.

	2026	2025	% CHANGE
Houses: Closings in Q3	43	42	+2.4%
Houses: Average Closing Price Q3	\$1,711,279	\$1,521,803	+12.5%
Houses: Closings First Nine Months	94	106	-11.3%
Houses: Average Closing Price First Nine Months	\$1,582,634	\$1,537,647	+2.9%
Houses: Pending on Sept. 30th	13	13	0%
Houses: Inventory on Sept. 30th	41	36	+13.9%

Single Family Houses

Number of Solds Q3
2026 vs. 2025

↑2%

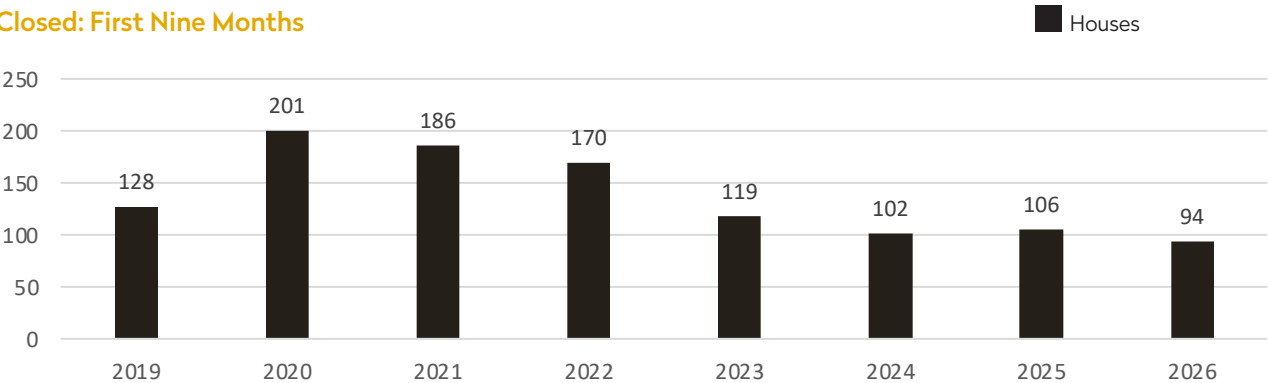
Average Sold Price Q3
2026 vs. 2025

↑13%

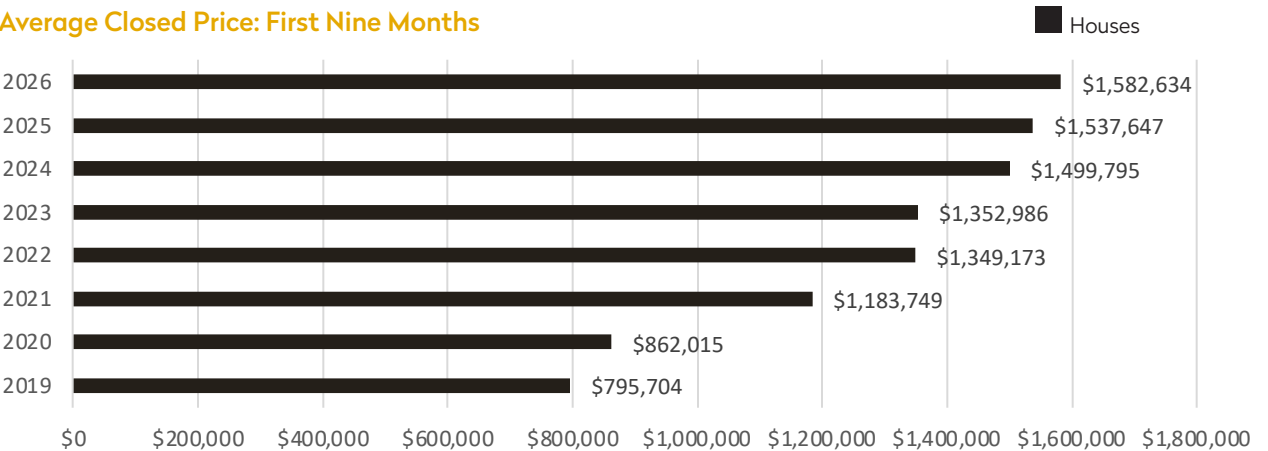
Sept. 2026 Inventory
vs. Sept. 2025

↑14%

Closed: First Nine Months



Average Closed Price: First Nine Months



Fairfield Overview

Sales: Fairfield had 173 house closings in Q3, up 6% from 163 a year ago. The median sale price reached a record \$1.2M, driven by 32 closings above \$2M, up from 24 a year ago. Buyer competition also hit record levels, with 67% of closings selling over the asking price, up from 60% a year ago. The median time on market was 21 days. The 42 houses under contract at the end of September had a median list price of \$1.4M.

Condos: Fairfield's 29 condo closings in Q3 had a median sale price of \$700K, up from \$645K a year ago, with 52% selling over ask. There were 28 active condos on the market at the end of September, up from 18 a year ago.

	2026	2025	% CHANGE
Houses: Closings in Q3	173	163	+6.1%
Houses: Average Closing Price Q3	\$1,417,404	\$1,339,519	+5.8%
Houses: Closings First Nine Months	431	422	+2.1%
Houses: Average Closing Price First Nine Months	\$1,427,200	\$1,375,233	+3.8%
Houses: Pending on Sept. 30th	42	41	+2.4%
Houses: Inventory on Sept. 30th	130	126	+3.2%
Condos: Closings First Nine Months	77	79	-2.5%
Condos: Average Closing Price First Nine Months	\$788,838	\$810,145	-2.6%
Condos: Inventory on Sept. 30th	28	18	+55.6%

Single Family Houses

Number of Solds Q3
2026 vs. 2025

↑6%

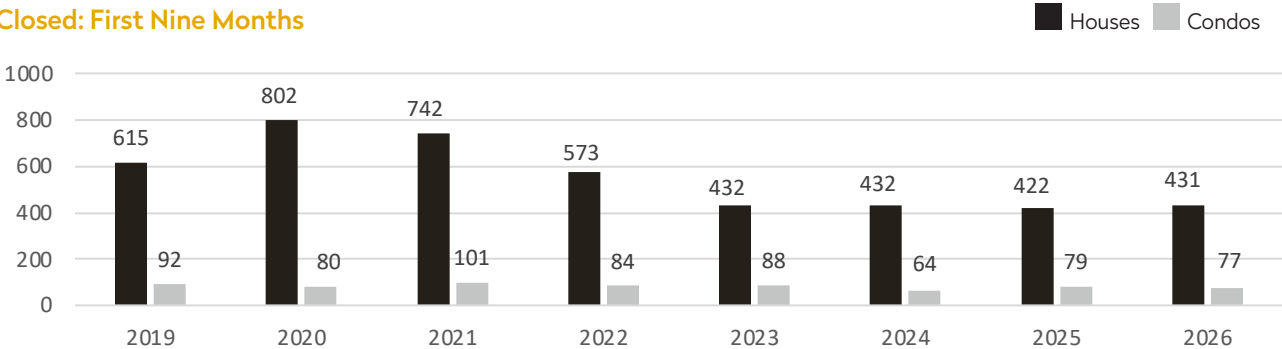
Average Sold Price Q3
2026 vs. 2025

↑6%

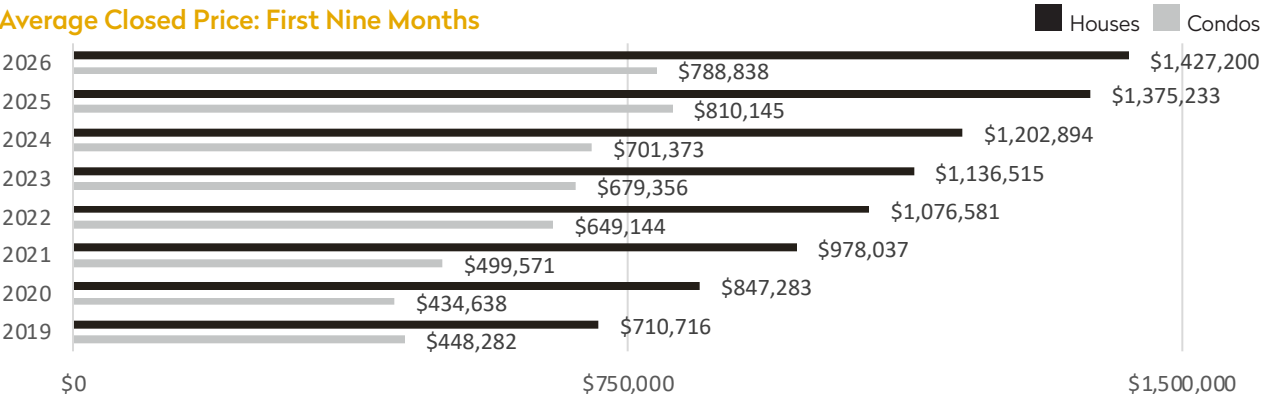
Sept. 2026 Inventory
vs. Sept. 2025

↑3%

Closed: First Nine Months



Average Closed Price: First Nine Months



Southport Overview

Sales: Southport had 10 house closings in the third quarter, similar to a year ago, while year-to-date sales were also about even with 2025. Buyer competition remained strong, with 7 of 10 sales going over the asking price and an average list-to-sale ratio of 106.5%. Median time on market was 24 days. Through the first nine months of the year, 62% of house closings have sold over ask, up from 54% a year ago.

Inventory/Pendings: At the end of September, Southport had 10 active houses on the market, similar to last year but still about 85% below 2019 levels. The five houses under contract had a median list price of \$2.95M.

	2026	2025	% CHANGE
Houses: Closings in Q3	10	12	-16.7%
Houses: Average Closing Price Q3	\$1,662,830	\$2,507,838	-33.7%
Houses: Closings First Nine Months	34	37	-8.1%
Houses: Average Closing Price First Nine Months	\$2,094,598	\$2,162,866	-3.2%
Houses: Pending on Sept. 30th	5	1	+400%
Houses: Inventory on Sept. 30th	10	8	+25%
Condos: Closings First Nine Months	11	10	+10%
Condos: Average Closing Price First Nine Months	\$1,284,141	\$964,450	+33.1%
Condos: Inventory on Sept. 30th	2	2	0%

Single Family Houses

Number of Solds Q3
2026 vs. 2025

↓17%

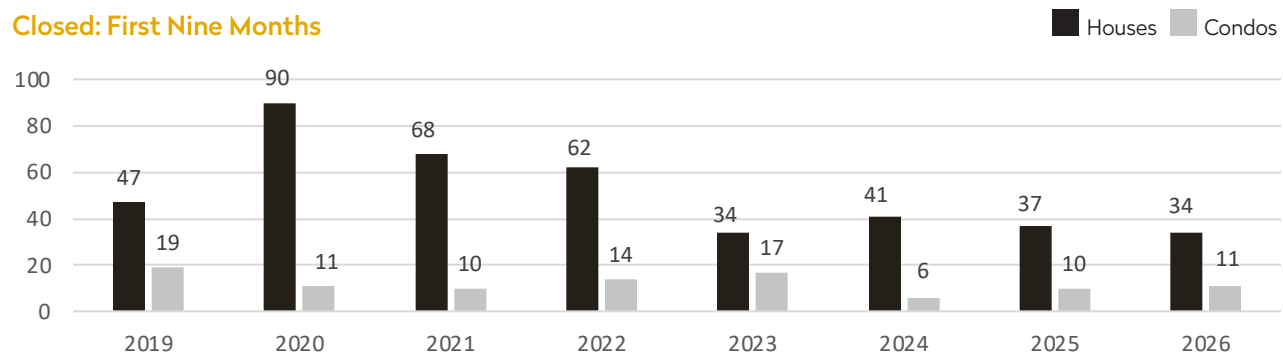
Average Sold Price Q3
2026 vs. 2025

↓34%

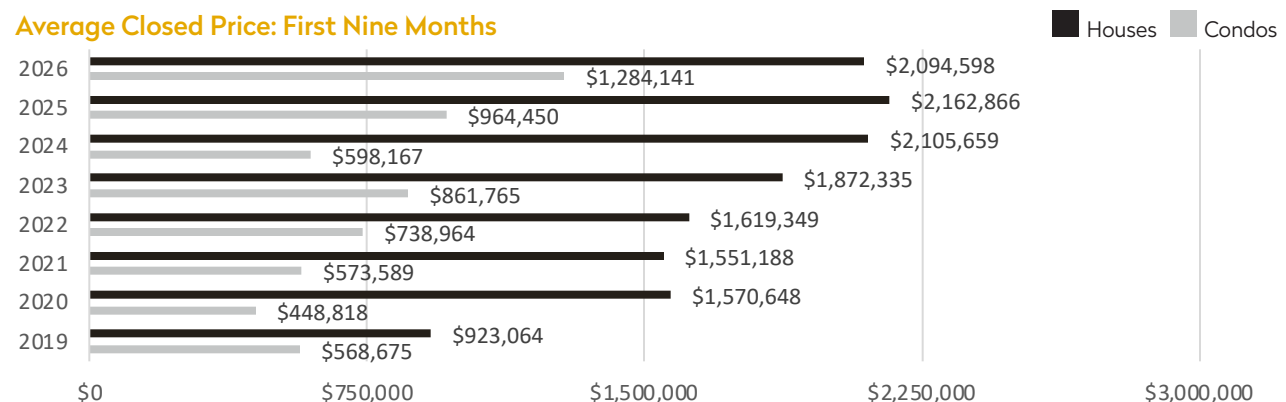
Sept. 2026 Inventory
vs. Sept. 2025

↑25%

Closed: First Nine Months



Average Closed Price: First Nine Months



Redding Overview

Sales: Redding had 39 house sales in the third quarter, similar to each of the previous three years. The median sale price was \$985K, the second-highest Q3 median in the past two decades, behind only Q3 2025. The quarter saw 19 sales above \$1M compared to 25 a year ago. Buyer competition remained intense: 26 of the 39 closings sold over the asking price with an average list-to-sale ratio of 103.4%. Year to date, 58% of house closings have sold over ask, up from 40% a year ago.

Inventory/Pendings: At the end of September Redding had 31 active houses on the market, similar to a year ago but still about 76% below 2019 levels. The six pending house sales had a median list price of \$995K.

	2026	2025	% CHANGE
Houses: Closings in Q3	39	42	-7.1%
Houses: Average Closing Price Q3	\$1,125,240	\$1,235,452	-8.9%
Houses: Closings First Nine Months	71	86	-17.4%
Houses: Average Closing Price First Nine Months	\$1,064,866	\$1,130,028	-5.8%
Houses: Pending on Sept. 30th	6	9	-33.3%
Houses: Inventory on Sept. 30th	31	33	-6.1%

Single Family Houses

Number of Solds Q3
2026 vs. 2025



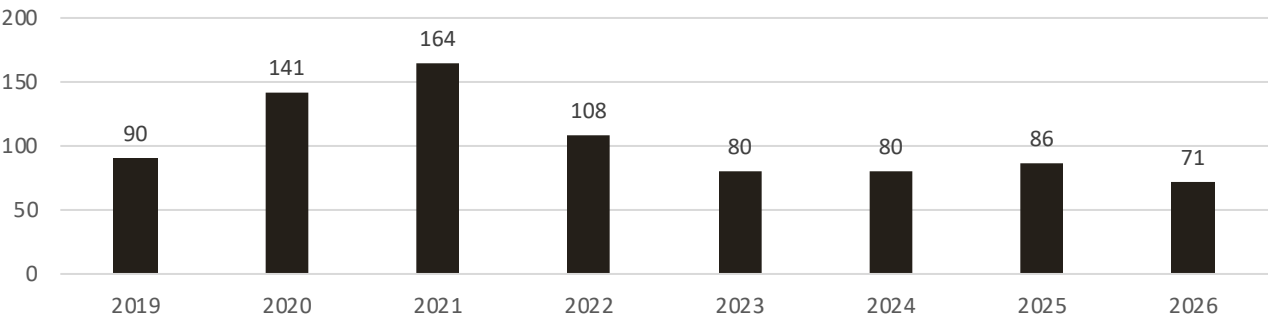
Average Sold Price Q3
2026 vs. 2025



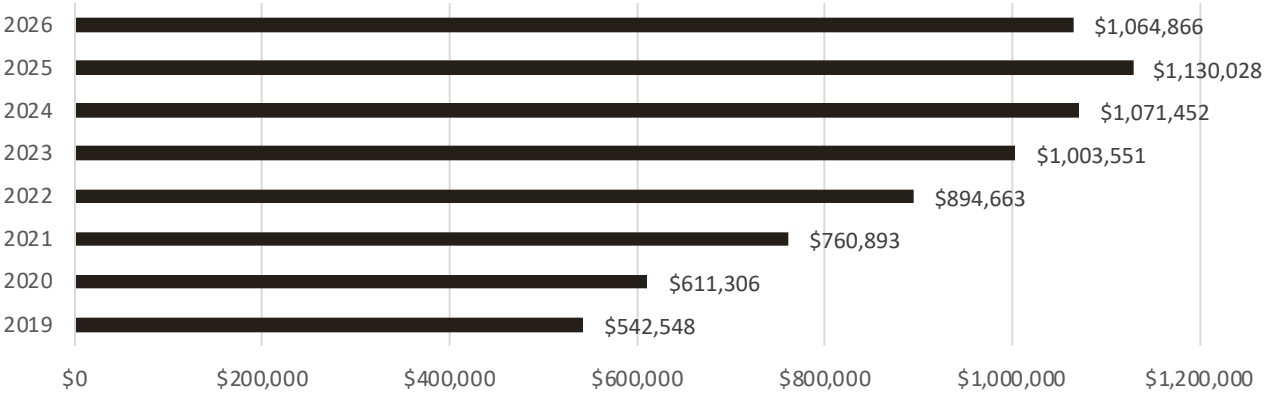
Sept. 2026 Inventory
vs. Sept. 2025



Closed: First Nine Months



Average Closed Price: First Nine Months



Easton Overview

Sales: Easton had 28 house closings in the third quarter, in line with each of the previous four years. The median sale price climbed to \$1.05M, up 15% from last year and just the second time ever the median sale price for the quarter crossed \$1M. Buyer competition eased slightly, with the average list-to-sale ratio at 99%, the first time averaging below full ask for the quarter since 2021. The quarter's top sale was 224 Wilson Road, which closed at \$2.25M.

Inventory/Pendings: At the end of September, Easton had 24 active house listings, similar to last year but still about 75% below 2019 levels. The six pending house sales had a median list price of \$1.05M.

	2026	2025	% CHANGE
Houses: Closings in Q3	28	30	-6.7%
Houses: Average Closing Price Q3	\$1,080,786	\$999,692	+8.1%
Houses: Closings First Nine Months	60	73	-17.8%
Houses: Average Closing Price First Nine Months	\$1,076,172	\$1,060,969	+1.4%
Houses: Pending on Sept. 30th	6	7	-14.3%
Houses: Inventory on Sept. 30th	24	22	+9.1%

Single Family Houses

Number of Solds Q3

2026 vs. 2025

↓ 7%

Average Sold Price Q3

2026 vs. 2025

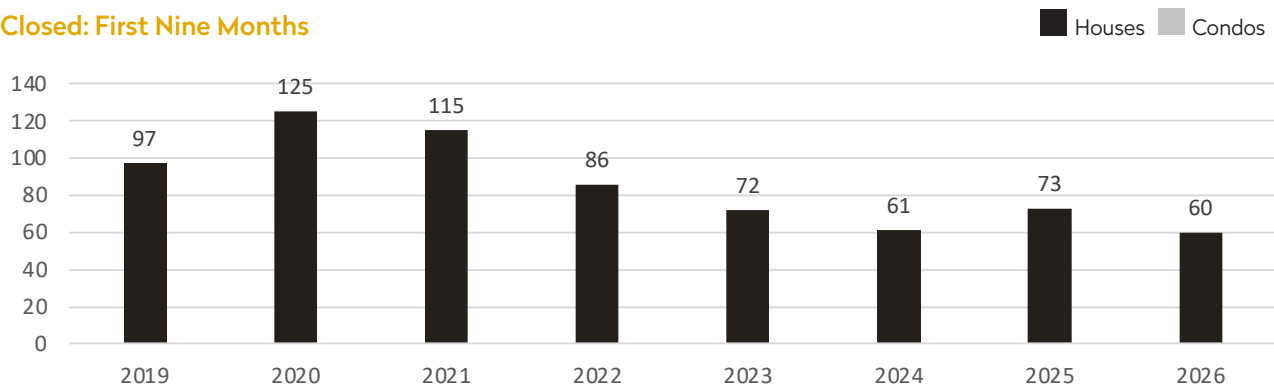
↑ 8%

Sept. 2026 Inventory

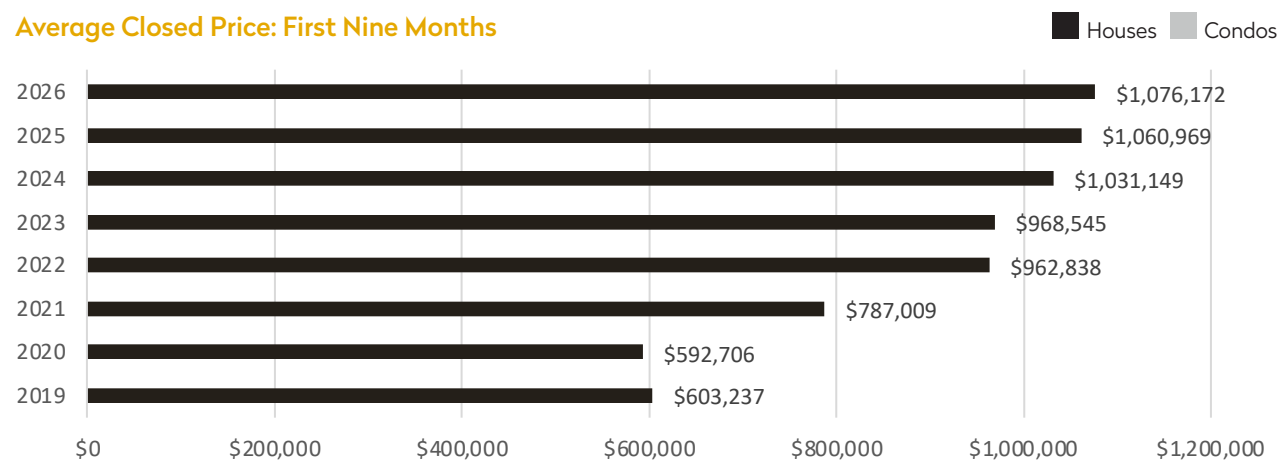
vs. Sept. 2025

↑ 9%

Closed: First Nine Months



Average Closed Price: First Nine Months



Ridgefield Overview

Houses: Ridgefield had 88 house closings in Q3, up from 70 a year ago. The median sale price rose to \$1.325M, up from \$1.09M, driven by 35 closings above \$1.5M compared with 18 a year ago. Buyer competition remained strong, with 65% of closings selling over the asking price and a median time on market of 29 days. At the end of September, Ridgefield had 59 active house listings, similar to a year ago and about 79% below 2019 levels.

Condos: Ridgefield had 14 condo closings in Q3, unchanged from a year ago. The median sale price rose to \$507.5K from \$465K, with half of closings selling over ask and a median time on market of just 14 days.

	2026	2025	% CHANGE
Houses: Closings in Q3	88	70	+25.7%
Houses: Average Closing Price Q3	\$1,428,078	\$1,270,019	+12.4%
Houses: Closings First Nine Months	197	169	+16.6%
Houses: Average Closing Price First Nine Months	\$1,441,959	\$1,284,920	+12.2%
Houses: Pending on Sept. 30th	23	16	+43.8%
Houses: Inventory on Sept. 30th	59	62	-4.8%
Condos: Closings First Nine Months	44	42	+4.8%
Condos: Average Closing Price First Nine Months	\$658,313	\$503,165	+30.8%
Condos: Inventory on Sept. 30th	10	15	-33.3%

Single Family Houses

Number of Solds Q3
2026 vs. 2025

↑26%

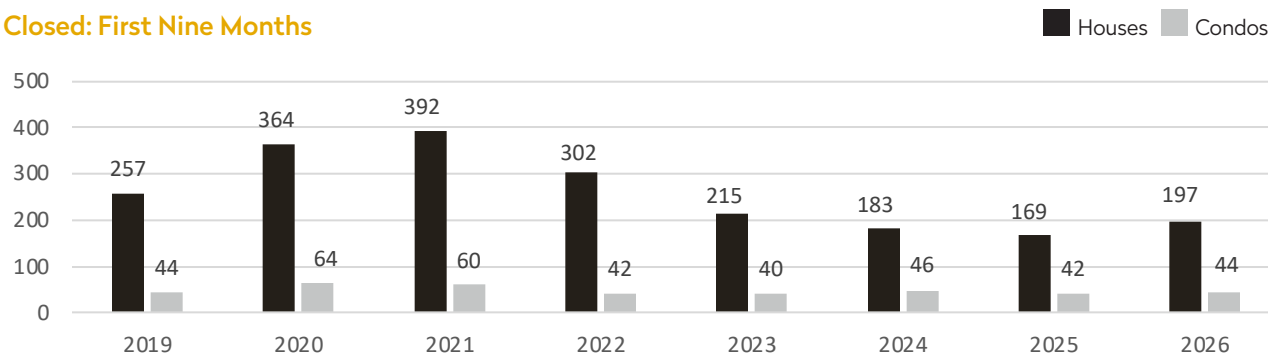
Average Sold Price Q3
2026 vs. 2025

↑12%

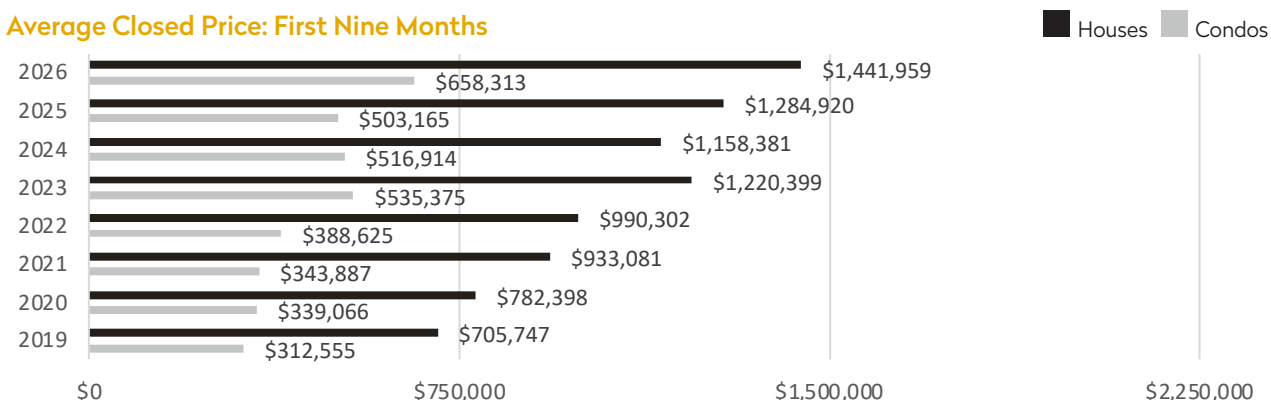
Sept. 2026 Inventory
vs. Sept. 2025

↓5%

Closed: First Nine Months



Average Closed Price: First Nine Months



Contact Us

Q3 2026

Connecticut Market Report

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