

Fairfield County

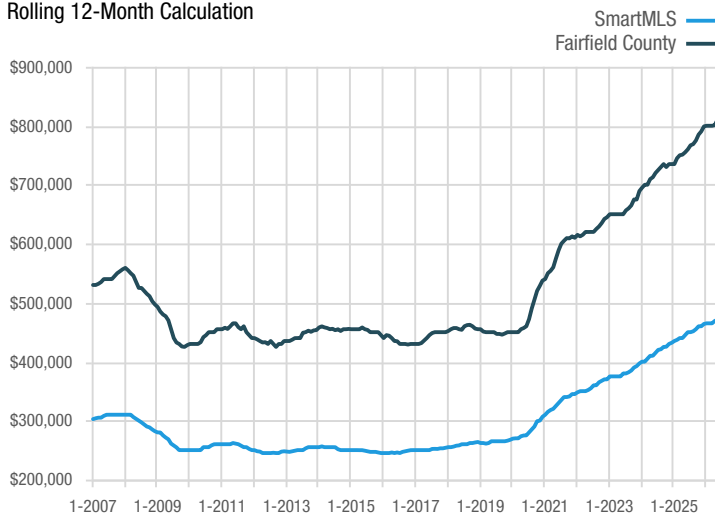
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	1,023	972	- 5.0%	3,685	3,474	- 5.7%
Pending Sales	679	684	+ 0.7%	2,418	2,304	- 4.7%
Closed Sales	535	471	- 12.0%	2,026	1,836	- 9.4%
Days on Market Until Sale	29	34	+ 17.2%	36	43	+ 19.4%
Median Sales Price*	\$825,000	\$888,000	+ 7.6%	\$760,500	\$821,500	+ 8.0%
Average Sales Price*	\$1,268,304	\$1,336,166	+ 5.4%	\$1,190,311	\$1,283,277	+ 7.8%
Percent of List Price Received*	104.4%	105.2%	+ 0.8%	103.2%	103.4%	+ 0.2%
Inventory of Homes for Sale	1,601	1,502	- 6.2%	—	—	—
Months Supply of Inventory	3.1	2.9	- 6.5%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	302	289	- 4.3%	1,330	1,277	- 4.0%
Pending Sales	224	216	- 3.6%	985	942	- 4.4%
Closed Sales	224	189	- 15.6%	909	852	- 6.3%
Days on Market Until Sale	29	37	+ 27.6%	32	41	+ 28.1%
Median Sales Price*	\$397,000	\$430,000	+ 8.3%	\$380,000	\$425,000	+ 11.8%
Average Sales Price*	\$505,471	\$526,914	+ 4.2%	\$488,580	\$527,429	+ 8.0%
Percent of List Price Received*	101.9%	101.0%	- 0.9%	101.4%	100.8%	- 0.6%
Inventory of Homes for Sale	530	519	- 2.1%	—	—	—
Months Supply of Inventory	2.6	2.5	- 3.8%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

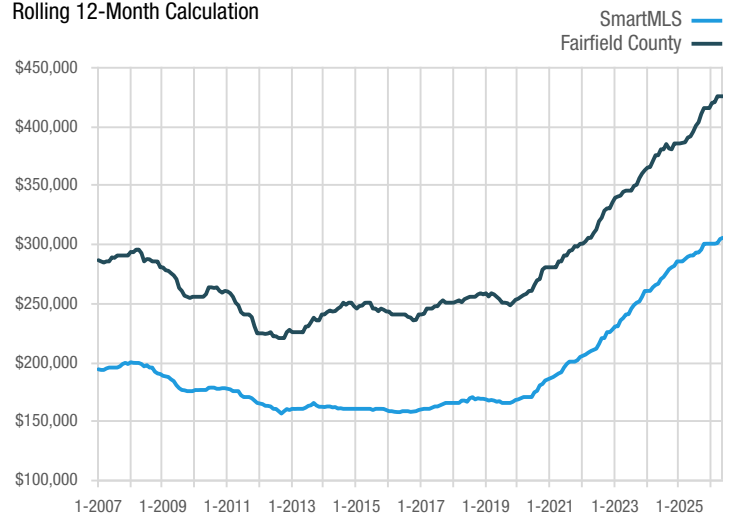
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.