

An aerial photograph of a coastal town. A river or inlet flows through the center, bordered by houses and greenery. In the foreground, a large, modern white house with a grey roof and solar panels sits on a grassy lot. The background shows a vast expanse of blue water under a clear sky with light clouds.

Q3 2025

Fairfield County Market Report

COMPASS

Compass Connecticut

Darien

15 Corbin Dr, Ste 106
Darien, CT

Essex

5 Essex Square
Essex, CT

Fairfield

1 Sasco Hill Rd, Ste 201
Fairfield, CT

Greenwich

200 Greenwich Ave, Floor 3
Greenwich, CT

Guilford

89 Whitfield St
Guilford, CT

Madison

724 Boston Post Rd
Madison, CT

Mystic

22 Holmes St
Mystic, CT

New Canaan

111 Cherry Street
New Canaan, CT

Norwich

76 Salem Turnpike
Norwich, CT

Ridgefield

470 Main St, Suite 2
Ridgefield, CT

Stamford

69 Broad St
Stamford, CT

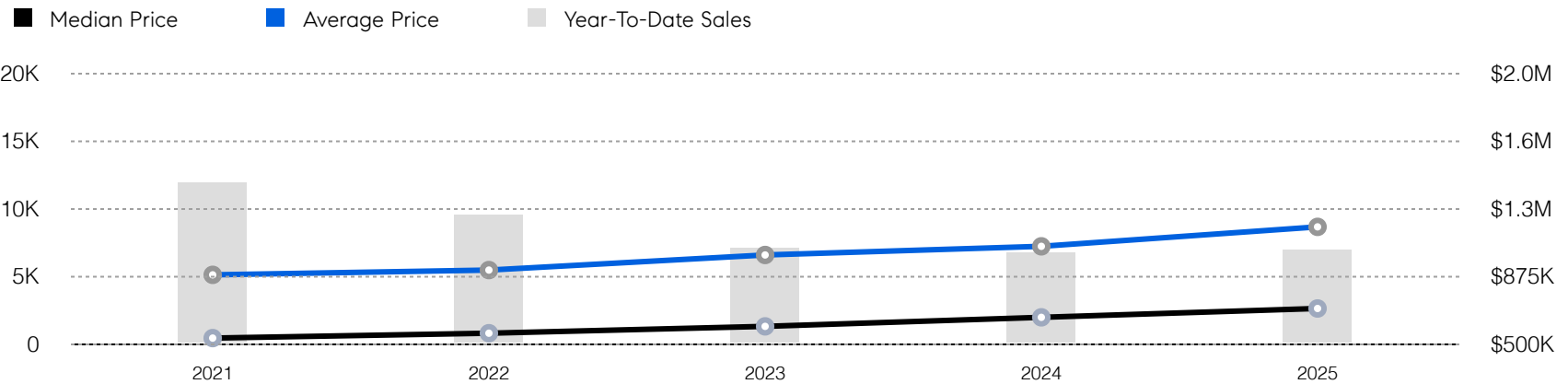
Westport

54 Wilton Rd
Westport, CT

Fairfield County Overview

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	4,805	4,921	2.4%
	SALES VOLUME	\$5,948,460,197	\$6,802,786,973	14.4%
	MEDIAN PRICE	\$780,000	\$845,000	8.3%
	AVERAGE PRICE	\$1,237,973	\$1,382,399	11.7%
	AVERAGE DOM	34	31	-8.8%
Condos & Co-ops	# OF SALES	1,839	1,892	2.9%
	SALES VOLUME	\$983,932,935	\$1,040,254,826	5.7%
	MEDIAN PRICE	\$392,500	\$425,000	8.3%
	AVERAGE PRICE	\$535,037	\$549,818	2.8%
	AVERAGE DOM	36	32	-11.1%

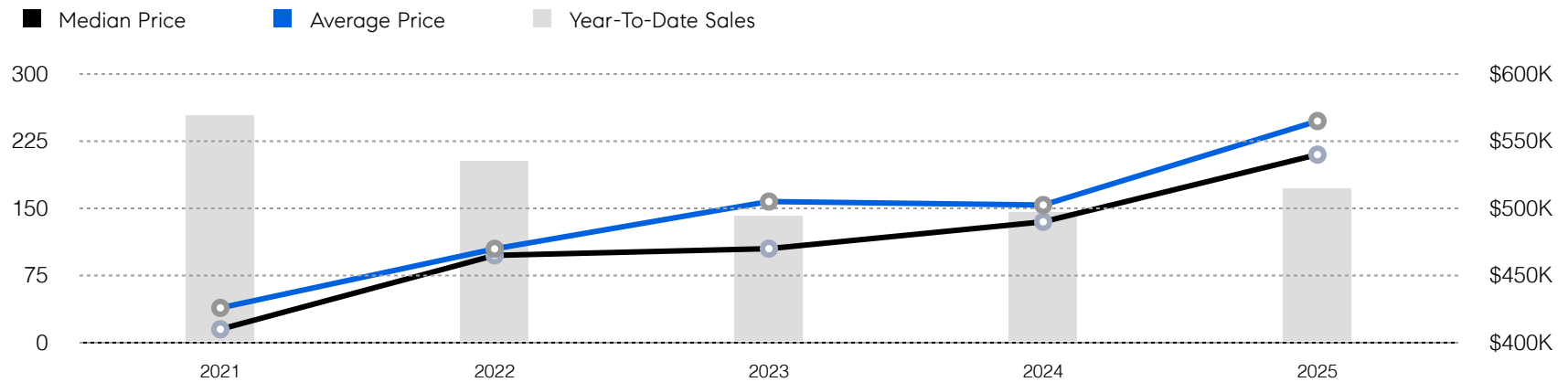
Historic Sales Trends



Bethel

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	104	115	10.6%
	SALES VOLUME	\$55,111,336	\$68,031,373	23.4%
	MEDIAN PRICE	\$510,000	\$554,900	8.8%
	AVERAGE PRICE	\$529,917	\$591,577	11.6%
	AVERAGE DOM	36	27	-25.0%
Condos & Co-ops	# OF SALES	39	55	41.0%
	SALES VOLUME	\$16,744,321	\$28,017,005	67.3%
	MEDIAN PRICE	\$415,000	\$490,000	18.1%
	AVERAGE PRICE	\$429,342	\$509,400	18.6%
	AVERAGE DOM	26	27	3.8%

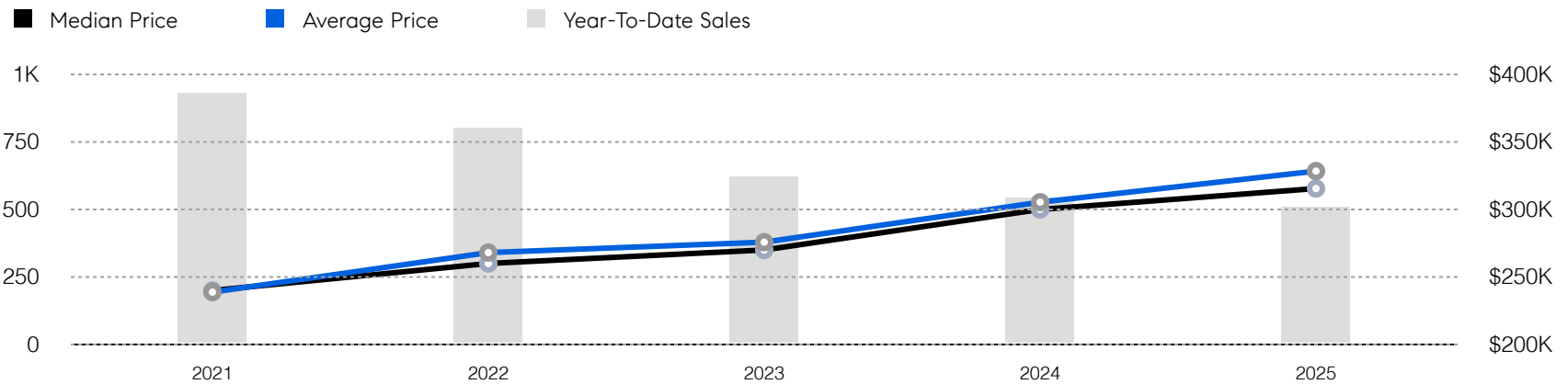
Historic Sales Trends



Bridgeport

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	330	284	-13.9%
	SALES VOLUME	\$125,111,436	\$118,794,807	-5.0%
	MEDIAN PRICE	\$375,000	\$400,500	6.8%
	AVERAGE PRICE	\$379,126	\$418,292	10.3%
	AVERAGE DOM	34	28	-17.6%
Condos & Co-ops	# OF SALES	206	218	5.8%
	SALES VOLUME	\$38,571,750	\$46,067,200	19.4%
	MEDIAN PRICE	\$185,000	\$202,000	9.2%
	AVERAGE PRICE	\$187,242	\$211,317	12.9%
	AVERAGE DOM	32	38	18.8%

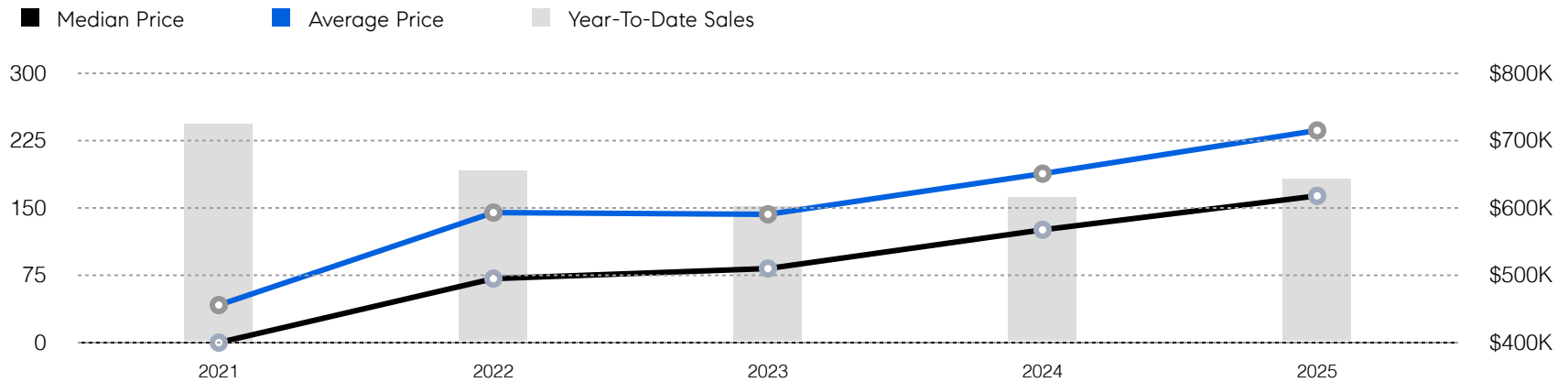
Historic Sales Trends



Brookfield

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	116	136	17.2%
	SALES VOLUME	\$87,621,259	\$111,549,556	27.3%
	MEDIAN PRICE	\$635,000	\$665,000	4.7%
	AVERAGE PRICE	\$755,356	\$820,217	8.6%
	AVERAGE DOM	35	34	-2.9%
Condos & Co-ops	# OF SALES	44	44	0.0%
	SALES VOLUME	\$16,525,895	\$17,171,900	3.9%
	MEDIAN PRICE	\$365,000	\$341,250	-6.5%
	AVERAGE PRICE	\$375,589	\$390,270	3.9%
	AVERAGE DOM	21	22	4.8%

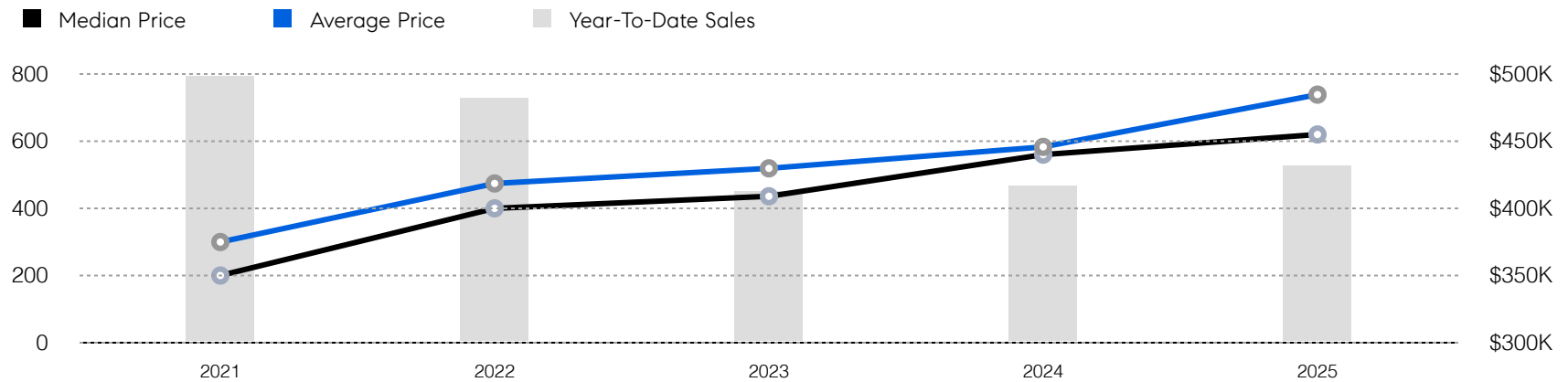
Historic Sales Trends



Danbury

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	224	262	17.0%
	SALES VOLUME	\$117,759,885	\$152,518,858	29.5%
	MEDIAN PRICE	\$482,500	\$520,000	7.8%
	AVERAGE PRICE	\$525,714	\$582,133	10.7%
	AVERAGE DOM	31	29	-6.5%
Condos & Co-ops	# OF SALES	236	259	9.7%
	SALES VOLUME	\$87,284,246	\$99,986,523	14.6%
	MEDIAN PRICE	\$335,000	\$349,000	4.2%
	AVERAGE PRICE	\$369,849	\$386,048	4.4%
	AVERAGE DOM	20	27	35.0%

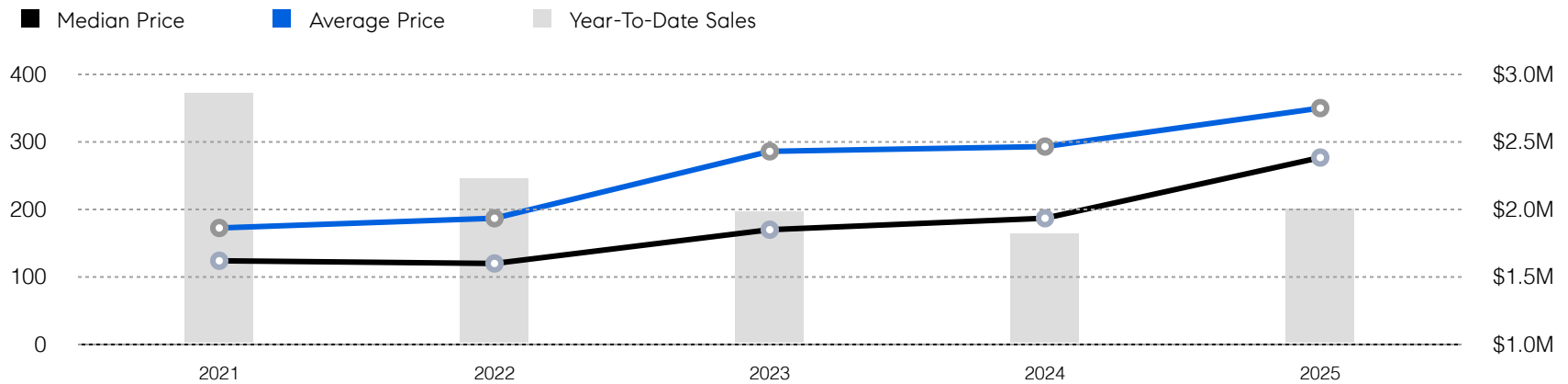
Historic Sales Trends



Darien

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	148	187	26.4%
	SALES VOLUME	\$382,219,383	\$532,103,655	39.2%
	MEDIAN PRICE	\$1,975,500	\$2,460,000	24.5%
	AVERAGE PRICE	\$2,582,563	\$2,845,474	10.2%
	AVERAGE DOM	32	25	-21.9%
Condos & Co-ops	# OF SALES	13	11	-15.4%
	SALES VOLUME	\$14,752,000	\$12,502,011	-15.3%
	MEDIAN PRICE	\$871,000	\$1,060,000	21.7%
	AVERAGE PRICE	\$1,134,769	\$1,136,546	0.2%
	AVERAGE DOM	14	17	21.4%

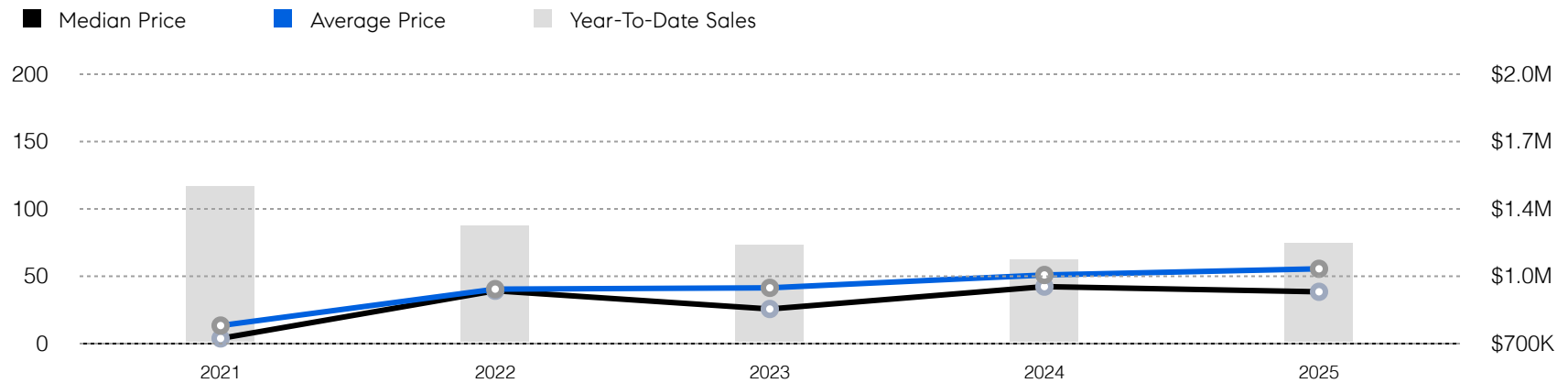
Historic Sales Trends



Easton

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	61	73	19.7%
	SALES VOLUME	\$62,900,099	\$77,450,763	23.1%
	MEDIAN PRICE	\$975,000	\$950,000	-2.6%
	AVERAGE PRICE	\$1,031,149	\$1,060,969	2.9%
	AVERAGE DOM	43	28	-34.9%
Condos & Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

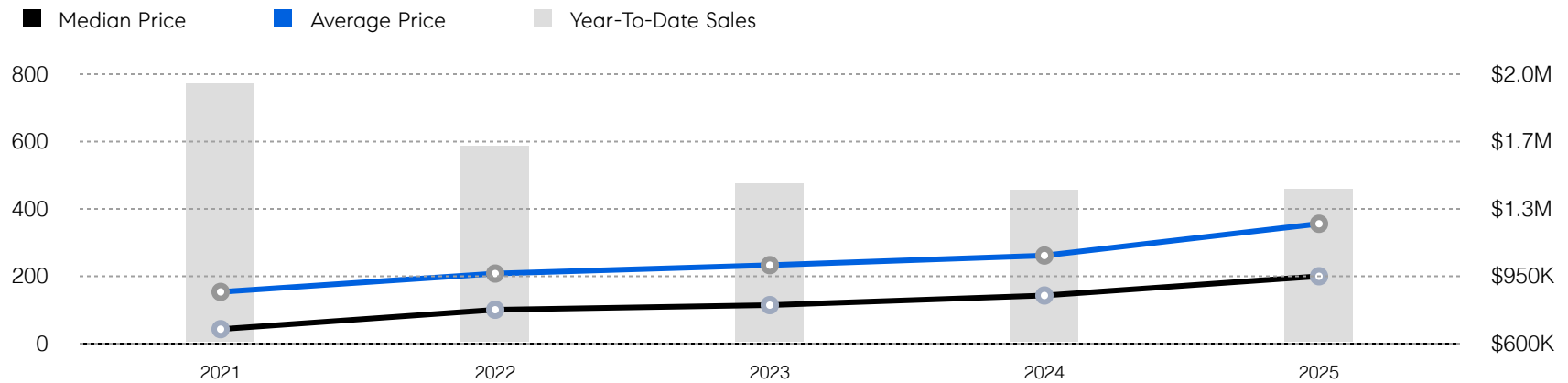
Historic Sales Trends



Fairfield

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	391	384	-1.8%
	SALES VOLUME	\$433,624,276	\$500,012,603	15.3%
	MEDIAN PRICE	\$889,000	\$1,005,408	13.1%
	AVERAGE PRICE	\$1,109,013	\$1,302,116	17.4%
	AVERAGE DOM	26	27	3.8%
Condos & Co-ops	# OF SALES	58	68	17.2%
	SALES VOLUME	\$41,298,900	\$52,657,961	27.5%
	MEDIAN PRICE	\$655,000	\$610,000	-6.9%
	AVERAGE PRICE	\$712,050	\$774,382	8.8%
	AVERAGE DOM	27	31	14.8%

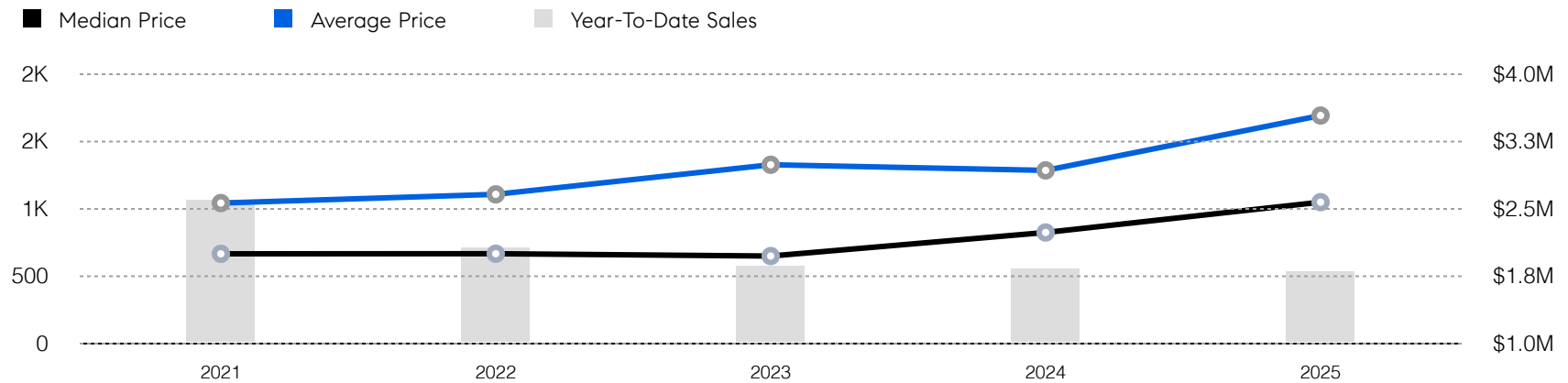
Historic Sales Trends



Greater Greenwich

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	386	394	2.1%
	SALES VOLUME	\$1,374,715,916	\$1,663,053,261	21.0%
	MEDIAN PRICE	\$2,895,000	\$3,150,000	8.8%
	AVERAGE PRICE	\$3,561,440	\$4,220,947	18.5%
	AVERAGE DOM	66	63	-4.5%
Condos & Co-ops	# OF SALES	154	124	-19.5%
	SALES VOLUME	\$206,925,360	\$170,638,105	-17.5%
	MEDIAN PRICE	\$975,000	\$987,500	1.3%
	AVERAGE PRICE	\$1,343,671	\$1,376,114	2.4%
	AVERAGE DOM	61	54	-11.5%

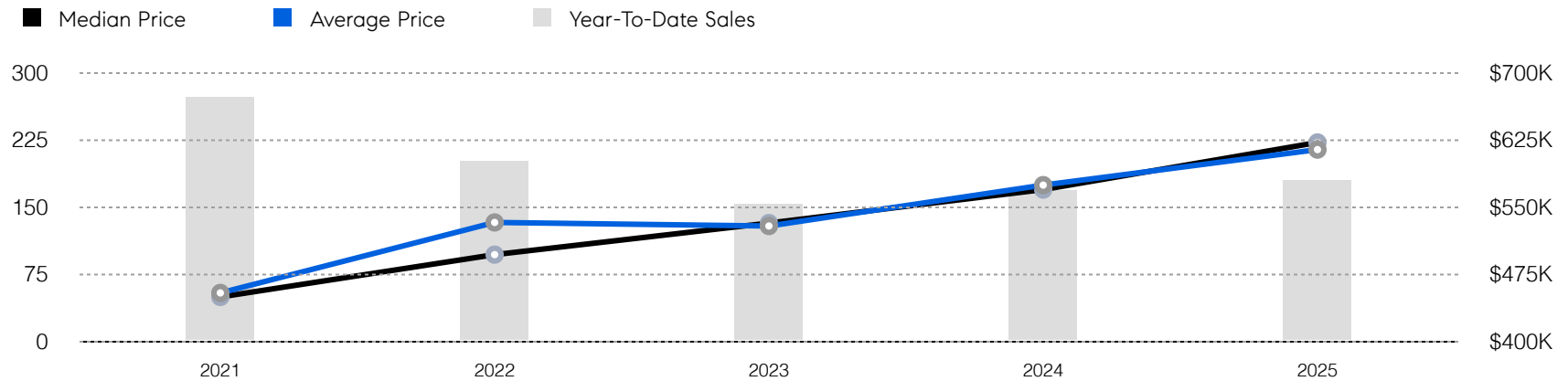
Historic Sales Trends



Monroe

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	125	140	12.0%
	SALES VOLUME	\$79,186,038	\$95,283,778	20.3%
	MEDIAN PRICE	\$600,000	\$677,500	12.9%
	AVERAGE PRICE	\$633,488	\$680,598	7.4%
	AVERAGE DOM	31	35	12.9%
Condos & Co-ops	# OF SALES	42	38	-9.5%
	SALES VOLUME	\$16,823,700	\$14,108,500	-16.1%
	MEDIAN PRICE	\$387,500	\$377,000	-2.7%
	AVERAGE PRICE	\$400,564	\$371,276	-7.3%
	AVERAGE DOM	65	20	-69.2%

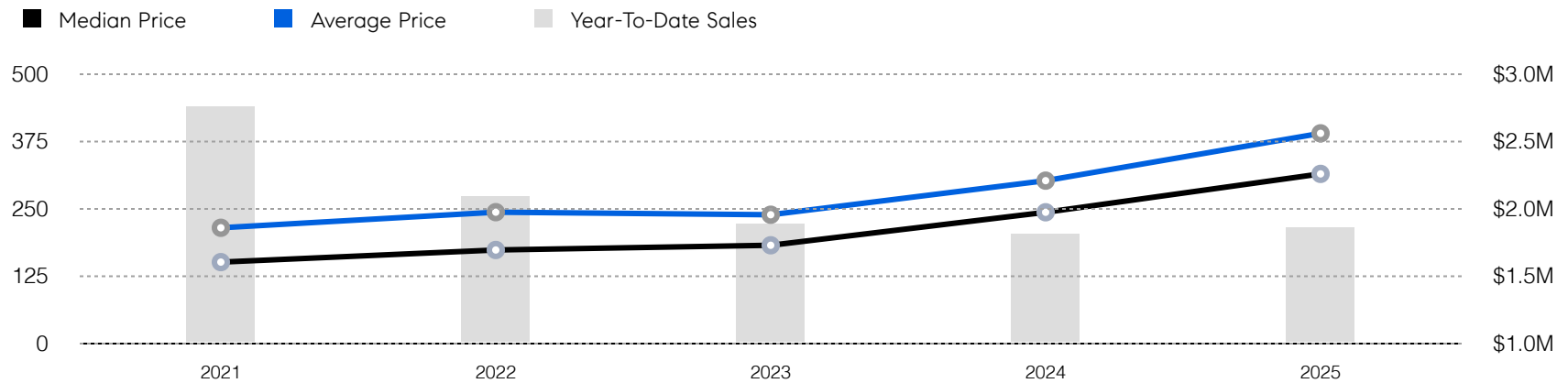
Historic Sales Trends



New Canaan

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	155	161	3.9%
	SALES VOLUME	\$384,901,785	\$474,084,375	23.2%
	MEDIAN PRICE	\$2,325,000	\$2,541,000	9.3%
	AVERAGE PRICE	\$2,483,237	\$2,944,623	18.6%
	AVERAGE DOM	56	43	-23.2%
Condos & Co-ops	# OF SALES	44	50	13.6%
	SALES VOLUME	\$54,846,548	\$66,299,100	20.9%
	MEDIAN PRICE	\$1,270,500	\$1,295,000	1.9%
	AVERAGE PRICE	\$1,246,512	\$1,325,982	6.4%
	AVERAGE DOM	161	79	-50.9%

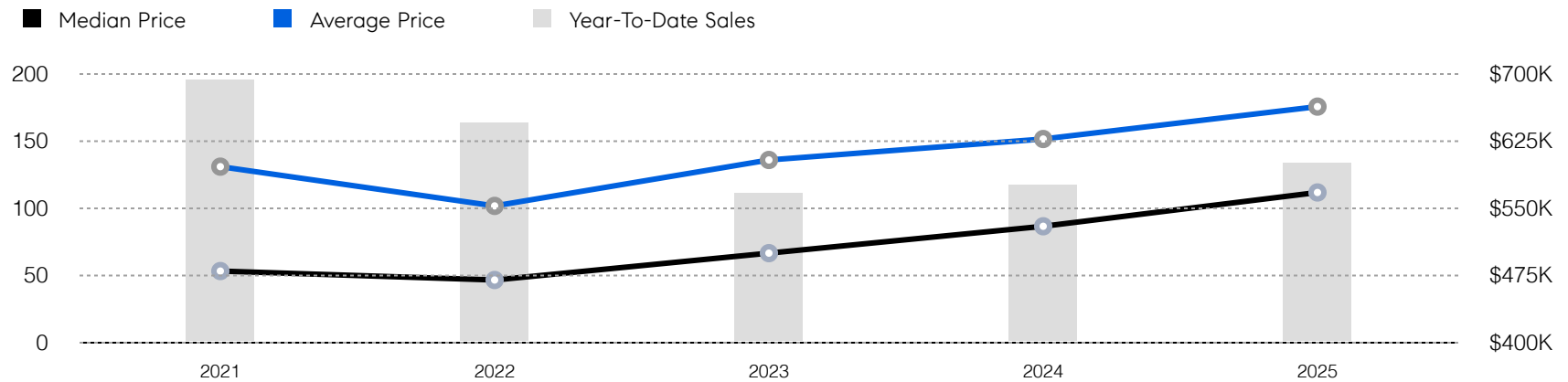
Historic Sales Trends



New Fairfield

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	111	127	14.4%
	SALES VOLUME	\$70,679,125	\$85,368,550	20.8%
	MEDIAN PRICE	\$537,000	\$579,500	7.9%
	AVERAGE PRICE	\$636,749	\$672,193	5.6%
	AVERAGE DOM	36	29	-19.4%
Condos & Co-ops	# OF SALES	5	5	0.0%
	SALES VOLUME	\$2,102,900	\$2,227,500	5.9%
	MEDIAN PRICE	\$425,000	\$460,000	8.2%
	AVERAGE PRICE	\$420,580	\$445,500	5.9%
	AVERAGE DOM	9	59	555.6%

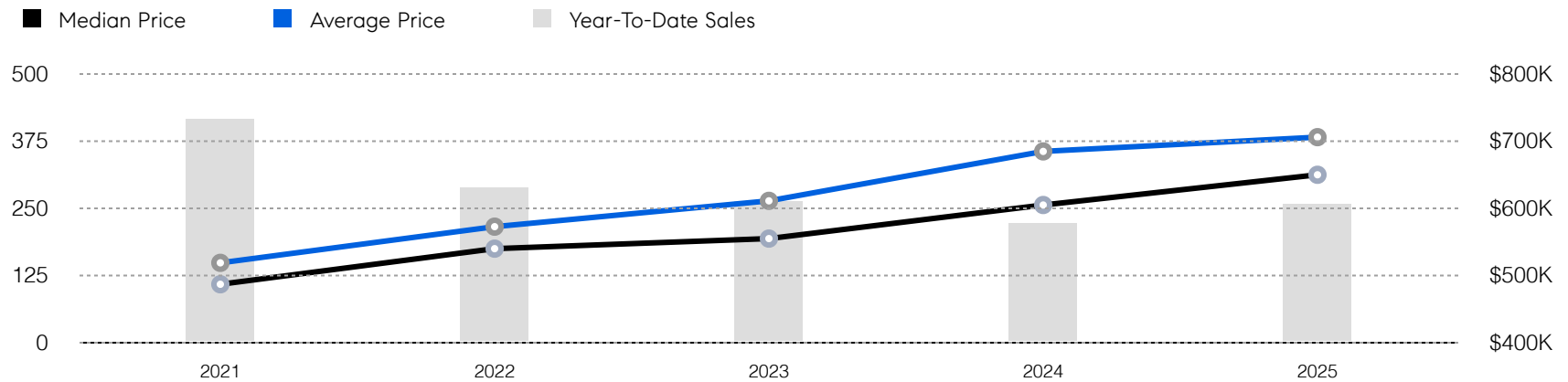
Historic Sales Trends



Newtown

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	204	229	12.3%
	SALES VOLUME	\$142,179,697	\$166,617,758	17.2%
	MEDIAN PRICE	\$622,500	\$675,000	8.4%
	AVERAGE PRICE	\$696,959	\$727,588	4.4%
	AVERAGE DOM	30	33	10.0%
Condos & Co-ops	# OF SALES	15	26	73.3%
	SALES VOLUME	\$7,790,500	\$13,416,400	72.2%
	MEDIAN PRICE	\$500,000	\$499,750	0.0%
	AVERAGE PRICE	\$519,367	\$516,015	-0.6%
	AVERAGE DOM	32	41	28.1%

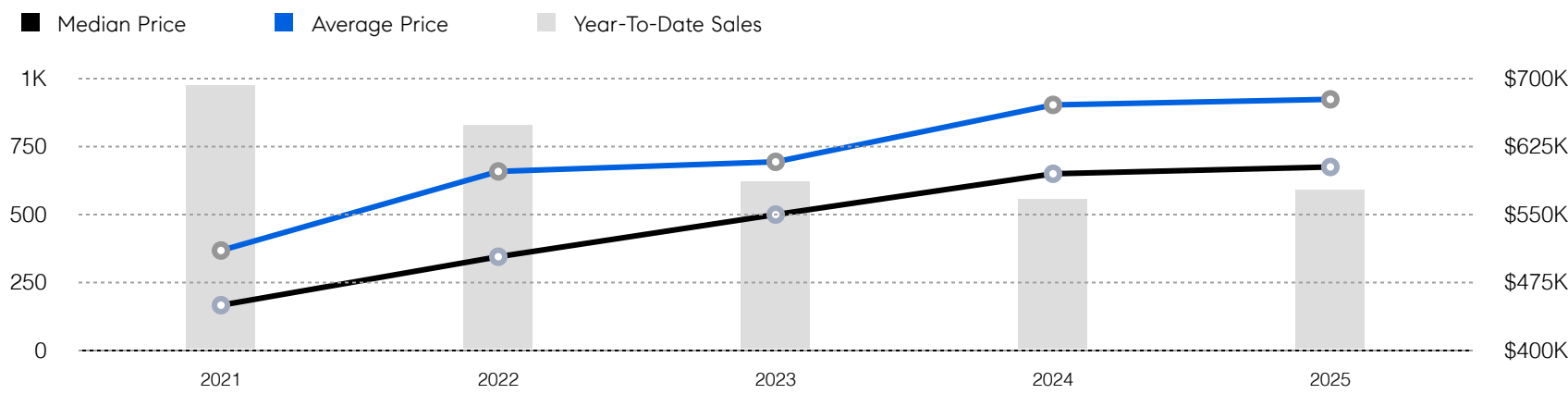
Historic Sales Trends



Norwalk

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	341	335	-1.8%
	SALES VOLUME	\$280,295,289	\$282,188,955	0.7%
	MEDIAN PRICE	\$690,125	\$739,500	7.2%
	AVERAGE PRICE	\$821,980	\$842,355	2.5%
	AVERAGE DOM	24	26	8.3%
Condos & Co-ops	# OF SALES	209	249	19.1%
	SALES VOLUME	\$88,750,687	\$113,253,058	27.6%
	MEDIAN PRICE	\$385,000	\$419,900	9.1%
	AVERAGE PRICE	\$424,644	\$454,832	7.1%
	AVERAGE DOM	24	25	4.2%

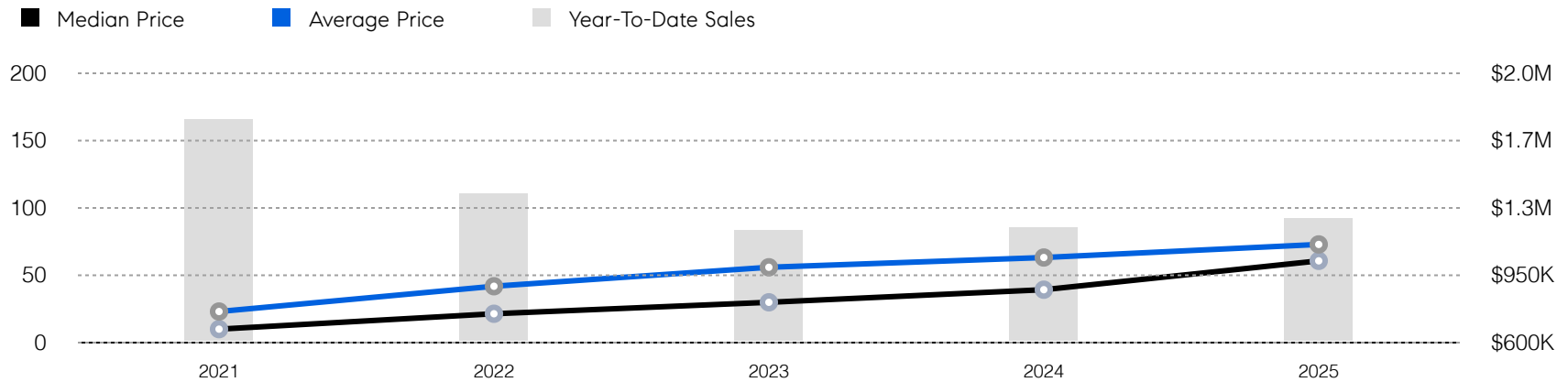
Historic Sales Trends



Redding

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	80	87	8.8%
	SALES VOLUME	\$85,716,150	\$97,937,399	14.3%
	MEDIAN PRICE	\$887,500	\$1,051,500	18.5%
	AVERAGE PRICE	\$1,071,452	\$1,125,717	5.1%
	AVERAGE DOM	43	43	0.0%
Condos & Co-ops	# OF SALES	4	4	0.0%
	SALES VOLUME	\$1,836,000	\$3,103,000	69.0%
	MEDIAN PRICE	\$390,500	\$904,500	131.6%
	AVERAGE PRICE	\$459,000	\$775,750	69.0%
	AVERAGE DOM	22	12	-45.5%

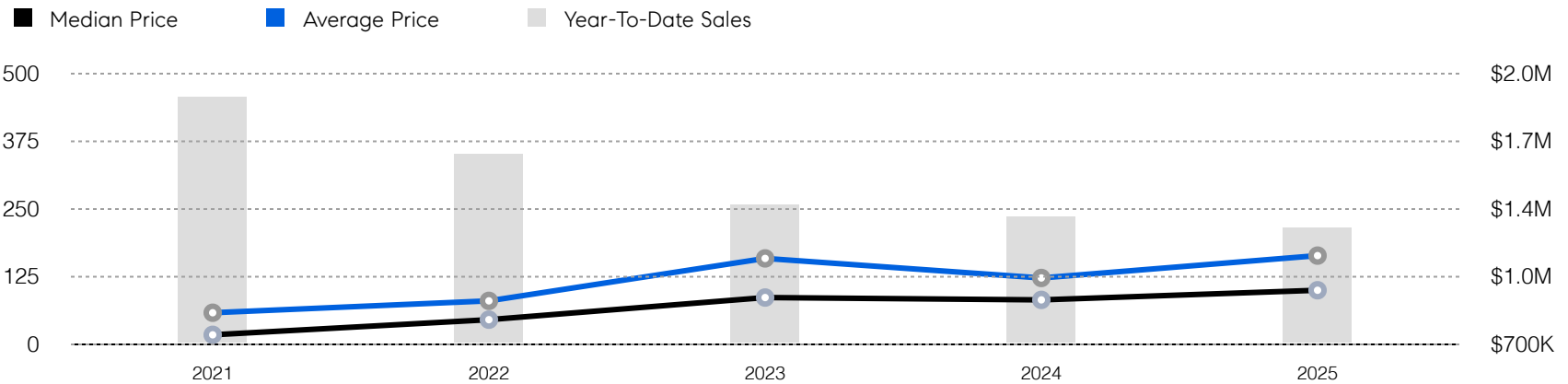
Historic Sales Trends



Ridgefield

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	184	168	-8.7%
	SALES VOLUME	\$212,564,165	\$216,501,405	1.9%
	MEDIAN PRICE	\$1,050,000	\$1,100,000	4.8%
	AVERAGE PRICE	\$1,155,240	\$1,288,699	11.6%
	AVERAGE DOM	33	22	-33.3%
Condos & Co-ops	# OF SALES	48	43	-10.4%
	SALES VOLUME	\$23,838,022	\$21,157,928	-11.2%
	MEDIAN PRICE	\$425,000	\$415,000	-2.4%
	AVERAGE PRICE	\$496,625	\$492,045	-0.9%
	AVERAGE DOM	17	30	76.5%

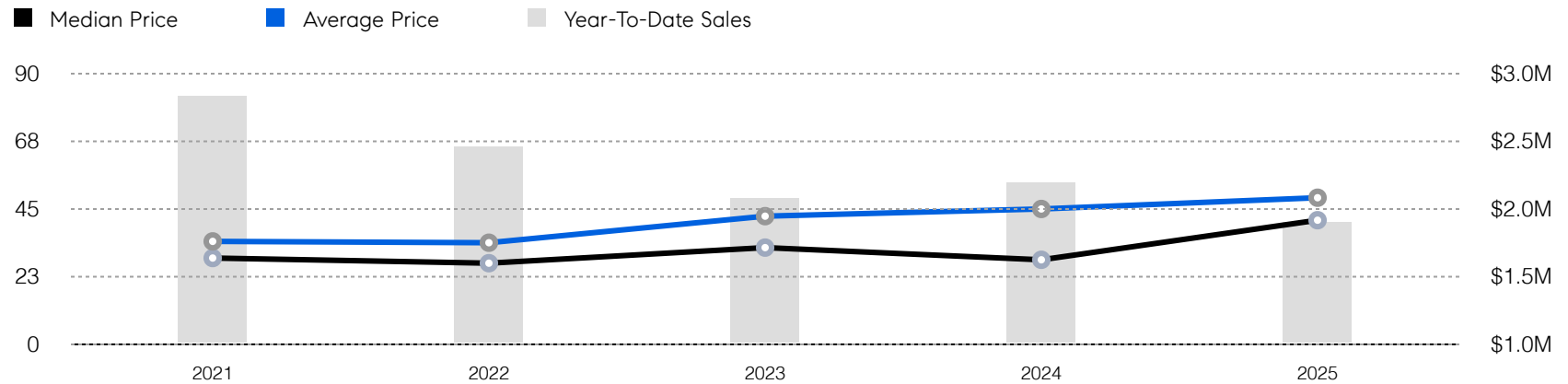
Historic Sales Trends



Rowayton

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	46	38	-17.4%
	SALES VOLUME	\$92,615,116	\$76,953,080	-16.9%
	MEDIAN PRICE	\$1,662,500	\$1,805,000	8.6%
	AVERAGE PRICE	\$2,013,372	\$2,025,081	0.6%
	AVERAGE DOM	50	35	-30.0%
Condos & Co-ops	# OF SALES	7	2	-71.4%
	SALES VOLUME	\$13,411,000	\$6,387,500	-52.4%
	MEDIAN PRICE	\$500,000	\$3,193,750	538.8%
	AVERAGE PRICE	\$1,915,857	\$3,193,750	66.7%
	AVERAGE DOM	54	184	240.7%

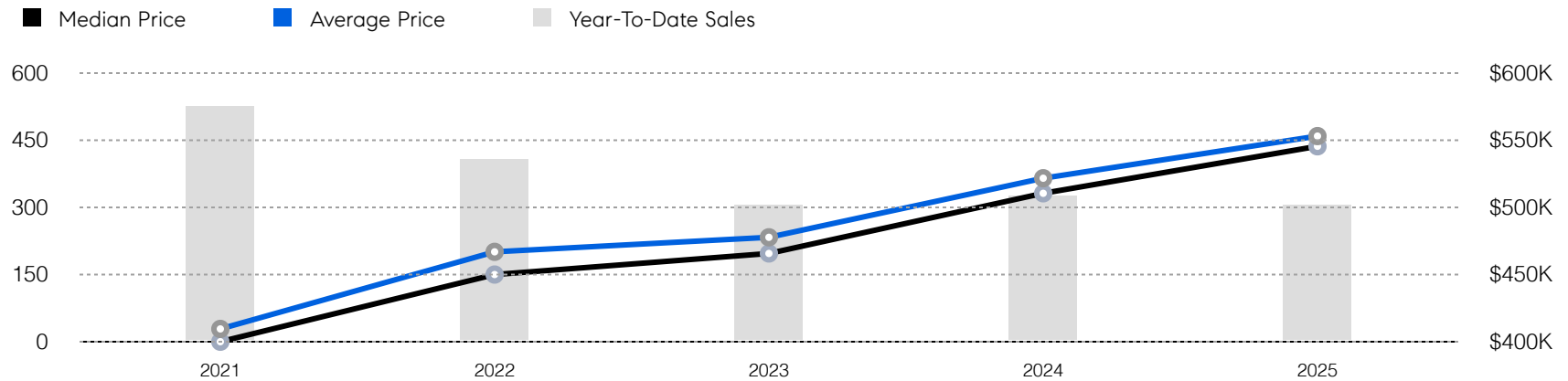
Historic Sales Trends



Shelton

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	213	215	0.9%
	SALES VOLUME	\$119,913,547	\$126,815,201	5.8%
	MEDIAN PRICE	\$535,000	\$560,000	4.7%
	AVERAGE PRICE	\$562,974	\$589,838	4.8%
	AVERAGE DOM	24	28	16.7%
Condos & Co-ops	# OF SALES	109	87	-20.2%
	SALES VOLUME	\$48,082,187	\$40,221,564	-16.3%
	MEDIAN PRICE	\$430,000	\$450,000	4.7%
	AVERAGE PRICE	\$441,121	\$462,317	4.8%
	AVERAGE DOM	47	19	-59.6%

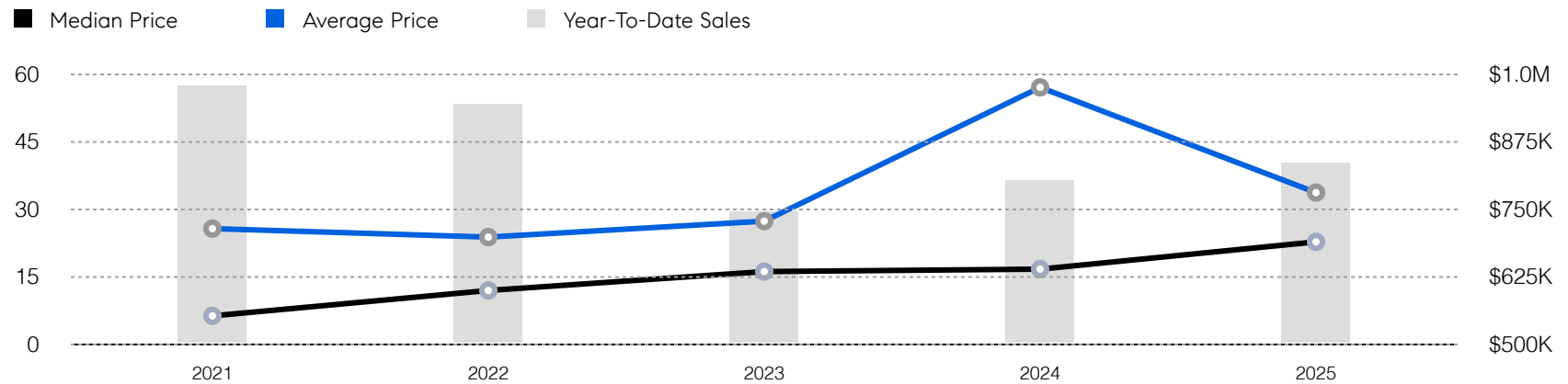
Historic Sales Trends



Sherman

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	36	40	11.1%
	SALES VOLUME	\$35,137,250	\$31,249,250	-11.1%
	MEDIAN PRICE	\$639,500	\$690,000	7.9%
	AVERAGE PRICE	\$976,035	\$781,231	-20.0%
	AVERAGE DOM	55	55	0.0%
Condos & Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

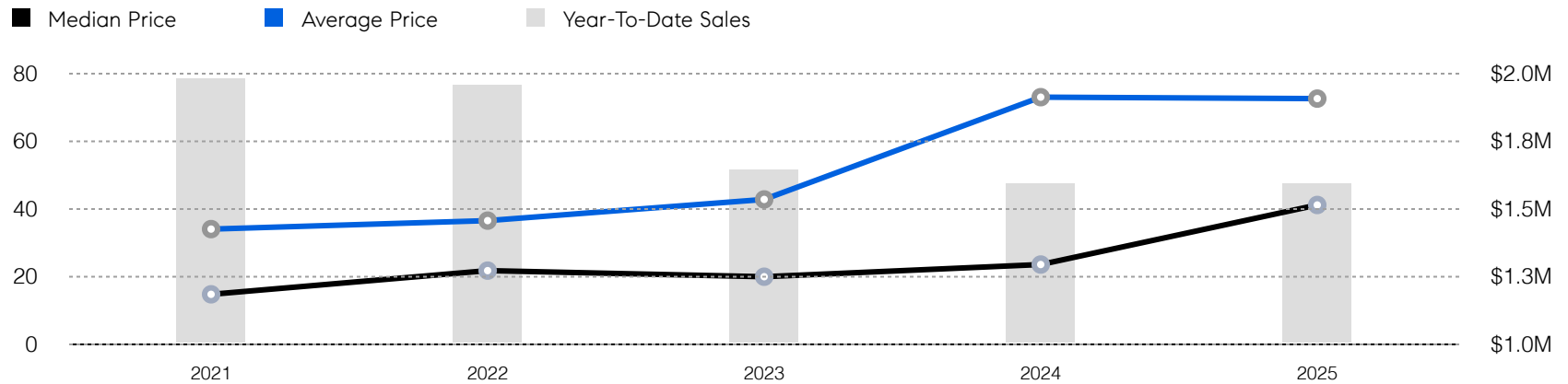
Historic Sales Trends



Southport

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	41	37	-9.8%
	SALES VOLUME	\$86,332,000	\$80,026,060	-7.3%
	MEDIAN PRICE	\$1,361,000	\$1,950,000	43.3%
	AVERAGE PRICE	\$2,105,659	\$2,162,866	2.7%
	AVERAGE DOM	35	36	2.9%
Condos & Co-ops	# OF SALES	6	10	66.7%
	SALES VOLUME	\$3,589,000	\$9,644,500	168.7%
	MEDIAN PRICE	\$527,500	\$655,000	24.2%
	AVERAGE PRICE	\$598,167	\$964,450	61.2%
	AVERAGE DOM	11	10	-9.1%

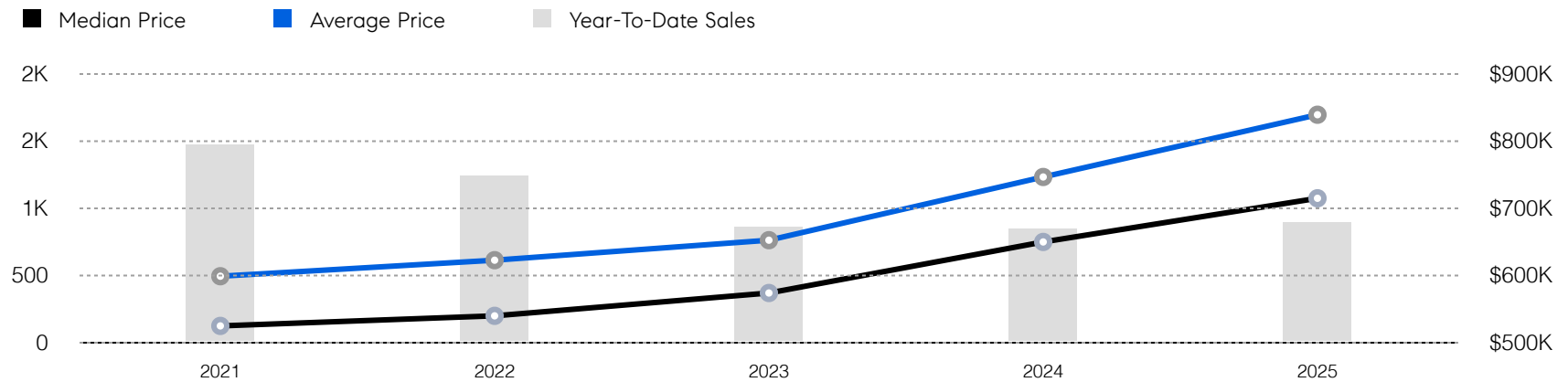
Historic Sales Trends



Stamford

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	444	479	7.9%
	SALES VOLUME	\$449,230,672	\$543,216,045	20.9%
	MEDIAN PRICE	\$865,000	\$975,000	12.7%
	AVERAGE PRICE	\$1,011,781	\$1,134,063	12.1%
	AVERAGE DOM	33	25	-24.2%
Condos & Co-ops	# OF SALES	388	404	4.1%
	SALES VOLUME	\$172,044,869	\$197,970,106	15.1%
	MEDIAN PRICE	\$397,500	\$432,500	8.8%
	AVERAGE PRICE	\$443,415	\$490,025	10.5%
	AVERAGE DOM	30	29	-3.3%

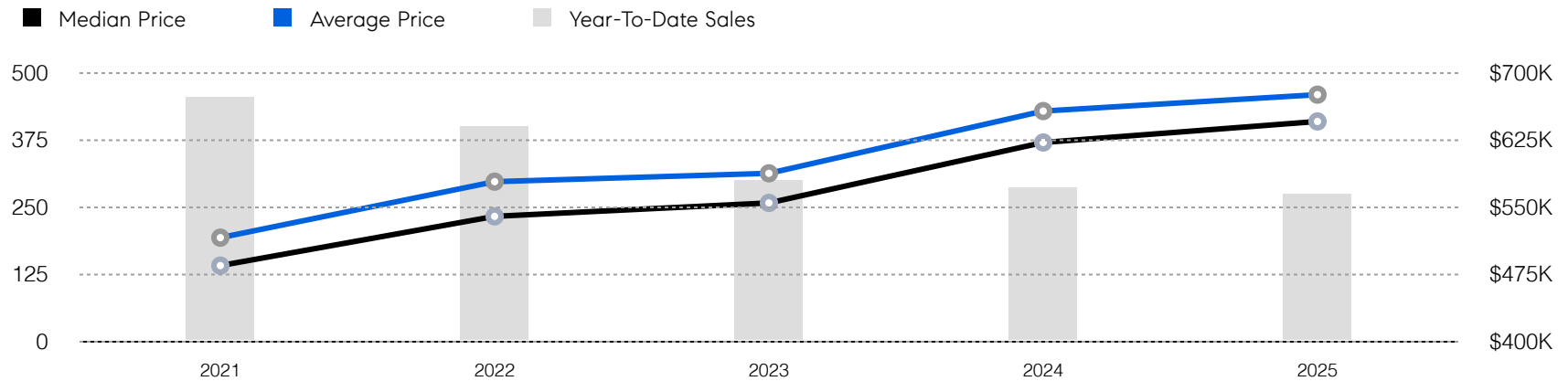
Historic Sales Trends



Trumbull

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	259	248	-4.2%
	SALES VOLUME	\$173,611,772	\$171,816,279	-1.0%
	MEDIAN PRICE	\$640,000	\$659,167	3.0%
	AVERAGE PRICE	\$670,316	\$692,808	3.4%
	AVERAGE DOM	23	23	0.0%
Condos & Co-ops	# OF SALES	25	24	-4.0%
	SALES VOLUME	\$13,143,150	\$12,028,300	-8.5%
	MEDIAN PRICE	\$526,100	\$500,000	-5.0%
	AVERAGE PRICE	\$525,726	\$501,179	-4.7%
	AVERAGE DOM	38	17	-55.3%

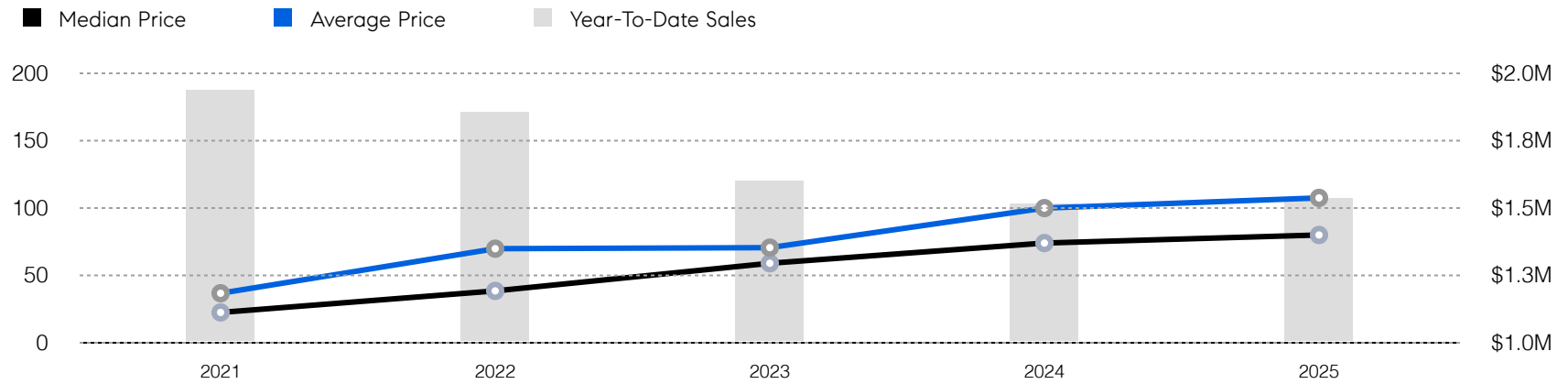
Historic Sales Trends



Weston

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	102	106	3.9%
	SALES VOLUME	\$152,979,080	\$162,990,604	6.5%
	MEDIAN PRICE	\$1,370,000	\$1,400,000	2.2%
	AVERAGE PRICE	\$1,499,795	\$1,537,647	2.5%
	AVERAGE DOM	35	31	-11.4%
Condos & Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

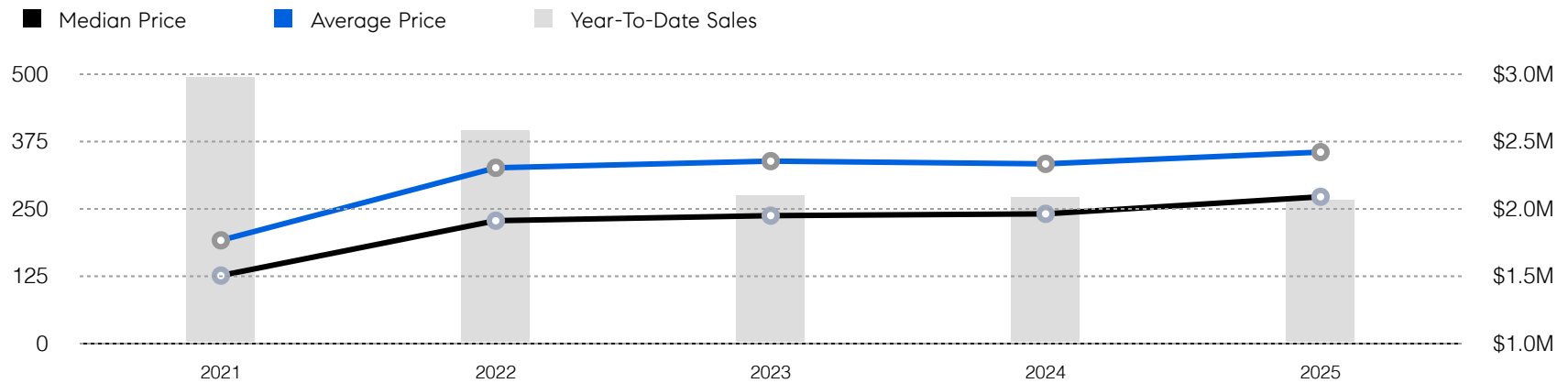
Historic Sales Trends



Westport

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	228	225	-1.3%
	SALES VOLUME	\$563,638,620	\$581,412,278	3.2%
	MEDIAN PRICE	\$2,162,500	\$2,225,000	2.9%
	AVERAGE PRICE	\$2,472,099	\$2,584,055	4.5%
	AVERAGE DOM	40	36	-10.0%
Condos & Co-ops	# OF SALES	40	38	-5.0%
	SALES VOLUME	\$62,000,500	\$55,477,000	-10.5%
	MEDIAN PRICE	\$1,475,000	\$1,447,500	-1.9%
	AVERAGE PRICE	\$1,550,013	\$1,459,921	-5.8%
	AVERAGE DOM	94	74	-21.3%

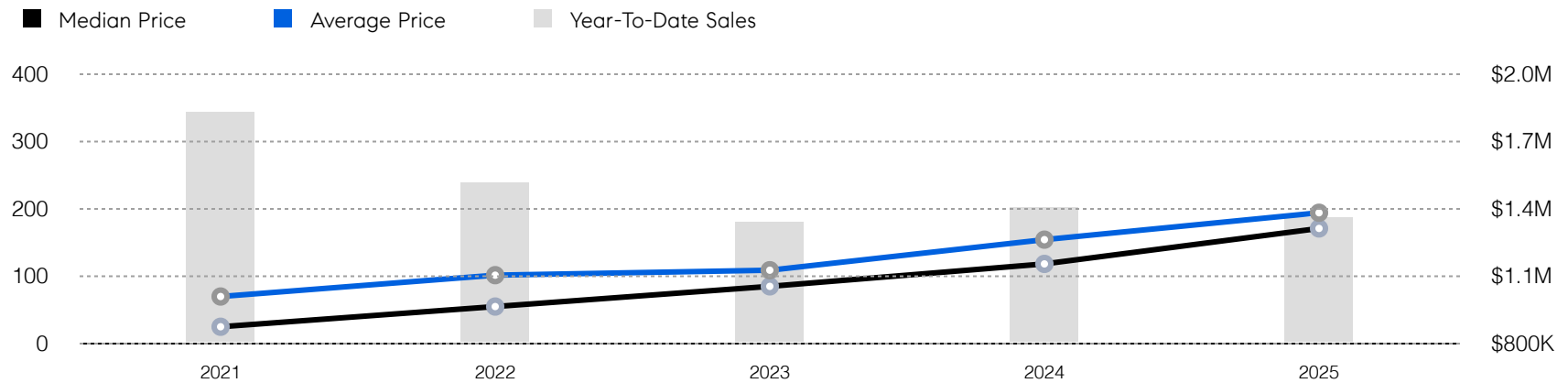
Historic Sales Trends



Wilton

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	179	163	-8.9%
	SALES VOLUME	\$238,611,812	\$238,367,289	-0.1%
	MEDIAN PRICE	\$1,210,000	\$1,350,000	11.6%
	AVERAGE PRICE	\$1,333,027	\$1,462,376	9.7%
	AVERAGE DOM	29	28	-3.4%
Condos & Co-ops	# OF SALES	21	21	0.0%
	SALES VOLUME	\$13,998,000	\$16,075,000	14.8%
	MEDIAN PRICE	\$531,000	\$660,000	24.3%
	AVERAGE PRICE	\$666,571	\$765,476	14.8%
	AVERAGE DOM	16	15	-6.2%

Historic Sales Trends



COMPASS

Source(s): SmartMLS and Greenwich FlexMLS

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