



Year In Review 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

## Madison

724 Boston Post Rd  
Madison, CT

## Mystic

22 Holmes St  
Mystic, CT

## New Canaan

111 Cherry Street  
New Canaan, CT

## Ridgefield

470 Main St, Suite 2  
Ridgefield, CT

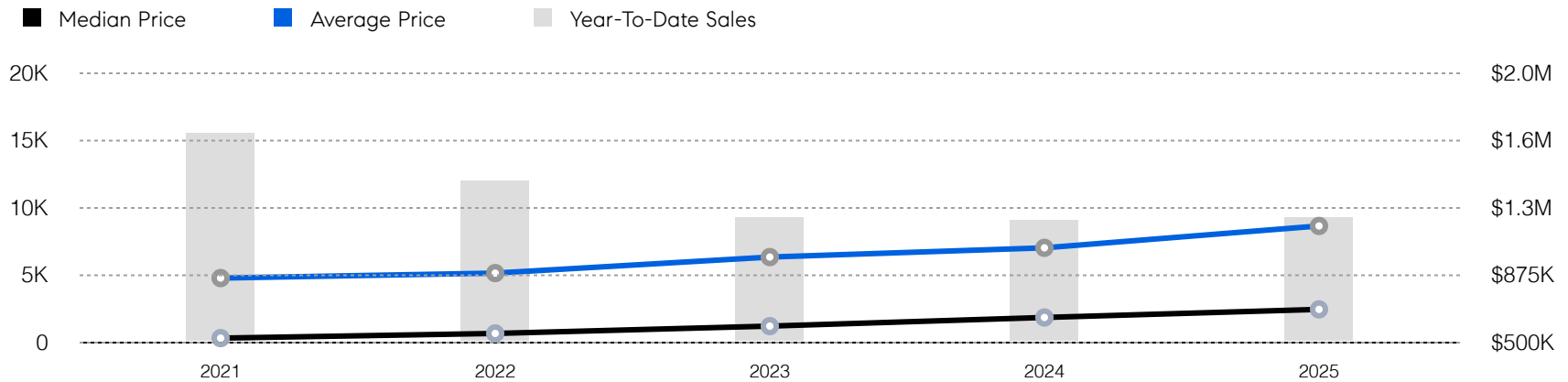
## Westport

54 Wilton Rd  
Westport, CT

# Fairfield County Overview

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	6,511	6,592	1.2%
	SALES VOLUME	\$7,915,184,344	\$9,102,864,144	15.0%
	MEDIAN PRICE	\$755,000	\$822,250	8.9%
	AVERAGE PRICE	\$1,215,663	\$1,380,896	13.6%
	AVERAGE DOM	34	33	-2.9%
Condos & Co-ops	# OF SALES	2,459	2,524	2.6%
	SALES VOLUME	\$1,304,576,136	\$1,381,995,972	5.9%
	MEDIAN PRICE	\$400,000	\$425,000	6.3%
	AVERAGE PRICE	\$530,531	\$547,542	3.2%
	AVERAGE DOM	36	33	-8.3%

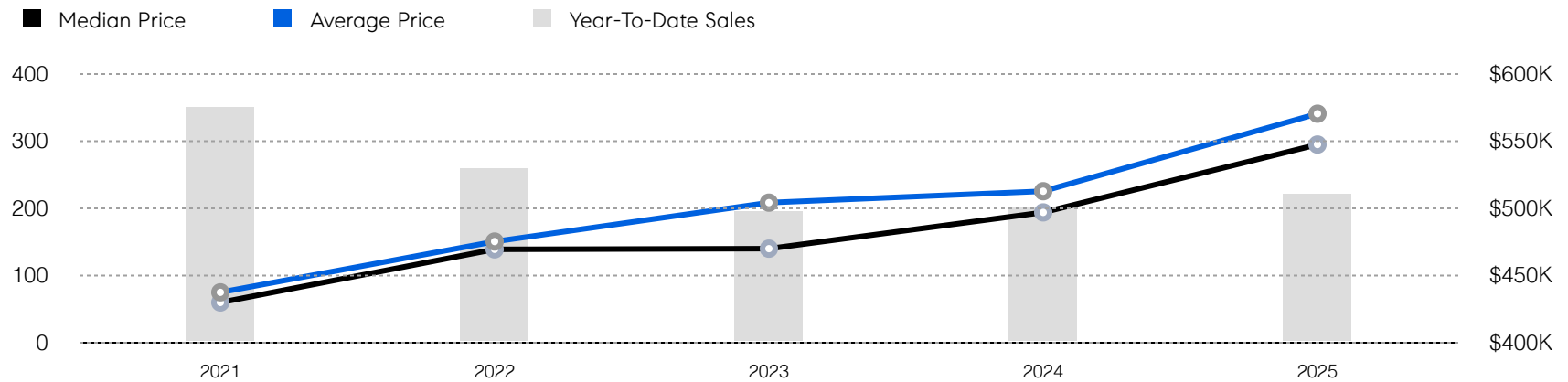
## Historic Sales Trends



# Bethel

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	139	151	8.6%
	SALES VOLUME	\$74,631,336	\$89,646,873	20.1%
	MEDIAN PRICE	\$500,313	\$555,000	10.9%
	AVERAGE PRICE	\$536,916	\$593,688	10.6%
	AVERAGE DOM	33	29	-12.1%
Condos & Co-ops	# OF SALES	61	67	9.8%
	SALES VOLUME	\$27,921,343	\$34,711,338	24.3%
	MEDIAN PRICE	\$427,000	\$499,000	16.9%
	AVERAGE PRICE	\$457,727	\$518,080	13.2%
	AVERAGE DOM	30	29	-3.3%

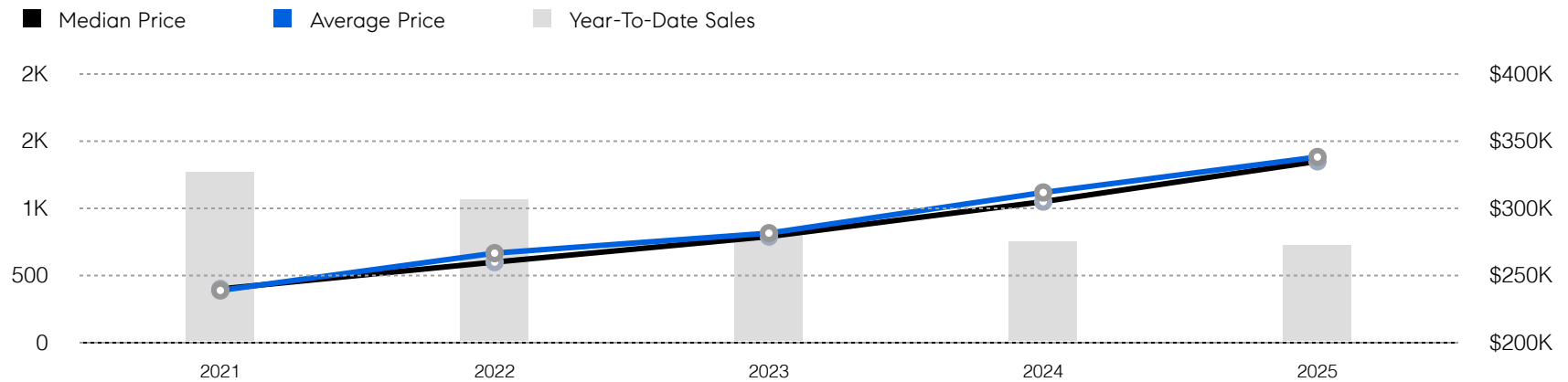
## Historic Sales Trends



# Bridgeport

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	470	414	-11.9%
	SALES VOLUME	\$177,878,336	\$178,393,550	0.3%
	MEDIAN PRICE	\$375,000	\$400,500	6.8%
	AVERAGE PRICE	\$378,465	\$430,902	13.9%
	AVERAGE DOM	32	30	-6.2%
Condos & Co-ops	# OF SALES	266	296	11.3%
	SALES VOLUME	\$51,624,450	\$61,749,598	19.6%
	MEDIAN PRICE	\$190,000	\$200,000	5.3%
	AVERAGE PRICE	\$194,077	\$208,614	7.5%
	AVERAGE DOM	31	40	29.0%

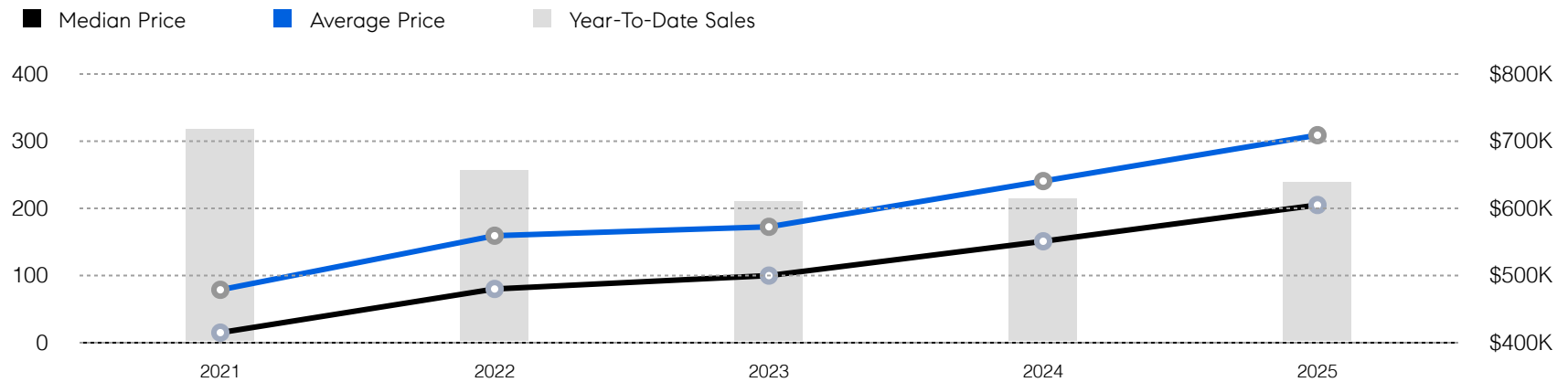
## Historic Sales Trends



# Brookfield

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	152	176	15.8%
	SALES VOLUME	\$113,164,732	\$144,451,471	27.6%
	MEDIAN PRICE	\$631,250	\$660,000	4.6%
	AVERAGE PRICE	\$744,505	\$820,747	10.2%
	AVERAGE DOM	35	37	5.7%
Condos & Co-ops	# OF SALES	60	60	0.0%
	SALES VOLUME	\$22,649,395	\$22,866,150	1.0%
	MEDIAN PRICE	\$363,750	\$335,000	-7.9%
	AVERAGE PRICE	\$377,490	\$381,103	1.0%
	AVERAGE DOM	19	23	21.1%

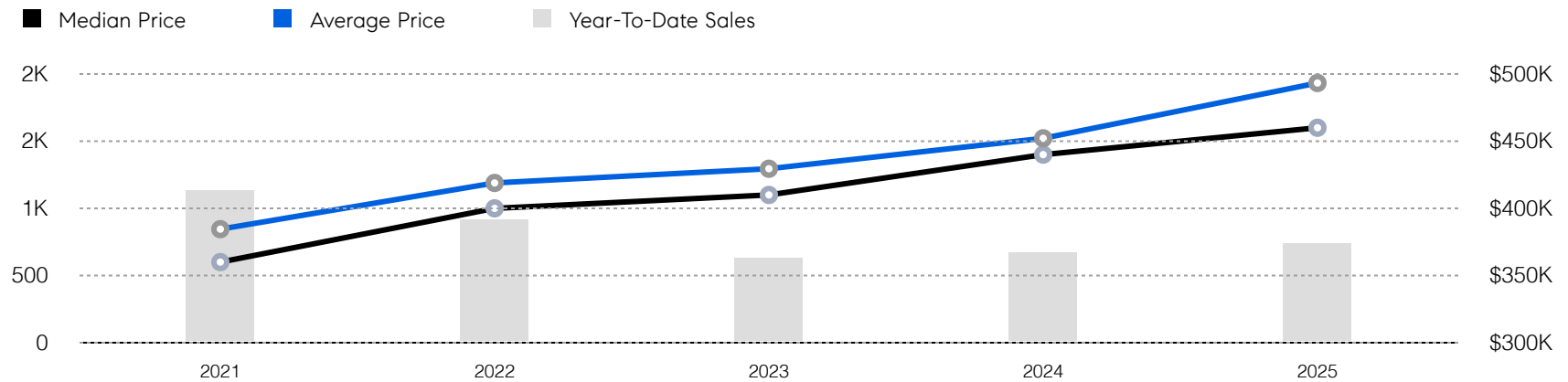
## Historic Sales Trends



# Danbury

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	335	370	10.4%
	SALES VOLUME	\$176,404,815	\$219,461,511	24.4%
	MEDIAN PRICE	\$479,000	\$520,000	8.6%
	AVERAGE PRICE	\$526,582	\$593,139	12.6%
	AVERAGE DOM	29	31	6.9%
Condos & Co-ops	# OF SALES	320	352	10.0%
	SALES VOLUME	\$119,747,633	\$136,717,208	14.2%
	MEDIAN PRICE	\$337,500	\$355,000	5.2%
	AVERAGE PRICE	\$374,211	\$388,401	3.8%
	AVERAGE DOM	21	27	28.6%

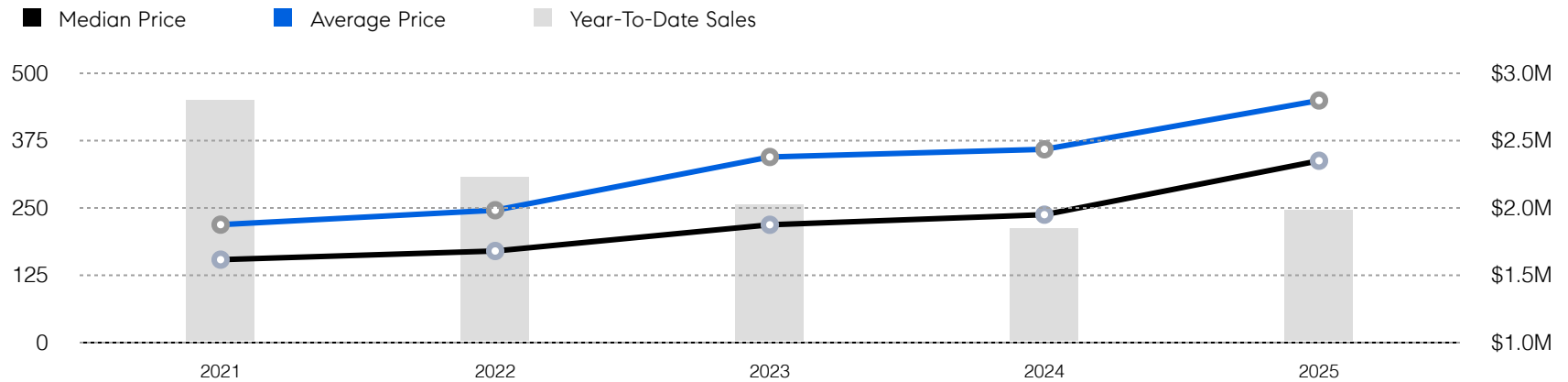
## Historic Sales Trends



# Darien

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	195	224	14.9%
	SALES VOLUME	\$493,580,979	\$654,161,405	32.5%
	MEDIAN PRICE	\$1,976,000	\$2,420,000	22.5%
	AVERAGE PRICE	\$2,531,185	\$2,920,363	15.4%
	AVERAGE DOM	32	26	-18.7%
Condos & Co-ops	# OF SALES	14	18	28.6%
	SALES VOLUME	\$15,402,000	\$22,966,011	49.1%
	MEDIAN PRICE	\$845,500	\$1,080,000	27.7%
	AVERAGE PRICE	\$1,100,143	\$1,275,890	16.0%
	AVERAGE DOM	14	18	28.6%

## Historic Sales Trends

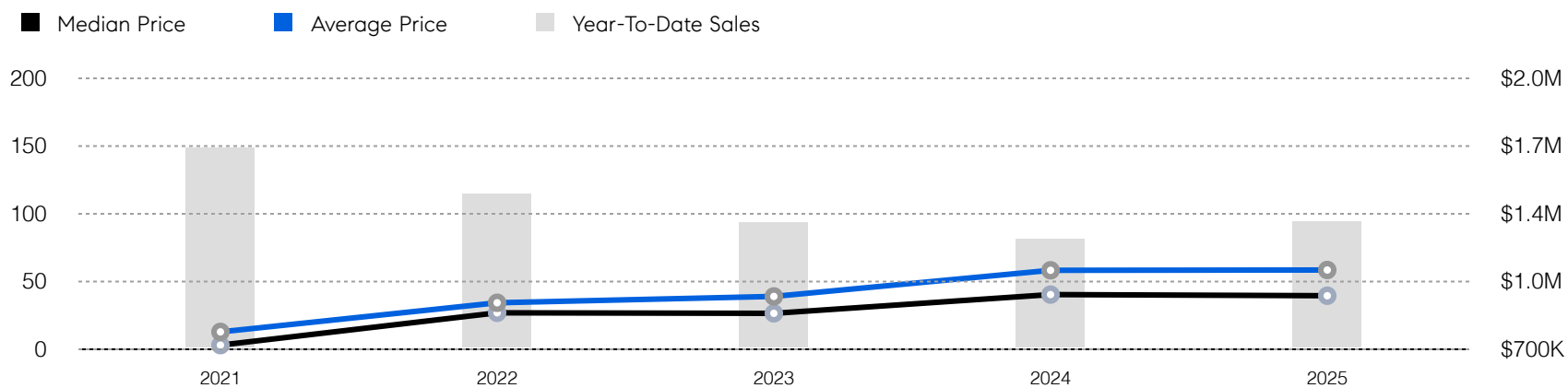




# Easton

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	80	93	16.3%
	SALES VOLUME	\$86,318,099	\$100,475,263	16.4%
	MEDIAN PRICE	\$962,500	\$957,000	-0.6%
	AVERAGE PRICE	\$1,078,976	\$1,080,379	0.1%
	AVERAGE DOM	40	33	-17.5%
Condos & Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

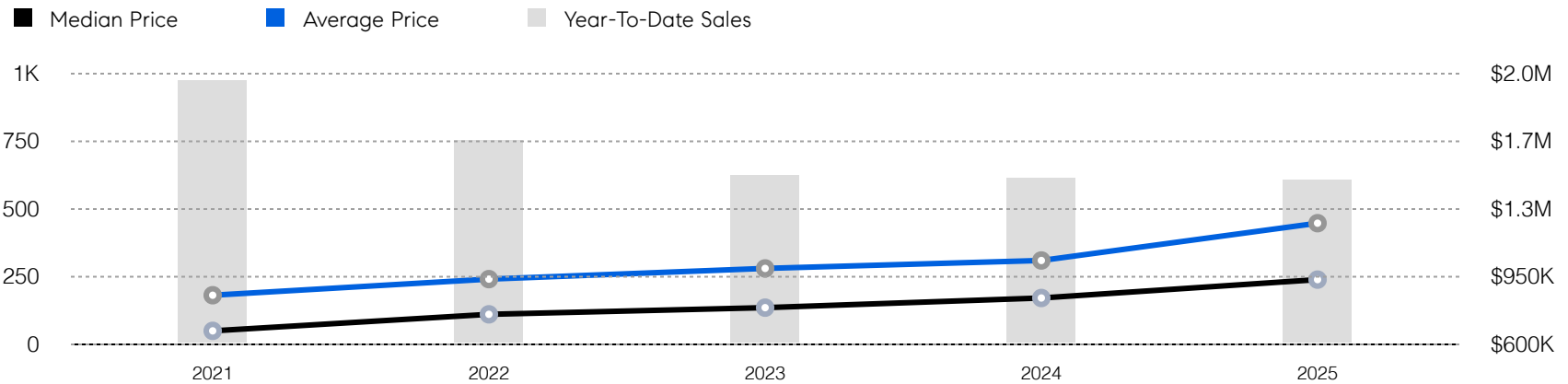
## Historic Sales Trends



# Fairfield

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	524	523	-0.2%
	SALES VOLUME	\$565,028,979	\$677,938,202	20.0%
	MEDIAN PRICE	\$864,500	\$1,000,000	15.7%
	AVERAGE PRICE	\$1,078,300	\$1,296,249	20.2%
	AVERAGE DOM	27	28	3.7%
Condos & Co-ops	# OF SALES	83	78	-6.0%
	SALES VOLUME	\$62,557,650	\$59,369,961	-5.1%
	MEDIAN PRICE	\$682,000	\$617,500	-9.5%
	AVERAGE PRICE	\$753,707	\$761,153	1.0%
	AVERAGE DOM	30	28	-6.7%

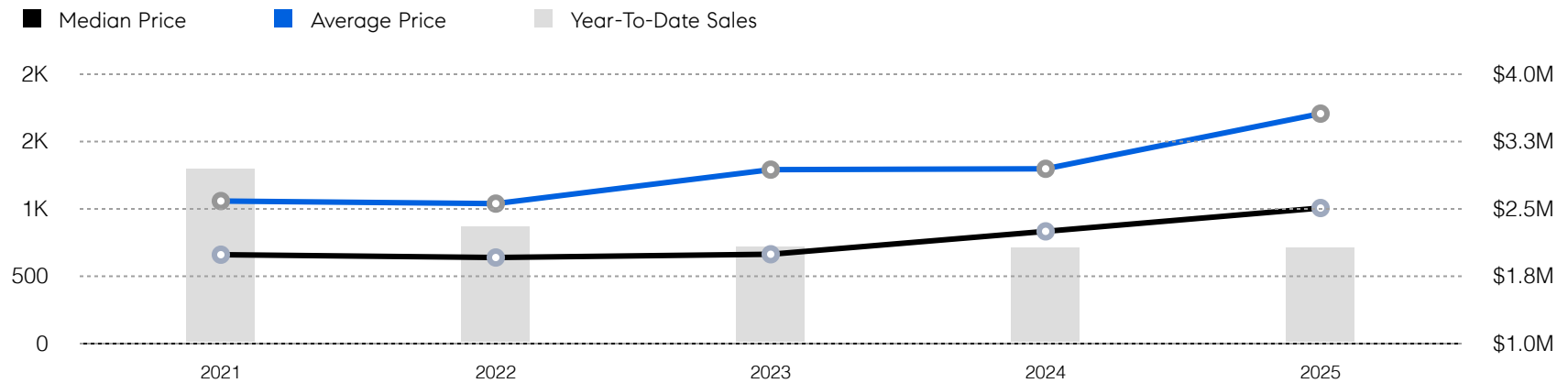
## Historic Sales Trends



# Greater Greenwich

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	503	522	3.8%
	SALES VOLUME	\$1,797,379,466	\$2,248,914,774	25.1%
	MEDIAN PRICE	\$2,866,300	\$3,150,000	9.9%
	AVERAGE PRICE	\$3,573,319	\$4,308,266	20.6%
	AVERAGE DOM	67	66	-1.5%
Condos & Co-ops	# OF SALES	194	167	-13.9%
	SALES VOLUME	\$256,509,860	\$225,809,555	-12.0%
	MEDIAN PRICE	\$1,012,250	\$975,000	-3.7%
	AVERAGE PRICE	\$1,322,216	\$1,352,153	2.3%
	AVERAGE DOM	58	53	-8.6%

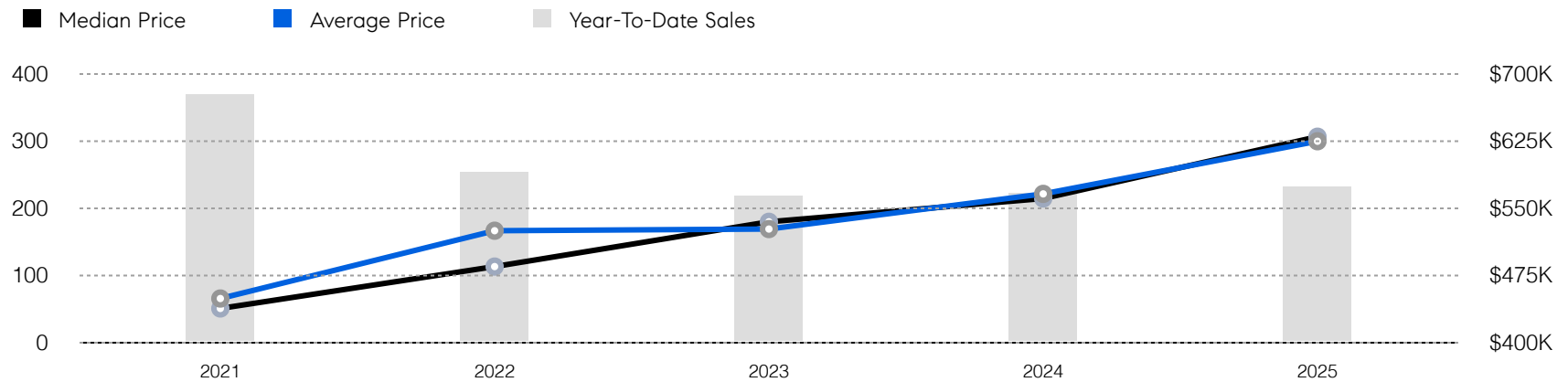
## Historic Sales Trends



# Monroe

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	162	187	15.4%
	SALES VOLUME	\$102,018,400	\$127,246,963	24.7%
	MEDIAN PRICE	\$600,100	\$666,000	11.0%
	AVERAGE PRICE	\$629,743	\$680,465	8.1%
	AVERAGE DOM	35	35	0.0%
Condos & Co-ops	# OF SALES	58	42	-27.6%
	SALES VOLUME	\$22,539,700	\$15,867,400	-29.6%
	MEDIAN PRICE	\$372,500	\$384,950	3.3%
	AVERAGE PRICE	\$388,616	\$377,795	-2.8%
	AVERAGE DOM	53	23	-56.6%

## Historic Sales Trends

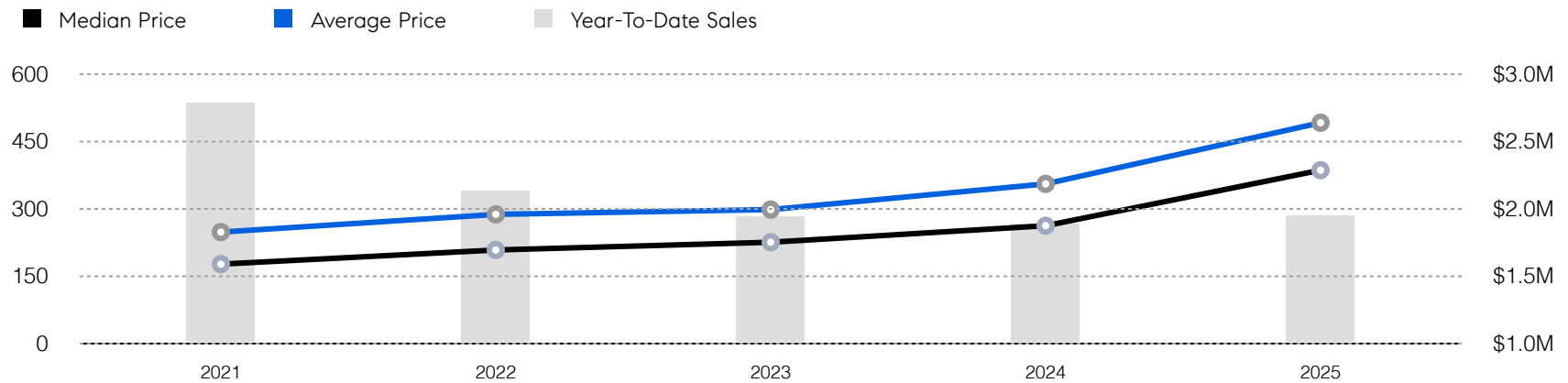




# New Canaan

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	201	212	5.5%
	SALES VOLUME	\$498,810,785	\$642,733,535	28.9%
	MEDIAN PRICE	\$2,261,000	\$2,600,000	15.0%
	AVERAGE PRICE	\$2,481,646	\$3,031,762	22.2%
	AVERAGE DOM	54	43	-20.4%
Condos & Co-ops	# OF SALES	62	68	9.7%
	SALES VOLUME	\$76,044,798	\$96,371,100	26.7%
	MEDIAN PRICE	\$1,260,000	\$1,370,000	8.7%
	AVERAGE PRICE	\$1,226,529	\$1,417,222	15.5%
	AVERAGE DOM	168	94	-44.0%

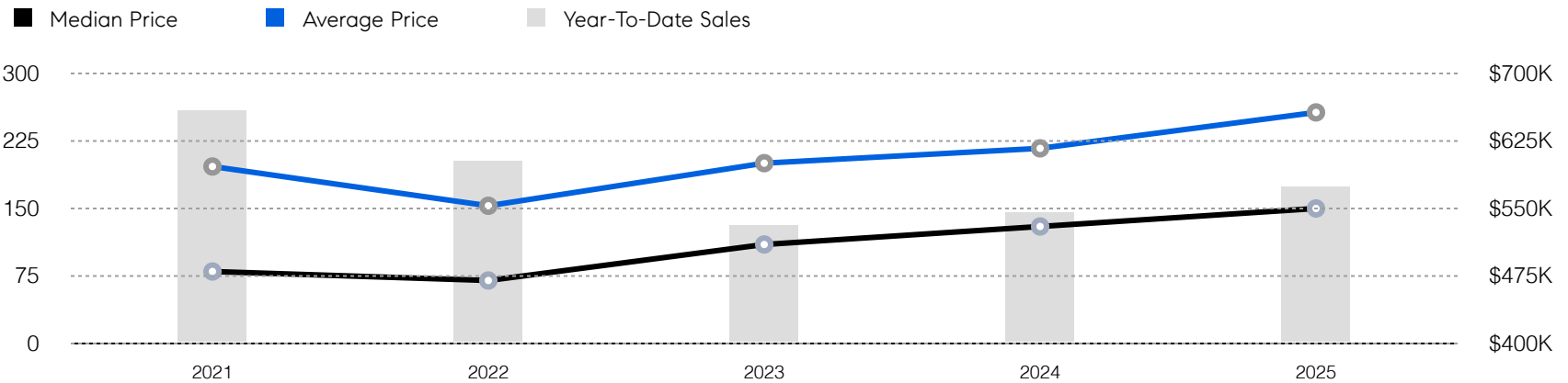
## Historic Sales Trends



# New Fairfield

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	138	167	21.0%
	SALES VOLUME	\$86,101,915	\$110,733,565	28.6%
	MEDIAN PRICE	\$530,000	\$560,000	5.7%
	AVERAGE PRICE	\$623,927	\$663,075	6.3%
	AVERAGE DOM	33	28	-15.2%
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%

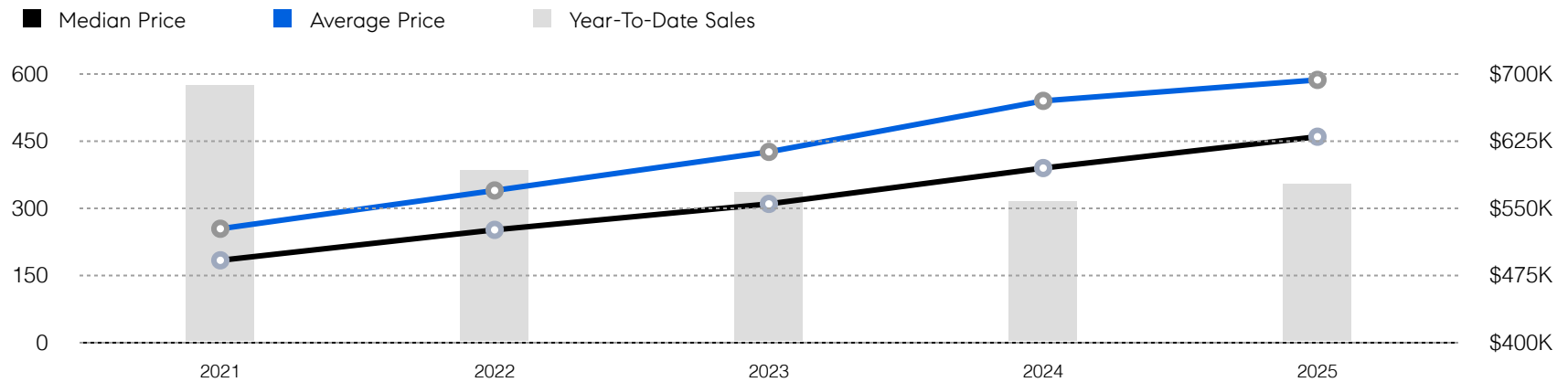
## Historic Sales Trends



# Newtown

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	289	312	8.0%
	SALES VOLUME	\$197,277,732	\$223,462,563	13.3%
	MEDIAN PRICE	\$615,000	\$663,750	7.9%
	AVERAGE PRICE	\$682,622	\$716,226	4.9%
	AVERAGE DOM	31	34	9.7%
Condos & Co-ops	# OF SALES	22	37	68.2%
	SALES VOLUME	\$11,098,400	\$18,544,193	67.1%
	MEDIAN PRICE	\$484,450	\$495,000	2.2%
	AVERAGE PRICE	\$504,473	\$501,194	-0.6%
	AVERAGE DOM	29	33	13.8%

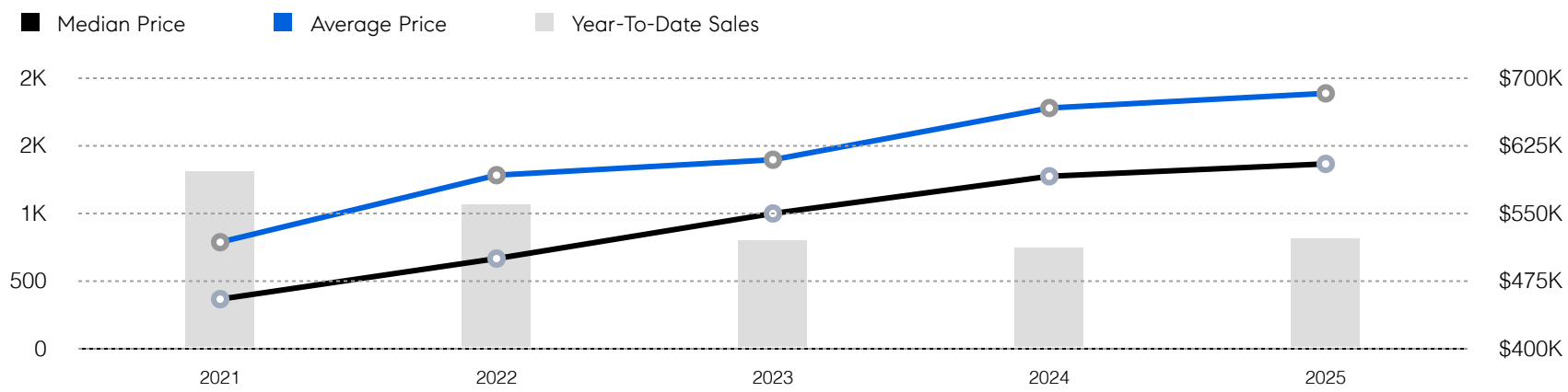
## Historic Sales Trends



# Norwalk

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	451	464	2.9%
	SALES VOLUME	\$370,812,879	\$395,792,964	6.7%
	MEDIAN PRICE	\$700,000	\$735,000	5.0%
	AVERAGE PRICE	\$822,202	\$853,002	3.7%
	AVERAGE DOM	25	29	16.0%
Condos & Co-ops	# OF SALES	277	336	21.3%
	SALES VOLUME	\$114,742,176	\$150,775,110	31.4%
	MEDIAN PRICE	\$380,000	\$410,000	7.9%
	AVERAGE PRICE	\$414,232	\$448,735	8.3%
	AVERAGE DOM	24	24	0.0%

## Historic Sales Trends

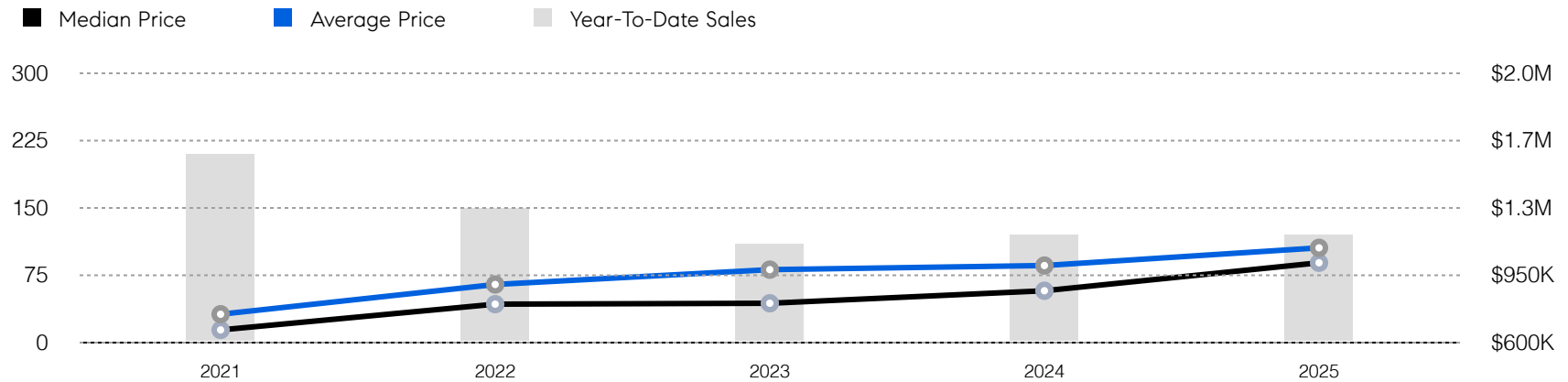




# Redding

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	114	114	0.0%
	SALES VOLUME	\$116,235,651	\$125,831,899	8.3%
	MEDIAN PRICE	\$875,000	\$1,025,000	17.1%
	AVERAGE PRICE	\$1,019,611	\$1,103,789	8.3%
	AVERAGE DOM	42	43	2.4%
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%

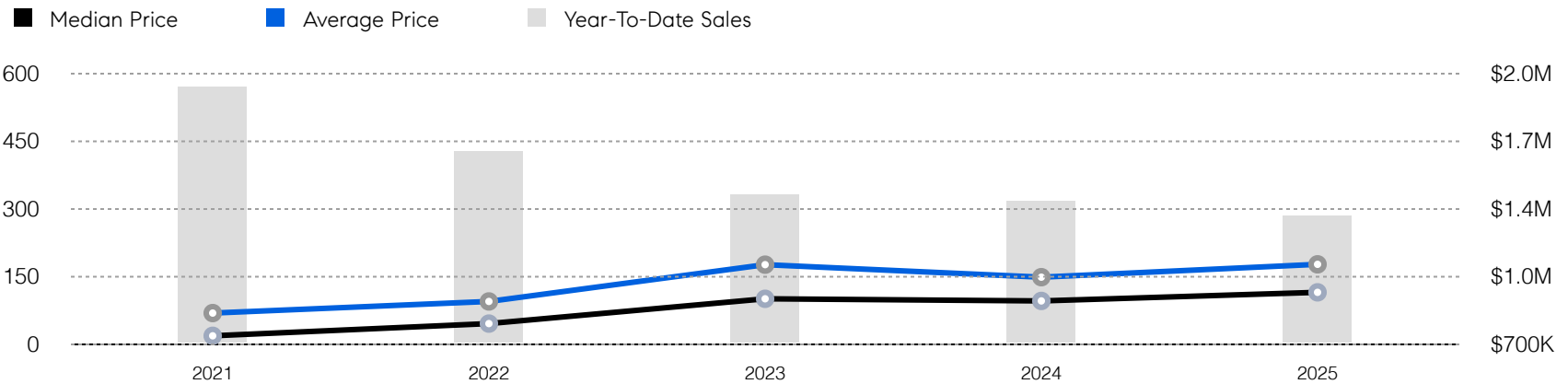
## Historic Sales Trends



# Ridgefield

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	250	214	-14.4%
	SALES VOLUME	\$288,748,963	\$272,931,515	-5.5%
	MEDIAN PRICE	\$1,050,000	\$1,100,000	4.8%
	AVERAGE PRICE	\$1,154,996	\$1,275,381	10.4%
	AVERAGE DOM	32	24	-25.0%
Condos & Co-ops	# OF SALES	64	67	4.7%
	SALES VOLUME	\$32,409,022	\$31,798,428	-1.9%
	MEDIAN PRICE	\$425,000	\$415,000	-2.4%
	AVERAGE PRICE	\$506,391	\$474,603	-6.3%
	AVERAGE DOM	23	30	30.4%

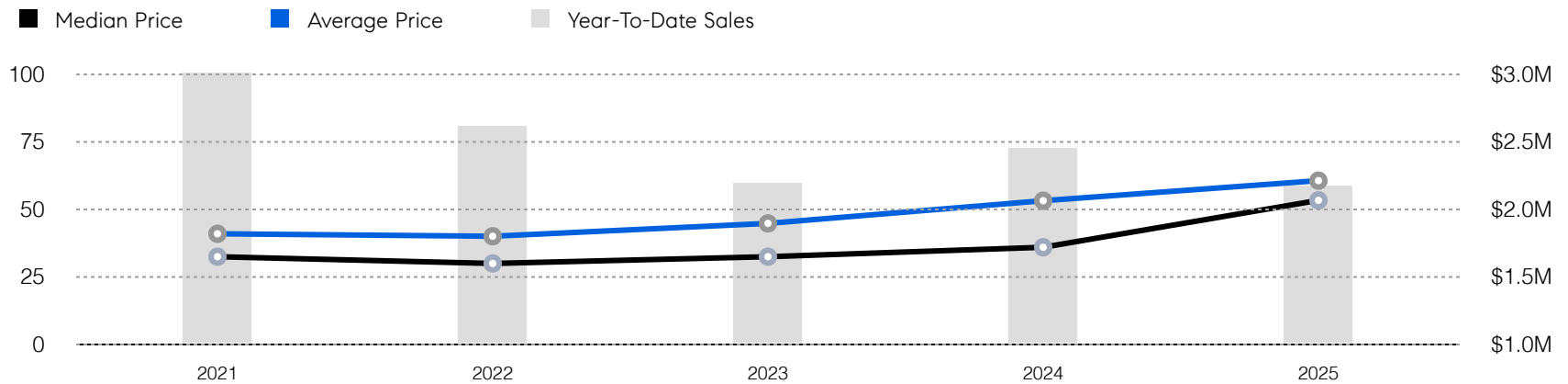
## Historic Sales Trends



# Rowayton

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	64	53	-17.2%
	SALES VOLUME	\$134,838,491	\$113,071,580	-16.1%
	MEDIAN PRICE	\$1,805,000	\$2,050,000	13.6%
	AVERAGE PRICE	\$2,106,851	\$2,133,426	1.3%
	AVERAGE DOM	43	34	-20.9%
Condos & Co-ops	# OF SALES	8	5	-37.5%
	SALES VOLUME	\$13,826,000	\$15,302,500	10.7%
	MEDIAN PRICE	\$465,000	\$4,000,000	760.2%
	AVERAGE PRICE	\$1,728,250	\$3,060,500	77.1%
	AVERAGE DOM	50	87	74.0%

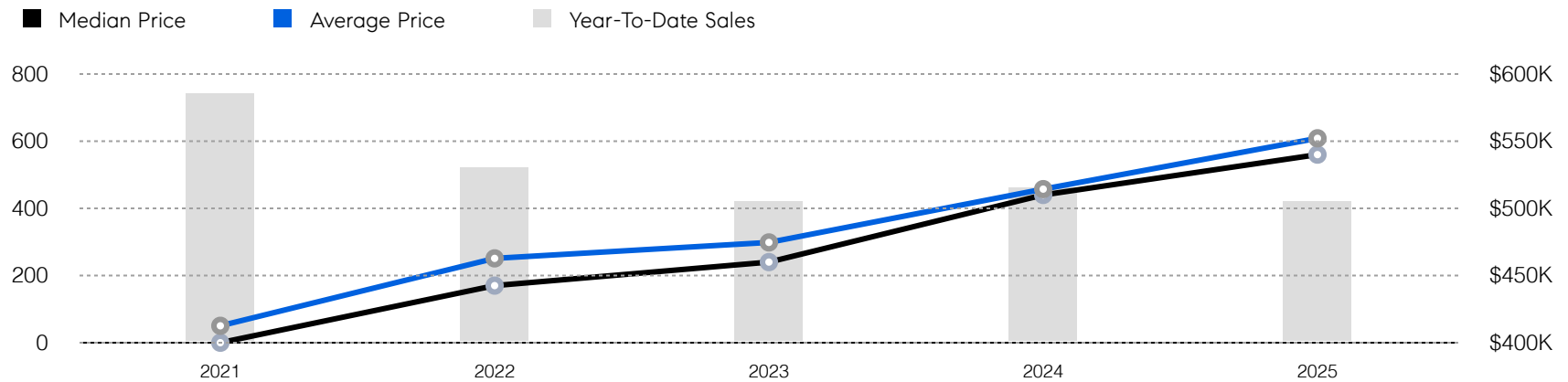
## Historic Sales Trends



# Shelton

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	317	290	-8.5%
	SALES VOLUME	\$172,551,497	\$170,401,360	-1.2%
	MEDIAN PRICE	\$530,000	\$565,000	6.6%
	AVERAGE PRICE	\$544,326	\$587,591	7.9%
	AVERAGE DOM	25	28	12.0%
Condos & Co-ops	# OF SALES	139	126	-9.4%
	SALES VOLUME	\$61,978,087	\$59,296,964	-4.3%
	MEDIAN PRICE	\$430,000	\$470,000	9.3%
	AVERAGE PRICE	\$445,886	\$470,611	5.5%
	AVERAGE DOM	42	21	-50.0%

## Historic Sales Trends

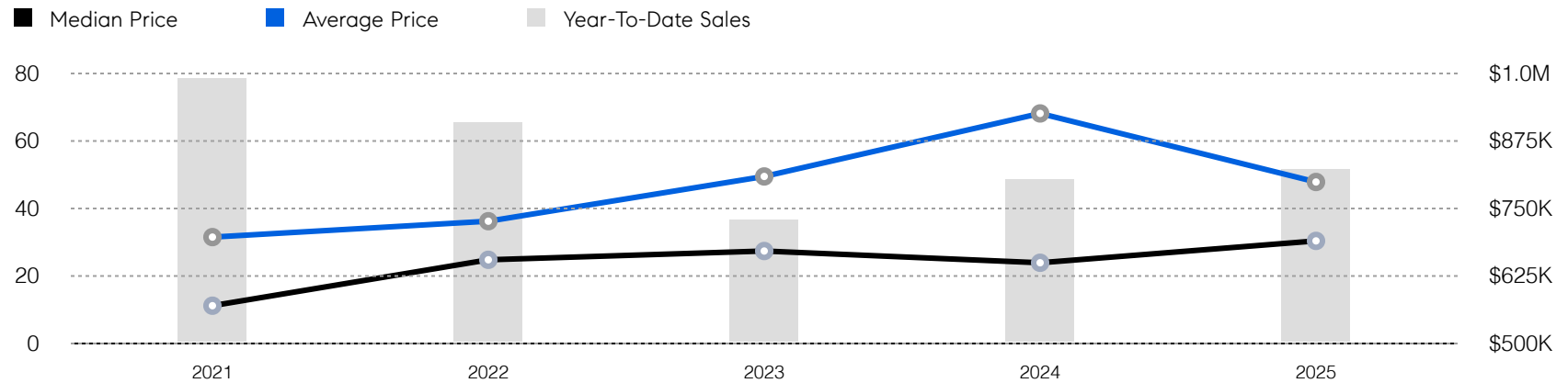




# Sherman

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	48	51	6.3%
	SALES VOLUME	\$44,448,250	\$40,753,250	-8.3%
	MEDIAN PRICE	\$649,500	\$690,000	6.2%
	AVERAGE PRICE	\$926,005	\$799,083	-13.7%
	AVERAGE DOM	56	57	1.8%
Condos & Co-ops	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-

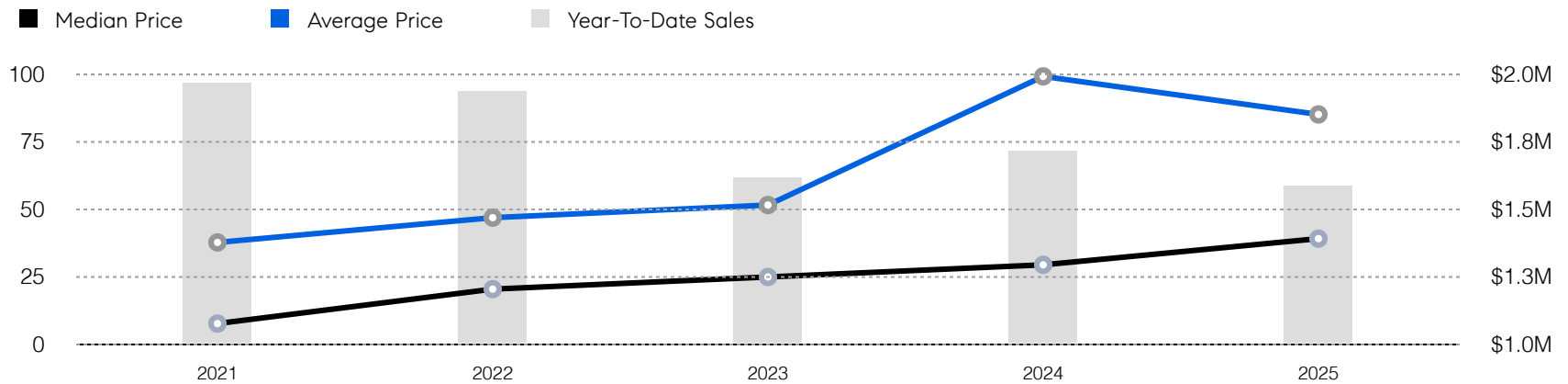
## Historic Sales Trends



# Southport

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	59	45	-23.7%
	SALES VOLUME	\$132,477,000	\$96,006,560	-27.5%
	MEDIAN PRICE	\$1,390,000	\$1,945,000	39.9%
	AVERAGE PRICE	\$2,245,373	\$2,133,479	-5.0%
	AVERAGE DOM	33	35	6.1%
Condos & Co-ops	# OF SALES	12	13	8.3%
	SALES VOLUME	\$9,003,500	\$11,398,500	26.6%
	MEDIAN PRICE	\$616,500	\$650,000	5.4%
	AVERAGE PRICE	\$750,292	\$876,808	16.9%
	AVERAGE DOM	14	9	-35.7%

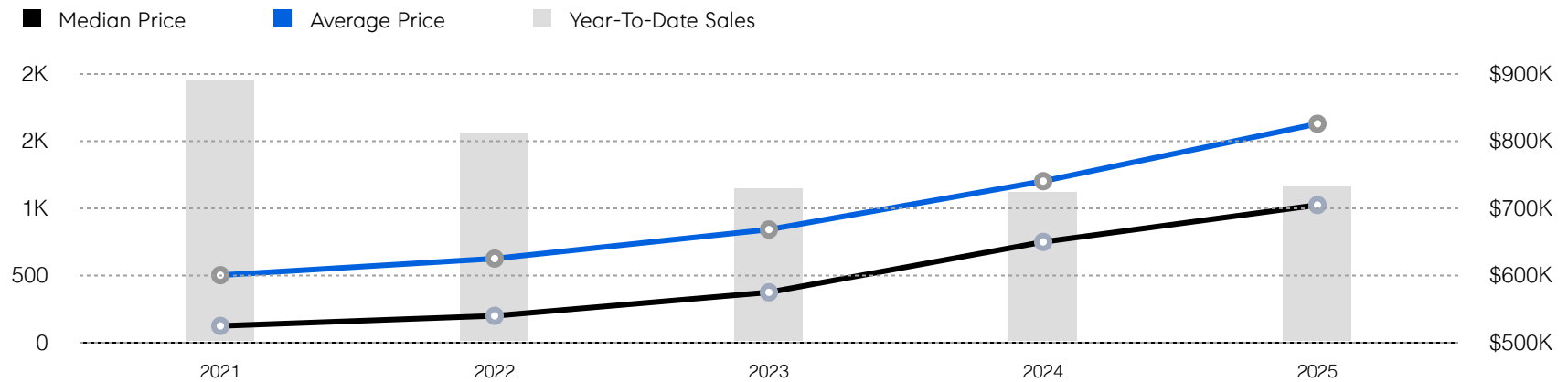
## Historic Sales Trends



# Stamford

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	588	621	5.6%
	SALES VOLUME	\$590,000,468	\$694,600,980	17.7%
	MEDIAN PRICE	\$855,750	\$965,000	12.8%
	AVERAGE PRICE	\$1,003,402	\$1,118,520	11.5%
	AVERAGE DOM	33	26	-21.2%
Condos & Co-ops	# OF SALES	520	534	2.7%
	SALES VOLUME	\$230,456,212	\$259,364,854	12.5%
	MEDIAN PRICE	\$397,500	\$442,500	11.3%
	AVERAGE PRICE	\$443,185	\$485,702	9.6%
	AVERAGE DOM	29	27	-6.9%

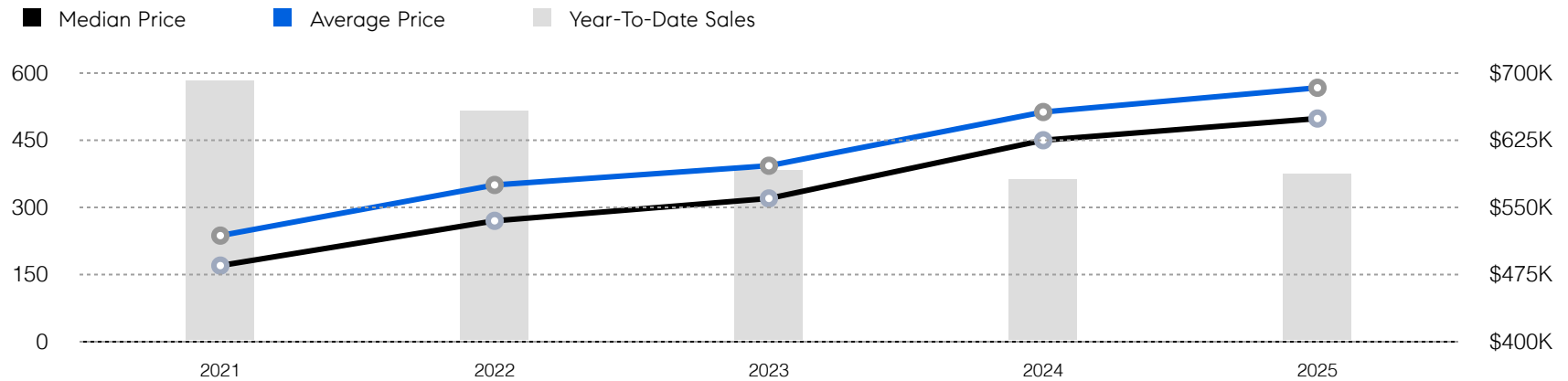
## Historic Sales Trends



# Trumbull

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	325	341	4.9%
	SALES VOLUME	\$217,791,472	\$237,955,723	9.3%
	MEDIAN PRICE	\$640,000	\$659,333	3.0%
	AVERAGE PRICE	\$670,128	\$697,817	4.1%
	AVERAGE DOM	23	24	4.3%
Condos & Co-ops	# OF SALES	33	29	-12.1%
	SALES VOLUME	\$17,245,550	\$14,978,300	-13.1%
	MEDIAN PRICE	\$500,000	\$505,000	1.0%
	AVERAGE PRICE	\$522,592	\$516,493	-1.2%
	AVERAGE DOM	37	16	-56.8%

## Historic Sales Trends

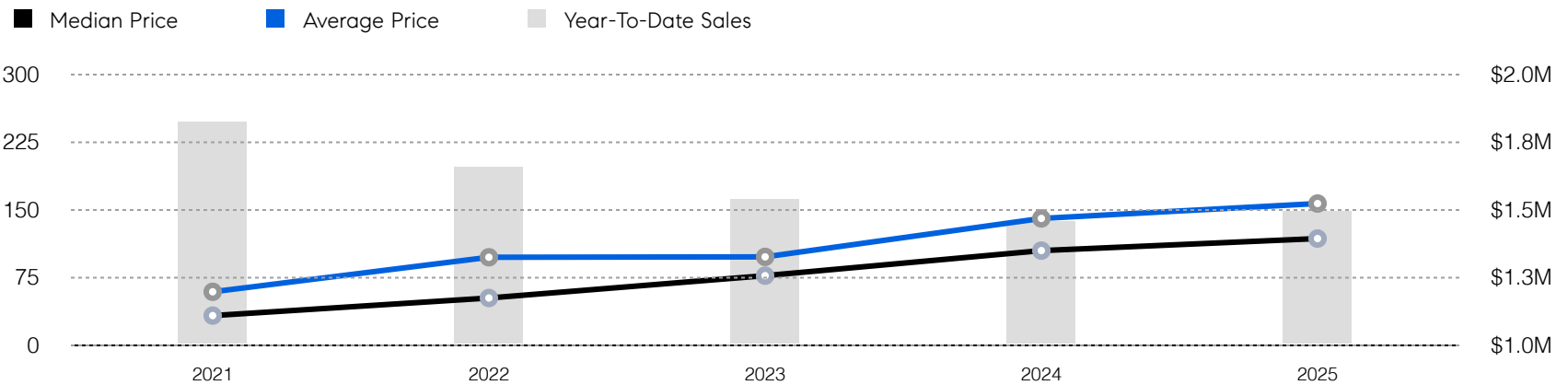




# Weston

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	135	145	7.4%
	SALES VOLUME	\$198,290,548	\$221,511,604	11.7%
	MEDIAN PRICE	\$1,350,000	\$1,399,000	3.6%
	AVERAGE PRICE	\$1,468,819	\$1,527,666	4.0%
	AVERAGE DOM	34	35	2.9%
Condos & Co-ops	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$975,000	-
	MEDIAN PRICE	-	\$975,000	-
	AVERAGE PRICE	-	\$975,000	-
	AVERAGE DOM	-	19	-

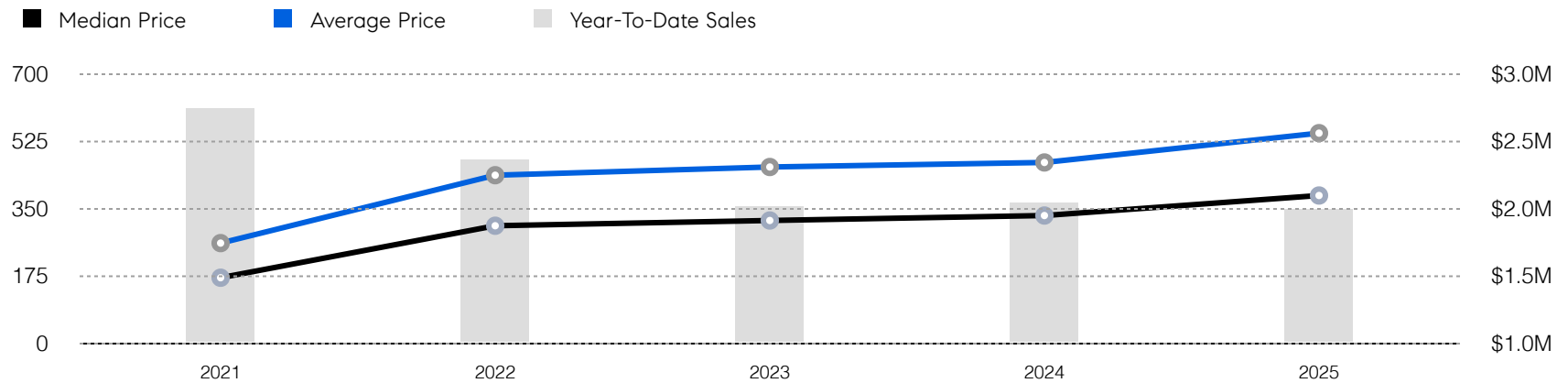
## Historic Sales Trends



# Westport

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	308	297	-3.6%
	SALES VOLUME	\$764,848,983	\$816,528,364	6.8%
	MEDIAN PRICE	\$2,162,500	\$2,300,000	6.4%
	AVERAGE PRICE	\$2,483,276	\$2,749,254	10.7%
	AVERAGE DOM	39	41	5.1%
Condos & Co-ops	# OF SALES	52	47	-9.6%
	SALES VOLUME	\$79,267,000	\$64,983,000	-18.0%
	MEDIAN PRICE	\$1,327,500	\$1,330,000	0.2%
	AVERAGE PRICE	\$1,524,365	\$1,382,617	-9.3%
	AVERAGE DOM	91	73	-19.8%

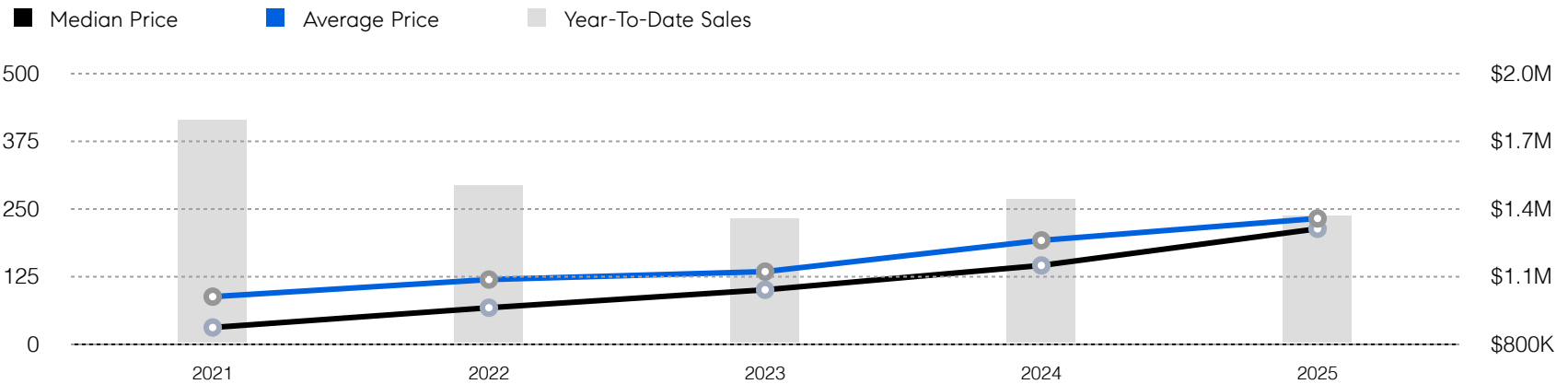
## Historic Sales Trends



# Wilton

		YTD 2024	YTD 2025	% Change
Single-Family	# OF SALES	235	206	-12.3%
	SALES VOLUME	\$314,347,312	\$297,001,289	-5.5%
	MEDIAN PRICE	\$1,210,000	\$1,350,000	11.6%
	AVERAGE PRICE	\$1,337,648	\$1,441,754	7.8%
	AVERAGE DOM	29	29	0.0%
Condos & Co-ops	# OF SALES	29	28	-3.4%
	SALES VOLUME	\$18,574,860	\$20,857,000	12.3%
	MEDIAN PRICE	\$535,000	\$680,000	27.1%
	AVERAGE PRICE	\$640,512	\$744,893	16.3%
	AVERAGE DOM	17	17	0.0%

## Historic Sales Trends



# COMPASS

Source(s): SmartMLS and Greenwich FlexMLS

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