

Q2

2025  
MARKET  
REPORT

THE  
GREENWICH  
CO

**Brown Harris Stevens** THE Craft of Research

11 Round Hill Club Road, Greenwich



# Lower Fairfield County

Brown Harris Stevens

## Q2 2025 Overview

While much of the country has seen signs of cooling, Lower Fairfield County remains one of the most competitive housing markets in the U.S., with both strong price growth and robust high-end activity.

In the second quarter, houses sold for an average of 105.8% of their asking price—the highest for any quarter in our area in at least the past two decades, and the 10th straight quarter above 100%. The median days on market dropped to 11, down from 13 a year ago and a record low for Q2. Condos saw a similar dynamic, with an average list-to-sale ratio of 103% (the second highest ever for the quarter) and a median of 12 days on market.

All told, 63% of house and condo closings went above the asking price—reflecting the continued high buyer demand.

Prices also remain strong. The median house sale price rose 8% year-over-year to \$1.35M, a record for the quarter. There were 173 closings over \$3M—up 38% from last year—and even between \$3M and \$5M, more than half closed above asking. The condo median held steady at \$488K, while price per square foot climbed 2% to \$395.

Pending sales as of the end of June also point to sustained momentum. There were 565 houses under contract—equal to last year's total—with an average list price of \$2.17M and a median of just 18 days to contract. Notably, 37 of those pending deals were over \$5M, up from 29 a year ago.

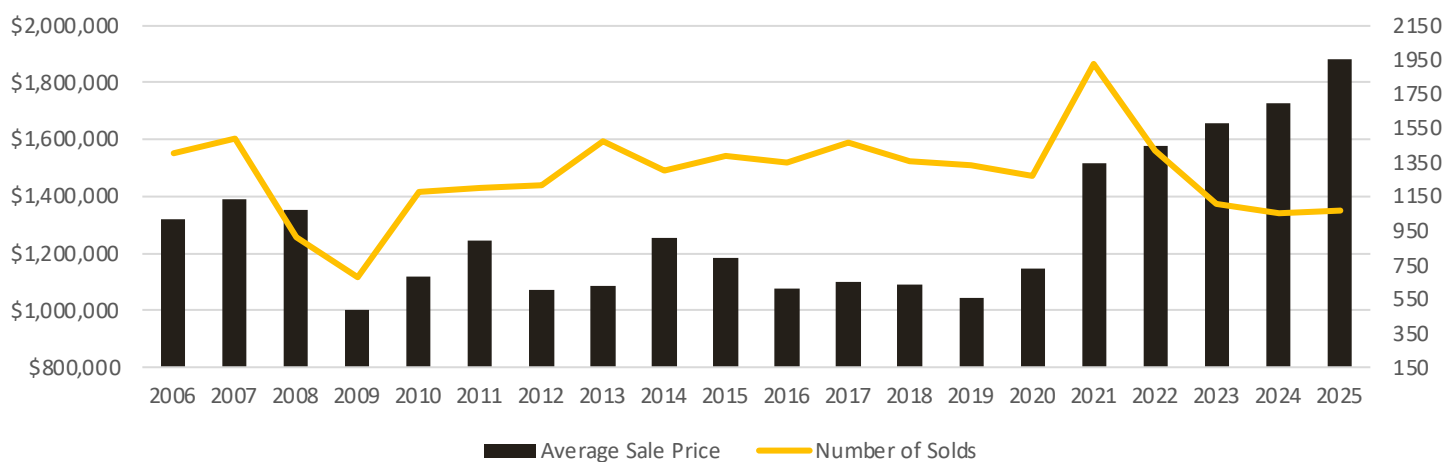
Inventory remains up, though modestly. There were 7% more active listings at the end of June compared to last year, matching May's year-over-year increase. June's new listing total nearly equaled that of each of the past two years. Still, inventory remains scarce by historical standards—down 78% from June 2019.

In total, there were 1,067 house closings in Q2—up 2% year-over-year but still about 20% below pre-pandemic norms. Condo sales, by contrast, rose 10% to 390 closings, in line with historical levels.

The 30-year mortgage rate ended the quarter at 6.77%, consistent with the range seen all year. While a modest rate cut is possible this fall, expectations are for rates to remain relatively steady through the summer.



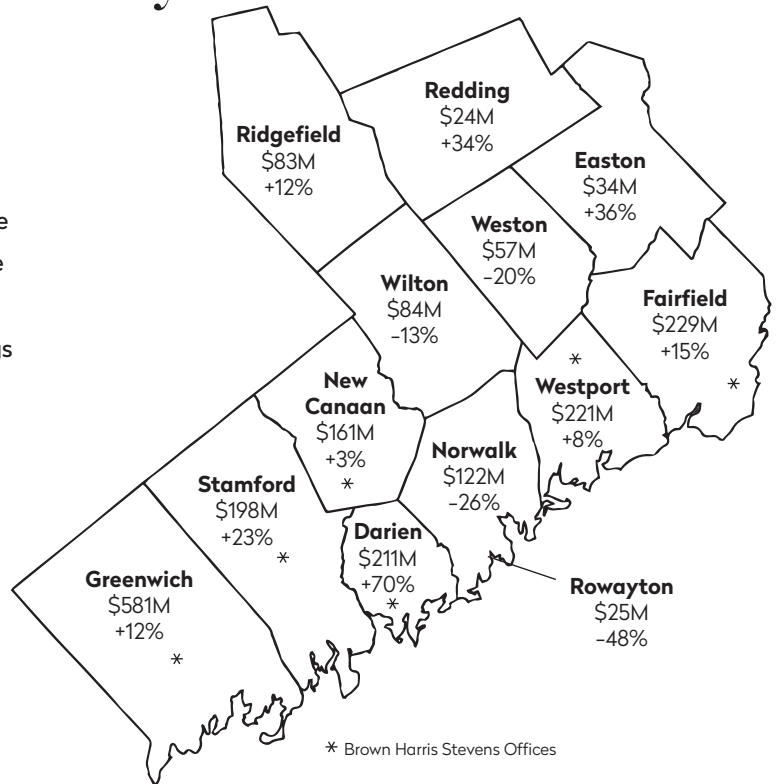
**Q2 2025: Average Closing Price/Number of Closings - Lower Fairfield County Houses**



# Lower Fairfield County

## Dollar Volume of House Sales Q2 2025 vs. Q2 2024

To the right is a look at the total dollar volume of house sales for each town for the 2nd quarter of 2025 and the percentage change as it compares to the same time frame in 2024. Collectively, the dollar volume of closings in the 2nd quarter for Lower Fairfield County was \$2 billion, an increase of 11% vs. the 2nd quarter of 2024.



## TOWN COMPARISON: SOLD HOUSES - 2ND QUARTER

Town	# of Closed Houses		% change	Average Closing Price		% change
	2025	2024		2025	2024	
Darien	72	49	+46.9%	\$2,930,772	\$2,538,127	+15.5%
Easton	29	25	+16%	\$1,159,345	\$988,560	+17.3%
Fairfield	167	168	-0.6%	\$1,369,854	\$1,182,435	+15.9%
All of Greenwich	157	149	+5.4%	\$3,703,186	\$3,483,006	+6.3%
New Canaan	55	64	-14.1%	\$2,926,255	\$2,443,517	+19.8%
Norwalk	131	159	-17.6%	\$929,187	\$1,031,645	-9.9%
Redding	25	17	+47.1%	\$948,796	\$1,041,309	-8.9%
Ridgefield	69	63	+9.5%	\$1,206,430	\$1,180,103	+2.2%
Rowayton*	14	23	-39.1%	\$1,794,756	\$2,114,570	-15.1%
Southport*	16	12	33.3%	\$1,671,438	\$2,149,625	-22.2%
Stamford	178	156	+14.1%	\$1,112,323	\$1,028,865	+8.1%
Weston	37	45	-17.8%	\$1,546,307	\$1,579,956	-2.1%
Westport	86	86	0%	\$2,572,516	\$2,380,912	+8%
Wilton	61	68	-10.3%	\$1,383,893	\$1,425,726	-2.9%

\*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:** Despite limited inventory, All of Greenwich (including Greenwich, Cos Cob, Old Greenwich, and Riverside) recorded 157 house closings in the second quarter—up 5% from the same period last year. Buyer competition was strong throughout the quarter, with an average list-to-sale price ratio of 103.2%, the highest on record for Q2. Pending activity also rose: 87 houses were under contract at the end of June, a 12% increase year-over-year.

**Condos:** The condo market was quieter, with 46 closings—a 19% drop from last year. Still, competition remained strong: the average list-to-sale price ratio for Q2 condo closings was 102%. The median days on market dropped to 23, down from 35 a year ago.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	157	149	+5.4%
Houses: Average Closing Price Second Quarter	\$3,703,186	\$3,483,006	+6.3%
Houses: Closings First Six Months	231	226	+2.2%
Houses: Average Closing Price First Six Months	\$4,177,512	\$3,563,763	+17.2%
Houses: Pending on June 30th	87	78	+11.5%
Houses: Inventory on June 30th	159	185	-14.1%
Condos: Closings First Six Months	77	95	-18.9%
Condos: Average Closing Price First Six Months	\$1,381,427	\$1,349,220	+2.4%
Condos: Inventory on June 30th	40	36	+11.1%

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024

↑ 5%

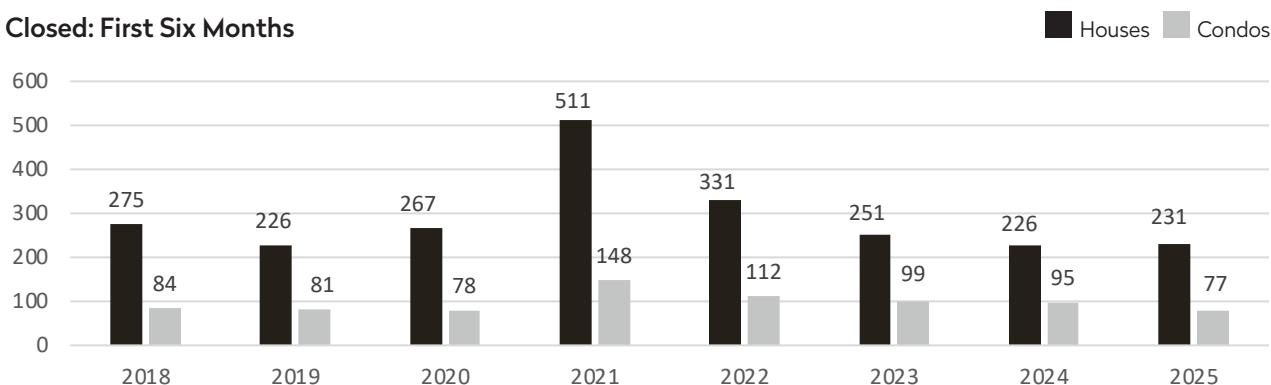
Average Sold Price Q2  
2025 vs. 2024

↑ 6%

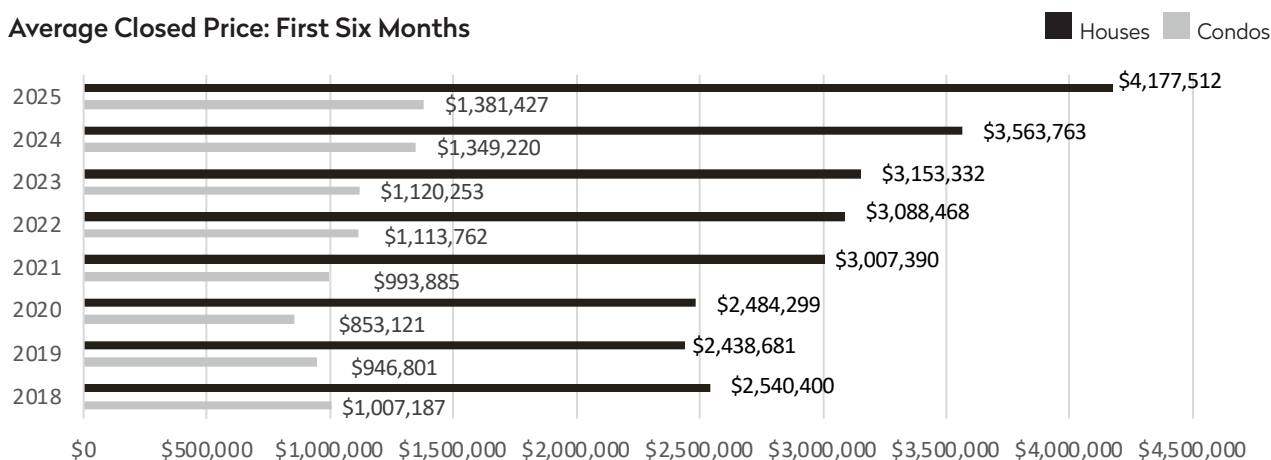
June 30 Inventory  
vs. June 30, 2024

↓ 14%

## Closed: First Six Months



## Average Closed Price: First Six Months



# Greenwich Overview

**Sales:** There were 88 house closings in the second quarter, up slightly from last year and in line with historical norms — notable given that inventory remained near record lows. At the end of June, just 115 active houses were on the market, down 17% year-over-year and 78% below June 2019 levels. The average closing price rose 4% to \$4.3M, supported by 27 closings over \$5M — the second most ever for the quarter.

**Demand:** The tight supply continued to fuel buyer competition. The average list-to-sale price ratio for Q2 closings reached 101.9%, a record high for the quarter. The median days on market fell to 18, down from 23 a year ago.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	88	86	+2.3%
Houses: Average Closing Price Second Quarter	\$4,294,552	\$4,133,102	+3.9%
Houses: Closings First Six Months	136	131	+3.8%
Houses: Average Closing Price First Six Months	\$5,034,352	\$4,204,021	+19.8%
Houses: Pending on June 30th	45	48	-6.3%
Houses: Inventory on June 30th	115	138	-16.7%
Condos: Closings First Six Months	61	68	-10.3%
Condos: Average Closing Price First Six Months	\$1,487,702	\$1,526,984	-2.6%
Condos: Inventory on June 30th	32	30	+6.7%

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024

↑ 2%

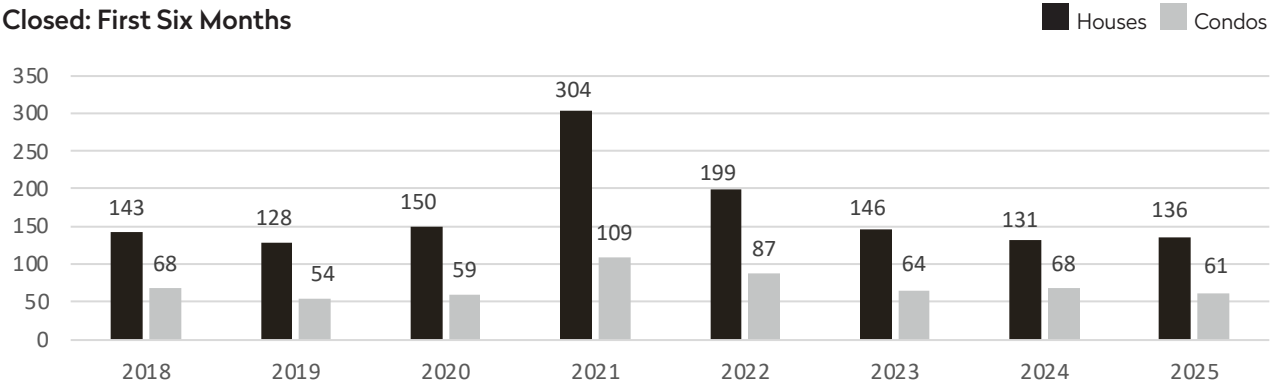
Average Sold Price Q2  
2025 vs. 2024

↑ 4%

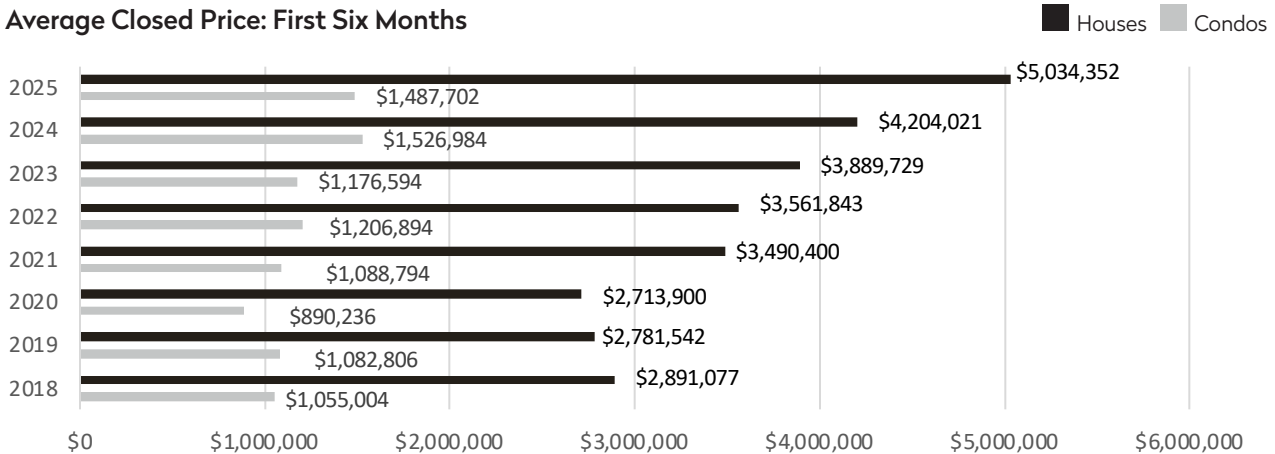
June 30 Inventory  
vs. June 30, 2024

↓ 17%

## Closed: First Six Months



## Average Closed Price: First Six Months



# Cos Cob Overview

Sales: Cos Cob had a combined 24 house and condo closings in the second quarter, down from 28 during the same period last year but still in line with historical norms. With inventory extremely limited, both buyer competition and the pace of the market remained elevated. The average list-to-sale price ratio was 104.1% — a record high for the quarter — with 58% of closings going above asking. The median days on market was 13, down from 30 a year ago.

Pending Sales: At the end of June, there were 14 houses pending — up from just three at the same time last year — with an average list price of \$2M.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	18	20	-10%
Houses: Average Closing Price Second Quarter	\$2,335,194	\$2,158,550	+8.2%
Houses: Closings First Six Months	28	37	-24.3%
Houses: Average Closing Price First Six Months	\$2,259,241	\$1,966,287	+14.9%
Houses: Pending on June 30th	14	3	+366.7%
Houses: Inventory on June 30th	11	11	0%
Condos: Closings First Six Months	6	12	-50%
Condos: Average Closing Price First Six Months	\$951,667	\$1,064,250	-10.6%
Condos: Inventory on June 30th	5	6	-16.7%

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024

↓10%

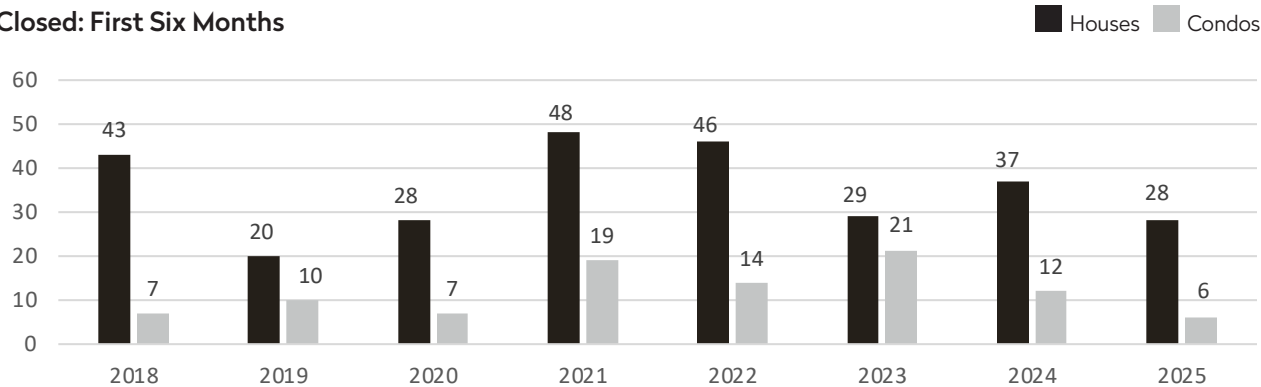
Average Sold Price Q2  
2025 vs. 2024

↑8%

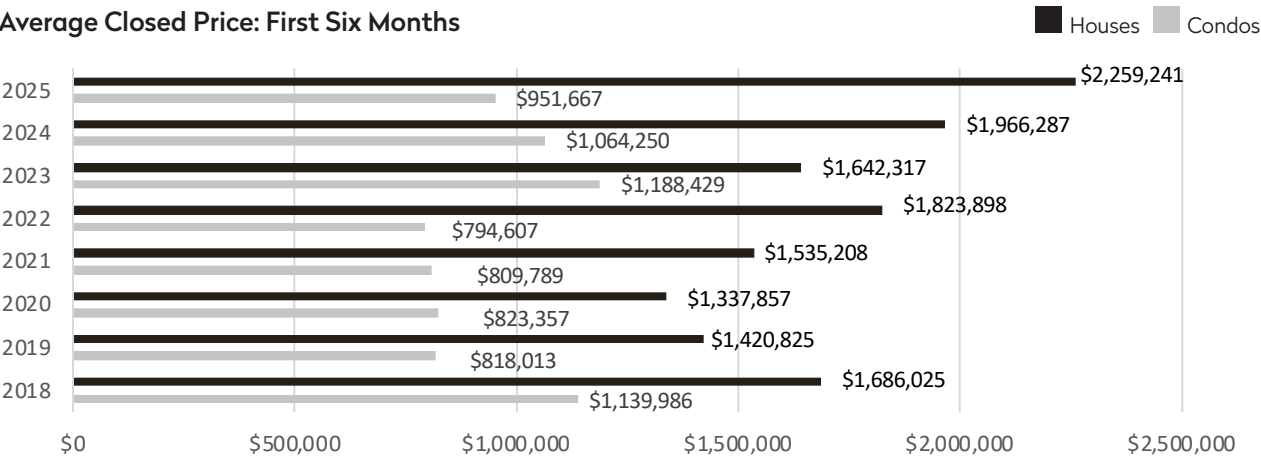
June 30 Inventory  
vs. June 30, 2024

0%

## Closed: First Six Months



## Average Closed Price: First Six Months



# Riverside Overview

**Sales:** Riverside had 22 house closings in the second quarter, similar to last year’s total but still low by historical standards. Inventory remained extremely limited, capping the number of sales and fueling intense buyer competition. The median days on market for Q2 closings was just 11. The average list-to-sale price ratio rose to 103.5%, up 1.4 percentage points from a year ago.

**Pending Sales:** At the end of June, there were 17 pending house sales, up slightly from 15 a year ago. These pending deals had a median of 11 days to contract, highlighting the market’s continued fast pace.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	22	20	+10%
Houses: Average Closing Price Second Quarter	\$3,293,048	\$2,729,051	+20.7%
Houses: Closings First Six Months	32	27	+18.5%
Houses: Average Closing Price First Six Months	\$3,319,361	\$2,894,816	+14.7%
Houses: Pending on June 30th	17	15	+13.3%
Houses: Inventory on June 30th	18	21	-14.3%
Condos: Closings First Six Months	1	2	-50%
Condos: Average Closing Price First Six Months	\$1,000,000	\$977,500	+2.3%
Condos: Inventory on June 30th	1	0	NA

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024

↑10%

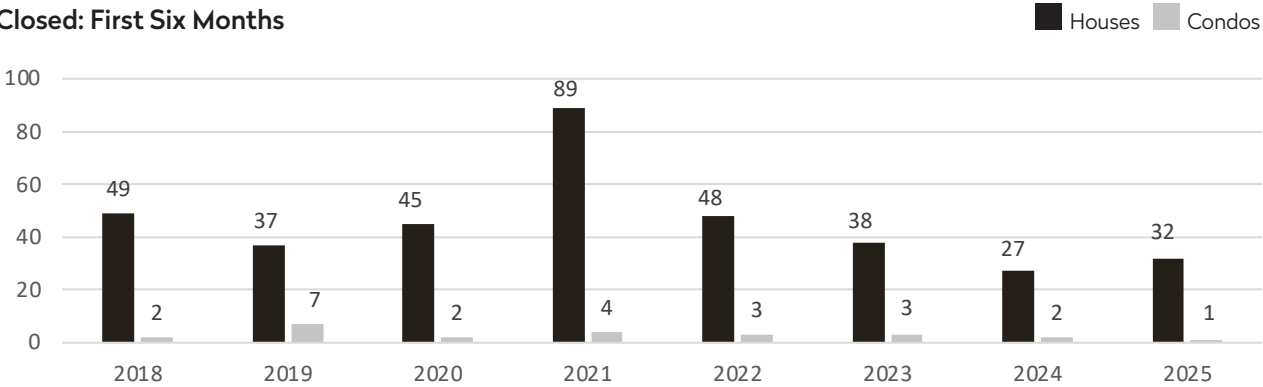
Average Sold Price Q2  
2025 vs. 2024

↑21%

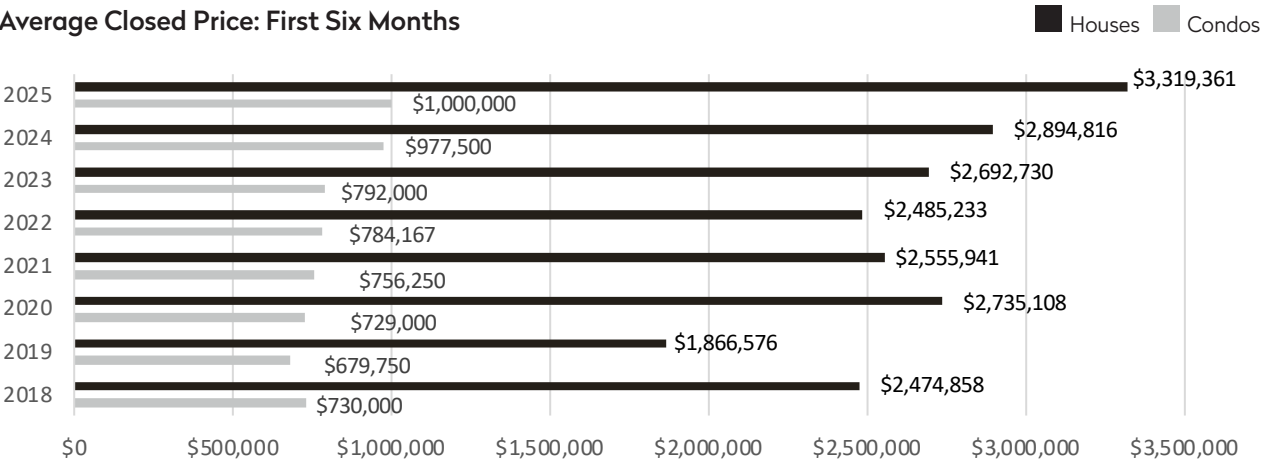
June 30 Inventory  
vs. June 30, 2024

↓14%

## Closed: First Six Months



## Average Closed Price: First Six Months



# Old Greenwich Overview

**Sales:** Old Greenwich had 29 house closings in the second quarter, up from 23 a year ago. The average sale price rose to \$3.07M, supported by eight closings over \$4M — the most ever for the quarter. With inventory holding at or near record lows, buyer competition remained intense. The average list-to-sale price ratio was 105.6%, with 90% of properties closing at or above the asking price. The median days on market was just 10.

**Pending Sales:** At the end of June, there were 11 pending house sales in Old Greenwich — similar to last year’s level — with a median days to contract of 11, reflecting the continued fast pace of sales.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	29	23	+26.1%
Houses: Average Closing Price Second Quarter	\$3,068,931	\$2,859,526	+7.3%
Houses: Closings First Six Months	35	31	+12.9%
Houses: Average Closing Price First Six Months	\$3,167,286	\$3,347,454	-5.4%
Houses: Pending on June 30th	11	12	-8.3%
Houses: Inventory on June 30th	15	15	0%
Condos: Closings First Six Months	9	13	-30.8%
Condos: Average Closing Price First Six Months	\$990,000	\$739,615	+33.9%
Condos: Inventory on June 30th	2	0	NA

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024

↑ 26%

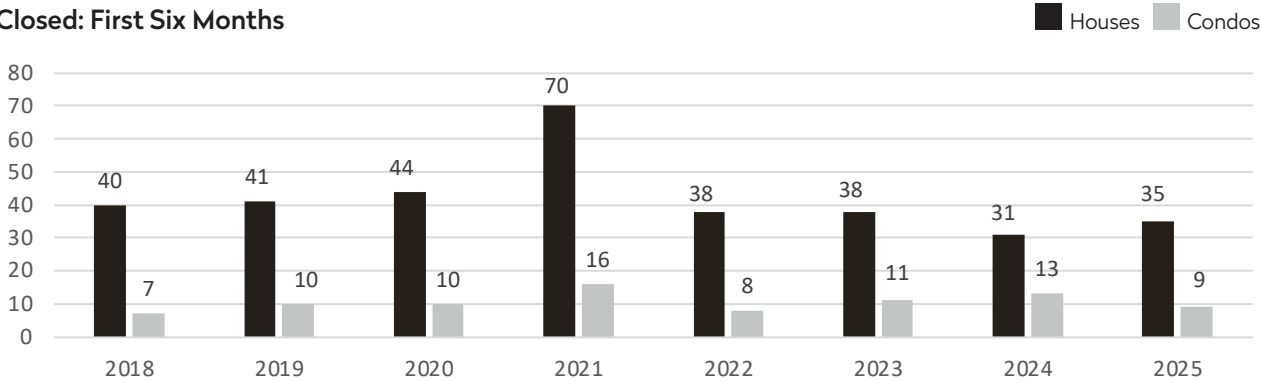
Average Sold Price Q2  
2025 vs. 2024

↑ 7%

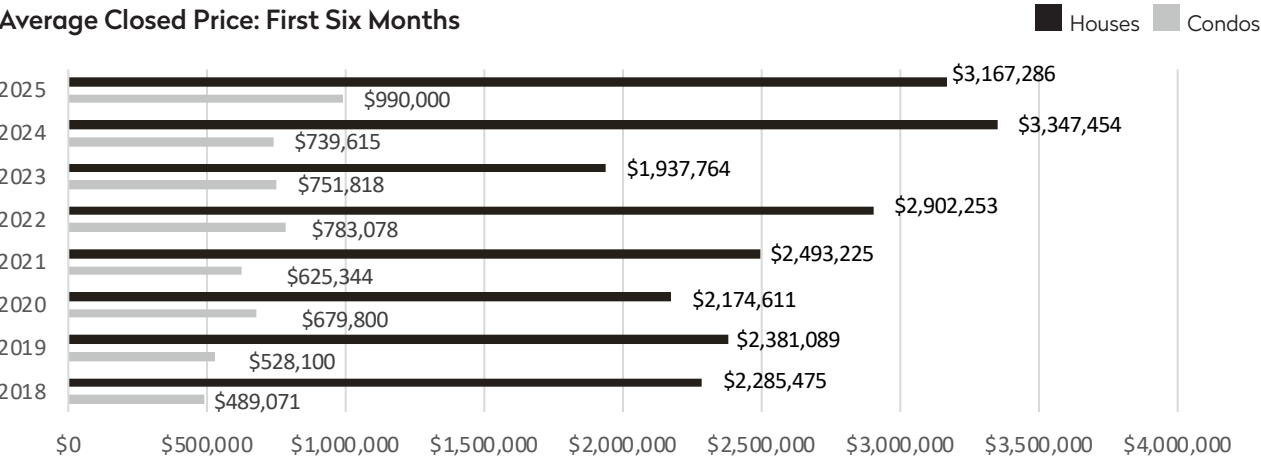
June 30 Inventory  
vs. June 30, 2024

0%

## Closed: First Six Months



## Average Closed Price: First Six Months





# Stamford Overview

In the second quarter, Stamford saw strong sales activity in both houses and condos. There were 178 house closings—the highest Q2 total in the past three years. With inventory still extremely limited, buyer competition was intense. The average list-to-sale price ratio hit a record 107.6%, with 74% of closings going above the asking price. Houses moved quickly, with a median of just 11 days on market, down from 15 a year ago.

**Condos:** Condo sales were also brisk, with 146 closings—up 23% from the same period last year. Buyer competition was similarly strong. The average list-to-sale price ratio reached a record 103.1%, while the median days on market fell to 11, down from 13 a year ago.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	178	156	+14.1%
Houses: Average Closing Price Second Quarter	\$1,112,323	\$1,028,865	+8.1%
Houses: Closings First Six Months	282	244	+15.6%
Houses: Average Closing Price First Six Months	\$1,078,126	\$1,002,371	+7.6%
Houses: Pending on June 30th	90	87	+3.4%
Houses: Inventory on June 30th	128	133	-3.8%
Condos: Closings First Six Months	253	236	+7.2%
Condos: Average Closing Price First Six Months	\$475,497	\$431,096	+10.3%
Condos: Inventory on June 30th	85	92	-7.6%

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024



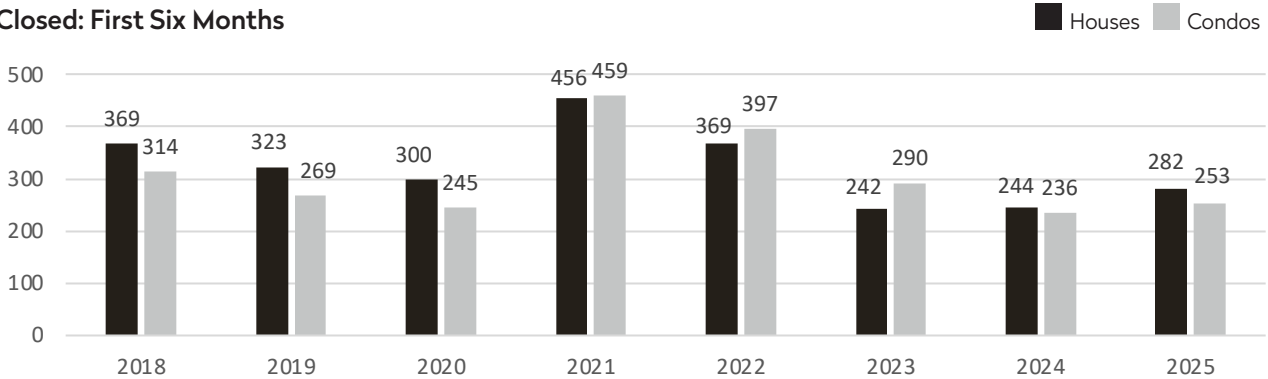
Average Sold Price Q2  
2025 vs. 2024



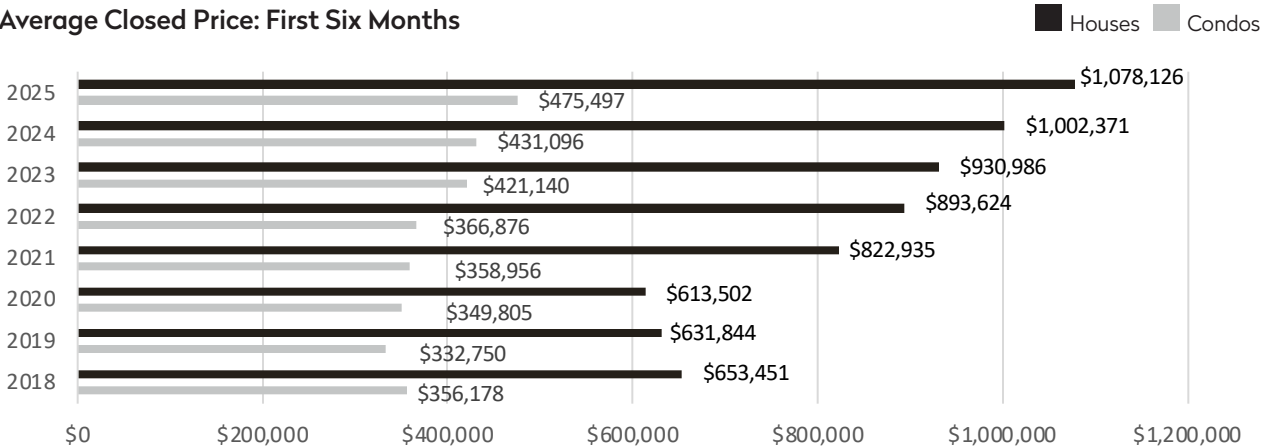
June 30 Inventory  
vs. June 30, 2024



## Closed: First Six Months



## Average Closed Price: First Six Months



# Darien Overview

**Sales:** There were 72 house closings in the second quarter, up from just 49 a year ago—impressive, considering that inventory remains a major constraint. Only 32 active houses were on the market at the end of June, down from 39 a year earlier and 88% below June 2019 levels. The limited supply helped fuel buyer competition: the average list-to-sale price ratio hit 110.4%—the highest on record for any quarter in Darien—with 75% of closings going over the asking price. The median days on market fell to 9, down from 12 a year ago.

**Prices:** The average sale price rose 16% to \$2.9M, driven by 12 closings over \$4M—a record for the second quarter.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	72	49	+46.9%
Houses: Average Closing Price Second Quarter	\$2,930,772	\$2,538,127	+15.5%
Houses: Closings First Six Months	102	71	+43.7%
Houses: Average Closing Price First Six Months	\$2,841,951	\$2,470,496	+15%
Houses: Pending on June 30th	63	42	+50%
Houses: Inventory on June 30th	32	39	-17.9%
Condos: Closings First Six Months	7	7	0%
Condos: Average Closing Price First Six Months	\$927,429	\$991,571	-6.5%
Condos: Inventory on June 30th	1	2	-50%

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024

↑47%

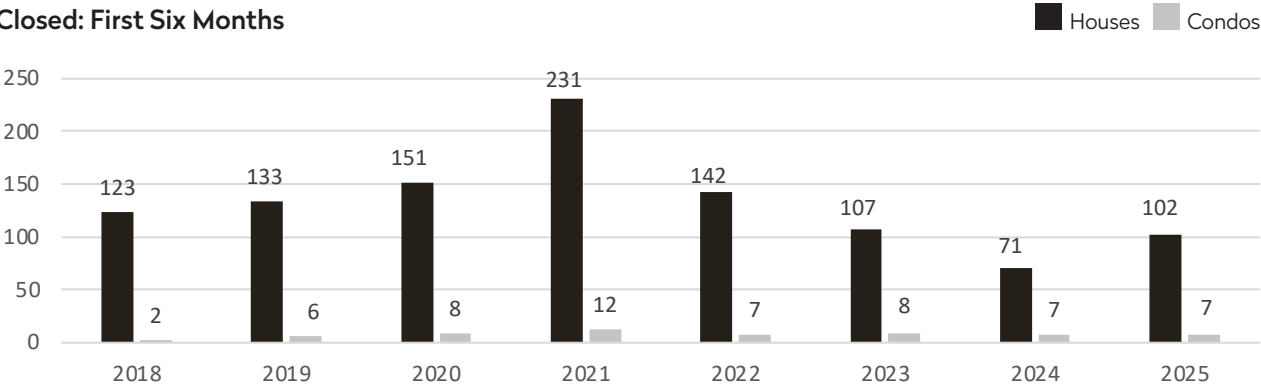
Average Sold Price Q2  
2025 vs. 2024

↑16%

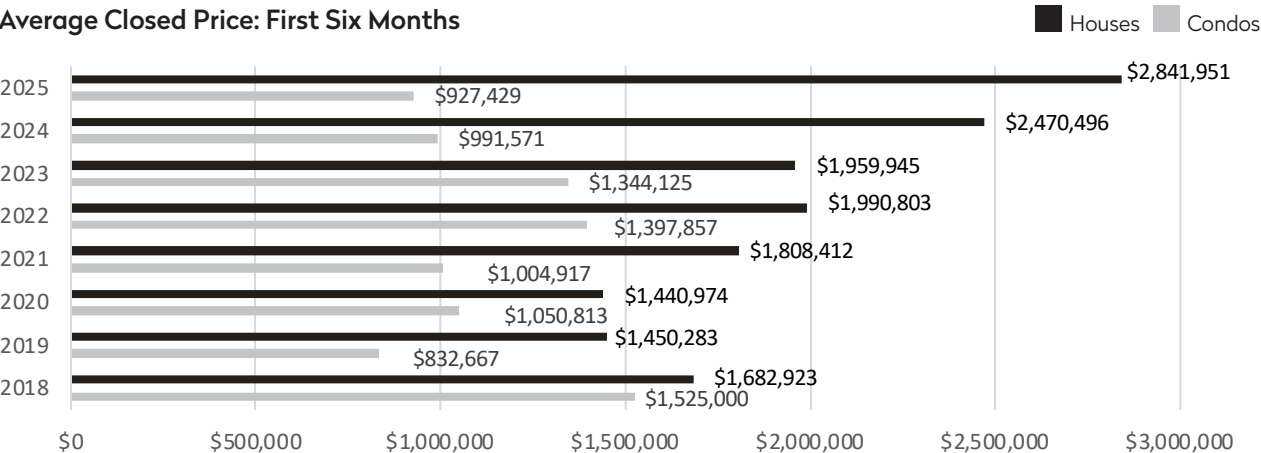
June 30 Inventory  
vs. June 30, 2024

↓18%

## Closed: First Six Months



## Average Closed Price: First Six Months



# New Canaan Overview

**Sales:** New Canaan had 55 house closings in the second quarter, a 14% decrease from last year and the lowest total for the quarter since 2009. Inventory remains a major constraint: there were just 56 active houses on the market at the end of June, down 21% from a year ago and 83% below June 2019 levels. This shortage, combined with strong demand, has intensified buyer competition. The average list-to-sale price ratio reached 106.8% — a record high for any quarter. The median days on market was 12, down from 15 a year ago.

**Prices:** High-end activity was robust, with 23 house closings over \$3M — a record for the quarter — and 65% of those selling above the asking price.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	55	64	-14.1%
Houses: Average Closing Price Second Quarter	\$2,926,255	\$2,443,517	+19.8%
Houses: Closings First Six Months	90	96	-6.3%
Houses: Average Closing Price First Six Months	\$2,824,915	\$2,437,959	+15.9%
Houses: Pending on June 30th	43	43	0%
Houses: Inventory on June 30th	56	71	-21.1%
Condos: Closings First Six Months	28	28	0%
Condos: Average Closing Price First Six Months	\$1,156,482	\$1,278,311	-9.5%
Condos: Inventory on June 30th	12	17	-29.4%

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024

↓14%

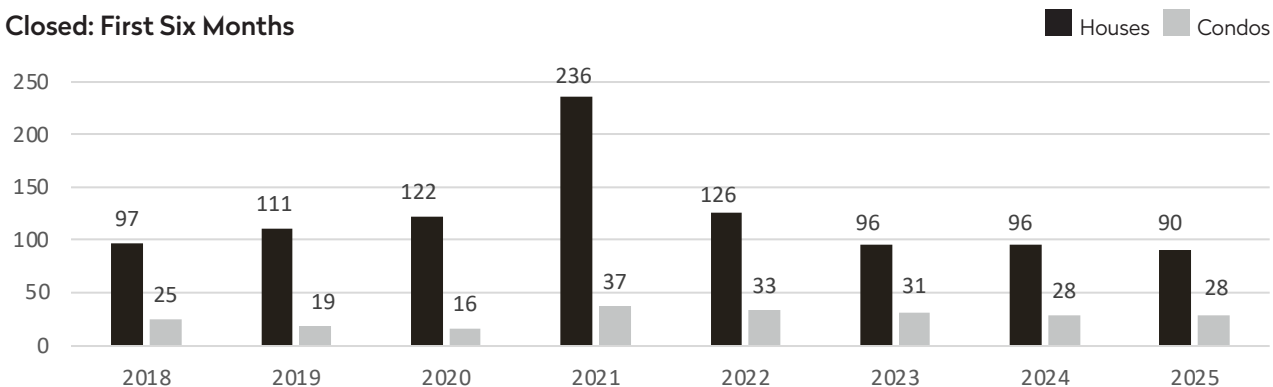
Average Sold Price Q2  
2025 vs. 2024

↑20%

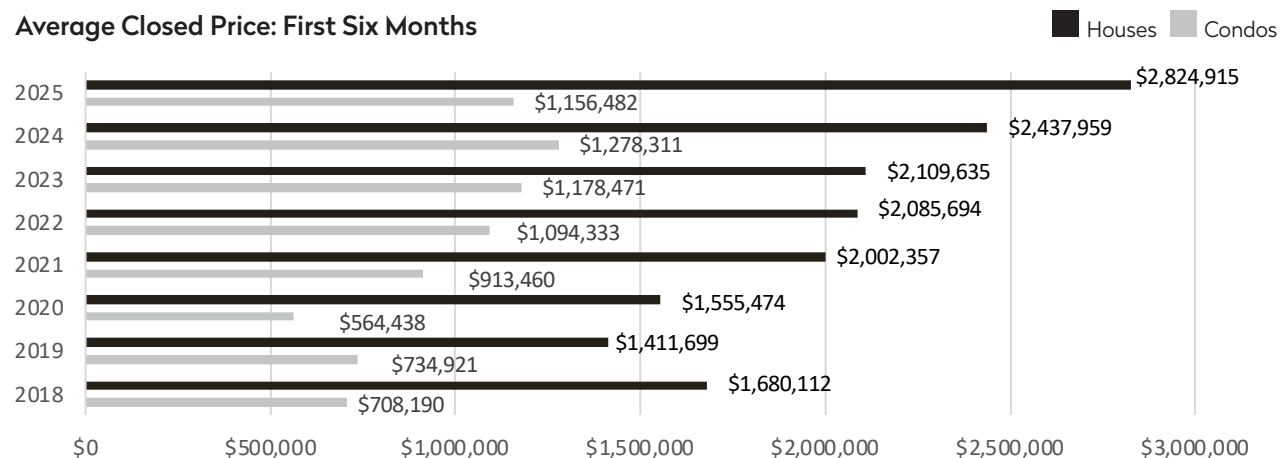
June 30 Inventory  
vs. June 30, 2024

↓21%

## Closed: First Six Months



## Average Closed Price: First Six Months



# Norwalk Overview

**Condo Sales:** In the second quarter, Norwalk had 109 condo closings — up 45% year-over-year and the second-highest total for the quarter since 2007. The average sale price rose 8% to \$483K, fueled by six closings over \$1M — the most ever for the quarter. Buyer competition remained strong: the average list-to-sale price ratio was 103%, and the median days on market was just 11.

**House Sales:** There were 131 house closings in the quarter — the fewest for the period since 2009. Limited supply continued to restrict activity and fuel buyer competition. The average list-to-sale price ratio for house closings was 105.6%, with 68% going above the list price.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	131	159	-17.6%
Houses: Average Closing Price Second Quarter	\$929,187	\$1,031,645	-9.9%
Houses: Closings First Six Months	221	243	-9.1%
Houses: Average Closing Price First Six Months	\$950,561	\$965,450	-1.5%
Houses: Pending on June 30th	49	61	-19.7%
Houses: Inventory on June 30th	123	74	+66.2%
Condos: Closings First Six Months	155	128	+21.1%
Condos: Average Closing Price First Six Months	\$483,425	\$424,335	+13.9%
Condos: Inventory on June 30th	55	41	+34.1%

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024

↓18%

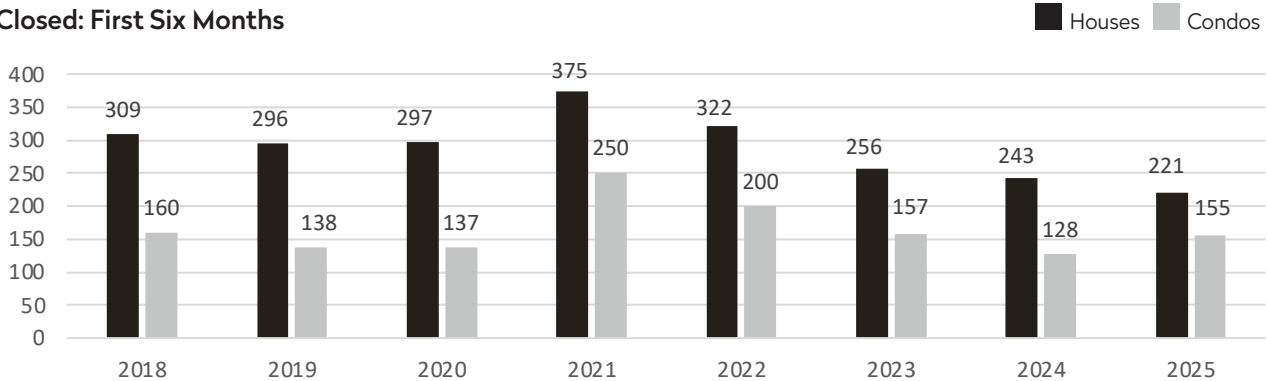
Average Sold Price Q2  
2025 vs. 2024

↓10%

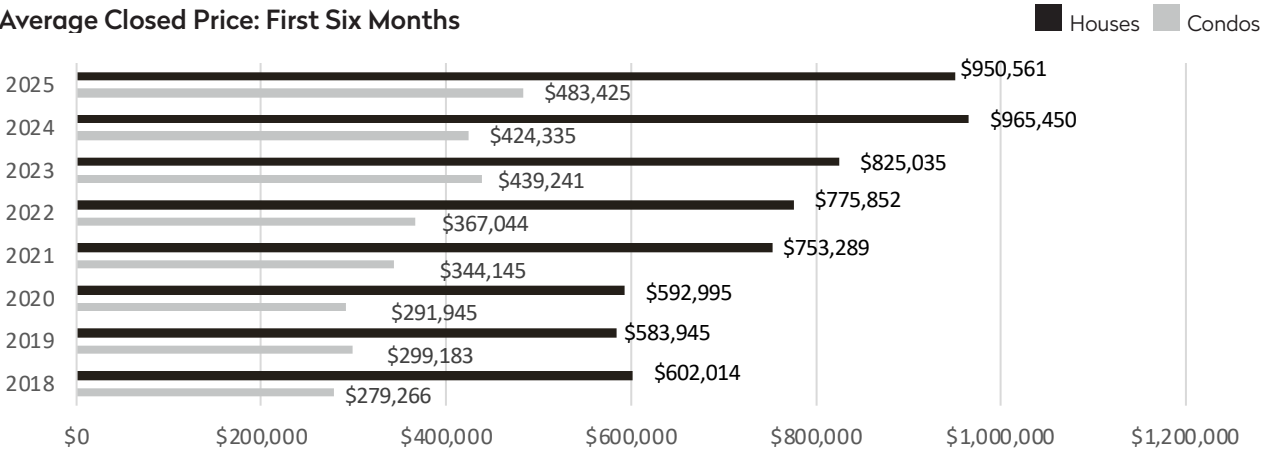
June 30 Inventory  
vs. June 30, 2024

↑66%

## Closed: First Six Months



## Average Closed Price: First Six Months





# Rowayton Overview

**Sales:** Rowayton had 14 house closings in the second quarter, down from 23 last year and the fewest for the quarter since 2009. Extremely low inventory continued to hold back sales, even as active listings at the end of June ticked up from a year ago — they remained 85% below June 2019 levels. High-end activity remained strong, with half of the quarter’s house closings going over \$2M. The one condo sale this quarter closed at \$4.3M.

**Demand:** With inventory at historic lows all year, buyer competition remains intense. Through the first six months of 2025, the average list-to-sale price ratio for houses stood at 105.3%, up four percentage points from the same time a year ago.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	14	23	-39.1%
Houses: Average Closing Price Second Quarter	\$1,794,756	\$2,114,570	-15.1%
Houses: Closings First Six Months	26	33	-21.2%
Houses: Average Closing Price First Six Months	\$2,034,157	\$2,029,367	+0.2%
Houses: Pending on June 30th	8	6	+33.3%
Houses: Inventory on June 30th	14	9	+55.6%
Condos: Closings First Six Months	2	2	0%
Condos: Average Closing Price First Six Months	\$3,193,750	\$465,000	+586.8%
Condos: Inventory on June 30th	0	3	NA

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024

↓39%

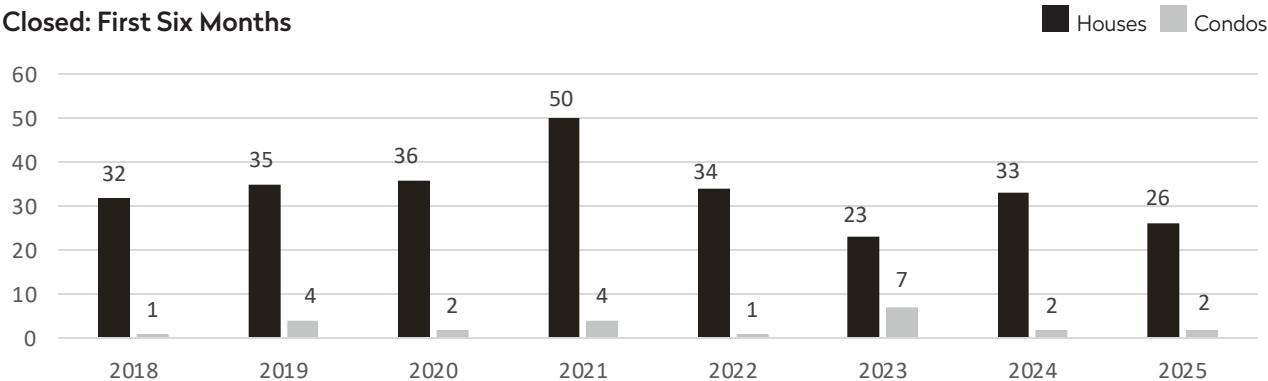
Average Sold Price Q2  
2025 vs. 2024

↓15%

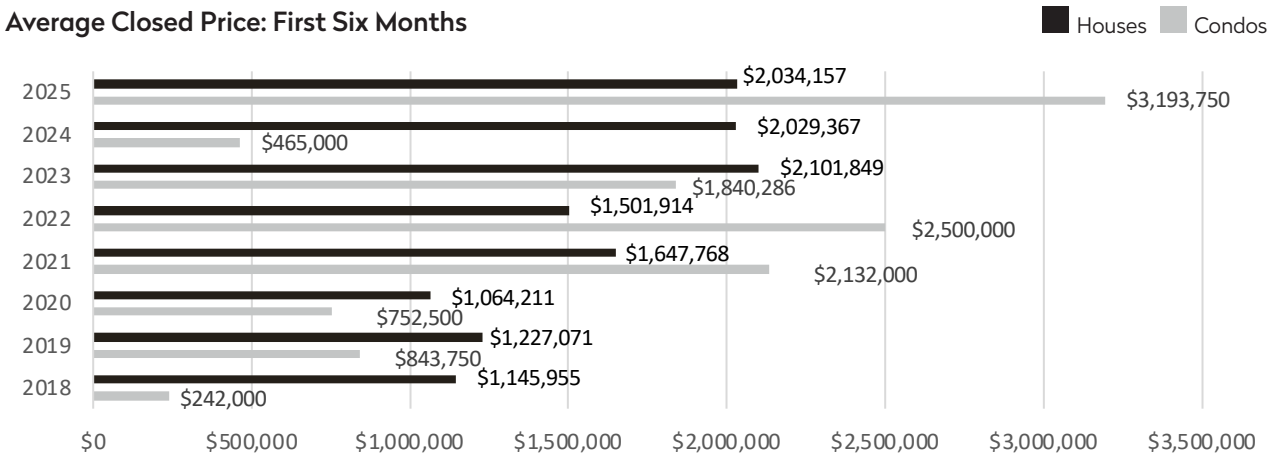
June 30 Inventory  
vs. June 30, 2024

↑56%

## Closed: First Six Months



## Average Closed Price: First Six Months



# Wilton Overview

**Sales:** Wilton had 61 house closings in the second quarter, in line with the past two years. Limited inventory kept competition among buyers high. The average list-to-sale price ratio reached a record 109%, the second highest for any quarter, with 74% of closings going above asking. Homes also moved fast, with a median of just 8 days on the market, down from 11 a year ago. The quarter saw strong high-end sales, with 25 closings over \$1.5M — up from 20 last year and the most ever for the quarter.

**Inventory:** There were 59 active house listings at the end of June, up 28% year-over-year but still 77% below June 2019 levels.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	61	68	-10.3%
Houses: Average Closing Price Second Quarter	\$1,383,893	\$1,425,726	-2.9%
Houses: Closings First Six Months	85	110	-22.7%
Houses: Average Closing Price First Six Months	\$1,413,167	\$1,298,954	+8.8%
Houses: Pending on June 30th	35	34	+2.9%
Houses: Inventory on June 30th	59	46	+28.3%
Condos: Closings First Six Months	13	8	+62.5%
Condos: Average Closing Price First Six Months	\$678,615	\$548,250	+23.8%
Condos: Inventory on June 30th	2	8	-75%

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024

↓10%

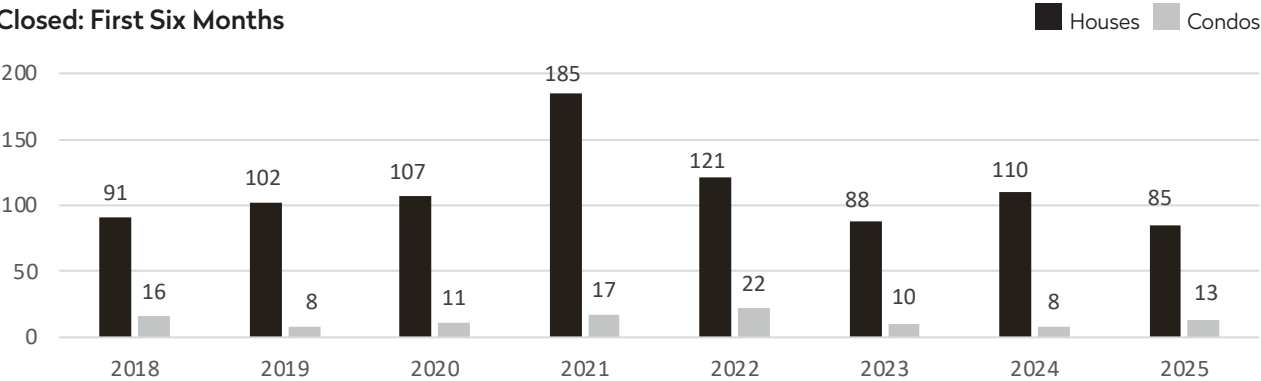
Average Sold Price Q2  
2025 vs. 2024

↓3%

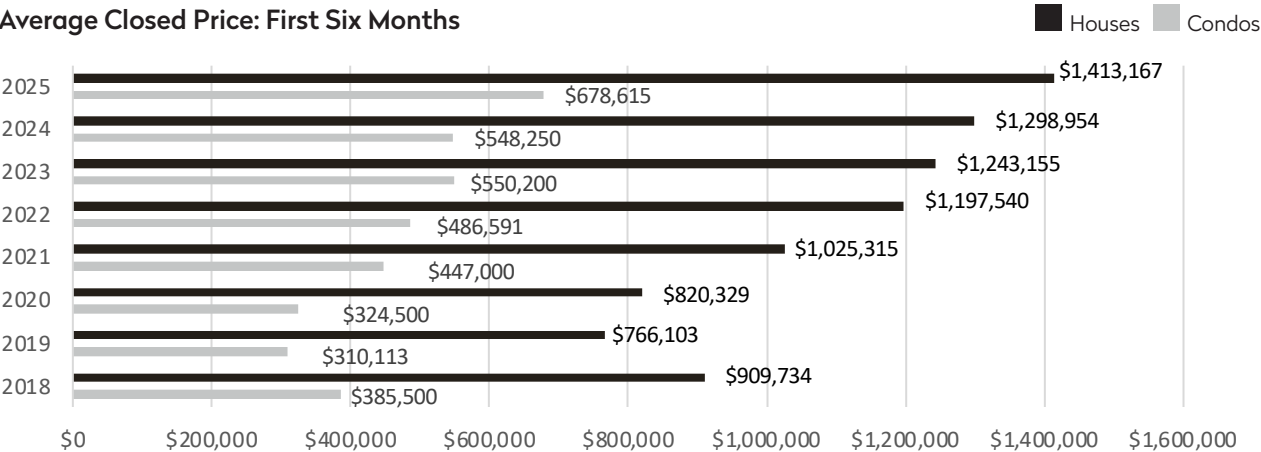
June 30 Inventory  
vs. June 30, 2024

↑28%

## Closed: First Six Months



## Average Closed Price: First Six Months



# Westport Overview

**Sales:** Westport had 86 house closings in the second quarter — matching last year’s total but still tied for the lowest second-quarter number since 2009. Inventory remains a key constraint. Even with more houses on the market than a year ago, the number of active listings at the end of June was still 73% below June 2019 levels. That short supply has kept buyer competition strong. The average list-to-sale price ratio climbed to 103.9%, the highest for any quarter in the past three years.

**Prices:** The high end continued to perform well. There were six closings over \$5M in Q2 — double the number from the same period last year and the third most ever for the quarter.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	86	86	0%
Houses: Average Closing Price Second Quarter	\$2,572,516	\$2,380,912	+8%
Houses: Closings First Six Months	129	131	-1.5%
Houses: Average Closing Price First Six Months	\$2,551,768	\$2,412,736	+5.8%
Houses: Pending on June 30th	53	57	-7%
Houses: Inventory on June 30th	110	81	+35.8%
Condos: Closings First Six Months	30	26	+15.4%
Condos: Average Closing Price First Six Months	\$1,465,400	\$1,473,731	-0.6%
Condos: Inventory on June 30th	14	17	-17.6%

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024

0%

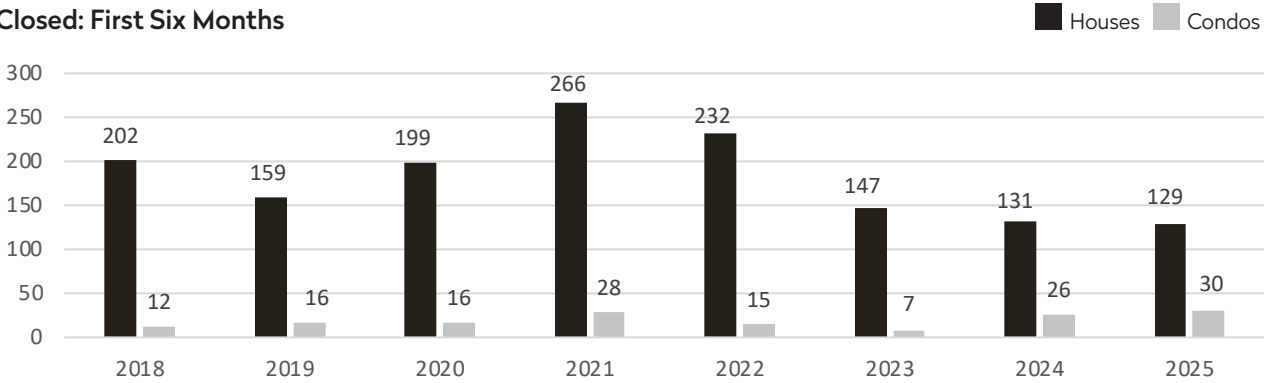
Average Sold Price Q2  
2025 vs. 2024

↑8%

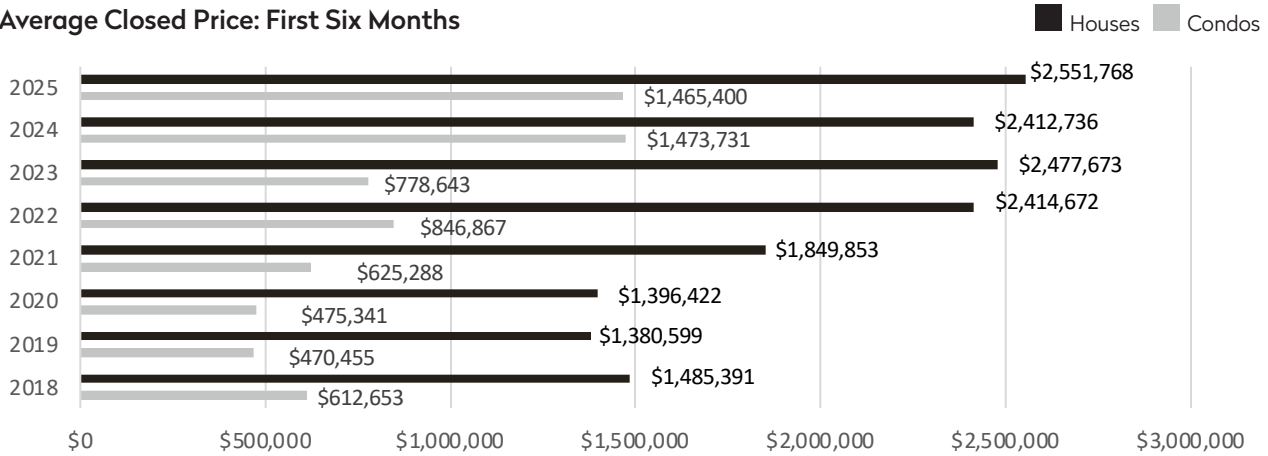
June 30 Inventory  
vs. June 30, 2024

↑36%

## Closed: First Six Months



## Average Closed Price: First Six Months



# Weston Overview

**Sales:** Closings activity in Weston was relatively quiet in the second quarter, with 37 house closings — down 18% from the same period last year. Inventory remained tight, continuing to restrict sales, even as demand held very strong. Closings had an average list-to-sale price ratio of 105.2%, with 65% selling above asking. The pace of sales also picked up, with the median days on market at 11, down from 18 a year ago.

**Pending Sales:** Recent contract signings reflect steady energy in the Weston market. There were 22 pending sales at the end of June compared to just 15 at the same time a year ago. These signed contracts had an average list price of \$1.53M, with six priced over \$2M.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	37	45	-17.8%
Houses: Average Closing Price Second Quarter	\$1,546,307	\$1,579,956	-2.1%
Houses: Closings First Six Months	63	62	+1.6%
Houses: Average Closing Price First Six Months	\$1,540,871	\$1,452,228	+6.1%
Houses: Pending on June 30th	22	15	+46.7%
Houses: Inventory on June 30th	43	44	-2.3%

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024

↓18%

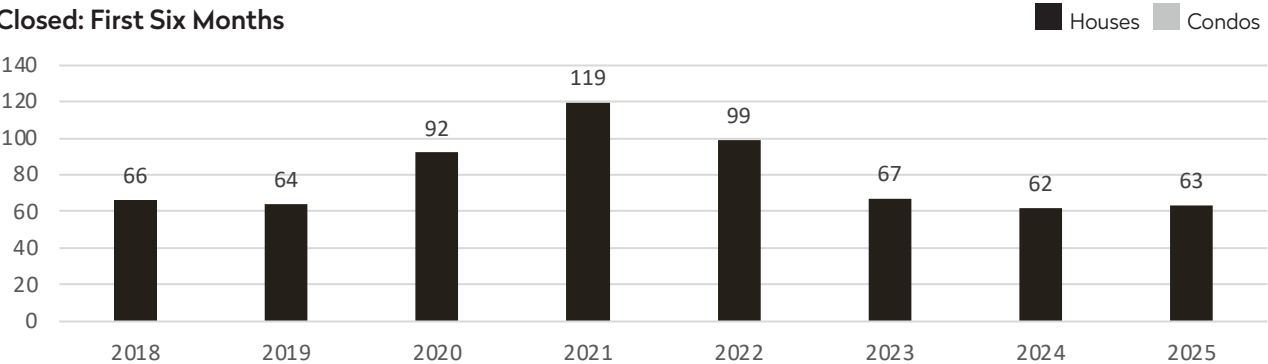
Average Sold Price Q2  
2025 vs. 2024

↓2%

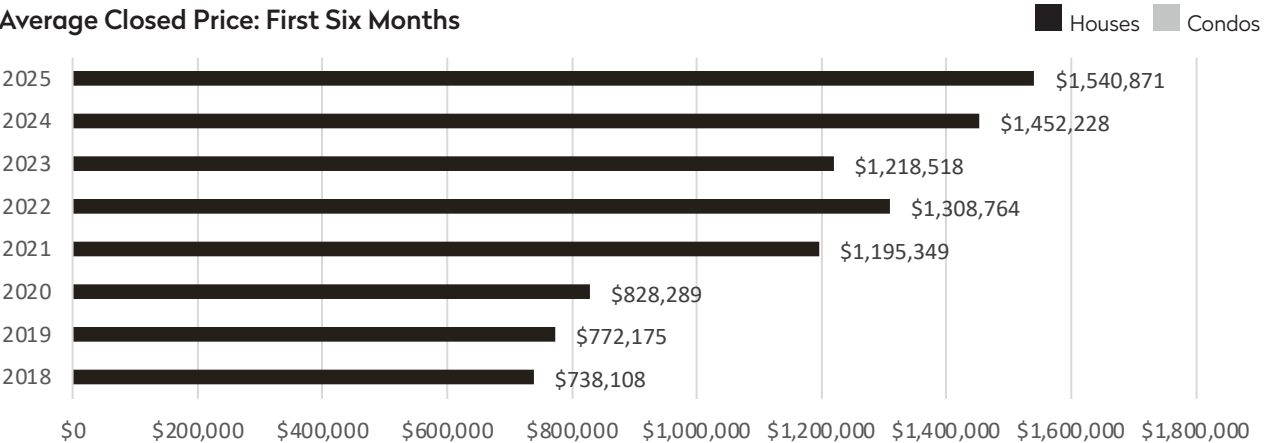
June 30 Inventory  
vs. June 30, 2024

↓2%

## Closed: First Six Months



## Average Closed Price: First Six Months





# Fairfield Overview

**Sales:** Fairfield had 167 house closings in the second quarter — on par with the past two years, though still below historical norms. Low inventory continues to limit sales while keeping buyer competition high. The average list-to-sale price ratio rose to 104.1%, the highest in over a year, with 60% of homes closing above the asking price. Homes moved quickly, with a median of just 11 days on the market.

**Prices:** The median sale price climbed 7% year-over-year to \$963K. There were 25 closings over \$2M — the most ever in a second quarter. Pending sales at the end of June point to continued momentum into summer, with a median list price of \$1.16M.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	167	168	-0.6%
Houses: Average Closing Price Second Quarter	\$1,369,854	\$1,182,435	+15.9%
Houses: Closings First Six Months	256	252	+1.6%
Houses: Average Closing Price First Six Months	\$1,392,799	\$1,125,932	+23.7%
Houses: Pending on June 30th	65	69	-5.8%
Houses: Inventory on June 30th	123	128	-3.9%
Condos: Closings First Six Months	47	44	+6.8%
Condos: Average Closing Price First Six Months	\$799,783	\$741,514	+7.9%
Condos: Inventory on June 30th	20	18	+11.1%

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024

↓1%

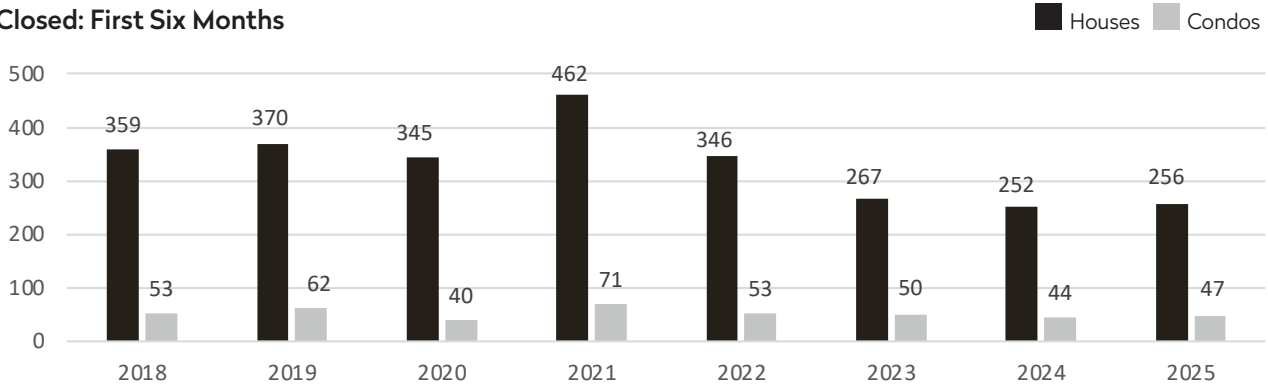
Average Sold Price Q2  
2025 vs. 2024

↑16%

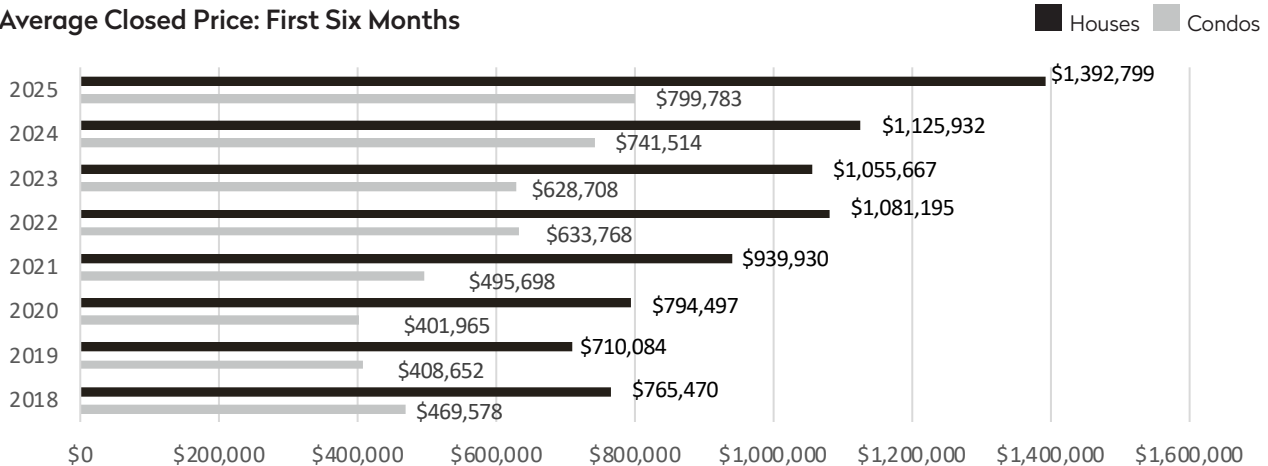
June 30 Inventory  
vs. June 30, 2024

↓4%

## Closed: First Six Months



## Average Closed Price: First Six Months



# Southport Overview

**Sales:** Southport had 16 house closings in the second quarter, up slightly from last year and in line with historical norms. Inventory remained extremely limited, with just six active houses on the market at the end of June — less than half the number available a year ago. The absorption rate dropped to 1.2 months, down from 4.1 months at the same time last year, indicating a market tilted toward sellers.

**Demand:** Buyer demand remains strong. The average list-to-sale price ratio was 102.2%, above 100% for the fifth time in the past six quarters. The median days on market was just 14, reflecting the fast pace of the market.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	16	12	+33.3%
Houses: Average Closing Price Second Quarter	\$1,671,438	\$2,149,625	-22.2%
Houses: Closings First Six Months	25	22	+13.6%
Houses: Average Closing Price First Six Months	\$1,997,280	\$1,667,409	+19.8%
Houses: Pending on June 30th	5	7	-28.6%
Houses: Inventory on June 30th	6	16	-62.5%
Condos: Closings First Six Months	7	3	+133.3%
Condos: Average Closing Price First Six Months	\$1,128,500	\$511,333	+120.7%
Condos: Inventory on June 30th	2	1	+100%

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024

↑ 33%

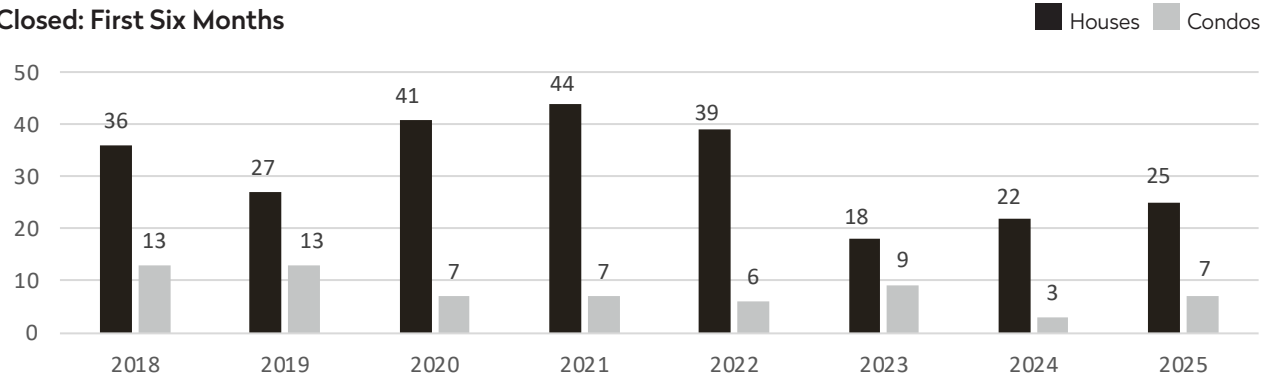
Average Sold Price Q2  
2025 vs. 2024

↓ 22%

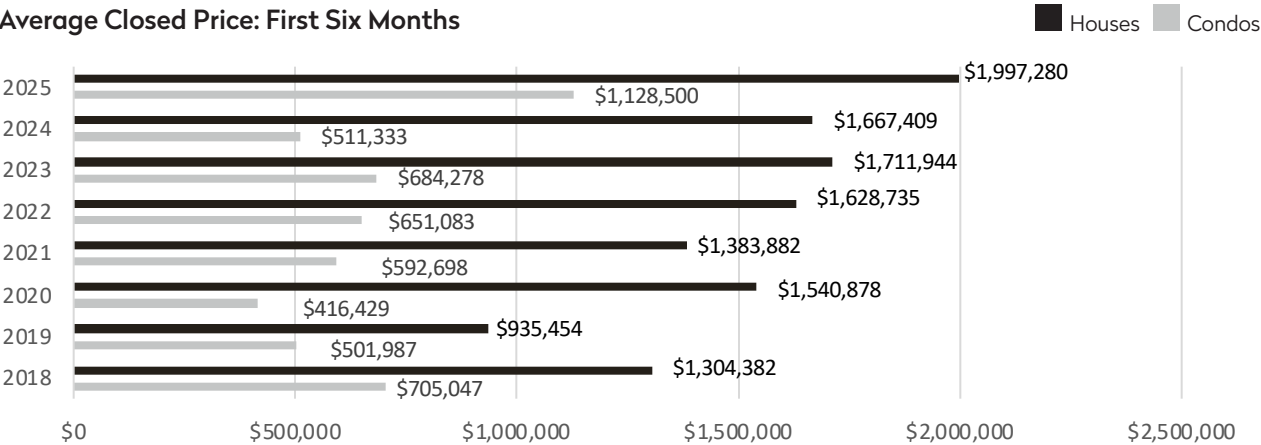
June 30 Inventory  
vs. June 30, 2024

↓ 63%

## Closed: First Six Months



## Average Closed Price: First Six Months



# Redding Overview

**Sales:** Redding had 25 house closings in the second quarter, up from 17 a year ago but still the second fewest since 2011. While low inventory continued to restrict sales, demand remained strong. Closings in the quarter had an average list-to-sale price ratio of 101% — the first quarter in the past year where that figure topped 100%. The median days on market was 15, reflecting the brisk sales pace.

**Inventory:** Redding had 45 houses on the market at the end of June — up from 32 a year ago, helped by a 27% increase in new listings during the quarter. The absorption rate rose to 4.7 months, signaling a more balanced market between buyers and sellers.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	25	17	+47.1%
Houses: Average Closing Price Second Quarter	\$948,796	\$1,041,309	-8.9%
Houses: Closings First Six Months	44	43	+2.3%
Houses: Average Closing Price First Six Months	\$1,029,395	\$988,197	+4.2%
Houses: Pending on June 30th	16	21	-23.8%
Houses: Inventory on June 30th	45	32	+40.6%
Condos: Closings First Six Months	4	4	0%
Condos: Average Closing Price First Six Months	\$775,750	\$459,000	+69%
Condos: Inventory on June 30th	0	0	NA

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024

↑ 47%

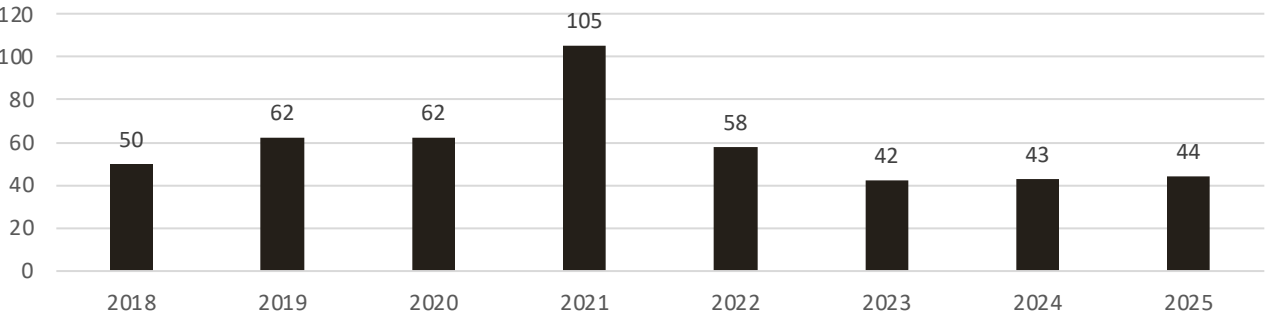
Average Sold Price Q2  
2025 vs. 2024

↓ 9%

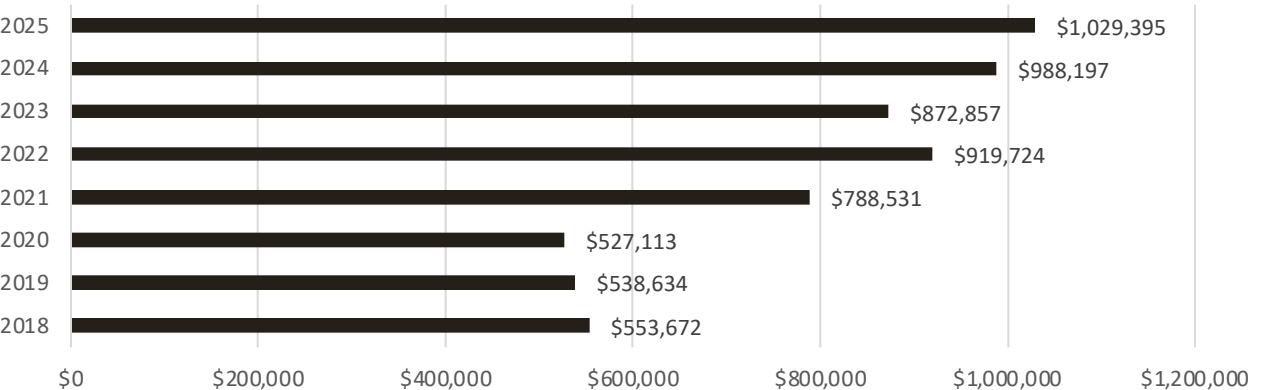
June 30 Inventory  
vs. June 30, 2024

↑ 41%

## Closed: First Six Months



## Average Closed Price: First Six Months



# Easton Overview

**Sales:** Easton had 29 house closings in the second quarter, the highest total for the quarter in the past three years. The average sale price rose to a record-high \$1.16M, driven by six closings above \$1.5M — up from just one at that price point a year ago, and the most ever for the quarter. Demand remained strong. The average list-to-sale price ratio was 102.9%, the highest for any quarter in two years, while the median days on market was just 11.

**Inventory:** At the end of June, Easton had 32 active house listings, up from 19 a year ago, helped by 16 new listings in June — double last June’s total. The absorption rate rose to 4.6 months, signaling a slight shift toward a more balanced market between buyers and sellers.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	29	25	+16%
Houses: Average Closing Price Second Quarter	\$1,159,345	\$988,560	+17.3%
Houses: Closings First Six Months	42	39	+7.7%
Houses: Average Closing Price First Six Months	\$1,108,572	\$974,228	+13.8%
Houses: Pending on June 30th	7	11	-36.4%
Houses: Inventory on June 30th	32	19	+68.4%

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024

↑16%

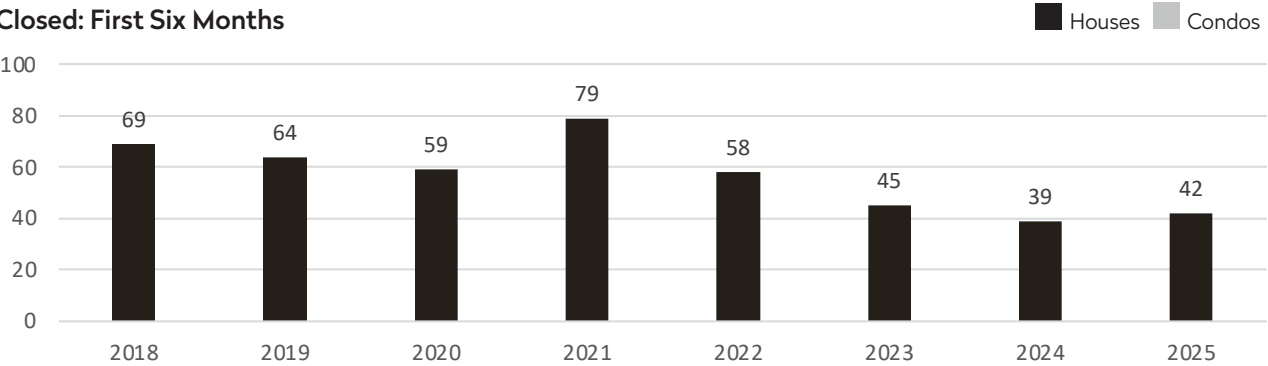
Average Sold Price Q2  
2025 vs. 2024

↑17%

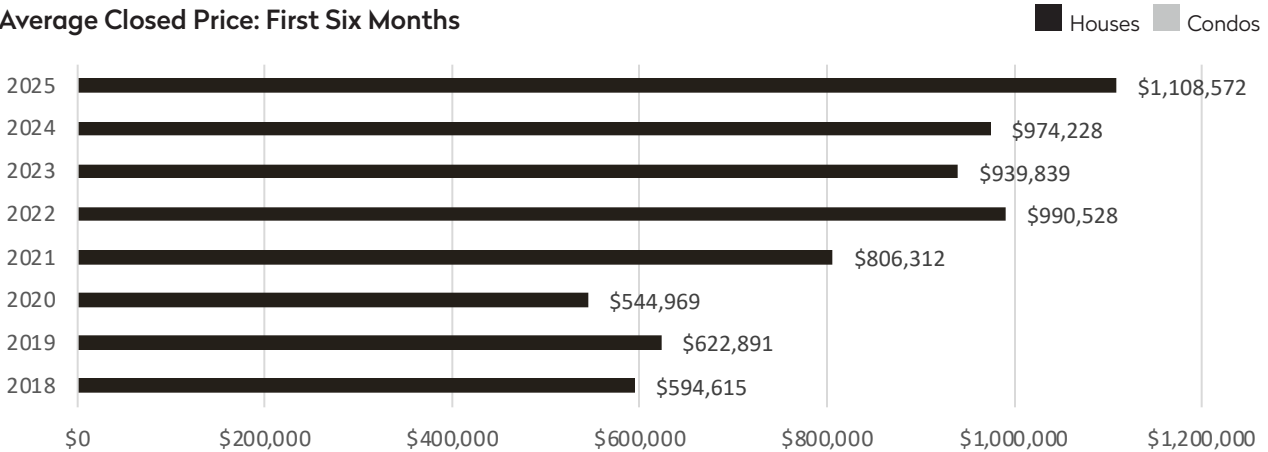
June 30 Inventory  
vs. June 30, 2024

↑68%

## Closed: First Six Months



## Average Closed Price: First Six Months





# Ridgefield Overview

**Sales:** Ridgefield had 69 house closings in the second quarter, up from last year but still the second fewest for the quarter since 2009. Low inventory continues to restrict sales and fuel intense buyer competition. The average list-to-sale price ratio for Q2 closings reached 108.4% — the highest on record for any quarter in Ridgefield. Seventy-two percent of homes closed above the asking price. The median days on market was just 7.

**Inventory:** There were 60 active houses on the market at the end of June — a slight increase from last year, though still 82% below June 2019 levels. High-end inventory saw the largest growth, with 17 active houses listed above \$2M, up from five a year ago.

	2025	2024	% CHANGE
Houses: Closings in Second Quarter	69	63	+9.5%
Houses: Average Closing Price Second Quarter	\$1,206,430	\$1,180,103	+2.2%
Houses: Closings First Six Months	97	95	+2.1%
Houses: Average Closing Price First Six Months	\$1,293,232	\$1,124,699	+15%
Houses: Pending on June 30th	35	47	-25.5%
Houses: Inventory on June 30th	60	56	+7.1%
Condos: Closings First Six Months	28	30	-6.7%
Condos: Average Closing Price First Six Months	\$494,515	\$523,401	-5.5%
Condos: Inventory on June 30th	11	9	+22.2%

## Single Family Houses

Number of Solds Q2  
2025 vs. 2024

↑10%

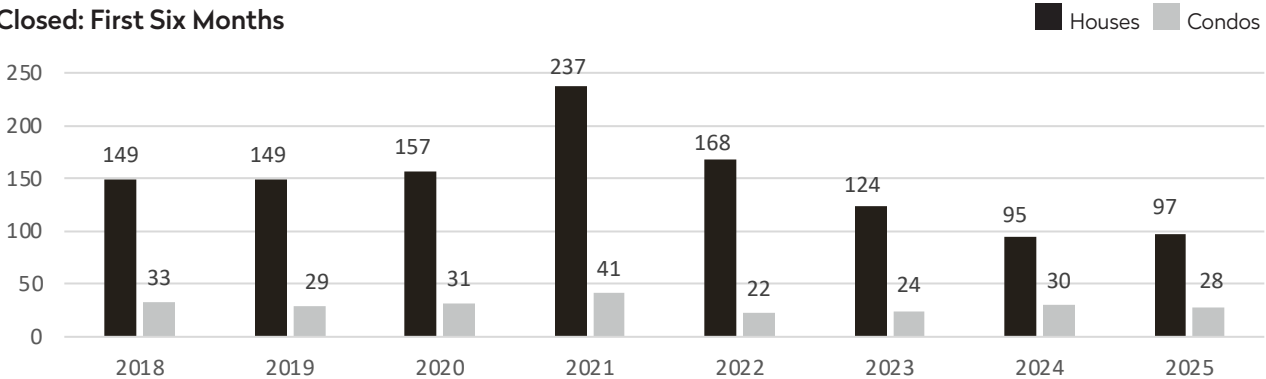
Average Sold Price Q2  
2025 vs. 2024

↑2%

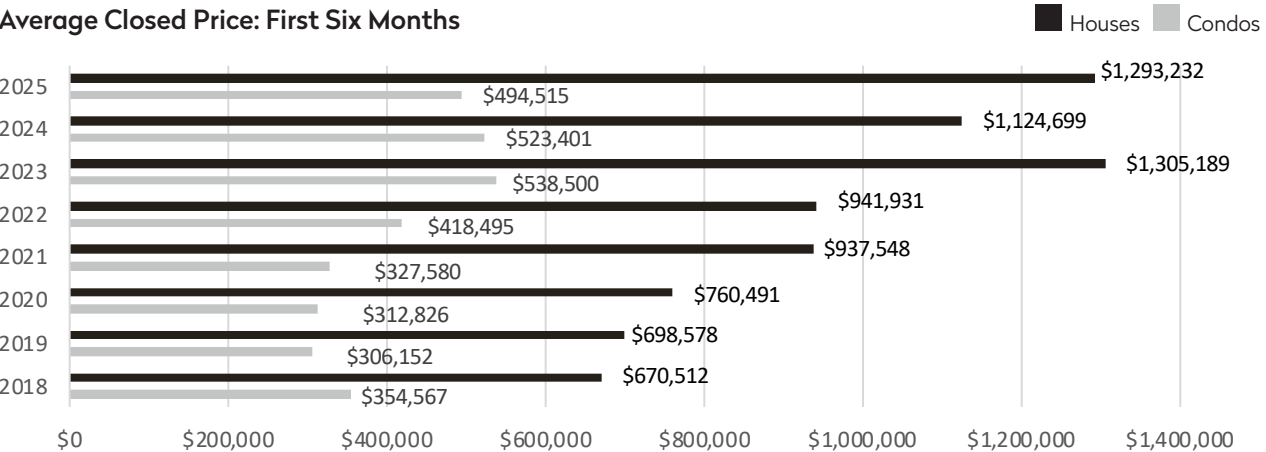
June 30 Inventory  
vs. June 30, 2024

↑7%

## Closed: First Six Months



## Average Closed Price: First Six Months



# Contact Us

**Q2 2025**

## Connecticut Market Report

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