

# Apr

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MARKET REPORT

**Brown Harris Stevens** THE Craft of Research

20 SHERWOOD FARM LANE, GREENWICH

# Lower Fairfield County

Brown Harris Stevens

## APRIL 2026 OVERVIEW

April continued the trend Lower Fairfield County has seen through the first four months of the year: fewer house sales, historically tight inventory, and buyers competing aggressively for limited supply.

There were 257 house closings in April, down 9% from a year ago and continuing the modest pullback we saw in the first quarter. The decline is not surprising given how limited supply remains. Active house inventory stood at 679 listings at month's end, down 10% from last April and still about 83% below April 2019 levels.

Even with fewer closings, competition remained intense. 64% of April house closings sold above the asking price, and the average list-to-sale ratio was 105.7%, both nearly unchanged from last year.. Houses moved quickly as well, with a median time on market of 19 days, extremely fast by historical standards.

Activity continued to shift toward higher price points. The median house sale price reached \$1.45M, up 11% year-over-year and the highest April median in at least two decades. Sales under \$1M fell by 26 from a year ago, while the over \$5M price point saw 24 house sales, up from 15 a year ago. Among this month's notable sales were:

- 260 Willow Street, Southport, at \$12M Fairfield's 2nd highest-priced sale in the past five years.
- 84 West Lane, Ridgefield, which closed at \$6.4M, the town's 5th highest-priced sale on record.
- 2 Settlers Trail, Darien, at \$3.1M it's highest-priced condo sale on record.

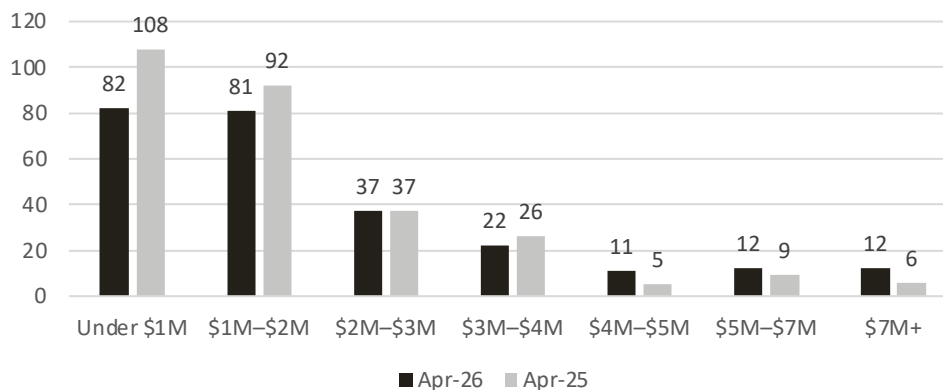
At April's end, we had 482 houses with signed contracts, down slightly from a year ago, but those pendings had a median list price of \$1.8M, up from \$1.6M last April. They also moved quickly, with a median of just 14 days to contract.

Condo sales were relatively steady. There were 117 condo closings in April, down slightly from 122 a year ago, while the median sale price rose 9% to \$531K. Competition remained strong, with 51% of condo closings selling over ask.

The 30-year mortgage rate averaged 6.33% in April, up from 6.18% in March but still below the 6.73% average from last April. Rates remain a challenge, but the larger constraint in Lower Fairfield County continues to be the tight inventory.



Price Tier Comparison: House Closings, April 2026 vs. April 2025



April Saw **24** Sales over \$5M, up from **15** a year ago.

# Lower Fairfield County

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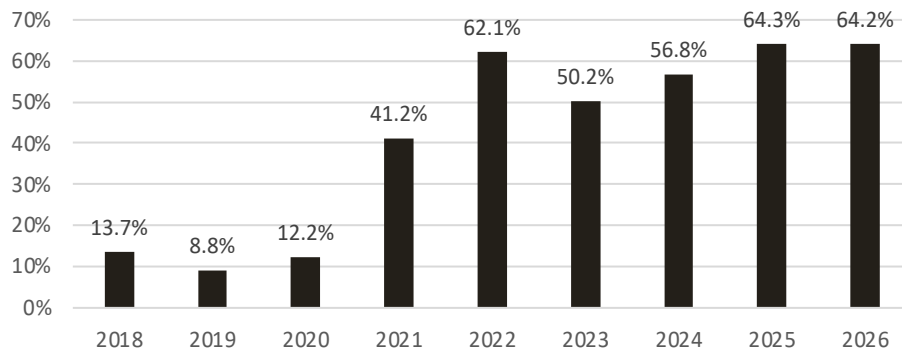
## APRIL 2026 BY THE NUMBERS

Lower Fairfield County	April 2026	April 2025	% CHANGE
House Closings	257	283	-9.2%
Median House Price	\$1,450,000	\$1,310,000	+10.7%
Avg List-to-Sale %	105.7	105.9	-0.2 pts
Houses, % Over Ask	64.2%	64.3%	-0.1 pts
Houses, Median DOM	19	10	+9 days
Condo Closings	117	122	-4.1%
Median Condo Price	\$530,700	\$485,000	+9.4%
Condos, % Over Ask	51.3%	64.8%	-13.5 pts



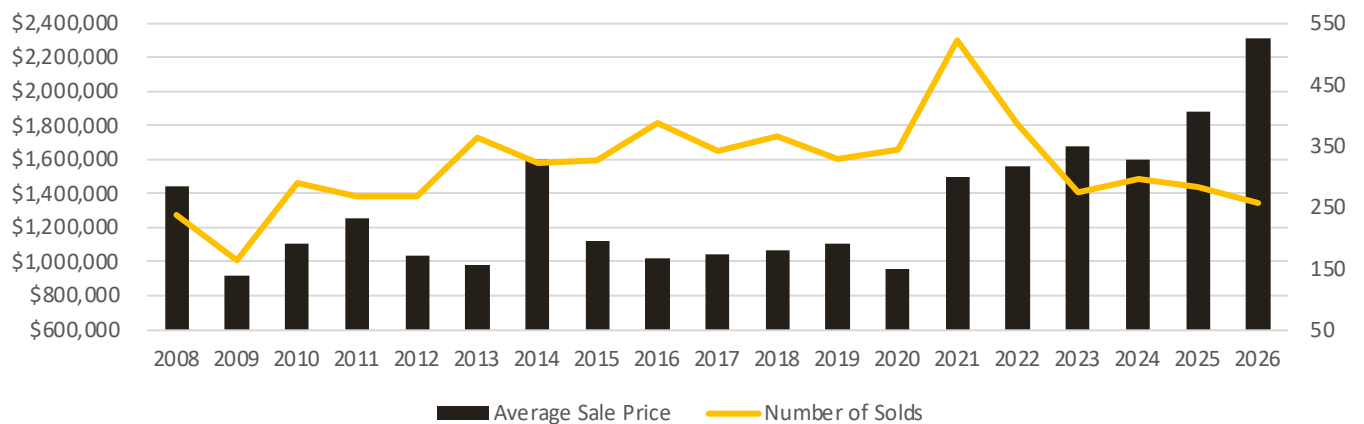
BHSD 24170301

% of House Closings Over Ask in April – Lower Fairfield County



Over-ask sales topped **50%** for the fourth straight April.

Average Closing Price/Number of Closings in April - Lower Fairfield County Houses

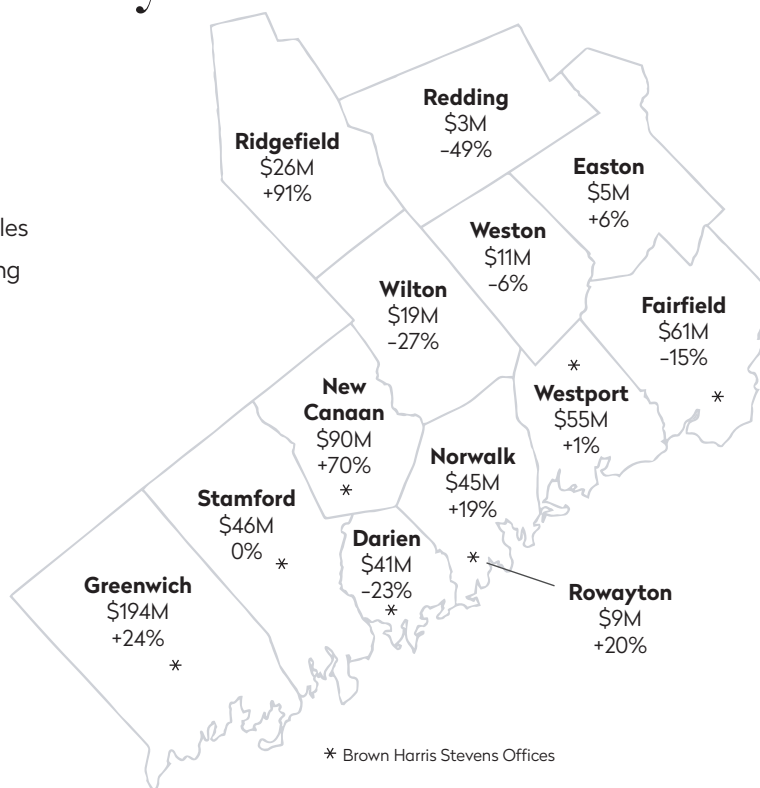


YTD 4.30.2026

# Lower Fairfield County

## DOLLAR VOLUME OF HOUSE SALES IN APRIL 2026 VS. 2025

To the right is the total dollar volume of house sales for each Lower Fairfield County town in April, along with the year-over-year change from April 2025. Collectively, closings totaled \$594 million for the month, up 11% from a year ago.



## TOWN COMPARISON: SOLD HOUSES - APRIL

Town	# of Closed Houses		% change	Average Closing Price		% change
	2026	2025		2026	2025	
Darien	12	20	-40%	\$3,384,500	\$2,633,000	+28.5%
Easton	4	4	0%	\$1,250,750	\$1,179,000	+6.1%
Fairfield	37	48	-22.9%	\$1,636,811	\$1,484,688	+10.2%
All of Greenwich	36	40	-10%	\$5,380,750	\$3,919,148	+37.3%
New Canaan	25	17	+47.1%	\$3,580,667	\$3,100,941	+15.5%
Norwalk	42	39	+7.7%	\$1,074,924	\$975,087	+10.2%
Redding	3	7	-57.1%	\$1,000,000	\$845,714	+18.2%
Ridgefield	15	13	+15.4%	\$1,750,667	\$1,055,385	+65.9%
Rowayton*	6	4	+50%	\$1,551,783	\$1,933,645	-19.7%
Southport*	3	7	-57.1%	\$4,683,333	\$1,451,857	+222.6%
Stamford	41	47	-12.8%	\$1,112,167	\$974,156	+14.2%
Weston	6	9	-33.3%	\$1,759,667	\$1,247,929	+41%
Westport	22	20	+10%	\$2,479,164	\$2,696,550	-8.1%
Wilton	14	19	-26.3%	\$1,362,929	\$1,365,524	-0.2%

\*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.

Houses & Condos

# All of Greenwich

## APRIL 2026

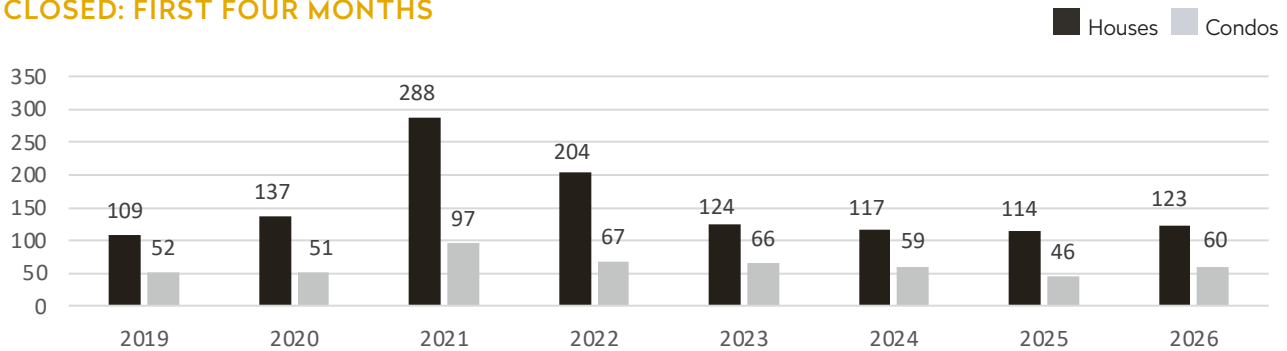
**Sales:** Across Greenwich, including Cos Cob, Riverside and Old Greenwich, there were 36 house sales in April, similar to each of the previous three years, though the median sale price rose 23% year-over-year to \$4M. The town's high-end remained active, with April closings at 276 Otter Rock Drive for \$25M and a \$16.5M sale on Dingtletown Road. Competition remained fierce, with 69% of April house closings going over ask, an average list-to-sale ratio of 104.8%, and a median time on market of just 17 days.

**Inventory/Pendings:** At the end of April, active house listings totaled 107, down 27% from last year and still about 85% below April 2019 levels. The 91 houses with signed contracts at the end of the month had a median time to contract of just 12 days.



BHSID 124764

### CLOSED: FIRST FOUR MONTHS



### # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%
Under \$1M	5	2	+150%
\$1M-\$1.5M	12	12	0%
\$1.5M-\$2M	11	12	-8.3%
\$2M-\$2.5M	10	8	+25%
\$2.5M-\$3M	12	15	-20%
\$3M-\$4M	11	15	-26.7%
\$4M-\$5M	21	13	+61.5%
\$5M-\$7M	15	18	-16.7%
Over \$7M	26	19	+36.8%

	2026	2025	% CHANGE
Houses: Closings in April	36	40	-10%
Houses: Average Closing Price in April	\$5,380,750	\$3,919,148	+37.3%
Houses: Closings First Four Months	123	114	+7.9%
Houses: Average Closing Price First Four Months	\$4,991,138	\$4,740,097	+5.3%
Houses: Pending on April 30	91	93	-2.2%
Houses: Active Inventory on April 30	107	146	-26.7%
Condos: Closings First Four Months	60	46	+30.4%
Condos: Average Closing Price First Four Months	\$1,578,660	\$1,417,845	+11.3%
Condos: Active Inventory on April 30	43	42	+2.4%
House & Condo \$ Volume of Closings First Four Mo.s	\$708,629,601	\$605,591,895	+17%

Houses & Condos

# Greenwich

## APRIL 2026

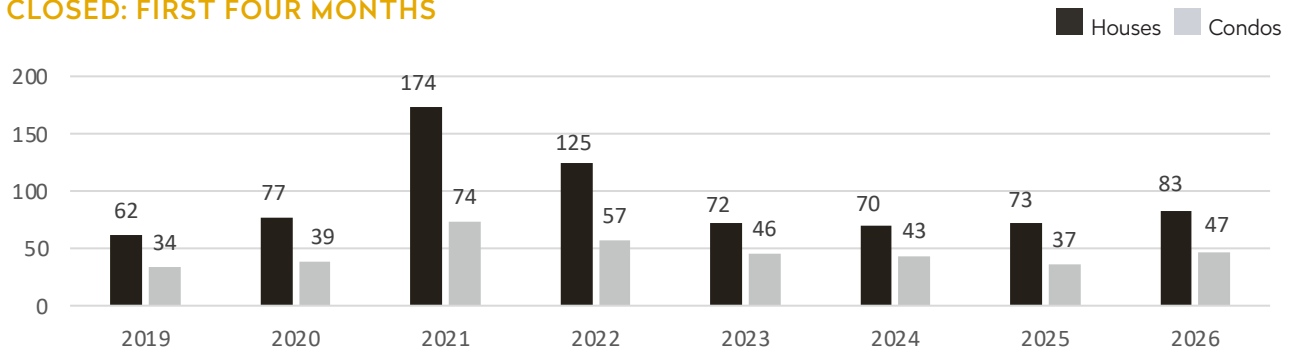
**Sales:** Greenwich had 24 house sales in April, similar to the previous three years, but prices rose, with the median reaching \$4.75M, up 34% from April 2025. The high end drove much of that strength, with eight closings over \$7M, double the number from a year ago. Competition remained intense, with 58% of closings going over the asking price and a median time on market of just 21 days. Condo closings also moved higher with 14, up from 10 last year, with a median price of \$1.67M.

**Inventory/Pendings:** House inventory stood at 75 active listings at month-end, still about 84% below April 2019 levels. There were 50 houses with signed contracts, pointing to continued strong buyer demand despite the tight supply. Pending sales averaged 24 days to contract.



BHSID 124755

### CLOSED: FIRST FOUR MONTHS



### # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%
Under \$1M	4	2	+100%
\$1M-\$1.5M	9	4	+125%
\$1.5M-\$2M	3	4	-25%
\$2M-\$2.5M	6	6	0%
\$2.5M-\$3M	8	9	-11.1%
\$3M-\$4M	5	8	-37.5%
\$4M-\$5M	16	5	+220%
\$5M-\$7M	11	16	-31.3%
Over \$7M	21	19	+10.5%

	2026	2025	% CHANGE
Houses: Closings in April	24	25	-4%
Houses: Average Closing Price in April	\$6,256,042	\$4,681,382	+33.6%
Houses: Closings First Four Months	83	73	+13.7%
Houses: Average Closing Price First Four Months	\$5,353,247	\$5,805,286	-7.8%
Houses: Pending on April 30	50	52	-3.8%
Houses: Active Inventory on April 30	75	99	-24.2%
Condos: Closings First Four Months	47	37	+27%
Condos: Average Closing Price First Four Months	\$1,741,247	\$1,516,239	+14.8%
Condos: Active Inventory on April 30	32	30	+6.7%
House & Condo \$ Volume of Closings First Four Mo.s	\$526,158,100	\$479,886,756	+9.6%

# Houses & Condos

## Cos Cob

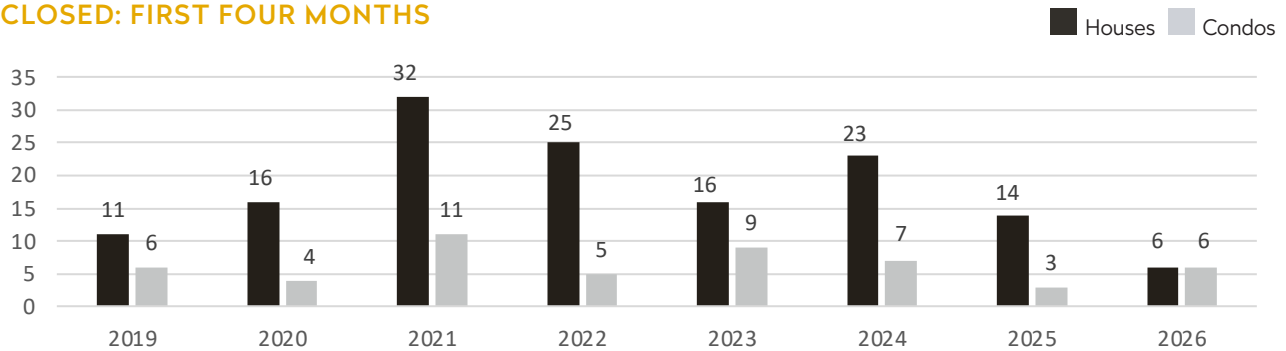
### APRIL 2026

**Sales:** Over the first four months of 2026, Cos Cob saw just six house sales, down from 14 a year ago and the first time under 10 for this period since at least 2005. In a lower-volume market, that may simply be an anomaly, though tight inventory certainly isn't helping. Despite the lower sales activity, the median closing price rose to \$2.4M, up 21% from last year. Competition remained strong, with an average list-to-sale ratio of 106.4% and a median of 33 days on market.

**Pendings/Inventory:** There were also just six houses with signed contracts at the end of April, down from 14 at the same time last year. Inventory remained exceptionally tight, with only nine active house listings and seven active condo listings. Cos Cob also saw six condo closings, in line with historical norms.



### CLOSED: FIRST FOUR MONTHS



### # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%		2026	2025	% CHANGE
Under \$1M	0	0	NA	Houses: Closings in April	2	4	-50%
\$1M-\$1.5M	1	4	-75%	Houses: Average Closing Price in April	\$1,600,000	\$2,208,875	-27.6%
\$1.5M-\$2M	2	4	-50%	Houses: Closings First Four Months	6	14	-57.1%
\$2M-\$2.5M	1	2	-50%	Houses: Average Closing Price First Four Months	\$2,141,083	\$2,147,197	-0.3%
\$2.5M-\$3M	2	1	+100%	Houses: Pending on April 30	6	14	-57.1%
Over \$3M	0	3	-100%	Houses: Active Inventory on April 30	9	11	-18.2%
				Condos: Closings First Four Months	6	3	+100%
				Condos: Average Closing Price First Four Months	\$880,167	\$831,667	+5.8%
				Condos: Active Inventory on April 30	7	9	-22.2%
				House & Condo \$ Volume of Closings First Four Mo.s	\$18,127,500	\$32,555,751	-44.3%

# Houses & Condos

## Riverside

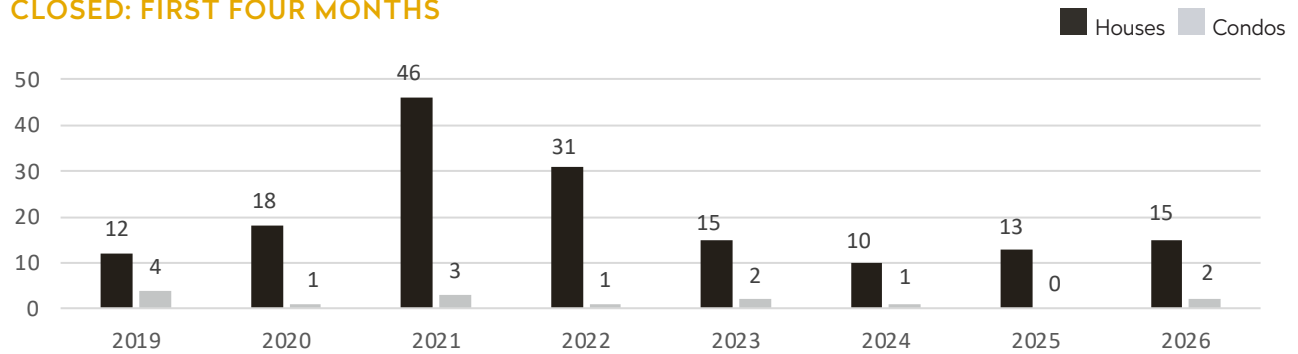
### APRIL 2026

**Sales:** In the year's first four months, Riverside saw 15 house sales, in line with recent years, with the median sale price rising to \$3.1M, up 11% from last year and the second-highest January–April median on record. There were four sales above \$5M, up from one a year ago, including the April closing at 247 Riverside Avenue for \$8.3M, Riverside's highest-priced sale year-to-date. Competition remained intense, with 93% of houses closing over the asking price and an average list-to-sale ratio of 107.1%. The median time on market for closings was 20 days.

**Inventory/Pendings:** At the end of April, Riverside had just nine active house listings, 91% below April 2019 levels. Meanwhile, there were 23 houses with signed contracts, more than double the 11 from a year ago.



### CLOSED: FIRST FOUR MONTHS



### # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%		2026	2025	% CHANGE
Under \$1M	1	0	NA	Houses: Closings in April	4	3	+33.3%
\$1M-\$1.5M	0	2	-100%	Houses: Average Closing Price in April	\$4,725,000	\$2,223,333	+112.5%
\$1.5M-\$2M	4	2	+100%	Houses: Closings First Four Months	15	13	+15.4%
\$2M-\$2.5M	1	0	NA	Houses: Average Closing Price First Four Months	\$3,682,133	\$3,110,962	+18.4%
\$2.5M-\$3M	1	3	-66.7%	Houses: Pending on April 30	23	11	+109.1%
\$3M-\$4M	1	1	0%	Houses: Active Inventory on April 30	9	23	-60.9%
\$4M-\$5M	3	4	-25%	Condos: Closings First Four Months	2	0	NA
Over \$5M	4	1	+300%	Condos: Average Closing Price First Four Months	\$1,125,000	\$0	NA
				Condos: Active Inventory on April 30	1	0	NA
				House & Condo \$ Volume of Closings First Four Mo.s	\$57,482,000	\$40,442,500	+42.1%

Houses & Condos

# Old Greenwich

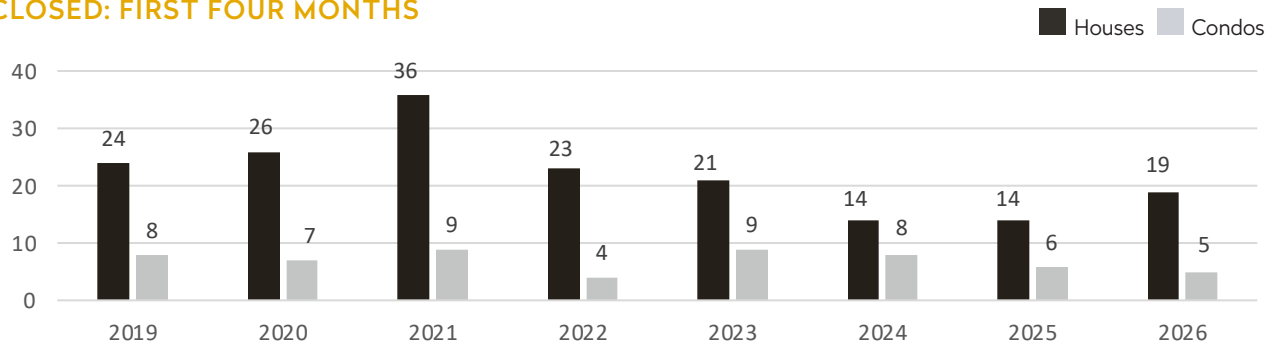
## APRIL 2026

**Sales:** Over the year's first four months, Old Greenwich saw 19 house sales, up from 14 a year ago. High-end activity has been particularly strong, with five sales above \$5M compared to just one a year ago, including April's top closing at 195 Shore Road for \$8.5M. Competition remained intense throughout, with 84% of houses closing over the asking price and an average list-to-sale ratio of 108%. The median time on market was just 16 days.

**Inventory/Pendings:** Inventory remained tight at the end of April, with 14 active house listings, still about 85% below 2019 levels. Meanwhile, there were 12 houses with signed contracts, and those pendings moved quickly, with a median of just seven days to contract.



### CLOSED: FIRST FOUR MONTHS



### # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%		2026	2025	% CHANGE
Under \$1M	0	0	NA	Houses: Closings in April	6	8	-25%
\$1M-\$1.5M	2	2	0%	Houses: Average Closing Price in April	\$3,577,000	\$3,028,236	+18.1%
\$1.5M-\$2M	2	2	0%	Houses: Closings First Four Months	19	14	+35.7%
\$2M-\$2.5M	2	0	NA	Houses: Average Closing Price First Four Months	\$5,342,737	\$3,291,563	+62.3%
\$2.5M-\$3M	1	2	-50%	Houses: Pending on April 30	12	16	-25%
\$3M-\$4M	5	4	+25%	Houses: Active Inventory on April 30	14	13	+7.7%
\$4M-\$5M	2	3	-33.3%	Condos: Closings First Four Months	5	6	-16.7%
Over \$5M	5	1	+400%	Condos: Average Closing Price First Four Months	\$1,070,000	\$1,104,167	-3.1%
				Condos: Active Inventory on April 30	3	3	0%
				House & Condo \$ Volume of Closings First Four Mo.s	\$106,862,001	\$52,706,888	+102.7%

Houses & Condos

# Stamford

## APRIL 2026

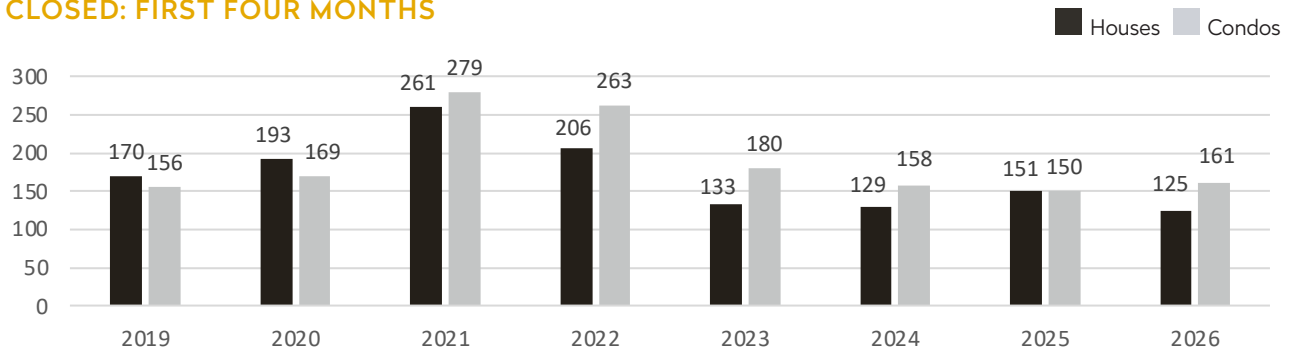
**Houses:** In April, Stamford saw 41 house closings, down from 47 a year ago, with tight supply playing a role in the reduced volume. Buyer competition remained intense, with 80% of houses closing over the asking price and a median time on market of just 19 days. In April there were eight sales above \$1.5M, up from five a year ago, including 86 Wallacks Drive in Wallack's Point, which closed at \$3M, the year's second-highest priced closing. At the end of April, Stamford had 67 houses with signed contracts, down from 87 at the same time a year ago, with these pendings moving to contract in a median of 17 days.

**Condos:** Stamford had 47 condo closings, up from 43 last April, with the median sale price rising 12% year-over-year to \$425K. For the month, 66% sold over the asking price, with a median days on market of 28.



BHSID 24168271

### CLOSED: FIRST FOUR MONTHS



### # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%		2026	2025	% CHANGE
Under \$400K	0	0	NA	Houses: Closings in April	41	47	-12.8%
\$400K-\$500K	2	6	-66.7%	Houses: Average Closing Price in April	\$1,112,167	\$974,156	+14.2%
\$500K-\$600K	5	8	-37.5%	Houses: Closings First Four Months	125	151	-17.2%
\$600K-\$700K	14	19	-26.3%	Houses: Average Closing Price First Four Months	\$1,163,767	\$1,005,453	+15.7%
\$700K-\$800K	17	26	-34.6%	Houses: Pending on April 30	67	87	-23%
\$800K-\$1M	27	31	-12.9%	Houses: Active Inventory on April 30	91	87	+4.6%
\$1M-\$1.2M	18	22	-18.2%	Condos: Closings First Four Months	161	150	+7.3%
\$1.2M-\$1.5M	17	19	-10.5%	Condos: Average Closing Price First Four Months	\$474,528	\$457,514	+3.7%
\$1.5M-\$2M	12	16	-25%	Condos: Active Inventory on April 30	86	73	+17.8%
Over \$2M	13	4	+225%	House & Condo \$ Volume of Closings First Four Mo.s	\$221,869,896	\$220,450,488	+0.6%

Houses & Condos

# Darien

## APRIL 2026

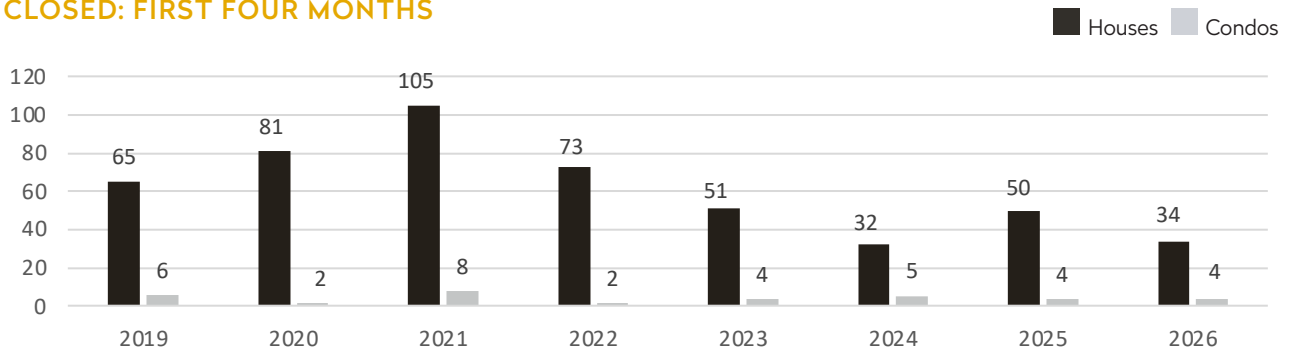
**Sales:** April saw 12 house closings in Darien, down from 20 a year ago. But the 53 pending house sales at month-end, up from 41 last year, point to a stronger pipeline heading into May, with those signed contracts taking a median of just eight days to reach contract. April closings had a median sale price of \$3.11M, up 20% from last year, including 10 Cross Road in Tokeneke, which closed at \$6.5M and was Darien's second-highest closing of the year. The sole condo closing in April was 2 Settlers Trail, Unit #2, at \$3.1M, Darien's highest condo sale on record.

**Inventory/Competition:** At the end of April, there were 43 active houses, up from 37 a year ago but still about 84% below 2019 levels. Meanwhile, 64% of closings in the first four months went over ask, similar to last year.



BHSID 24170723

### CLOSED: FIRST FOUR MONTHS



### # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%		2026	2025	% CHANGE
Under \$1M	0	3	-100%	Houses: Closings in April	12	20	-40%
\$1M-\$1.5M	2	9	-77.8%	Houses: Average Closing Price in April	\$3,384,500	\$2,633,000	+28.5%
\$1.5M-\$2M	8	9	-11.1%	Houses: Closings First Four Months	34	50	-32%
\$2M-\$2.5M	5	4	+25%	Houses: Average Closing Price First Four Months	\$2,945,088	\$2,630,468	+12%
\$2.5M-\$3M	4	11	-63.6%	Houses: Pending on April 30	53	41	+29.3%
\$3M-\$4M	11	7	+57.1%	Houses: Active Inventory on April 30	43	37	+16.2%
\$4M-\$5M	1	3	-66.7%	Condos: Closings First Four Months	4	4	0%
Over \$5M	3	4	-25%	Condos: Average Closing Price First Four Months	\$1,459,250	\$982,500	+48.5%
				Condos: Active Inventory on April 30	0	1	NA
				House & Condo \$ Volume of Closings First Four Mo.s	\$105,970,000	\$135,453,400	-21.8%

Houses & Condos

# New Canaan

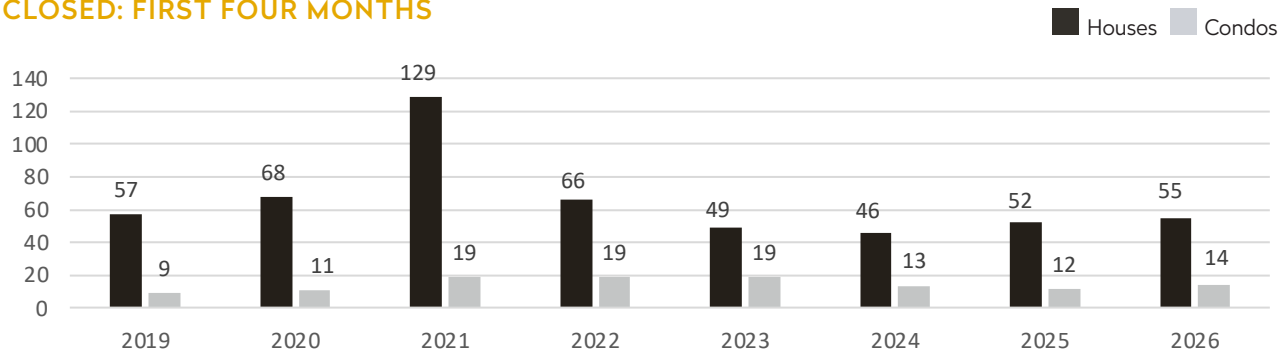
## APRIL 2026

**Sales:** New Canaan had 25 house sales in April, up from 17 a year ago and the second-highest total for the month on record. New Canaan's high-end remained active, with April closings at 928 West Road for \$8M and 584 West Road for \$6.785M. Competition remained strong with 56% of houses closing over ask and a median of 39 days on market. We also had seven condo closings in April, bringing the four-month total to 14, up 17% from last year.

**Inventory/Pendings:** Active house inventory stood at 32 listings at the end of April, down 30% from last year and about 90% below 2019 levels. Meanwhile, there were 34 houses with signed contracts, up slightly from 32 a year ago, with pending sales moving quickly at a median of 14 days to contract.



### CLOSED: FIRST FOUR MONTHS



### # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%		2026	2025	% CHANGE
Under \$1M	1	2	-50%	Houses: Closings in April	25	17	+47.1%
\$1M-\$1.5M	5	5	0%	Houses: Average Closing Price in April	\$3,580,667	\$3,100,941	+15.5%
\$1.5M-\$2M	4	12	-66.7%	Houses: Closings First Four Months	55	52	+5.8%
\$2M-\$2.5M	7	8	-12.5%	Houses: Average Closing Price First Four Months	\$3,469,316	\$2,807,968	+23.6%
\$2.5M-\$3M	9	6	+50%	Houses: Pending on April 30	34	32	+6.3%
\$3M-\$4M	14	11	+27.3%	Houses: Active Inventory on April 30	32	46	-30.4%
\$4M-\$5M	5	3	+66.7%	Condos: Closings First Four Months	14	12	+16.7%
\$5M-\$7M	7	4	+75%	Condos: Average Closing Price First Four Months	\$1,333,733	\$1,384,500	-3.7%
Over \$7M	3	1	+200%	Condos: Active Inventory on April 30	16	16	0%
				House & Condo \$ Volume of Closings First Four Mo.s	\$209,484,626	\$162,628,325	+28.8%

# Houses & Condos Norwalk

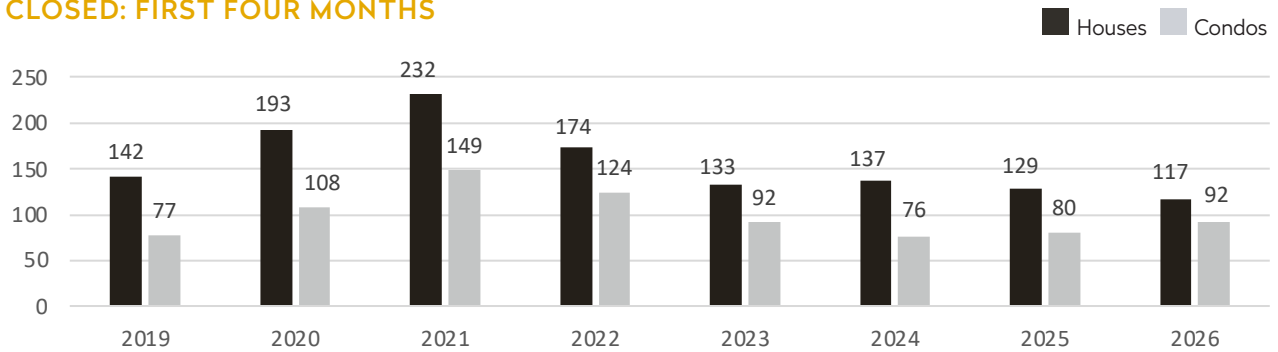
## APRIL 2026

**Sales:** Norwalk saw 42 house sales in April, three more than last year, while the median sale price rose 16% to \$960K. Activity also shifted higher by price point, with 19 sales over \$1M versus 12 last April. Competition remained strong, with 74% of houses closing over the asking price, an average list-to-sale ratio of 106%, and a median time on market of 23 days. Condo demand was also notable: April's 28 condo sales had a median time on market of 17 days, with 75% closing over ask.

**Inventory/Pendings:** At the end of April, Norwalk had 86 active house listings, still about 78% below April 2019 levels. Pending activity was steady, with 45 houses under contract, similar to a year ago.



### CLOSED: FIRST FOUR MONTHS



### # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%		2026	2025	% CHANGE
Under \$300K	0	0	NA	Houses: Closings in April	42	39	+7.7%
\$300K-\$400K	0	2	-100%	Houses: Average Closing Price in April	\$1,074,924	\$975,087	+10.2%
\$400K-\$500K	2	5	-60%	Houses: Closings First Four Months	117	129	-9.3%
\$500K-\$600K	14	17	-17.6%	Houses: Average Closing Price First Four Months	\$1,035,983	\$979,681	+5.7%
\$600K-\$800K	31	48	-35.4%	Houses: Pending on April 30	45	46	-2.2%
\$800K-\$1M	28	22	+27.3%	Houses: Active Inventory on April 30	86	74	+16.2%
\$1M-\$1.5M	26	21	+23.8%	Condos: Closings First Four Months	92	80	+15%
\$1.5M-\$2M	8	4	+100%	Condos: Average Closing Price First Four Months	\$463,395	\$463,601	0%
\$2M-\$3M	7	7	0%	Condos: Active Inventory on April 30	53	54	-1.9%
Over \$3M	1	3	-66.7%	House & Condo \$ Volume of Closings First Four Mo.s	\$163,842,317	\$163,466,879	+0.2%

Houses & Condos

# Rowayton

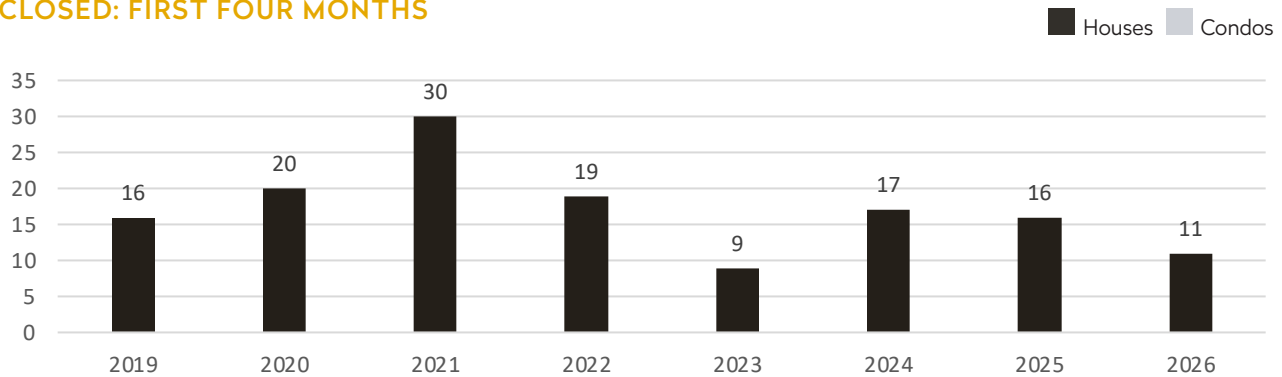
## APRIL 2026

**Sales:** Over the first four months of 2026, Rowayton saw 11 house sales, down from 17 a year ago and the second fewest since 2010. In a lower-volume market, that may simply be an anomaly, though tight inventory certainly isn't helping. Despite fewer closings, the median sale price held at \$1.835M, the second-highest January–April median on record. Competition remained strong, with 64% of closings going over the asking price and a median time on market of just 14 days.

**Pendings/Inventory:** At the end of April, there were 10 houses with signed contracts, double the number from a year ago. Meanwhile, inventory remained exceptionally tight with just seven active house listings, about 91% below 2019 levels.



### CLOSED: FIRST FOUR MONTHS



### # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%		2026	2025	% CHANGE
Under \$600K	0	1	-100%	Houses: Closings in April	6	4	+50%
\$600K-\$1M	2	0	NA	Houses: Average Closing Price in April	\$1,551,783	\$1,933,645	-19.7%
\$1M-\$1.5M	2	4	-50%	Houses: Closings First Four Months	11	16	-31.3%
\$1.5M-\$2M	2	3	-33.3%	Houses: Average Closing Price First Four Months	\$1,996,882	\$2,218,505	-10%
\$2M-\$3M	4	5	-20%	Houses: Pending on April 30	10	5	+100%
Over \$3M	1	3	-66.7%	Houses: Active Inventory on April 30	7	9	-22.2%
				Condos: Closings First Four Months	0	1	NA
				Condos: Average Closing Price First Four Months	\$0	\$2,100,000	NA
				Condos: Active Inventory on April 30	0	2	NA
				House & Condo \$ Volume of Closings First Four Mo.s	\$21,965,700	\$37,596,080	-41.6%

Houses & Condos

# Wilton

## APRIL 2026

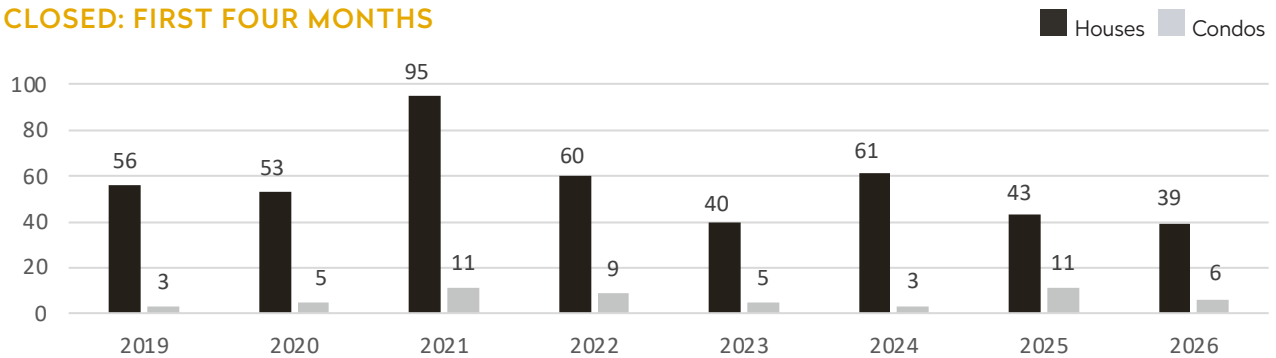
**Sales:** Wilton saw 14 house sales in April, down from 19 a year ago, though year-to-date activity is roughly even with last year's pace. Prices moved higher, with a median sale price of \$1.55M, up 15% from last year. Buyer competition remained intense, with 93% of houses closing over the asking price and an average list-to-sale ratio of 113.3%. The median time on market was just 17 days.

**Inventory/Pendings:** At the end of April, inventory remained tight, with 43 active house listings, up from last year but still about 82% below 2019 levels. The absorption rate stood at 2.6 months, meaning it would take about two and a half months to sell all inventory at the recent pace of sales. Meanwhile, there were 24 houses with signed contracts, up from 19 a year ago.



BHSID 24148468

### CLOSED: FIRST FOUR MONTHS



### # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%		2026	2025	%
Under \$500K	0	1	-100%	Houses: Closings in April	14	19	-26.3%
\$500K-\$700K	5	2	+150%	Houses: Average Closing Price in April	\$1,362,929	\$1,365,524	-0.2%
\$700K-\$800K	0	2	-100%	Houses: Closings First Four Months	39	43	-9.3%
\$800K-\$900K	1	2	-50%	Houses: Average Closing Price First Four Months	\$1,513,108	\$1,433,643	+5.5%
\$900K-\$1M	3	1	+200%	Houses: Pending on April 30	24	19	+26.3%
\$1M-\$1.2M	3	5	-40%	Houses: Active Inventory on April 30	43	36	+19.4%
\$1.2M-\$1.5M	7	14	-50%	Condos: Closings First Four Months	6	11	-45.5%
\$1.5M-\$2M	13	12	+8.3%	Condos: Average Closing Price First Four Months	\$602,000	\$671,091	-10.3%
Over \$2M	7	4	+75%	Condos: Active Inventory on April 30	6	0	NA
				House & Condo \$ Volume of Closings First Four Mo.s	\$62,623,211	\$69,028,661	-9.3%

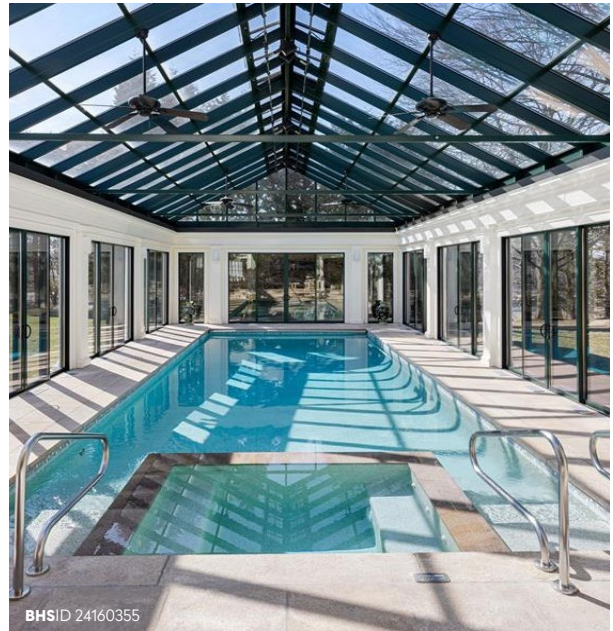
Houses & Condos

# Westport

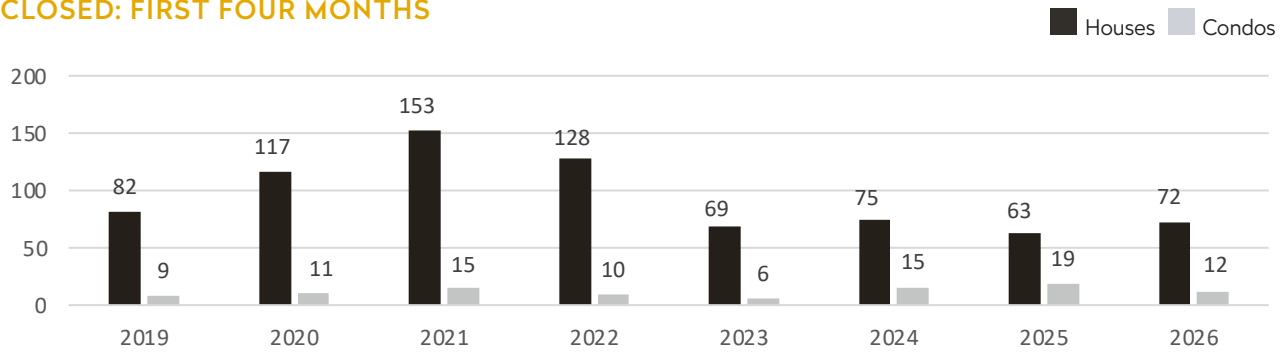
## APRIL 2026

**Sales:** Westport had 22 house closings in April, similar to the 20 from a year ago, though the median sale price moved down to \$2.38M from \$3.1M last April. Buyer competition remained strong, with 64% of houses closing over ask, an average list-to-sale ratio of 104.1%, and a median time on market of 45 days. Condo activity remained limited, with four closings at a median price of \$1.42M.

**Inventory/Pendings:** At the end of April, Westport had 69 active houses on the market, down 17% from last year and about 81% below April 2019 levels. Meanwhile, there were 47 houses with signed contracts, with a median of 27 days to contract, up from 19 days last April. The median list price for pendings was \$2.895M, up 16% from a year ago.



### CLOSED: FIRST FOUR MONTHS



### # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%		2026	2025	% CHANGE
Under \$750K	1	1	0%	Houses: Closings in April	22	20	+10%
\$750K-\$1M	6	3	+100%	Houses: Average Closing Price in April	\$2,479,164	\$2,696,550	-8.1%
\$1M-\$1.2M	4	5	-20%	Houses: Closings First Four Months	72	63	+14.3%
\$1.2M-\$1.5M	9	3	+200%	Houses: Average Closing Price First Four Months	\$2,919,382	\$2,569,410	+13.6%
\$1.5M-\$2M	8	12	-33.3%	Houses: Pending on April 30	47	48	-2.1%
\$2M-\$2.5M	13	7	+85.7%	Houses: Active Inventory on April 30	69	83	-16.9%
\$2.5M-\$3M	10	7	+42.9%	Condos: Closings First Four Months	12	19	-36.8%
\$3M-\$4M	10	18	-44.4%	Condos: Average Closing Price First Four Months	\$1,257,333	\$1,364,368	-7.8%
\$4M-\$5M	2	6	-66.7%	Condos: Active Inventory on April 30	6	15	-60%
Over \$5M	9	1	+800%	House & Condo \$ Volume of Closings First Four Mo.s	\$225,283,503	\$187,795,800	+20%

Houses & Condos

# Weston

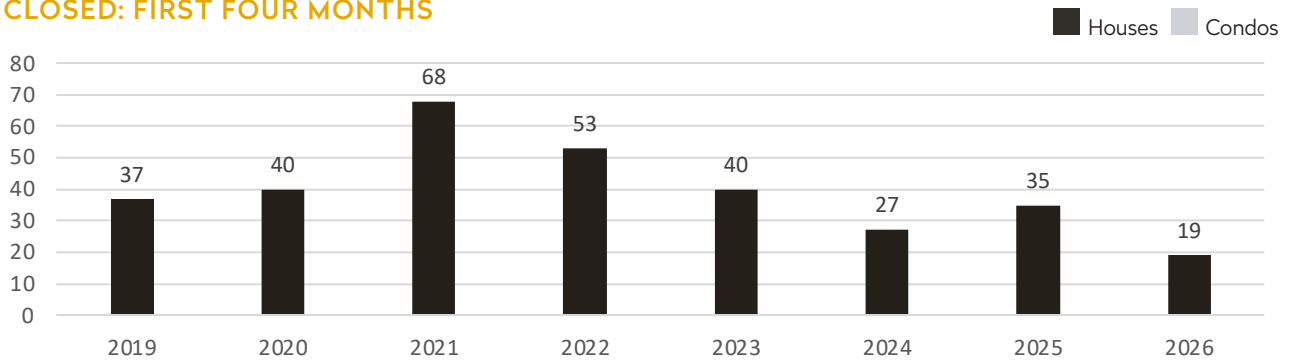
## APRIL 2026

**Sales:** Over the first four months of 2026, Weston saw 19 house sales, down from 35 a year ago and the fewest since 2009. In a lower-volume market, that may simply be an anomaly, though tight inventory certainly isn't helping. Sales above \$1M totaled 11, roughly half the 26 high-end closings from the same period last year. April closings included 30 Lords Highway at \$3.4M, the highest-priced Weston sale YTD.

**Market conditions:** Buyer competition remained strong, with 68% of closings going over the asking price and a median time on market of 43 days. Inventory remained exceptionally tight at the end of April, with just 27 active house listings, down 25% from last year and about 84% below 2019 levels.



### CLOSED: FIRST FOUR MONTHS



### # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%		2026	2025	% CHANGE
Under \$500K	0	0	NA	Houses: Closings in April	6	9	-33.3%
\$500K-\$700K	2	2	0%	Houses: Average Closing Price in April	\$1,759,667	\$1,247,929	+41%
\$700K-\$900K	4	3	+33.3%	Houses: Closings First Four Months	19	35	-45.7%
\$900K-\$1.2M	3	10	-70%	Houses: Average Closing Price First Four Months	\$1,359,889	\$1,459,797	-6.8%
\$1.2M-\$1.5M	4	7	-42.9%	Houses: Pending on April 30	11	14	-21.4%
\$1.5M-\$2M	2	7	-71.4%	Houses: Active Inventory on April 30	27	36	-25%
Over \$2M	4	6	-33.3%	House \$ Volume of Closings First Four Months	\$25,837,900	\$51,092,889	-49.4%

# Houses & Condos

## Fairfield

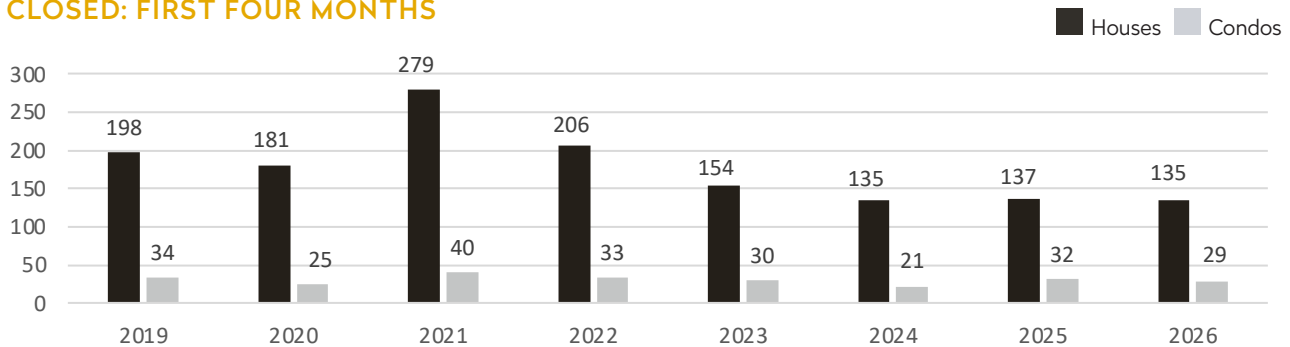
### APRIL 2026

**Sales:** Fairfield saw 37 house sales in April, down from 48 a year ago, though year-to-date activity is roughly even with last year's pace. Competition remained intense, with 78% of closings going over ask and a median time on market of 19 days. There were also six condo closings, down from 10 a year ago, with a median sale price of \$600K.

**Inventory/Pendings:** At the end of April, inventory remained tight, with 97 active house listings, down 9% from last year and about 83% below April 2019 levels. Meanwhile, there were 55 houses with signed contracts. Pending sales moved quickly, with a median time to contract of 16 days, and the median list price was \$1.5M, up from \$1.1M a year ago.



### CLOSED: FIRST FOUR MONTHS



### # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%		2026	2025	% CHANGE
Under \$300K	1	0	NA	Houses: Closings in April	37	48	-22.9%
\$300K-\$400K	1	0	NA	Houses: Average Closing Price in April	\$1,636,811	\$1,484,688	+10.2%
\$400K-\$500K	0	7	-100%	Houses: Closings First Four Months	135	137	-1.5%
\$500K-\$600K	8	7	+14.3%	Houses: Average Closing Price First Four Months	\$1,517,863	\$1,452,964	+4.5%
\$600K-\$700K	9	12	-25%	Houses: Pending on April 30	55	60	-8.3%
\$700K-\$800K	15	14	+7.1%	Houses: Active Inventory on April 30	97	106	-8.5%
\$800K-\$1M	18	28	-35.7%	Condos: Closings First Four Months	29	32	-9.4%
\$1M-\$1.2M	19	6	+216.7%	Condos: Average Closing Price First Four Months	\$722,655	\$817,635	-11.6%
\$1.2M-\$1.5M	19	16	+18.8%	Condos: Active Inventory on April 30	25	18	+38.9%
\$1.5M-\$2M	20	25	-20%	House & Condo \$ Volume of Closings First Four Mo.s	\$225,868,535	\$225,220,316	+0.3%
Over \$2M	25	22	+13.6%				

Houses & Condos

# Southport

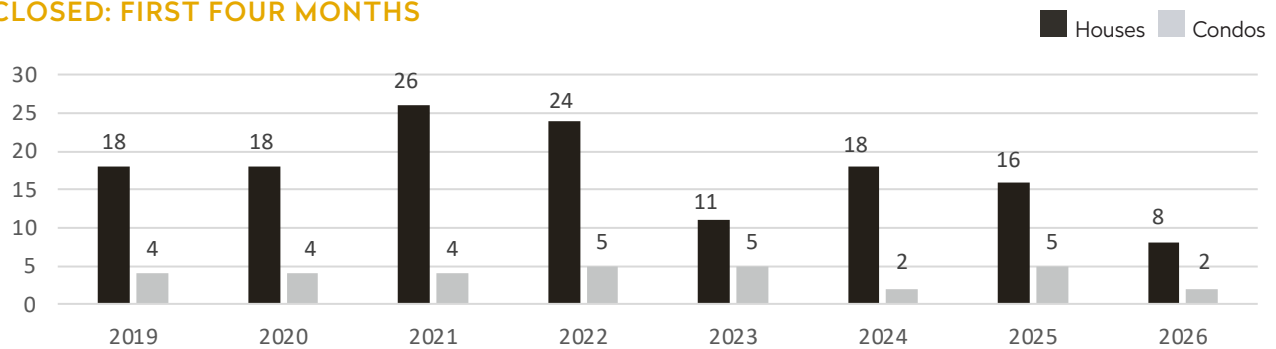
## APRIL 2026

**Sales:** Over the first four months of 2026, Southport saw eight house sales, down from 16 a year ago and the fewest for this period since 2013. In a lower-volume market, year-to-year swings can look more dramatic, though tight inventory certainly isn't helping. Buyer competition was strong, with 75% of houses closing over ask and an average list-to-sale ratio of 107.1%, up from 99% a year ago. April sales included 260 Willow Street, which closed at \$12M, the highest sale YTD and the second-highest closing in Fairfield in the past five years.

**Inventory:** At the end of April, there were 11 active house listings, more than double the five available a year ago but still about 81% below 2019 levels.



### CLOSED: FIRST FOUR MONTHS



### # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%		2026	2025	% CHANGE
Under \$600K	0	1	-100%	Houses: Closings in April	3	7	-57.1%
\$600K-\$1M	2	4	-50%	Houses: Average Closing Price in April	\$4,683,333	\$1,451,857	+222.6%
\$1M-\$1.5M	2	3	-33.3%	Houses: Closings First Four Months	8	16	-50%
\$1.5M-\$2M	1	0	NA	Houses: Average Closing Price First Four Months	\$3,081,875	\$2,084,500	+47.8%
\$2M-\$3M	0	6	-100%	Houses: Pending on April 30	7	7	0%
Over \$3M	3	2	+50%	Houses: Active Inventory on April 30	11	5	+120%
				Condos: Closings First Four Months	2	5	-60%
				Condos: Average Closing Price First Four Months	\$1,810,000	\$1,219,900	+48.4%
				Condos: Active Inventory on April 30	7	0	NA
				House & Condo \$ Volume of Closings First Four Mo.s	\$28,275,000	\$39,451,500	-28.3%

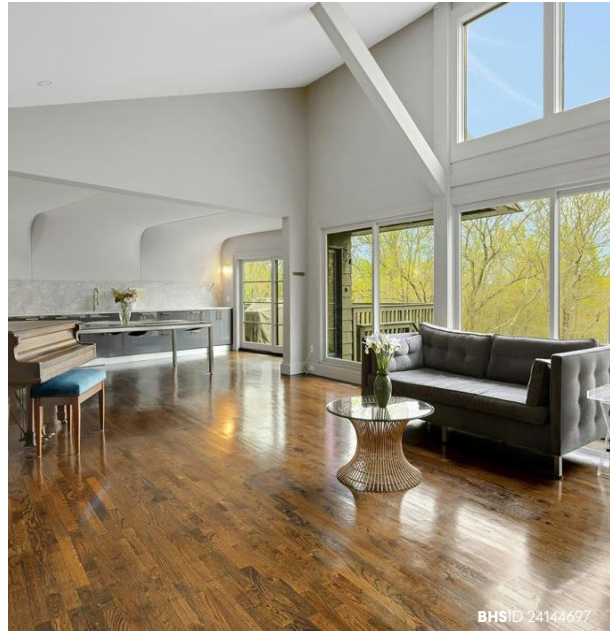
# Houses & Condos

## Redding

APRIL 2026

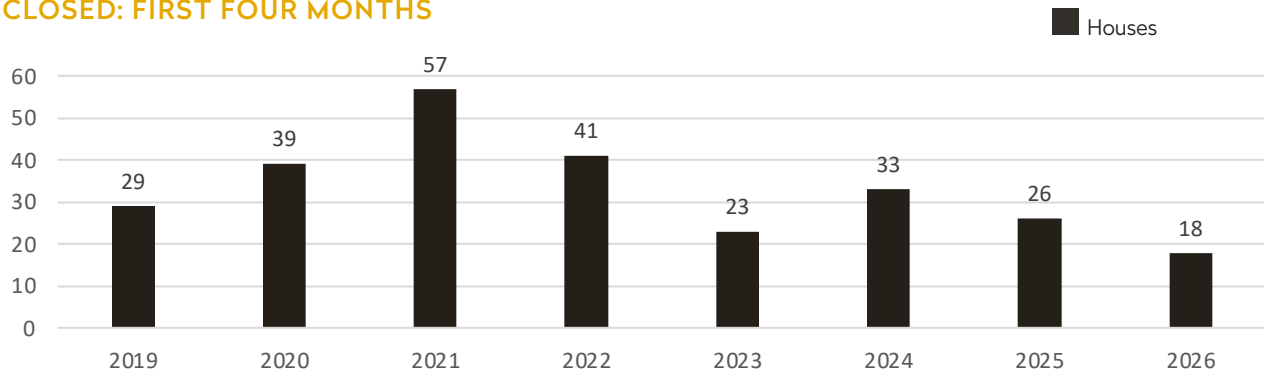
**Sales:** Over the first four months of 2026, Redding saw 18 house sales, down from 26 a year ago and the fewest for this period since 2012. The lower sales volume may partly reflect normal year-to-year variation, though tight inventory certainly isn't helping. Despite fewer closings, the median sale price held at \$940K, while the average price per square foot rose 11% to \$348.

**Inventory/Pendings:** Inventory remained exceptionally tight at the end of April, with just 27 active house listings, down 10% from last year and about 78% below 2019 levels. There were nine houses with signed contracts, down from 15 a year ago, though they moved faster, with a median of 18 days to contract compared to 33 days last year.



BHSID: 24144697

### CLOSED: FIRST FOUR MONTHS



### # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%		2026	2025	% CHANGE
Under \$250K	0	1	-100%	Houses: Closings in April	3	7	-57.1%
\$250K-\$400K	0	1	-100%	Houses: Average Closing Price in April	\$1,000,000	\$845,714	+18.2%
\$400K-\$500K	2	0	NA	Houses: Closings First Four Months	18	26	-30.8%
\$500K-\$600K	0	1	-100%	Houses: Average Closing Price First Four Months	\$1,093,312	\$1,057,442	+3.4%
\$600K-\$800K	4	4	0%	Houses: Pending on April 30	9	15	-40%
\$800K-\$1M	6	5	+20%	Houses: Active Inventory on April 30	27	30	-10%
Over \$1M	6	14	-57.1%	House \$ Volume of Closings First Four Months	\$19,679,617	\$29,697,500	-33.7%

Houses & Condos

# Easton

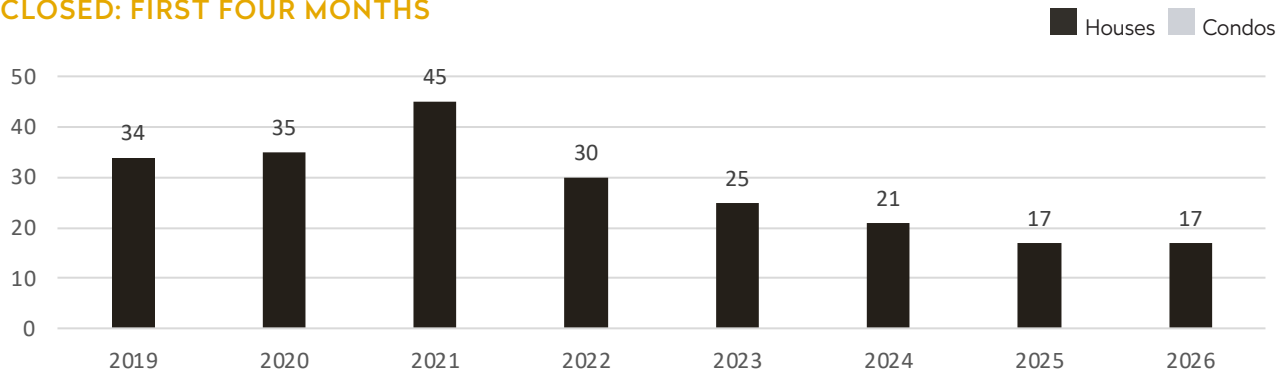
## APRIL 2026

**Sales:** Over the first four months of the year, Easton saw 17 house sales, matching the pace from a year ago. Prices moved higher<sup>\*\*,\*\*</sup> with a median sale price of \$1.06M, up 18% from last year and the highest January–April median on record. There were nine sales above \$1M, up from six a year ago, including 140 Mile Common Road in Aspetuck, which closed in April for \$1.5M and was Easton’s highest-priced sale year-to-date. Competition remained strong, with 53% of closings going over the asking price and a median time on market of 27 days, though the percentage selling over ask was down from 71% last year.

**Inventory:** At the end of April, there were 17 active house listings, down 29% from a year ago and 81% below April 2019 levels.



### CLOSED: FIRST FOUR MONTHS



### # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%		2026	2025	% CHANGE
Under \$400K	0	0	NA	Houses: Closings in April	4	4	0%
\$400K-\$500K	0	0	NA	Houses: Average Closing Price in April	\$1,250,750	\$1,179,000	+6.1%
\$500K-\$600K	0	1	-100%	Houses: Closings First Four Months	17	17	0%
\$600K-\$700K	0	0	NA	Houses: Average Closing Price First Four Months	\$1,092,106	\$1,038,529	+5.2%
\$700K-\$1M	8	10	-20%	Houses: Pending on April 30	10	9	+11.1%
\$1M-\$1.5M	7	3	+133.3%	Houses: Active Inventory on April 30	17	24	-29.2%
Over \$1.5M	2	3	-33.3%	House \$ Volume of Closings First Four Months	\$18,565,800	\$17,655,000	+5.2%

Houses & Condos

# Ridgefield

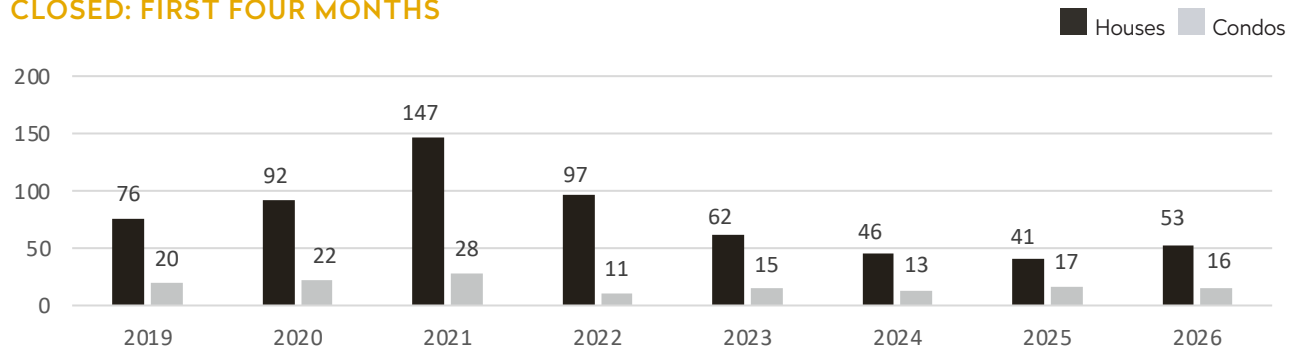
APRIL 2026

**Sales:** Ridgefield saw 15 house sales in April, two more than last year, while the median sale price rose 13% to \$985K. There were five sales above \$1.5M, including 384 West Lane at \$6.4M, Ridgefield's highest-priced closing year-to-date. Competition remained strong, with 67% of houses closing over ask and a median of 26 days on market. Condo activity was solid as well, with seven closings and a median price of \$695K, 25% higher than a year ago.

**Inventory/Pendings:** At the end of April, house inventory stood at 40 active listings, down 25% from last year and about 84% below 2019 levels. There were also 36 houses with signed contracts, five more than last year, another sign of steady buyer demand.



## CLOSED: FIRST FOUR MONTHS



## # OF HOUSES CLOSED: FIRST FOUR MONTHS

	2026	2025	%		2026	2025	% CHANGE
Under \$400K	0	0	NA	Houses: Closings in April	15	13	+15.4%
\$400K-\$500K	0	2	-100%	Houses: Average Closing Price in April	\$1,750,667	\$1,055,385	+65.9%
\$500K-\$600K	0	1	-100%	Houses: Closings First Four Months	53	41	+29.3%
\$600K-\$700K	3	2	+50%	Houses: Average Closing Price First Four Months	\$1,508,412	\$1,363,897	+10.6%
\$700K-\$800K	11	4	+175%	Houses: Pending on April 30	36	31	+16.1%
\$800K-\$1M	11	10	+10%	Houses: Active Inventory on April 30	40	53	-24.5%
\$1M-\$1.5M	9	11	-18.2%	Condos: Closings First Four Months	16	17	-5.9%
\$1.5M-\$2M	12	5	+140%	Condos: Average Closing Price First Four Months	\$613,609	\$482,288	+27.2%
Over \$2M	7	6	+16.7%	Condos: Active Inventory on April 30	8	10	-20%
				House & Condo \$ Volume of Closings First Four Mo.s	\$89,763,597	\$64,118,689	+40%

# Contact Us

April 2026

## CONNECTICUT MARKET REPORT

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### Darien

671 Boston Post Road  
Darien, CT 06820  
203.655.1418

### Westport

56 Post Road East  
Westport, CT 06880  
203.221.0666

### Rowayton

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Rowayton, CT 06853  
203.853.1419

### Southport

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203.254.1500

### New Canaan

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