

Feb

2026
CONNECTICUT
MARKET REPORT

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ECONOMY



Brown Harris Stevens *THE Craft of Research*

UNDER CONTRACT: 42 HILLCREST ROAD, NEW CANAAN

Lower Fairfield County

FEBRUARY 2026 OVERVIEW

February continued the measured start to 2026 in the Lower Fairfield County market, with inventory and house sales below last year's pace, while demand and buyer competition remained strong.

There were 137 house closings for the month, down from 164 a year ago and the lowest February total since 2009. The largest decline occurred under \$2M, where there were 100 sales, 19 fewer than last year. High-end activity remained relatively strong, with nine houses sold over \$5M, including 1123 Oenoke Ridge in New Canaan at \$8.4M, the town's sixth-highest priced sale over the past five years. Lower Fairfield County's median house sale price was \$1.2M, a slight dip from last year but still the second-highest February median in at least two decades.

Buyer competition reflected the tight conditions. In February, 65% of closings went over ask, up from 59% last year. Houses moved quickly, with a median time on market of 23 days, down slightly from last year and roughly half the time seen in February 2024.

Condo sales totaled 69, down from 87 last February, while competition remained strong, with 68% closing over ask. The median sale price rose 21% year-over-year to \$560K.

Inventory remained the primary constraint. There were 464 active houses at month's end, down 16% from a year ago and about 85% below 2019 levels. The absorption rate stood at 1.8 months, meaning at the recent pace of sales, inventory represented less than a two-month supply of houses.

Pending house sales were lower at the end of February, with 264 signed contracts, down 12% year-over-year. The over \$5M price point saw the only notable increase, with 32 contracts, up from 22 at the same time last year. By town, Greenwich showed significant momentum, with 47 pending sales, up from 38 a year ago, while Wilton doubled its pending count to 15. Condo pending sales rose 35% to 108 signed contracts.

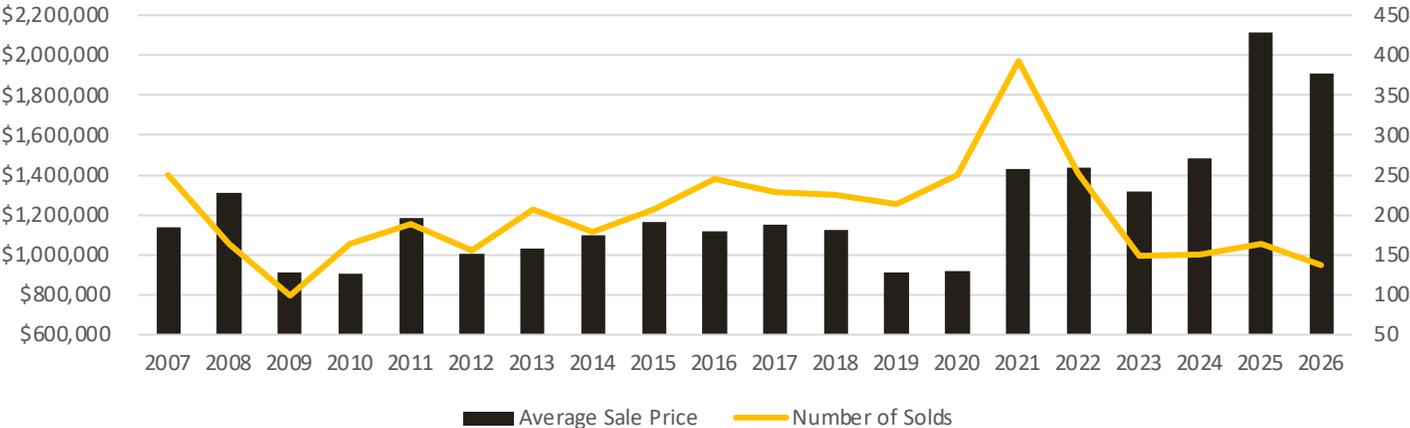
The 30-year mortgage rate averaged 6.05% in February, similar to January and well below the 6.84% it was at a year ago, keeping borrowing conditions relatively stable as the spring market unfolds.

Brown Harris Stevens



BHSID 24122386

February: Average Closing Price/Number of Closings - Lower Fairfield County Houses

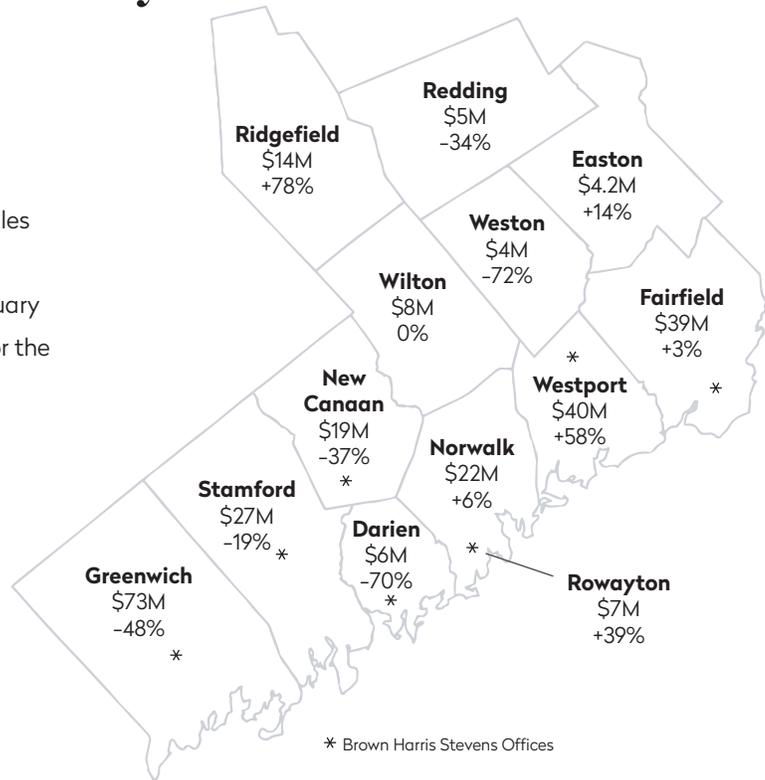


YTD 2.28.2026

Lower Fairfield County

DOLLAR VOLUME OF HOUSE SALES IN FEBRUARY 2026 VS. 2025

To the right is the total dollar volume of house sales for each Lower Fairfield County town in February, along with the year-over-year change from February 2025. Collectively, closings totaled \$261 million for the month, down 25% from a year ago.



TOWN COMPARISON: SOLD HOUSES - FEBRUARY

Town	# of Closed Houses		% change	Average Closing Price		% change
	2026	2025		2026	2025	
Darien	2	6	-66.7%	\$2,793,750	\$3,148,333	-11.3%
Easton	4	4	0%	\$1,069,250	\$940,000	+13.8%
Fairfield	25	28	-10.7%	\$1,573,504	\$1,361,143	+15.6%
All of Greenwich	21	25	-16%	\$3,499,405	\$5,603,600	-37.6%
New Canaan	4	8	-50%	\$4,650,000	\$3,679,875	+26.4%
Norwalk	19	19	0%	\$1,153,453	\$1,088,220	+6%
Redding	6	7	-14.3%	\$841,770	\$1,097,000	-23.3%
Ridgefield	9	7	+28.6%	\$1,565,333	\$1,133,214	+38.1%
Rowayton*	2	2	0%	\$3,532,500	\$2,537,500	+39.2%
Southport*	1	2	-50%	\$3,700,000	\$4,087,500	-9.5%
Stamford	24	33	-27.3%	\$1,119,592	\$1,003,805	+11.5%
Weston	3	9	-66.7%	\$1,355,000	\$1,585,333	-14.5%
Westport	14	12	+16.7%	\$2,852,951	\$2,105,458	+35.5%
Wilton	6	6	0%	\$1,298,683	\$1,297,783	+0.1%

*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

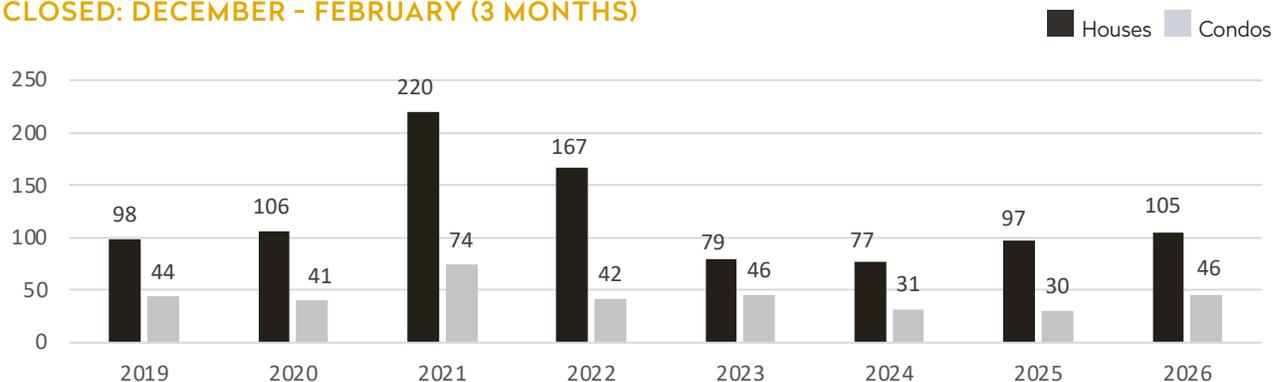
FEBRUARY 2026

Sales: Over the past three months (December to February), across Greenwich (including Cos Cob, Riverside, and Old Greenwich), there were 151 house and condo closings, up 19% from a year ago, driven by a 53% increase in condo sales while house sales rose 8%. The median house sale price reached \$3.5M, the highest December–February median on record. Buyer competition remained strong, with houses selling at an average of 101.7% of the asking price, 60% closing over ask, and a median of 31 days on market.

Pendings: At the end of February, there were 47 houses with signed contracts across Greenwich, up from 38 at the same time a year ago. Reflecting the fast pace, pending sales had a median time to contract of 24 days, about half the time we saw a year ago.



CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%		2026	2025	%	CHANGE
Under \$1M	4	3	+33.3%	Houses: Closings in February	21	25	-16%	
\$1M-\$1.5M	13	7	+85.7%	Houses: Average Closing Price in February	\$3,499,405	\$5,603,600	-37.6%	
\$1.5M-\$2M	7	11	-36.4%	Houses: Closings Dec. - Feb. (3 mos.)	105	97	+8.2%	
\$2M-\$2.5M	7	10	-30%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$4,493,638	\$4,575,954	-1.8%	
\$2.5M-\$3M	13	14	-7.1%	Houses: Pending on February 28	47	38	+23.7%	
\$3M-\$4M	11	13	-15.4%	Houses: Active Inventory on February 28	80	110	-27.3%	
\$4M-\$5M	18	11	+63.6%	Condos: Closings Dec. - Feb. (3 mos.)	46	30	+53.3%	
\$5M-\$7M	15	15	0%	Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$1,639,709	\$1,068,720	+53.4%	
Over \$7M	17	13	+30.8%	Condos: Active Inventory on February 28	27	34	-20.6%	
				House & Condo \$ Volume of Closings Dec. - Feb.	\$547,258,600	\$475,929,128	+15%	

Houses & Condos

Greenwich

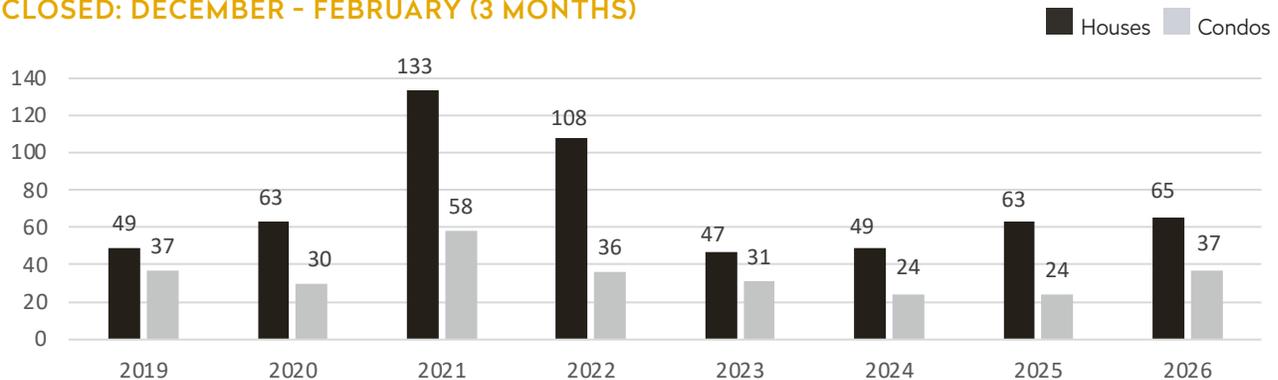
FEBRUARY 2026

Sales: Over the past three months (December to February), Greenwich saw 65 house sales, the highest total for this period of the past four years. The median sale price rose to \$4.14M, the highest Dec.-Feb. median on record. Buyer competition remained strong with homes selling at an average of 100.9% of asking price, 54% closing over ask, and a median of 35 days on market. Condo activity saw a significant increase with 37 closings, up from 24 last year, and a median price of \$1.205M, up 40% year-over-year.

Inventory: At the end of February, Greenwich had 62 active house listings, down 17% from last year and about 84% below 2019 levels.



CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%
Under \$1M	3	3	0%
\$1M-\$1.5M	10	3	
\$1.5M-\$2M	2	5	-60%
\$2M-\$2.5M	3	7	-57.1%
\$2.5M-\$3M	7	8	-12.5%
\$3M-\$4M	4	7	-42.9%
\$4M-\$5M	13	7	+85.7%
\$5M-\$7M	10	10	0%
Over \$7M	13	13	0%

	2026	2025	% CHANGE
Houses: Closings in February	13	16	-18.8%
Houses: Average Closing Price in February	\$4,010,885	\$7,355,000	-45.5%
Houses: Closings Dec. - Feb. (3 mos.)	65	63	+3.2%
Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$4,632,838	\$5,338,425	-13.2%
Houses: Pending on February 28	32	22	+45.5%
Houses: Active Inventory on February 28	62	75	-17.3%
Condos: Closings Dec. - Feb. (3 mos.)	37	24	+54.2%
Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$1,852,651	\$1,086,921	+70.4%
Condos: Active Inventory on February 28	20	30	-33.3%
House & Condo \$ Volume of Closings Dec. - Feb.	\$369,682,600	\$362,406,877	+2%

Houses & Condos

Cos Cob

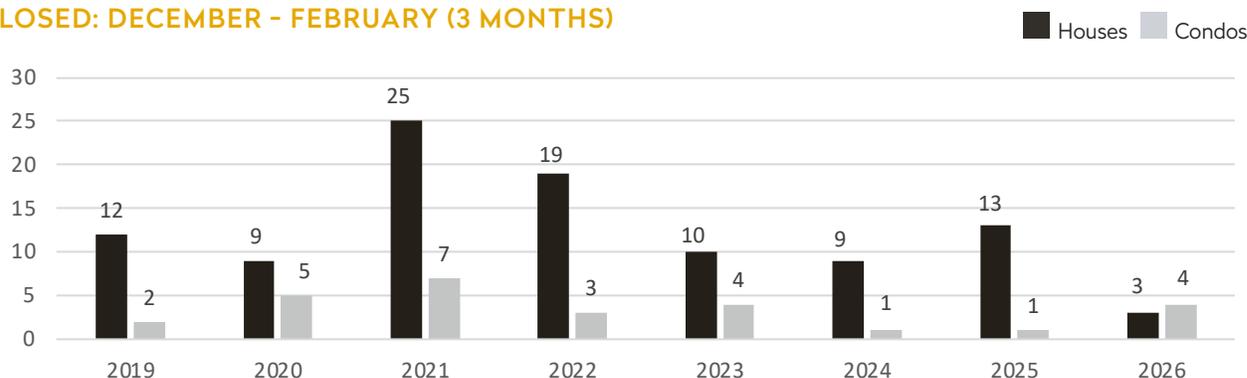
FEBRUARY 2026

Houses: Over the past three months (December to February), Cos Cob had just three house closings, down from 13 a year ago and the lowest total on record for this period. The low sales activity was primarily the result of limited inventory, with just three active house listings at the end of February, down from seven a year ago and less than one-tenth the levels seen prior to 2020. With such limited supply, buyer competition remained strong, with two of the three closings selling over ask and a median of 31 days on market.

Condos: The Cos Cob condo market, with slightly more inventory, saw four closings over the three-month period, up from just one last year, with a median sale price of \$850K. Three of the four condo sales closed over ask.



CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$1M	0	0	NA	Houses: Closings in February	1	4	-75%
\$1M-\$1.5M	1	3	-66.7%	Houses: Average Closing Price in February	\$2,400,000	\$1,635,000	+46.8%
\$1.5M-\$2M	0	3	-100%	Houses: Closings Dec. - Feb. (3 mos.)	3	13	-76.9%
\$2M-\$2.5M	1	2	-50%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$2,140,000	\$2,298,481	-6.9%
\$2.5M-\$3M	1	3	-66.7%	Houses: Pending on February 28	4	6	-33.3%
Over \$3M	0	2	-100%	Houses: Active Inventory on February 28	3	7	-57.1%
				Condos: Closings Dec. - Feb. (3 mos.)	4	1	+300%
				Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$575,125	\$800,500	-28.2%
				Condos: Active Inventory on February 28	7	4	+75%
				House & Condo \$ Volume of Closings Dec. - Feb.	\$8,720,500	\$30,680,751	-71.6%

Houses & Condos

Riverside

FEBRUARY 2026

Sales: Over the past three months (December to February), Riverside saw 14 house sales, similar to a year ago, despite reduced inventory. The three-month median sale price was \$3.45M, up from \$3.1M last year and the highest Dec.-Feb. median on record. Buyer competition remained strong, with homes selling at an average of 102.1% of asking price and 64% of sales closing over ask. The high end remained active, with five of the period's sales over \$5M.

Pending sales: Riverside had eight houses under contract at the end of February, double last year's count. Reflecting the market's fast pace, the median time to contract was 11 days, down from 18 days a year ago.



CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%		2026	2025	%
Under \$1M	1	0	NA	Houses: Closings in February	3	4	-25%
\$1M-\$1.5M	1	1	0%	Houses: Average Closing Price in February	\$2,682,333	\$3,255,000	-17.6%
\$1.5M-\$2M	2	3	-33.3%	Houses: Closings Dec. - Feb. (3 mos.)	14	13	+7.7%
\$2M-\$2.5M	1	1	0%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$4,149,607	\$3,451,385	+20.2%
\$2.5M-\$3M	0	1	-100%	Houses: Pending on February 28	8	4	+100%
\$3M-\$4M	4	2	+100%	Houses: Active Inventory on February 28	9	15	-40%
\$4M-\$5M	0	2	-100%	Condos: Closings Dec. - Feb. (3 mos.)	1	1	0%
Over \$5M	5	3	+66.7%	Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$850,000	\$1,205,000	-29.5%
				Condos: Active Inventory on February 28	0	0	NA
				House & Condo \$ Volume of Closings Dec. - Feb.	\$58,944,500	\$46,073,000	+27.9%

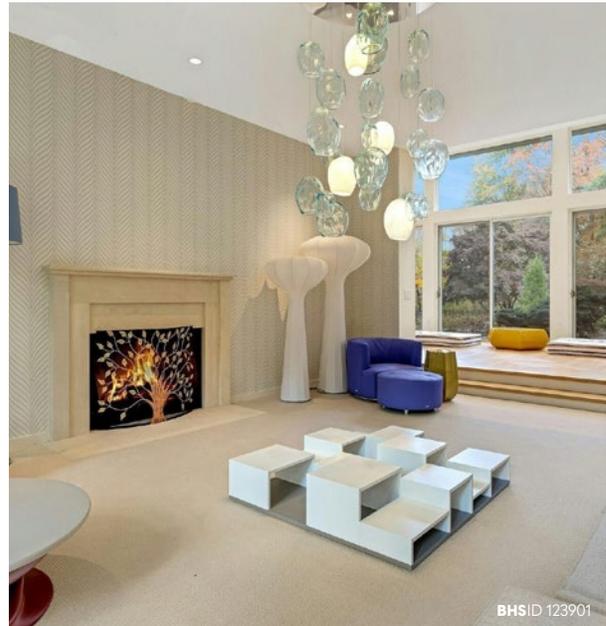
Houses & Condos

Old Greenwich

FEBRUARY 2026

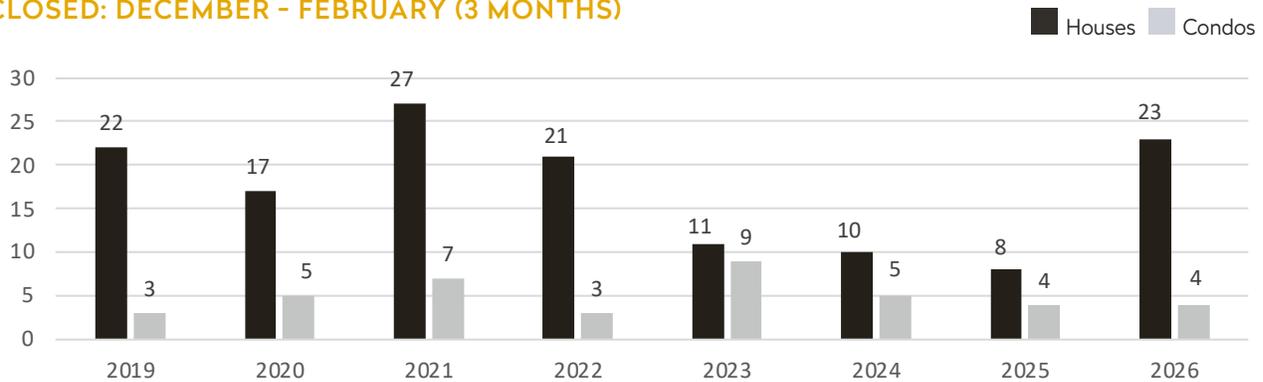
Sales: Over the past three months (December to February), Old Greenwich saw 23 house sales, up from 8 a year ago, marking the second-highest total for this period in 21 years. With inventory at historical lows, buyer competition remained strong, with 74% of closing selling over ask, and a median of just 19 days on market. The high end remained busy, with nine closings over \$4M, up from three a year ago.

Inventory: Old Greenwich had just 6 active house listings at the end of February, less than half the number a year ago and about one-tenth of February 2019 levels. The absorption rate was under one month, meaning at the recent pace of sales, the current inventory represents less than one month of supply.



BHSID 123901

CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%		2026	2025	%
			CHANGE				
Under \$1M	0	0	NA	Houses: Closings in February	4	1	+300%
\$1M-\$1.5M	1	0	NA	Houses: Average Closing Price in February	\$2,724,750	\$2,850,000	-4.4%
\$1.5M-\$2M	3	0	NA	Houses: Closings Dec. - Feb. (3 mos.)	23	8	+187.5%
\$2M-\$2.5M	2	0	NA	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$4,616,652	\$4,099,813	+12.6%
\$2.5M-\$3M	5	2	+150%	Houses: Pending on February 28	3	6	-50%
\$3M-\$4M	3	3	0%	Houses: Active Inventory on February 28	6	13	-53.8%
\$4M-\$5M	5	1	+400%	Condos: Closings Dec. - Feb. (3 mos.)	4	4	0%
Over \$5M	4	2	+100%	Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$932,000	\$992,500	-6.1%
				Condos: Active Inventory on February 28	0	0	NA
				House & Condo \$ Volume of Closings Dec. - Feb.	\$109,911,000	\$36,768,500	+198.9%

Houses & Condos

Stamford

FEBRUARY 2026

Sales: Over the past three months (December to February), Stamford saw 109 house sales, down from 115 a year ago, as low inventory continuing to limit activity. The median sale price rose to \$925K, the highest Dec.-Feb. median on record. Buyer competition remained intense, with 77% of houses closing over the asking price, and a median time on market of just 16 days. Condo closings totaled 115 over the same period, similar to a year ago, with an average list-to-sale ratio of 102.2%.

Inventory: Stamford had just 66 active house listings at the end of February, down 23% year-over-year. Condo inventory showed a different pattern, with 84 active listings, up 25% from last year but still about 65% below February 2019 levels.



BHSID 24154380

CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$400K	0	0	NA	Houses: Closings in February	24	33	-27.3%
\$400K-500K	1	3	-66.7%	Houses: Average Closing Price in February	\$1,119,592	\$1,003,805	+11.5%
\$500K-\$600K	7	7	0%	Houses: Closings Dec. - Feb. (3 mos.)	109	115	-5.2%
\$600K-\$700K	12	21	-42.9%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$1,052,530	\$989,580	+6.4%
\$700K-\$800K	13	18	-27.8%	Houses: Pending on February 28	30	56	-46.4%
\$800K-\$1M	26	25	+4%	Houses: Active Inventory on February 28	66	86	-23.3%
\$1M-\$1.2M	18	18	0%	Condos: Closings Dec. - Feb. (3 mos.)	115	119	-3.4%
\$1.2M-\$1.5M	19	5	+280%	Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$453,345	\$455,675	-0.5%
\$1.5M-\$2M	6	14	-57.1%	Condos: Active Inventory on February 28	84	67	+25.4%
Over \$2M	7	4	+75%	House & Condo \$ Volume of Closings Dec. - Feb.	\$166,860,450	\$168,027,115	-0.7%

Houses & Condos

Darien

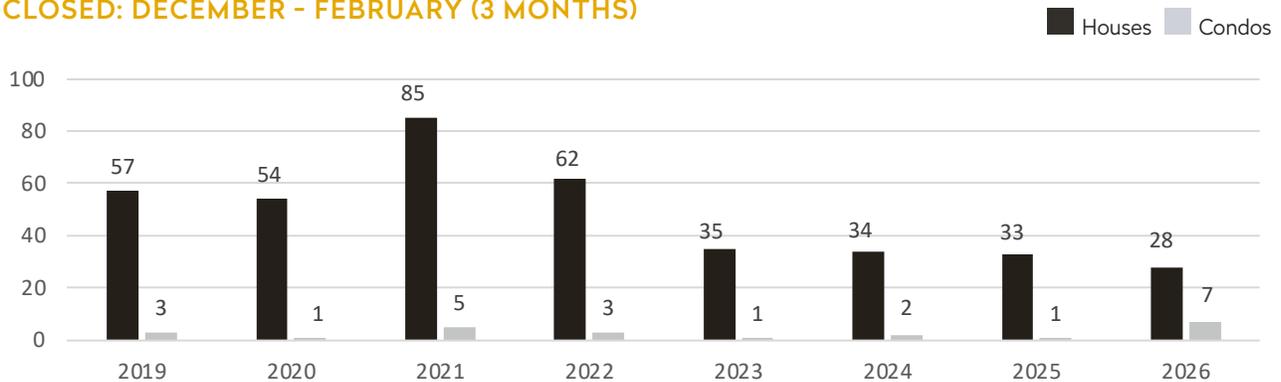
FEBRUARY 2026

Sales: Over the past three months (December to February), Darien saw 28 house sales, down from 33 a year ago, with low inventory continuing to limit activity. Despite fewer sales, prices moved higher with a three-month median of \$2.52M, up 21% from last year and the highest Dec-Feb median on record. There were 10 sales above \$3M, double that of a year ago. Competition remained intense, with 75% of closings going above ask, and a median of 16 days on market.

Inventory: Inventory remained exceptionally tight at the end of February, with 21 active house listings, little changed from last year and about 90% below 2019 levels. The absorption rate stood at 1.1 months, meaning it would take about 1.1 months to sell all inventory at the current pace of sales.



CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$1M	1	7	-85.7%	Houses: Closings in February	2	6	-66.7%
\$1M-\$1.5M	6	3	+100%	Houses: Average Closing Price in February	\$2,793,750	\$3,148,333	-11.3%
\$1.5M-\$2M	4	6	-33.3%	Houses: Closings Dec. - Feb. (3 mos.)	28	33	-15.2%
\$2M-\$2.5M	3	6	-50%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$2,539,732	\$2,209,806	+14.9%
\$2.5M-\$3M	4	6	-33.3%	Houses: Pending on February 28	15	23	-34.8%
\$3M-\$4M	6	2	+200%	Houses: Active Inventory on February 28	21	20	+5%
\$4M-\$5M	4	2	+100%	Condos: Closings Dec. - Feb. (3 mos.)	7	1	+600%
Over \$5M	0	1	-100%	Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$1,293,429	\$1,100,000	+17.6%
				Condos: Active Inventory on February 28	0	1	NA
				House & Condo \$ Volume of Closings Dec. - Feb.	\$80,166,500	\$74,023,596	+8.3%

Houses & Condos

New Canaan

FEBRUARY 2026

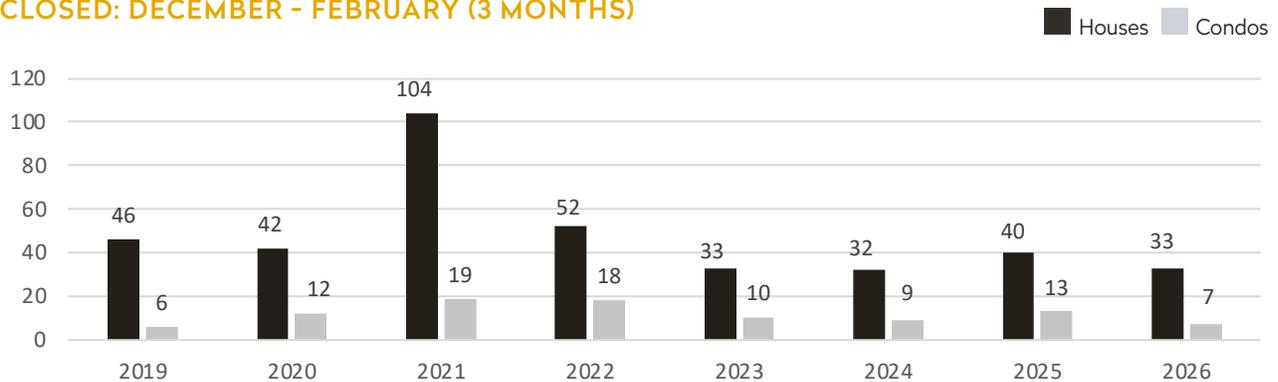
Houses: Over the past three months (December to February), New Canaan saw 33 house sales, down from 40 a year ago, as limited inventory constrained activity. Prices moved substantially higher, with a three-month median of \$3.1M, up from \$2.1M last year and the highest Dec.-Feb. median on record. February sales included two above \$5M, including 1123 Oenoke Ridge, which closed at \$8.4M, the sixth-highest sale in New Canaan over the past five years. Competition remained intense throughout the period, with 58% of closings going over the asking price.

Condos: There were seven condo closings over the three months, down from 13 a year ago, with a median closing price of \$1.37M, and strong competition reflected in a 109.6% average list-to-sale ratio.



BHSID 24148468

CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$1M	0	6	-100%	Houses: Closings in February	4	8	-50%
\$1M-\$1.5M	4	5	-20%	Houses: Average Closing Price in February	\$4,650,000	\$3,679,875	+26.4%
\$1.5M-\$2M	5	9	-44.4%	Houses: Closings Dec. - Feb. (3 mos.)	33	40	-17.5%
\$2M-\$2.5M	2	6	-66.7%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$3,392,394	\$2,556,813	+32.7%
\$2.5M-\$3M	3	3	0%	Houses: Pending on February 28	22	25	-12%
\$3M-\$4M	12	4	+200%	Houses: Active Inventory on February 28	33	38	-13.2%
\$4M-\$5M	1	3	-66.7%	Condos: Closings Dec. - Feb. (3 mos.)	7	13	-46.2%
\$5M-\$7M	4	2	+100%	Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$1,452,753	\$1,379,615	+5.3%
Over \$7M	2	2	0%	Condos: Active Inventory on February 28	14	13	+7.7%
				House & Condo \$ Volume of Closings Dec. - Feb.	\$122,118,268	\$120,207,500	+1.6%

Houses & Condos Norwalk

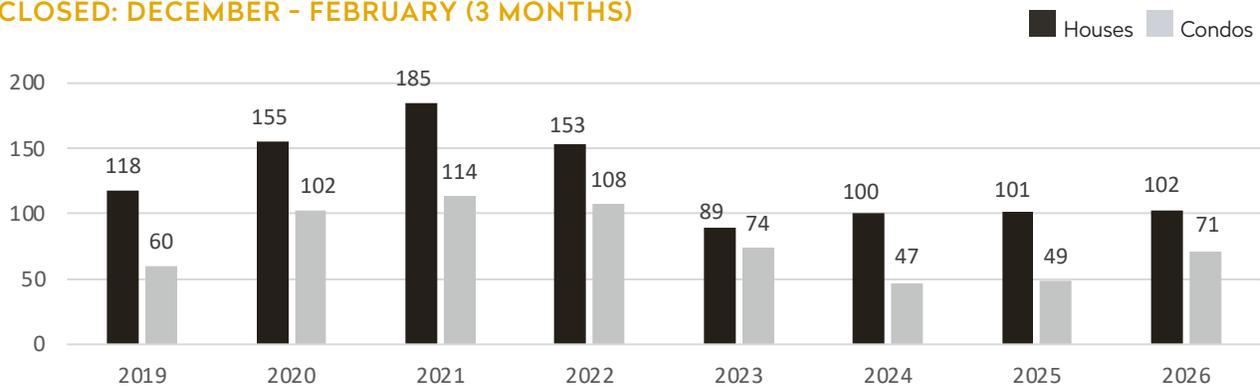
FEBRUARY 2026

Sales: Over the past three months (December to February), Norwalk saw 102 house sales, similar to a year ago, despite even tighter inventory. Buyer competition remained strong but eased from last year's peak levels, with homes selling at an average of 103.1% of asking price, 66% closing over ask, and a median of 17 days on market. Condo activity was particularly strong, with 71 sales vs. 49 a year ago.

Inventory: Both house and condo inventory remained extremely tight at the end of February. There were just 46 active house listings, down 22% from last year and about 83% below 2019 levels. Condo inventory also dropped to 39 active listings, down 19% year-over-year.



CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$300K	2	0	NA	Houses: Closings in February	19	19	0%
\$300K-\$400K	0	1	-100%	Houses: Average Closing Price in February	\$1,153,453	\$1,088,220	+6%
\$400K-\$500K	4	4	0%	Houses: Closings Dec. - Feb. (3 mos.)	102	101	+1%
\$500K-\$600K	15	10	+50%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$987,786	\$1,062,433	-7%
\$600K-\$800K	38	41	-7.3%	Houses: Pending on February 28	33	38	-13.2%
\$800K-\$1M	16	16	0%	Houses: Active Inventory on February 28	46	59	-22%
\$1M-\$1.5M	13	16	-18.8%	Condos: Closings Dec. - Feb. (3 mos.)	71	49	+44.9%
\$1.5M-\$2M	4	4	0%	Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$472,584	\$444,081	+6.4%
\$2M-\$3M	8	4	+100%	Condos: Active Inventory on February 28	39	48	-18.8%
Over \$3M	2	5	-60%	House & Condo \$ Volume of Closings Dec. - Feb.	\$134,307,669	\$129,065,735	+4.1%

Houses & Condos

Rowayton

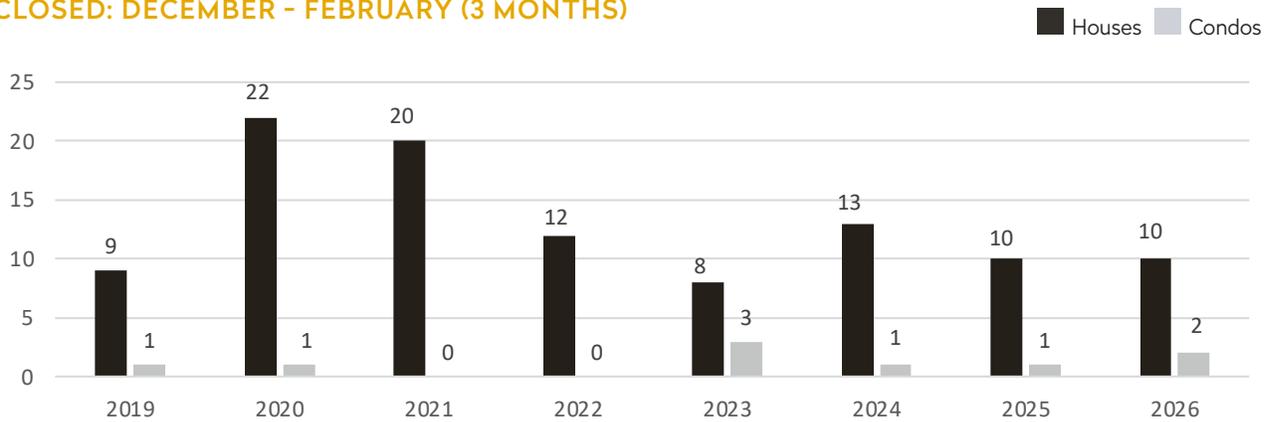
FEBRUARY 2026

Sales: Over the past three months (December to February), Rowayton saw 10 house sales, matching last year's total and in line with historical norms, despite limited inventory. Strong buyer competition was evident, with homes selling at an average of 104.8% of asking price, 80% of sales closing over ask, and a median time on market of just 16 days. February house sales included 13 Farm Creek Road at \$4.4M, the eighth-highest house sale in Rowayton over the past five years.

Inventory: At the end of February, Rowayton had just two active house listings, down from four a year ago and less than a tenth of the levels seen in February 2019.



CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%
Under \$600K	0	0	NA
\$600K-\$1M	1	0	NA
\$1M-\$1.5M	2	2	0%
\$1.5M-\$2M	0	1	-100%
\$2M-\$3M	5	3	+66.7%
Over \$3M	2	4	-50%

	2026	2025	% CHANGE
Houses: Closings in February	2	2	0%
Houses: Average Closing Price in February	\$3,532,500	\$2,537,500	+39.2%
Houses: Closings Dec. - Feb. (3 mos.)	10	10	0%
Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$2,379,400	\$2,788,750	-14.7%
Houses: Pending on February 28	7	7	0%
Houses: Active Inventory on February 28	2	4	-50%
Condos: Closings Dec. - Feb. (3 mos.)	2	1	+100%
Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$2,382,500	\$2,100,000	+13.5%
Condos: Active Inventory on February 28	1	2	-50%
House & Condo \$ Volume of Closings Dec. - Feb.	\$28,559,000	\$29,987,500	-4.8%

Houses & Condos

Wilton

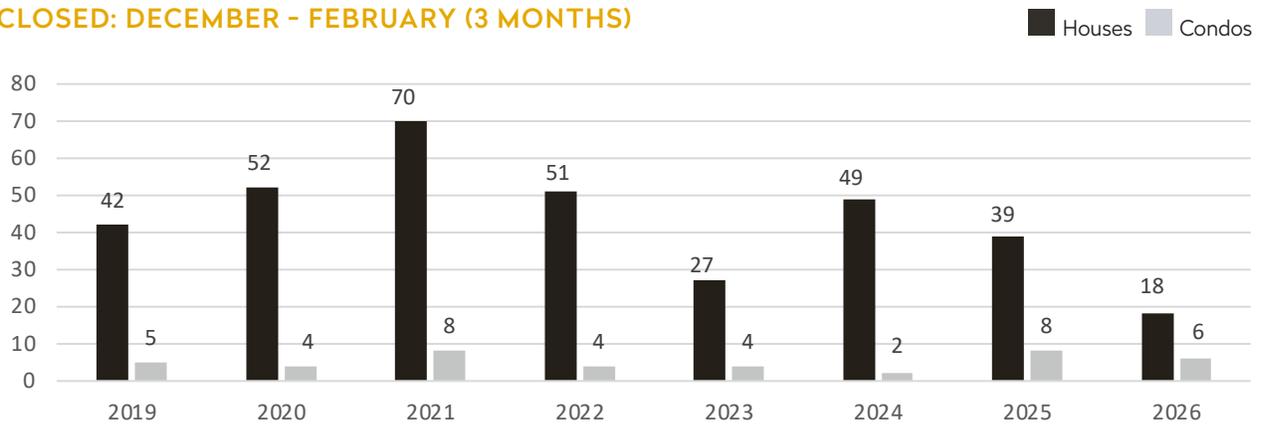
FEBRUARY 2026

Sales: Over the past three months (December to February), Wilton saw 18 house sales, down from 39 a year ago, with the decline primarily the result of limited inventory. In the under \$1M price point, where inventory is tightest, there were just five sales, down from 18 the year before. The three-month median house sale price rose to \$1.35M, the highest Dec-Feb median on record. Strong buyer competition continued, with homes selling at an average of 106.3% of asking price, 78% closing over ask, and a median of 19 days on market. There were also six condo sales during the period, with all six closing at or above ask.

Inventory: Active house listings totaled 21 at the end of February, down 25% from last year and about 88% below 2019 levels.



CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%		2026	2025	%
			CHANGE				CHANGE
Under \$500K	0	1	-100%	Houses: Closings in February	6	6	0%
\$500K-\$700K	2	4	-50%	Houses: Average Closing Price in February	\$1,298,683	\$1,297,783	+0.1%
\$700K-\$800K	0	6	-100%	Houses: Closings Dec. - Feb. (3 mos.)	18	39	-53.8%
\$800K-\$900K	1	5	-80%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$1,412,567	\$1,262,646	+11.9%
\$900K-\$1M	1	2	-50%	Houses: Pending on February 28	15	7	+114.3%
\$1M-\$1.2M	2	2	0%	Houses: Active Inventory on February 28	21	28	-25%
\$1.2M-\$1.5M	6	8	-25%	Condos: Closings Dec. - Feb. (3 mos.)	6	8	-25%
\$1.5M-\$2M	3	6	-50%	Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$614,833	\$642,625	-4.3%
Over \$2M	3	5	-40%	Condos: Active Inventory on February 28	2	5	-60%
				House & Condo \$ Volume of Closings Dec. - Feb.	\$29,115,211	\$54,384,200	-46.5%

Houses & Condos

Westport

FEBRUARY 2026

Sales: Over the past three months (December to February), Westport saw 47 house sales, down from 56 a year ago, with the decline primarily the result of limited inventory. February saw two closings over \$5M, including Compo Beach's 5 Hidden Hill Road at \$9.49M. The three-month median house sale price reached \$2.1M, up from \$1.99M last year and the highest Dec.-Feb. median on record. Strong buyer competition was reflected in an average list-to-sale ratio of 101.5%, with 57% of sales closing over ask. All five condo closings during this time sold at or above the asking price.

Inventory: Westport had 54 active house listings at the end of February, down from 64 a year ago and about 84% below 2019 levels.



CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$750K	0	1	-100%	Houses: Closings in February	14	12	+16.7%
\$750K-\$1M	6	6	0%	Houses: Average Closing Price in February	\$2,852,951	\$2,105,458	+35.5%
\$1M-\$1.2M	2	6	-66.7%	Houses: Closings Dec. - Feb. (3 mos.)	47	56	-16.1%
\$1.2M-\$1.5M	4	5	-20%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$2,651,986	\$2,447,482	+8.4%
\$1.5M-\$2M	9	11	-18.2%	Houses: Pending on February 28	32	27	+18.5%
\$2M-\$2.5M	6	5	+20%	Houses: Active Inventory on February 28	54	64	-15.6%
\$2.5M-\$3M	10	3		Condos: Closings Dec. - Feb. (3 mos.)	5	18	-72.2%
\$3M-\$4M	4	9	-55.6%	Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$1,095,000	\$1,482,056	-26.1%
\$4M-\$5M	2	7	-71.4%	Condos: Active Inventory on February 28	6	12	-50%
Over \$5M	4	3	+33.3%	House & Condo \$ Volume of Closings Dec. - Feb.	\$130,118,341	\$163,736,000	-20.5%

Houses & Condos

Weston

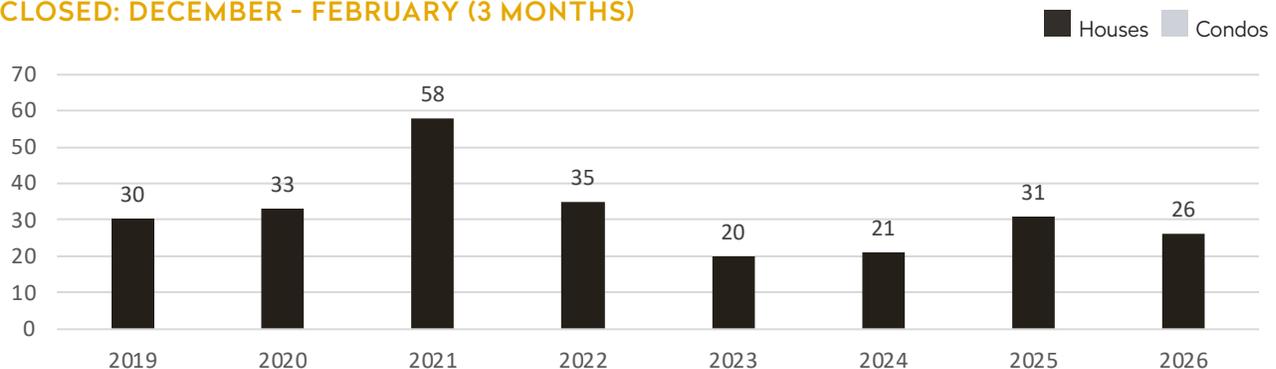
FEBRUARY 2026

Sales: Over the past three months (December to February), Weston saw 26 house sales, down from 31 a year ago, with the decline primarily the result of limited inventory. Prices edged higher, with a three-month median sale price of \$1.405M, up from \$1.295M last year and the highest Dec.–Feb. median on record. Strong buyer competition continued, with homes selling at an average of 101.4% of asking price, with 58% of sales closing over ask.

Inventory: The 15 active house listings at the end of February were down from 18 last year and about 88% below 2019 levels. The absorption rate stood at 1.3 months, meaning it would take just a little over one month to sell all inventory at the current pace of sales.



CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%		2026	2025	%
			CHANGE				CHANGE
Under \$500K	0	0	NA	Houses: Closings in February	3	9	-66.7%
\$500K-\$700K	1	1	0%	Houses: Average Closing Price in February	\$1,355,000	\$1,585,333	-14.5%
\$700K-\$900K	2	4	-50%	Houses: Closings Dec. - Feb. (3 mos.)	26	31	-16.1%
\$900K-\$1.2M	5	7	-28.6%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$1,406,112	\$1,434,872	-2%
\$1.2M-\$1.5M	8	10	-20%	Houses: Pending on February 28	3	8	-62.5%
\$1.5M-\$2M	7	4	+75%	Houses: Active Inventory on February 28	15	18	-16.7%
Over \$2M	3	5	-40%	House \$ Volume of Closings Dec. - Feb. (3 mos.)	\$37,533,900	\$44,481,028	-15.6%

Houses & Condos Fairfield

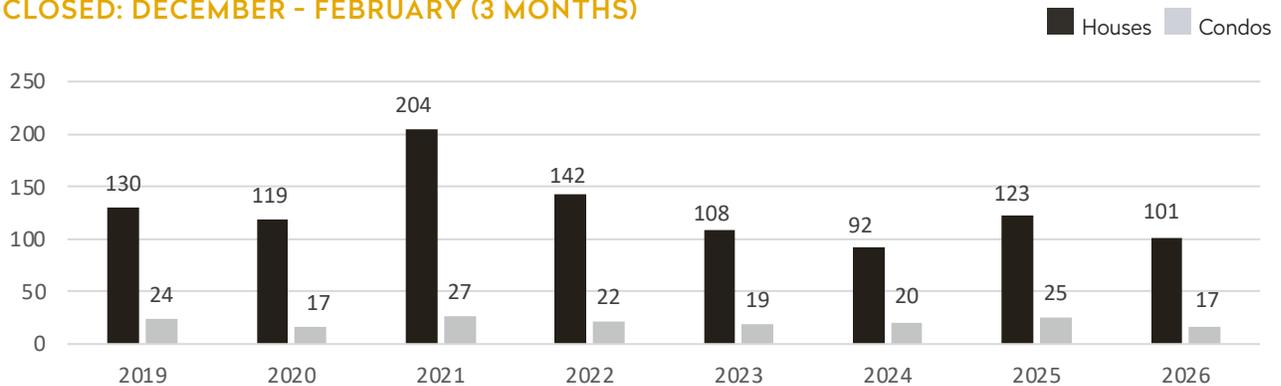
FEBRUARY 2026

Sales: Over the past three months (December to February), Fairfield saw 101 house sales, down from 123 a year ago, as tight inventory continued to constrain activity. Despite fewer closings, prices rose to a three-month median of \$1.15M, up from \$1M last year and the highest Dec.-Feb. median on record. Competition remained strong, with closings averaging 103.6% of asking price, 64% closing over ask, and a median time on market of just 16 days. Of the 17 condo closings, 71% sold over ask.

Inventory: There were 78 active house listings at the end of February, similar to last year but still about 81% below 2019 levels, while condo inventory dipped to 16 active listings.



CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$300K	1	0	NA	Houses: Closings in February	25	28	-10.7%
\$300K-\$400K	1	2	-50%	Houses: Average Closing Price in February	\$1,573,504	\$1,361,143	+15.6%
\$400K-\$500K	3	10	-70%	Houses: Closings Dec. - Feb. (3 mos.)	101	123	-17.9%
\$500K-\$600K	8	4	+100%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$1,406,822	\$1,434,286	-1.9%
\$600K-\$700K	6	17	-64.7%	Houses: Pending on February 28	35	44	-20.5%
\$700K-\$800K	10	13	-23.1%	Houses: Active Inventory on February 28	78	75	+4%
\$800K-\$1M	15	14	+7.1%	Condos: Closings Dec. - Feb. (3 mos.)	17	25	-32%
\$1M-\$1.2M	12	10	+20%	Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$797,882	\$838,580	-4.9%
\$1.2M-\$1.5M	14	18	-22.2%	Condos: Active Inventory on February 28	16	20	-20%
\$1.5M-\$2M	13	18	-27.8%	House & Condo \$ Volume of Closings Dec. - Feb.	\$155,653,060	\$197,381,673	-21.1%
Over \$2M	18	17	+5.9%				

Houses & Condos

Southport

FEBRUARY 2026

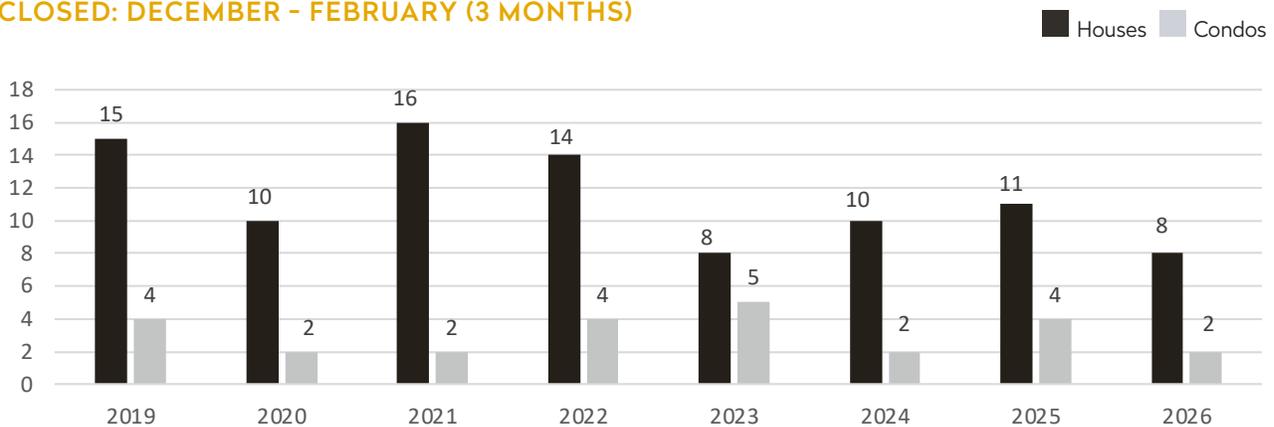
Sales: Over the past three months (December to February), Southport had eight house sales, in line with historical norms despite limited inventory. The median house sale price rose to \$2.45M, up from \$2M last year and the highest Dec–Feb median on record. Buyer competition remained intense, with homes selling at an average of 106.4% of the asking price and a median of 33 days on market. No properties were under contract at month’s end, compared with five pending sales a year ago.

Inventory: Inventory remained extremely tight at the end of February, with just nine active house listings, similar to a year ago but still about 82% below 2019 levels.



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CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$600K	0	0	NA	Houses: Closings in February	1	2	-50%
\$600K-\$1M	1	0	NA	Houses: Average Closing Price in February	\$3,700,000	\$4,087,500	-9.5%
\$1M-\$1.5M	2	3	-33.3%	Houses: Closings Dec. - Feb. (3 mos.)	8	11	-27.3%
\$1.5M-\$2M	1	2	-50%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$2,281,313	\$3,955,273	-42.3%
\$2M-\$3M	1	1	0%	Houses: Pending on February 28	0	5	NA
Over \$3M	3	5	-40%	Houses: Active Inventory on February 28	9	11	-18.2%
				Condos: Closings Dec. - Feb. (3 mos.)	2	4	-50%
				Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$1,776,000	\$1,325,125	+34%
				Condos: Active Inventory on February 28	5	0	NA
				House & Condo \$ Volume of Closings Dec. - Feb.	\$21,802,500	\$48,808,500	-55.3%

Houses & Condos

Redding

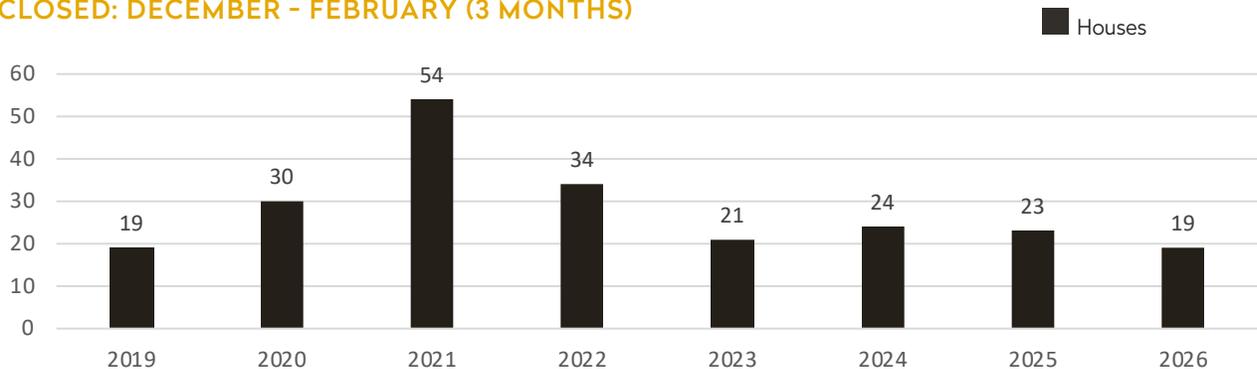
FEBRUARY 2026

Sales: Over the past three months (December to February), Redding saw 19 house sales, similar to last year and in line with historical norms, despite limited inventory. Prices continued to move higher, with a three-month median sale price of \$955,000, up 12% from last year. Buyer competition remained strong, with homes selling at an average of 98.8% of asking price, 32% of sales closing over ask, and a median of 51 days on market.

Inventory: At the end of February, Redding had just 11 active house listings, down 45% from a year ago and about 88% below 2019 levels. The absorption rate stood at 1.2 months (vs. 2.2 months a year ago), meaning it would take about 1.2 months to sell all current inventory at the recent pace of sales.



CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%		2026	2025	%
			CHANGE				CHANGE
Under \$250K	0	0	NA	Houses: Closings in February	6	7	-14.3%
\$250K-\$400K	0	0	NA	Houses: Average Closing Price in February	\$841,770	\$1,097,000	-23.3%
\$400K-\$500K	2	3	-33.3%	Houses: Closings Dec. - Feb. (3 mos.)	19	23	-17.4%
\$500K-\$600K	0	1	-100%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$974,085	\$1,045,739	-6.9%
\$600K-\$800K	6	6	0%	Houses: Pending on February 28	5	7	-28.6%
\$800K-\$1M	2	2	0%	Houses: Active Inventory on February 28	11	20	-45%
Over \$1M	9	11	-18.2%	House \$ Volume of Closings Dec. - Feb. (3 mos.)	\$18,507,617	\$24,052,000	-23.1%

Houses & Condos

Easton

FEBRUARY 2026

Sales: Over the past three months (December to February), Easton saw 18 house sales, similar to a year ago and in line with historical norms, despite limited inventory. The three-month median house sale price was \$989K, up from \$950K last year and the highest Dec–Feb median on record. Buyer competition remained strong, with homes selling at an average of 99.1% of the asking price, half of all sales closing over ask, and a median of 42 days on market.

Inventory: Easton had 13 active house listings at the end of February, up slightly from a year ago but still about 85% below 2019 levels. The absorption rate stood at 1.6 months (vs. 1.4 months a year ago), meaning it would take about 1.6 months to sell all current inventory at the recent pace of sales.



CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$400K	0	0	NA	Houses: Closings in February	4	4	0%
\$400K-\$500K	0	0	NA	Houses: Average Closing Price in February	\$1,069,250	\$940,000	+13.8%
\$500K-\$600K	1	1	0%	Houses: Closings Dec. - Feb. (3 mos.)	18	15	+20%
\$600K-\$700K	0	0	NA	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$1,048,600	\$1,320,000	-20.6%
\$700K-\$1M	9	7	+28.6%	Houses: Pending on February 28	4	6	-33.3%
\$1M-\$1.5M	5	4	+25%	Houses: Active Inventory on February 28	13	9	+44.4%
Over \$1.5M	3	3	0%	House \$ Volume of Closings Dec. - Feb. (3 mos.)	\$18,874,800	\$19,800,000	-4.7%

Houses & Condos

Ridgefield

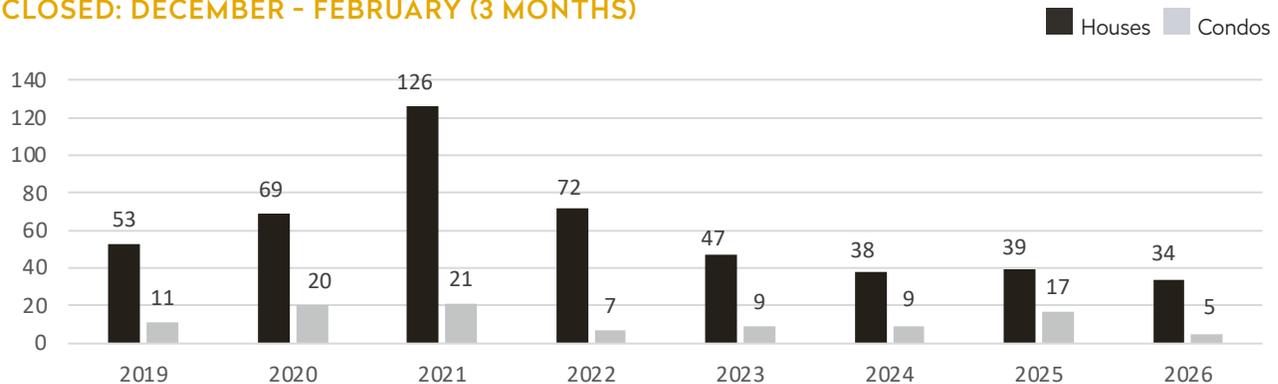
FEBRUARY 2026

Sales: Over the past three months (December to February), Ridgefield saw 34 house sales, down from 39 a year earlier, as limited inventory restricted activity. Prices continued to move higher, with a three-month median house sale price of \$1.2M, up from \$965K last year and the highest Dec.–Feb. median on record. Buyer competition remained strong, with homes selling at an average of 101.8% of asking price, and 59% of sales closing over ask. Of the five condo closings, four sold over ask. February house sales included 88 Main Street at \$4M, the ninth-highest house sale in Ridgefield over the past five years.

Inventory: Ridgefield had 26 active house listings at the end of February, a slight increase from last year but still about 87% below 2019 levels.



CLOSED: DECEMBER - FEBRUARY (3 MONTHS)



OF HOUSES CLOSED: DEC. - FEB. (3 MOS.)

	2026	2025	%		2026	2025	% CHANGE
Under \$400K	0	0	NA	Houses: Closings in February	9	7	+28.6%
\$400K-\$500K	0	2	-100%	Houses: Average Closing Price in February	\$1,565,333	\$1,133,214	+38.1%
\$500K-\$600K	1	1	0%	Houses: Closings Dec. - Feb. (3 mos.)	34	39	-12.8%
\$600K-\$700K	1	3	-66.7%	Houses: Average Closing Price Dec. - Feb. (3 mos.)	\$1,298,594	\$1,197,153	+8.5%
\$700K-\$800K	5	5	0%	Houses: Pending on February 28	23	20	+15%
\$800K-\$1M	9	10	-10%	Houses: Active Inventory on February 28	26	23	+13%
\$1M-\$1.5M	8	12	-33.3%	Condos: Closings Dec. - Feb. (3 mos.)	5	17	-70.6%
\$1.5M-\$2M	6	3	+100%	Condos: Average Closing Price Dec. - Feb. (3 mos.)	\$433,200	\$457,347	-5.3%
Over \$2M	4	3	+33.3%	Condos: Active Inventory on February 28	6	7	-14.3%
				House & Condo \$ Volume of Closings Dec. - Feb.	\$46,318,197	\$54,463,875	-15%

Contact Us

February 2026

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