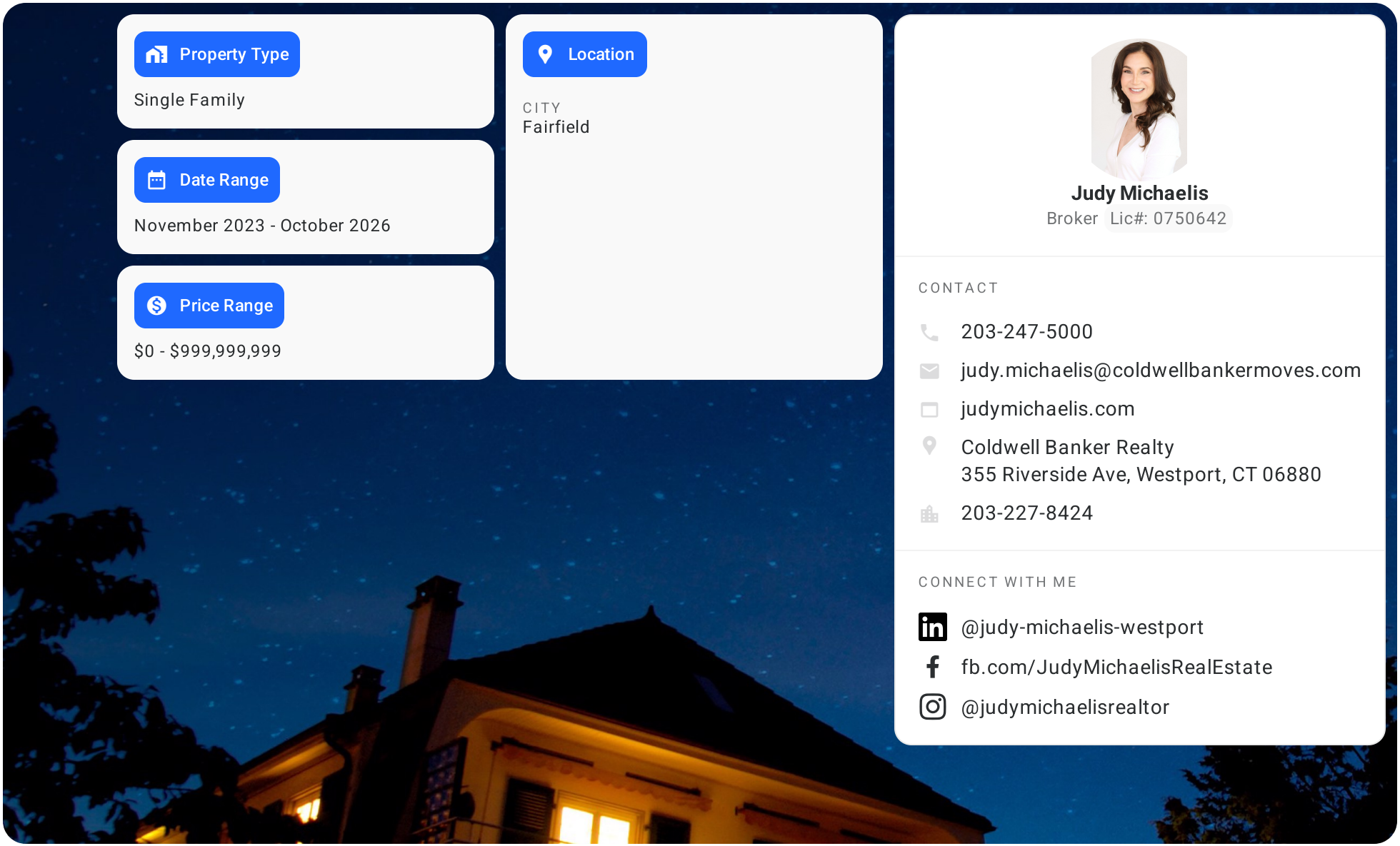
COLDWELL BANKER | REALTY

Market Trends Report
October 2026



Property Type

Single Family

Date Range

November 2023 - October 2026

Price Range

$0 - $999,999,999

Location

CITY
Fairfield

Judy Michaelis
Broker Lic#: 0750642

CONTACT

203-247-5000
judy.michaelis@coldwellbankermoves.com
judymichaelis.com
Coldwell Banker Realty
355 Riverside Ave, Westport, CT 06880
203-227-8424

CONNECT WITH ME

@judy-michaelis-westport
fb.com/JudyMichaelisRealEstate
@judymichaelisrealtor



Judy Michaelis
Broker

M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
https://www.judymichaelis.com

City: Fairfield
Price Range: $0 - $999,999,999
Properties: Single Family

Overview

The overview below shows real estate activity from January 2026 to October 2026. You will see data comparisons between October and the previous month, the last three months and October 2025.

		Monthly Trends			
Overview	**YTD Avg.**	**October**	**September**	**Jul. - Sep.**	**Oct. 2025**
New Listings	700	67	90	71	68
Average Sales Price per Square Foot	529	559	553	520	486
Average Days on Market	40	34	42	38	46
Number of Properties for Sale	1310	133	158	145	146
Average List Price	$1,948,221	$1,678,114	$1,965,974	$2,006,446	$2,071,529
Median List Price	$1,185,700	$989,000	$1,149,500	$1,131,167	$1,372,500
Average Sales Price	$1,457,754	$1,588,186	$1,410,282	$1,409,949	$1,434,202
Median Sales Price	$1,186,825	$1,275,000	$1,250,000	$1,207,500	$1,250,000
Sales Price / List Price Ratio	104.89%	103.96%	105.2%	105.52%	101.83%
Number of Properties Sold	479	43	39	58	58
Month's Supply of Inventory	2.98	3.09	4.05	2.72	2.52
Absorption Rate	0.36	0.32	0.25	0.41	0.4

Based on information from SmartMLS for the period 11/01/2023 through 10/31/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

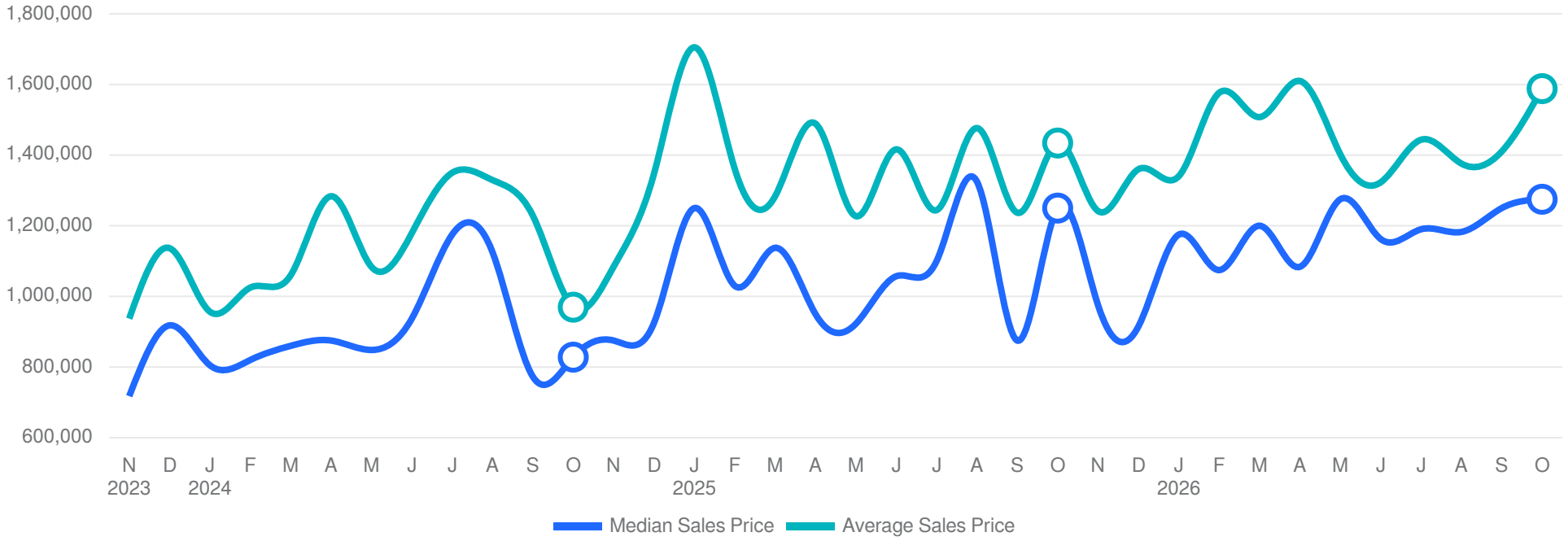
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
https://www.judymichaelis.com

City: Fairfield
Price Range: $0 - $999,999,999
Properties: Single Family

Average & Median Sales Price

The median sales price in October 2026 was $1,275,000, up 2.00% from $1,250,000 from the previous month and 2.00% higher than $1,250,000 from October 2025. The October 2026 median sales price was at its highest level compared to October 2025 and 2024. The average sales price in October 2026 was $1,588,186, up 12.61% from $1,410,282 from the previous month and 10.74% higher than $1,434,202 from October 2025. The October 2026 average sale price was at its highest level compared to October 2025 and 2024.



Based on information from SmartMLS for the period 11/01/2023 through 10/31/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

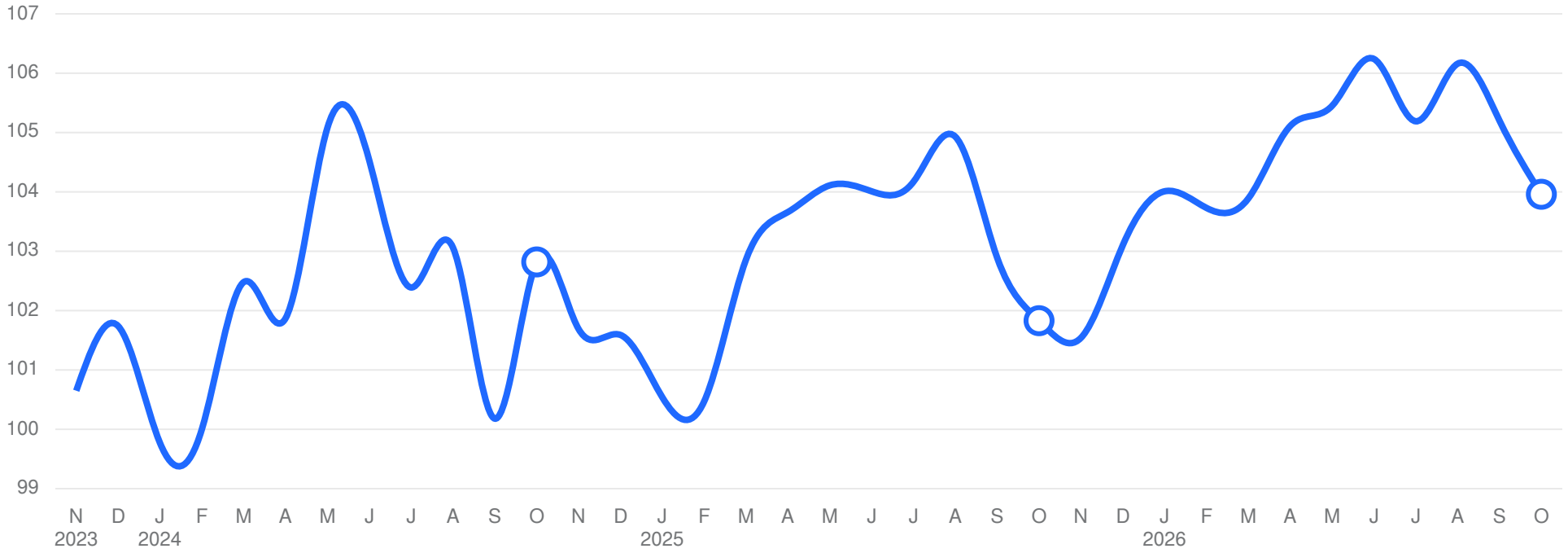
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
https://www.judymichaelis.com

City: Fairfield
Price Range: $0 - $999,999,999
Properties: Single Family

Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price.The October 2026 sales price/list price ratio was 103.96%, down from 105.2% from the previous month and up from 101.83% from October 2025.



Based on information from SmartMLS for the period 11/01/2023 through 10/31/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

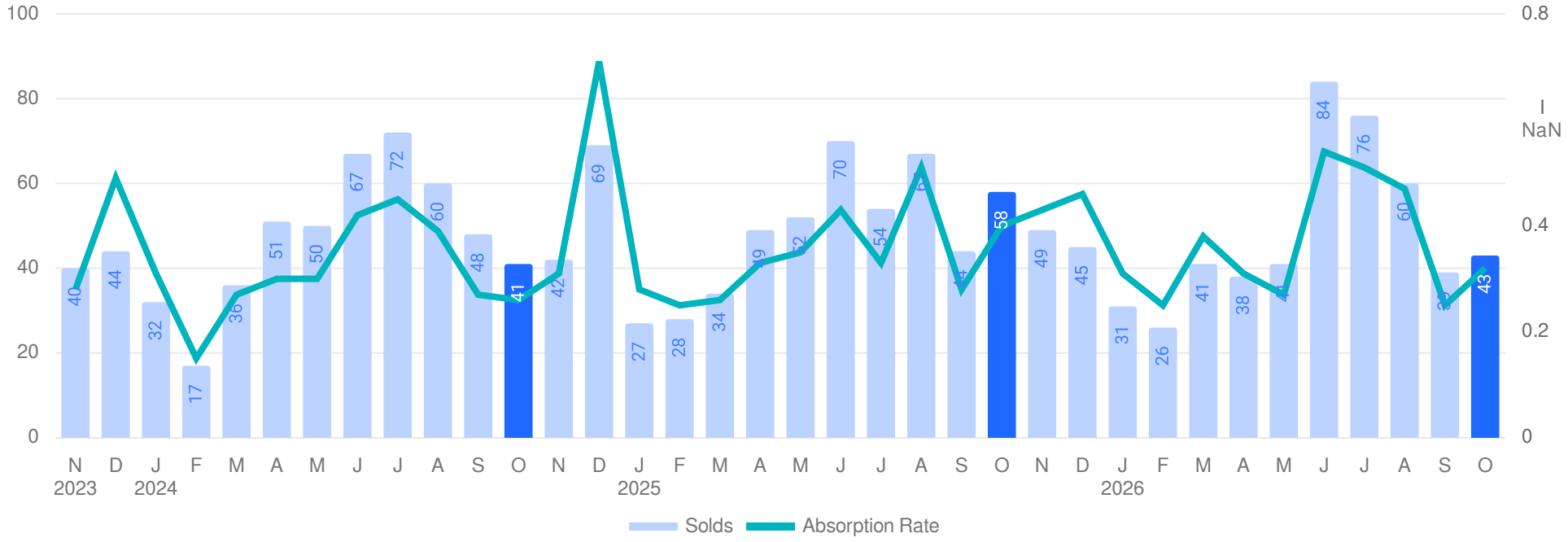
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
https://www.judymichaelis.com

City: Fairfield
Price Range: $0 - $999,999,999
Properties: Single Family

Number of Properties Sold & Absorption Rate

The number of properties sold in October 2026 was 43, up 10.26% from 39 from the previous month and -25.86% lower than 58 from October 2025. The October 2026 sales were at a mid level compared to October 2025 and 2024. Absorption rate is the avg number of sales per month divided by the total number of available properties.



Based on information from SmartMLS for the period 11/01/2023 through 10/31/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

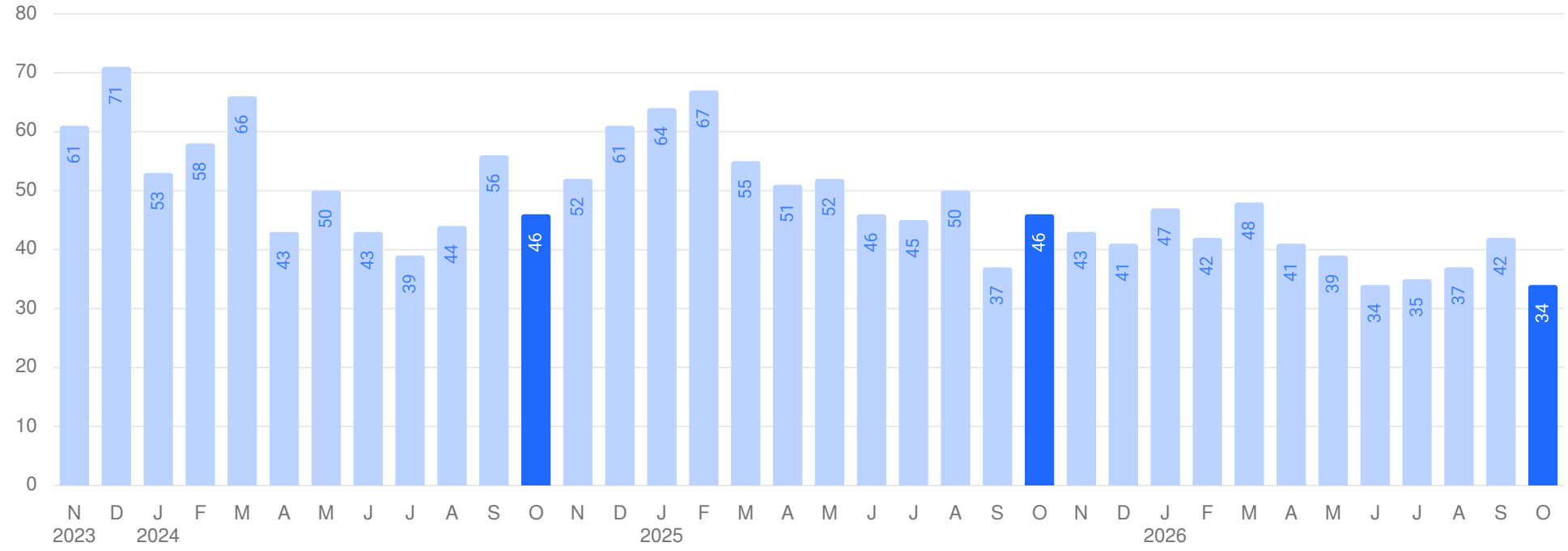
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
https://www.judymichaelis.com

City: Fairfield
Price Range: $0 - $999,999,999
Properties: Single Family

Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for October 2026 was 34 days, down -19.05% from 42 days from the previous month and -26.09% lower than 46 days from October 2025. The October 2026 DOM was at its lowest level compared with October 2025 and 2024.



Based on information from SmartMLS for the period 11/01/2023 through 10/31/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

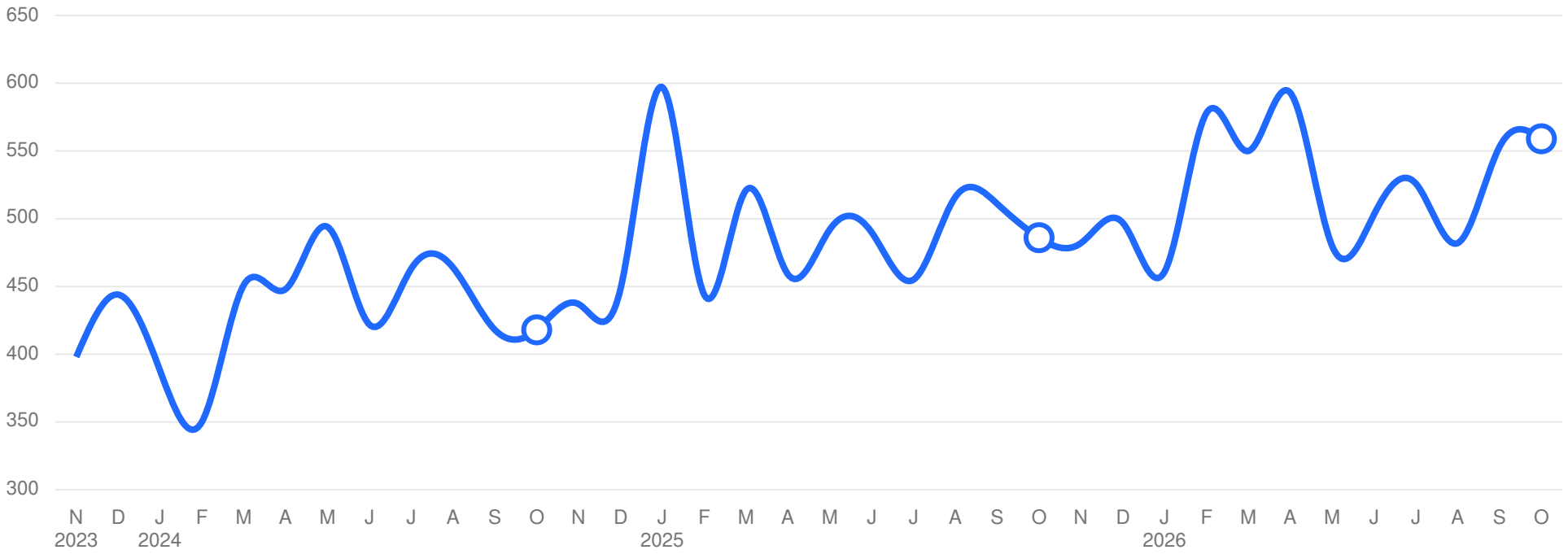
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
https://www.judymichaelis.com

City: Fairfield
Price Range: $0 - $999,999,999
Properties: Single Family

Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in October 2026 was $559, up 1.08% from $553 from the previous month and 15.02% higher than $486 from October 2025.



Based on information from SmartMLS for the period 11/01/2023 through 10/31/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
https://www.judymichaelis.com

City: Fairfield
Price Range: $0 - $999,999,999
Properties: Single Family

Inventory & MSI

The number of properties for sale in October 2026 was 133, down -15.82% from 158 from the previous month and -8.90% lower than 146 from October 2025. The October 2026 inventory was at its lowest level compared with October 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2026 MSI of 3.09 months was at a mid level compared with October 2025 and 2024.



Based on information from SmartMLS for the period 11/01/2023 through 10/31/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

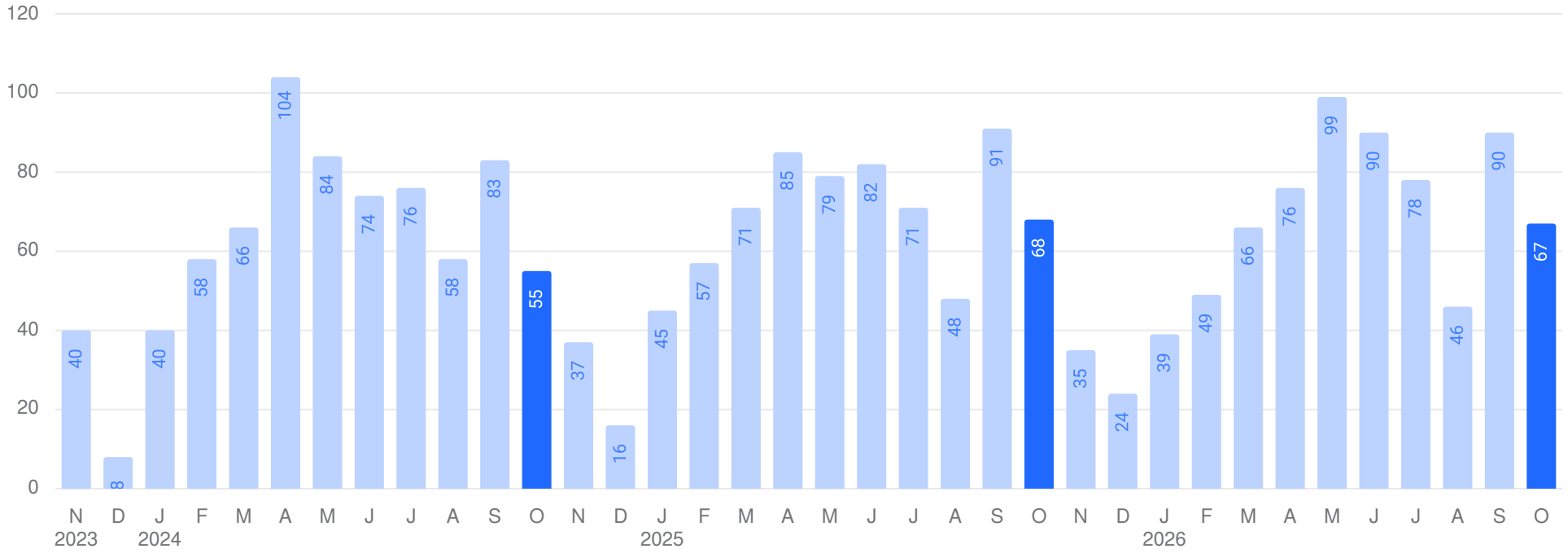
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
https://www.judymichaelis.com

City: Fairfield
Price Range: $0 - $999,999,999
Properties: Single Family

New Listings

The number of new listings in October 2026 was 67, down -25.56% from 90 from the previous month and -1.47% lower than 68 from October 2025. The October 2026 listings were at a mid level compared to October 2025 and 2024.



Based on information from SmartMLS for the period 11/01/2023 through 10/31/2026. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.