

THE RAVEIS REPORT

January - March 2024 VS January - March 2025

FAIRFIELD COUNTY

Single Family Homes

TOWNS	Avg List Price*		Avg Sales Price		% Inc./Decr.	Number of Units Sold		% Inc./Decr.
	2025	2024	2025	2024		2024	2025	
Bethel	\$708,159	\$478,855	\$541,162	\$541,162	13.01%	22	26	18.18%
Bridgeport	\$426,074	\$371,074	\$420,398	\$420,398	13.29%	96	92	-4.17%
Brookfield	\$1,067,390	\$768,693	\$760,719	\$760,719	-1.04%	30	36	20.00%
Danbury	\$689,846	\$494,212	\$554,953	\$554,953	12.29%	59	60	1.69%
Darien	\$7,178,889	\$2,401,609	\$2,689,428	\$2,689,428	11.98%	23	29	26.09%
Easton	\$1,380,350	\$948,636	\$995,308	\$995,308	4.92%	14	13	-7.14%
Fairfield	\$1,539,261	\$1,019,408	\$1,333,045	\$1,333,045	30.77%	83	89	7.23%
Greenwich	\$6,838,147	\$3,699,264	\$5,115,268	\$5,115,268	38.28%	78	75	-3.85%
Monroe	\$781,899	\$599,868	\$677,735	\$677,735	12.98%	31	37	19.35%
New Canaan	\$4,561,353	\$2,426,844	\$2,665,666	\$2,665,666	9.84%	32	35	9.38%
New Fairfield	\$789,462	\$608,363	\$531,961	\$531,961	-12.56%	28	28	0.00%
Newtown	\$1,003,806	\$683,905	\$640,473	\$640,473	-6.35%	46	43	-6.52%
Norwalk	\$1,100,163	\$838,680	\$975,450	\$975,450	16.31%	85	90	5.88%
Redding	\$1,350,772	\$953,469	\$1,115,763	\$1,115,763	17.02%	26	19	-26.92%
Ridgefield	\$1,935,548	\$1,015,622	\$1,507,135	\$1,507,135	48.40%	32	28	-12.50%
Shelton	\$601,495	\$528,481	\$626,086	\$626,086	18.47%	49	42	-14.29%
Sherman	\$1,052,485	\$1,206,212	\$623,111	\$623,111	-48.34%	13	9	-30.77%
Stamford	\$1,195,752	\$952,928	\$1,018,711	\$1,018,711	6.90%	89	102	14.61%
Stratford	\$590,124	\$438,539	\$462,623	\$462,623	5.49%	83	68	-18.07%
Trumbull	\$683,197	\$610,338	\$700,211	\$700,211	14.73%	56	50	-10.71%
Weston	\$1,650,427	\$1,114,122	\$1,524,501	\$1,524,501	36.83%	17	25	47.06%
Westport	\$4,432,044	\$2,451,395	\$2,672,734	\$2,672,734	9.03%	43	42	-2.33%
Wilton	\$1,569,184	\$1,075,501	\$1,487,571	\$1,487,571	38.31%	41	24	-41.46%
COUNTYWIDE AVERAGE	\$2,133,684	\$1,095,525	\$1,324,857	\$1,324,857	20.93%	1,076	1,062	-1.30%
						TOTAL UNITS	TOTAL UNITS	
Bethel	\$522,126	\$444,925	\$507,569	\$507,569	14.08%	8	15	87.50%
Bridgeport	\$217,161	\$175,142	\$198,143	\$198,143	13.13%	51	69	35.29%
Brookfield	\$395,740	\$352,307	\$349,846	\$349,846	-0.70%	13	13	0.00%
Danbury	\$455,569	\$346,241	\$332,866	\$332,866	-3.86%	62	72	16.13%
Darien	\$1,898,450	\$835,000	\$982,500	\$982,500	17.66%	3	4	33.33%
Fairfield	\$912,062	\$841,000	\$883,173	\$883,173	5.01%	12	22	83.33%
Greenwich	\$1,772,196	\$1,212,456	\$1,518,735	\$1,518,735	25.26%	34	26	-23.53%
Monroe	\$449,960	\$384,336	\$331,389	\$331,389	-13.78%	11	9	-18.18%
New Canaan	\$1,216,425	\$1,316,679	\$1,393,750	\$1,393,750	5.85%	9	8	-11.11%
New Fairfield	\$467,667							
Newtown	\$468,238	\$469,000	\$483,333	\$483,333	3.06%	6	3	-50.00%
Norwalk	\$545,175	\$389,147	\$488,491	\$488,491	25.53%	54	45	-16.67%
Ridgefield	\$461,722	\$397,625	\$365,613	\$365,613	-8.05%	8	8	0.00%
Shelton	\$461,082	\$427,959	\$444,847	\$444,847	3.95%	26	24	-7.69%
Stamford	\$454,038	\$402,124	\$447,770	\$447,770	11.35%	117	105	-10.26%
Stratford	\$364,363	\$273,669	\$345,496	\$345,496	26.25%	29	39	34.48%
Trumbull	\$455,600	\$493,183	\$490,625	\$490,625	-0.52%	9	4	-55.56%
Westport	\$1,715,355	\$1,448,889	\$1,368,000	\$1,368,000	-5.58%	9	16	77.78%
Wilton	\$754,200	\$750,333	\$630,222	\$630,222	-16.01%	3	9	200.00%
COUNTYWIDE AVERAGE	\$583,167	\$476,912	\$517,787	\$517,787	8.57%	464	492	6.03%
						TOTAL UNITS	TOTAL UNITS	

Condominiums

* Active at the time MLS report was run - Source: GRWMLS, SMARTMLS Countywide averages based on all towns in county.