

THE RAVEIS REPORT

January - March 2023 VS January - March 2024

FAIRFIELD COUNTY

Single Family Homes

TOWNS	Avg List Price*	Avg Sales Price		% Inc./Decr.	Number of Units Sold		% Inc./Decr.
	2024	2023	2024		2023	2024	
Bethel	\$616,370	\$466,915	\$478,855	2.56%	27	22	-18.52%
Bridgeport	\$386,012	\$307,296	\$371,000	20.73%	125	96	-23.20%
Brookfield	\$1,371,819	\$556,876	\$768,693	38.04%	21	30	42.86%
Danbury	\$628,665	\$514,789	\$495,132	-3.82%	59	57	-3.39%
Darien	\$4,391,056	\$2,074,208	\$3,131,714	50.98%	24	21	-12.50%
Easton	\$1,053,068	\$793,447	\$948,636	19.56%	19	14	-26.32%
Fairfield	\$1,768,484	\$879,197	\$1,028,597	16.99%	103	81	-21.36%
Greenwich	\$7,612,808	\$3,091,502	\$3,718,735	20.29%	85	77	-9.41%
Monroe	\$662,157	\$592,304	\$596,697	0.74%	17	30	76.47%
New Canaan	\$4,398,057	\$2,269,604	\$2,755,625	21.41%	24	20	-16.67%
New Fairfield	\$762,152	\$472,106	\$608,363	28.86%	24	28	16.67%
Newtown	\$1,078,777	\$565,945	\$683,905	20.84%	52	46	-11.54%
Norwalk	\$1,060,991	\$761,271	\$838,680	10.17%	96	85	-11.46%
Redding	\$2,054,138	\$783,766	\$953,469	21.65%	16	26	62.50%
Ridgefield	\$1,521,521	\$1,091,721	\$1,015,622	-6.97%	47	32	-31.91%
Shelton	\$646,989	\$494,155	\$528,481	6.95%	58	48	-17.24%
Sherman	\$1,153,108	\$743,643	\$1,206,212	62.20%	7	13	85.71%
Stamford	\$1,136,475	\$910,527	\$952,928	4.66%	98	89	-9.18%
Stratford	\$563,800	\$383,710	\$441,035	14.94%	93	81	-12.90%
Trumbull	\$664,927	\$518,728	\$610,239	17.64%	58	54	-6.90%
Weston	\$1,888,382	\$1,101,767	\$1,114,122	1.12%	21	17	-19.05%
Westport	\$3,385,802	\$2,169,705	\$2,451,395	12.98%	53	43	-18.87%
Wilton	\$1,567,157	\$1,116,437	\$1,075,501	-3.67%	27	41	51.85%
COUNTYWIDE AVERAGE	\$2,070,332	\$962,439	\$1,102,955	14.60%	1,154	1,051	-8.93%
					TOTAL UNITS	TOTAL UNITS	
Bethel	\$594,550	\$434,971	\$444,925	2.29%	17	8	-52.94%
Bridgeport	\$175,324	\$171,120	\$175,142	2.35%	85	51	-40.00%
Brookfield	\$492,725	\$388,556	\$352,307	-9.33%	13	13	0.00%
Danbury	\$358,063	\$351,086	\$346,241	-1.38%	70	62	-11.43%
Darien	\$1,825,000	\$1,780,000	\$842,500	-52.67%	1	2	100.00%
Fairfield	\$866,093	\$653,478	\$841,000	28.70%	23	12	-47.83%
Greenwich	\$1,365,400	\$1,172,256	\$1,236,394	5.47%	45	33	-26.67%
Monroe	\$328,950	\$273,429	\$384,336	40.56%	7	11	57.14%
New Canaan	\$1,625,714	\$1,265,125	\$1,287,519	1.77%	8	6	-25.00%
New Fairfield	\$424,450						
Newtown	\$398,750	\$408,000	\$469,000	14.95%	5	6	20.00%
Norwalk	\$622,120	\$467,564	\$391,150	-16.34%	70	53	-24.29%
Ridgefield	\$1,325,000	\$446,545	\$397,625	-10.96%	11	8	-27.27%
Shelton	\$500,514	\$442,871	\$403,123	-8.98%	24	24	0.00%
Stamford	\$446,992	\$421,958	\$401,840	-4.77%	121	116	-4.13%
Stratford	\$326,020	\$289,100	\$277,425	-4.04%	43	28	-34.88%
Trumbull	\$600,000	\$669,999	\$493,183	-26.39%	11	9	-18.18%
Westport	\$2,336,993	\$783,100	\$1,448,889	85.02%	5	9	80.00%
Wilton	\$886,500	\$534,500	\$750,333	40.38%	4	3	-25.00%
COUNTYWIDE AVERAGE	\$595,521	\$462,497	\$470,443	1.72%	563	454	-19.36%
					TOTAL UNITS	TOTAL UNITS	

Condominiums

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