

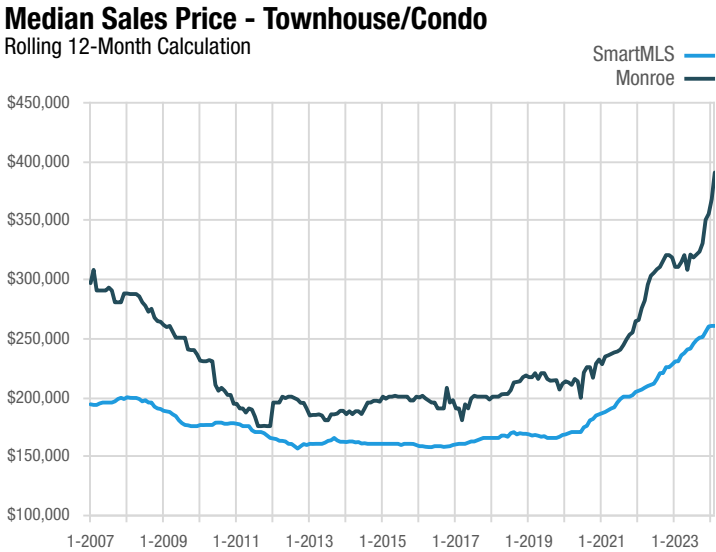
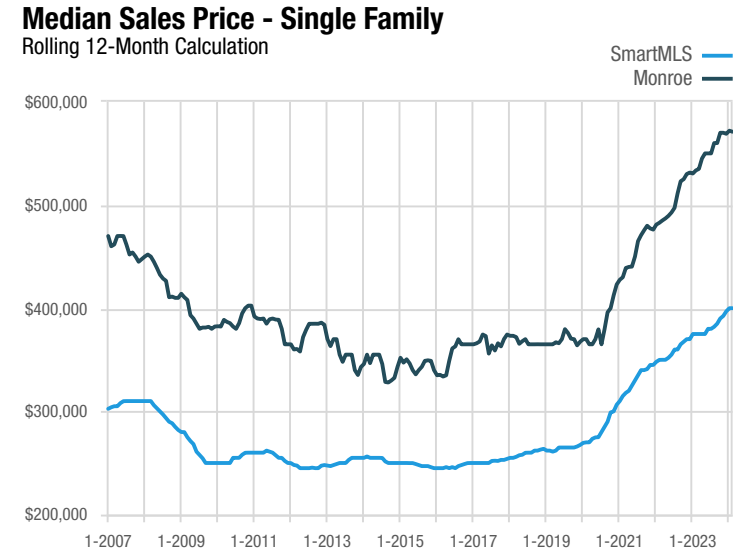
Monroe

Fairfield County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	12	12	0.0%	22	20	- 9.1%
Pending Sales	8	11	+ 37.5%	13	22	+ 69.2%
Closed Sales	3	12	+ 300.0%	7	20	+ 185.7%
Days on Market Until Sale	62	52	- 16.1%	52	55	+ 5.8%
Median Sales Price*	\$675,000	\$550,000	- 18.5%	\$489,000	\$582,000	+ 19.0%
Average Sales Price*	\$594,221	\$557,158	- 6.2%	\$512,238	\$601,145	+ 17.4%
Percent of List Price Received*	97.9%	98.6%	+ 0.7%	101.3%	98.9%	- 2.4%
Inventory of Homes for Sale	26	29	+ 11.5%	—	—	—
Months Supply of Inventory	1.6	2.1	+ 31.3%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	6	5	- 16.7%	9	9	0.0%
Pending Sales	6	3	- 50.0%	7	6	- 14.3%
Closed Sales	3	4	+ 33.3%	6	8	+ 33.3%
Days on Market Until Sale	38	290	+ 663.2%	41	196	+ 378.0%
Median Sales Price*	\$190,000	\$454,950	+ 139.4%	\$221,250	\$410,500	+ 85.5%
Average Sales Price*	\$223,333	\$446,200	+ 99.8%	\$229,167	\$418,838	+ 82.8%
Percent of List Price Received*	98.7%	100.1%	+ 1.4%	96.8%	100.1%	+ 3.4%
Inventory of Homes for Sale	20	5	- 75.0%	—	—	—
Months Supply of Inventory	4.6	1.0	- 78.3%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.