

Danbury

Fairfield County

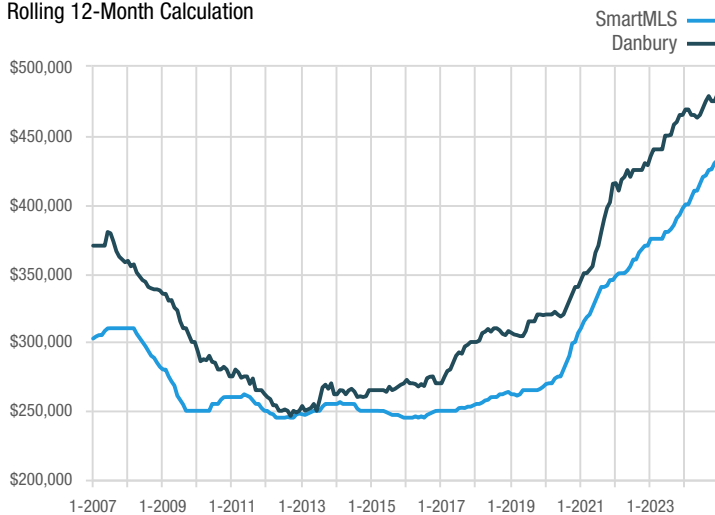
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	21	14	- 33.3%	334	411	+ 23.1%
Pending Sales	13	28	+ 115.4%	285	359	+ 26.0%
Closed Sales	27	29	+ 7.4%	294	329	+ 11.9%
Days on Market Until Sale	41	28	- 31.7%	40	29	- 27.5%
Median Sales Price*	\$465,000	\$540,000	+ 16.1%	\$465,000	\$480,000	+ 3.2%
Average Sales Price*	\$492,841	\$587,690	+ 19.2%	\$507,348	\$529,453	+ 4.4%
Percent of List Price Received*	103.3%	101.1%	- 2.1%	102.6%	101.6%	- 1.0%
Inventory of Homes for Sale	59	52	- 11.9%	—	—	—
Months Supply of Inventory	2.5	1.7	- 32.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	16	23	+ 43.8%	335	382	+ 14.0%
Pending Sales	27	27	0.0%	302	326	+ 7.9%
Closed Sales	32	24	- 25.0%	308	319	+ 3.6%
Days on Market Until Sale	27	27	0.0%	33	21	- 36.4%
Median Sales Price*	\$385,000	\$420,000	+ 9.1%	\$338,500	\$340,000	+ 0.4%
Average Sales Price*	\$388,827	\$418,688	+ 7.7%	\$367,882	\$374,724	+ 1.9%
Percent of List Price Received*	101.7%	100.1%	- 1.6%	101.4%	101.4%	0.0%
Inventory of Homes for Sale	33	44	+ 33.3%	—	—	—
Months Supply of Inventory	1.3	1.6	+ 23.1%	—	—	—

* 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.

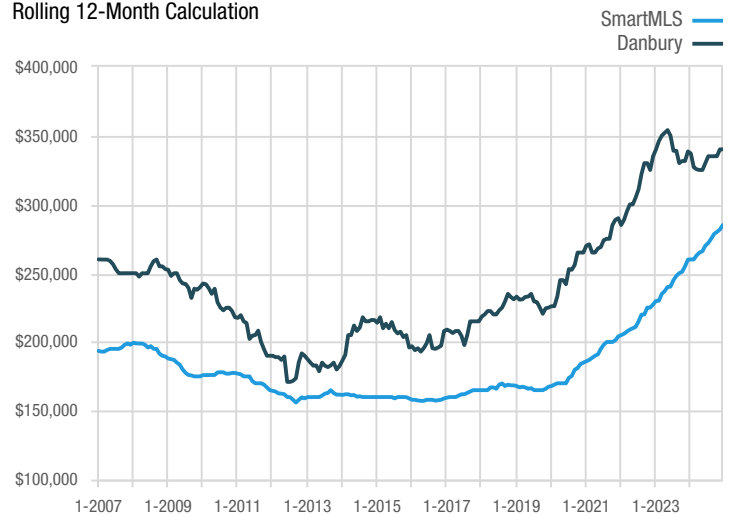
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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.