

Monroe

Fairfield County

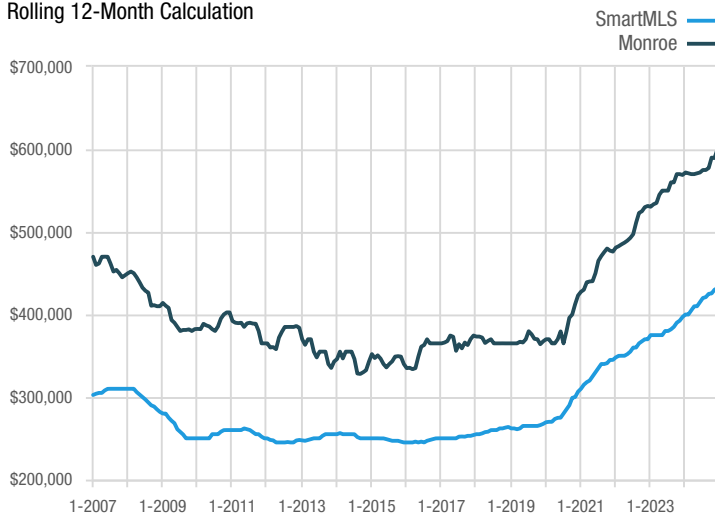
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	14	9	- 35.7%	195	192	- 1.5%
Pending Sales	9	14	+ 55.6%	154	171	+ 11.0%
Closed Sales	16	15	- 6.3%	153	163	+ 6.5%
Days on Market Until Sale	61	62	+ 1.6%	42	35	- 16.7%
Median Sales Price*	\$510,000	\$620,000	+ 21.6%	\$569,000	\$600,000	+ 5.4%
Average Sales Price*	\$533,951	\$652,561	+ 22.2%	\$591,487	\$629,469	+ 6.4%
Percent of List Price Received*	97.6%	100.4%	+ 2.9%	102.1%	101.5%	- 0.6%
Inventory of Homes for Sale	35	27	- 22.9%	—	—	—
Months Supply of Inventory	2.7	1.9	- 29.6%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	2	2	0.0%	51	53	+ 3.9%
Pending Sales	3	4	+ 33.3%	60	55	- 8.3%
Closed Sales	4	6	+ 50.0%	67	58	- 13.4%
Days on Market Until Sale	210	30	- 85.7%	74	53	- 28.4%
Median Sales Price*	\$444,950	\$399,500	- 10.2%	\$360,000	\$372,500	+ 3.5%
Average Sales Price*	\$414,450	\$393,167	- 5.1%	\$382,315	\$388,616	+ 1.6%
Percent of List Price Received*	98.6%	100.8%	+ 2.2%	101.0%	101.6%	+ 0.6%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	1.2	0.7	- 41.7%	—	—	—

* 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.

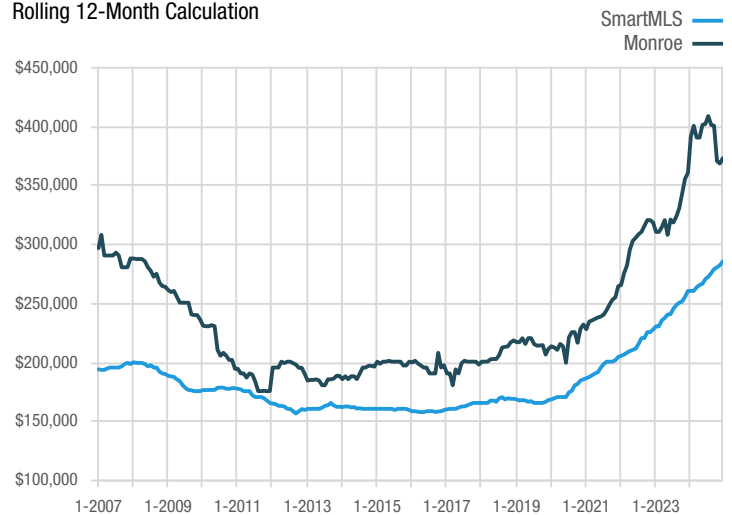
Median Sales Price - Single Family

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.