

## New Canaan

### Fairfield County

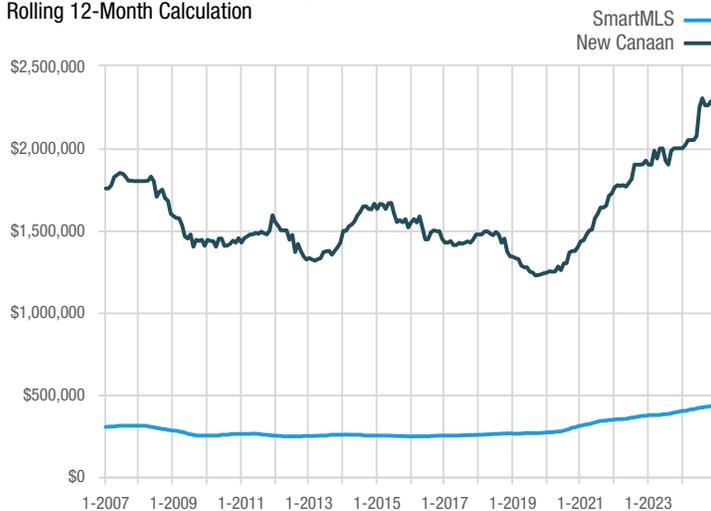
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	5	4	- 20.0%	280	264	- 5.7%
Pending Sales	12	10	- 16.7%	220	203	- 7.7%
Closed Sales	12	15	+ 25.0%	210	201	- 4.3%
Days on Market Until Sale	94	46	- 51.1%	50	49	- 2.0%
Median Sales Price*	\$1,825,050	<b>\$1,600,000</b>	- 12.3%	\$2,000,000	<b>\$2,261,000</b>	+ 13.1%
Average Sales Price*	\$2,541,358	<b>\$2,211,167</b>	- 13.0%	\$2,240,385	<b>\$2,481,646</b>	+ 10.8%
Percent of List Price Received*	99.8%	<b>106.0%</b>	+ 6.2%	100.6%	<b>102.5%</b>	+ 1.9%
Inventory of Homes for Sale	42	31	- 26.2%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	1	0.0%	52	71	+ 36.5%
Pending Sales	2	3	+ 50.0%	66	66	0.0%
Closed Sales	5	6	+ 20.0%	68	61	- 10.3%
Days on Market Until Sale	30	55	+ 83.3%	101	29	- 71.3%
Median Sales Price*	\$690,000	<b>\$1,385,000</b>	+ 100.7%	\$1,150,000	<b>\$1,270,000</b>	+ 10.4%
Average Sales Price*	\$1,091,000	<b>\$1,390,000</b>	+ 27.4%	\$1,236,524	<b>\$1,235,325</b>	- 0.1%
Percent of List Price Received*	101.4%	<b>100.8%</b>	- 0.6%	101.2%	<b>102.4%</b>	+ 1.2%
Inventory of Homes for Sale	14	10	- 28.6%	—	—	—
Months Supply of Inventory	2.5	1.8	- 28.0%	—	—	—

\* 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.

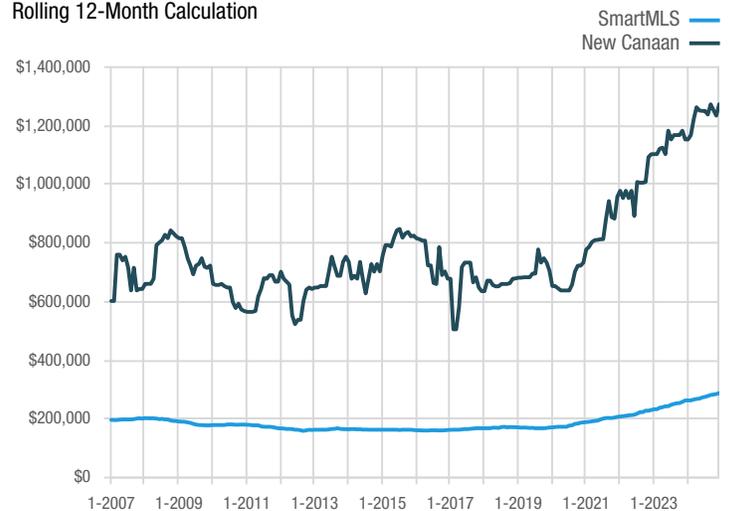
### Median Sales Price - Single Family

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.