

New Canaan

Fairfield County

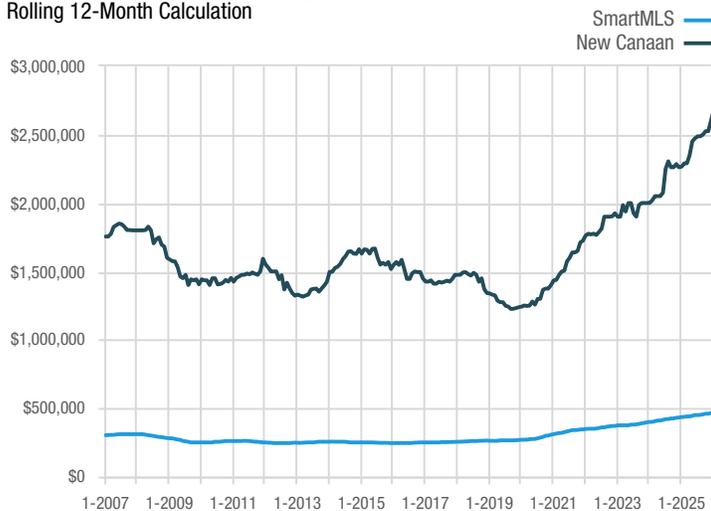
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	22	19	- 13.6%	22	19	- 13.6%
Pending Sales	15	8	- 46.7%	15	8	- 46.7%
Closed Sales	17	9	- 47.1%	17	9	- 47.1%
Days on Market Until Sale	77	76	- 1.3%	77	76	- 1.3%
Median Sales Price*	\$1,660,000	\$3,200,000	+ 92.8%	\$1,660,000	\$3,200,000	+ 92.8%
Average Sales Price*	\$2,333,294	\$2,981,889	+ 27.8%	\$2,333,294	\$2,981,889	+ 27.8%
Percent of List Price Received*	97.9%	101.2%	+ 3.4%	97.9%	101.2%	+ 3.4%
Inventory of Homes for Sale	38	34	- 10.5%	—	—	—
Months Supply of Inventory	2.2	2.0	- 9.1%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	4	5	+ 25.0%	4	5	+ 25.0%
Pending Sales	4	5	+ 25.0%	4	5	+ 25.0%
Closed Sales	5	1	- 80.0%	5	1	- 80.0%
Days on Market Until Sale	48	22	- 54.2%	48	22	- 54.2%
Median Sales Price*	\$1,450,000	\$1,372,000	- 5.4%	\$1,450,000	\$1,372,000	- 5.4%
Average Sales Price*	\$1,541,000	\$1,372,000	- 11.0%	\$1,541,000	\$1,372,000	- 11.0%
Percent of List Price Received*	101.6%	98.4%	- 3.1%	101.6%	98.4%	- 3.1%
Inventory of Homes for Sale	11	10	- 9.1%	—	—	—
Months Supply of Inventory	2.1	1.8	- 14.3%	—	—	—

* 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.

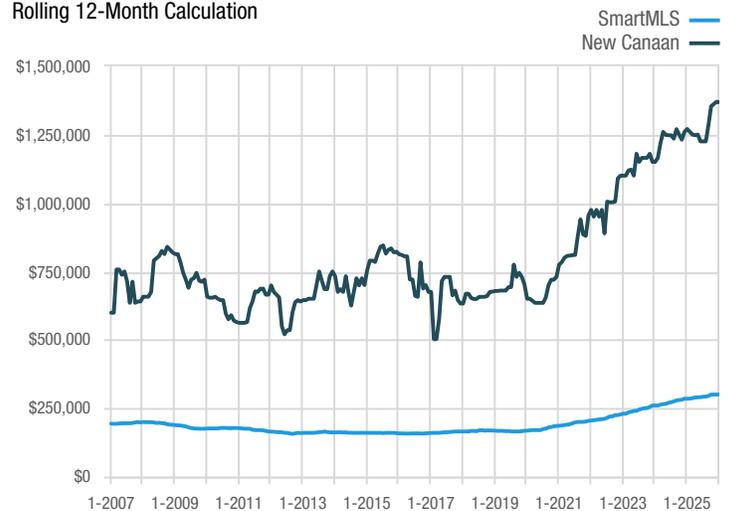
Median Sales Price - Single Family

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.