

New Canaan

Fairfield County

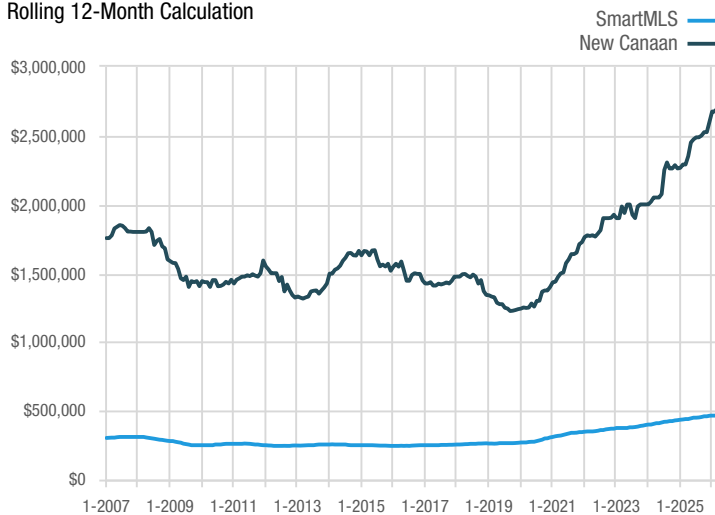
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	25	15	- 40.0%	62	50	- 19.4%
Pending Sales	18	24	+ 33.3%	43	42	- 2.3%
Closed Sales	10	17	+ 70.0%	35	30	- 14.3%
Days on Market Until Sale	30	72	+ 140.0%	58	82	+ 41.4%
Median Sales Price*	\$2,350,433	\$2,678,671	+ 14.0%	\$2,350,000	\$3,150,000	+ 34.0%
Average Sales Price*	\$2,419,333	\$3,285,805	+ 35.8%	\$2,665,666	\$3,376,523	+ 26.7%
Percent of List Price Received*	106.4%	102.0%	- 4.1%	100.7%	101.4%	+ 0.7%
Inventory of Homes for Sale	43	26	- 39.5%	—	—	—
Months Supply of Inventory	2.6	1.5	- 42.3%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	9	10	+ 11.1%	17	24	+ 41.2%
Pending Sales	2	6	+ 200.0%	8	13	+ 62.5%
Closed Sales	2	1	- 50.0%	8	7	- 12.5%
Days on Market Until Sale	10	15	+ 50.0%	43	13	- 69.8%
Median Sales Price*	\$1,122,500	\$690,000	- 38.5%	\$1,225,000	\$1,314,768	+ 7.3%
Average Sales Price*	\$1,122,500	\$690,000	- 38.5%	\$1,393,750	\$1,208,467	- 13.3%
Percent of List Price Received*	105.6%	102.2%	- 3.2%	101.2%	109.8%	+ 8.5%
Inventory of Homes for Sale	19	17	- 10.5%	—	—	—
Months Supply of Inventory	3.9	2.9	- 25.6%	—	—	—

* 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.

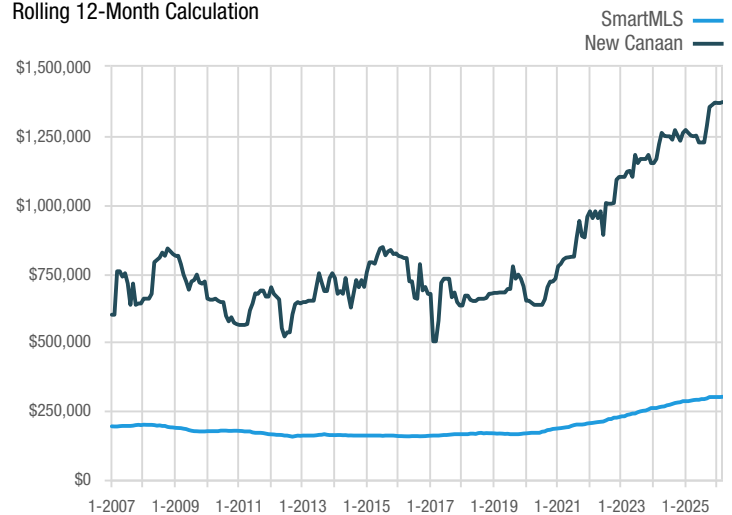
Median Sales Price - Single Family

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.