

New Canaan

Fairfield County

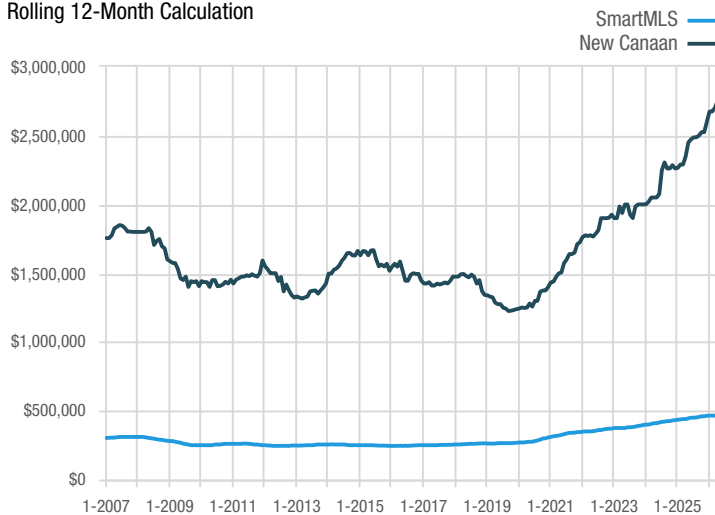
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	27	39	+ 44.4%	89	89	0.0%
Pending Sales	17	28	+ 64.7%	60	70	+ 16.7%
Closed Sales	18	25	+ 38.9%	53	55	+ 3.8%
Days on Market Until Sale	45	51	+ 13.3%	53	68	+ 28.3%
Median Sales Price*	\$2,985,000	\$3,045,000	+ 2.0%	\$2,470,000	\$3,100,000	+ 25.5%
Average Sales Price*	\$3,106,167	\$3,580,667	+ 15.3%	\$2,815,270	\$3,469,316	+ 23.2%
Percent of List Price Received*	106.7%	103.3%	- 3.2%	102.7%	102.3%	- 0.4%
Inventory of Homes for Sale	51	35	- 31.4%	—	—	—
Months Supply of Inventory	3.1	1.9	- 38.7%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	10	12	+ 20.0%	27	36	+ 33.3%
Pending Sales	9	8	- 11.1%	17	21	+ 23.5%
Closed Sales	4	7	+ 75.0%	12	14	+ 16.7%
Days on Market Until Sale	134	13	- 90.3%	74	13	- 82.4%
Median Sales Price*	\$1,295,000	\$1,565,000	+ 20.8%	\$1,237,500	\$1,423,500	+ 15.0%
Average Sales Price*	\$1,366,000	\$1,459,000	+ 6.8%	\$1,384,500	\$1,333,733	- 3.7%
Percent of List Price Received*	107.3%	104.7%	- 2.4%	103.2%	107.2%	+ 3.9%
Inventory of Homes for Sale	20	18	- 10.0%	—	—	—
Months Supply of Inventory	3.9	3.1	- 20.5%	—	—	—

* 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.

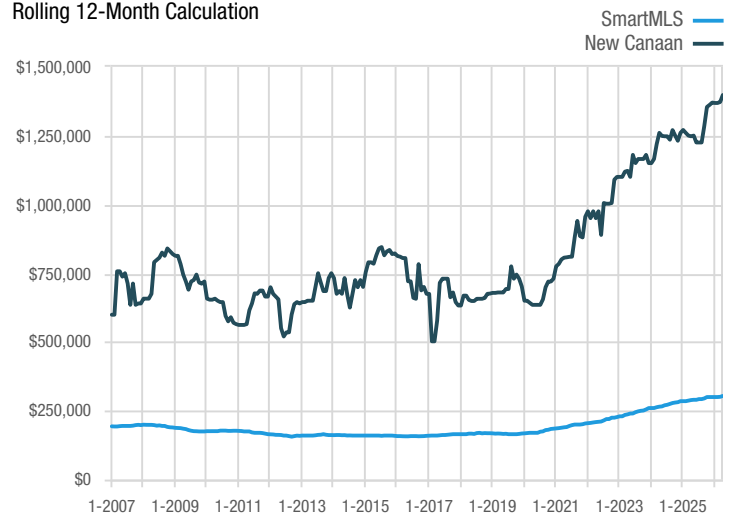
Median Sales Price - Single Family

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.