

New Canaan

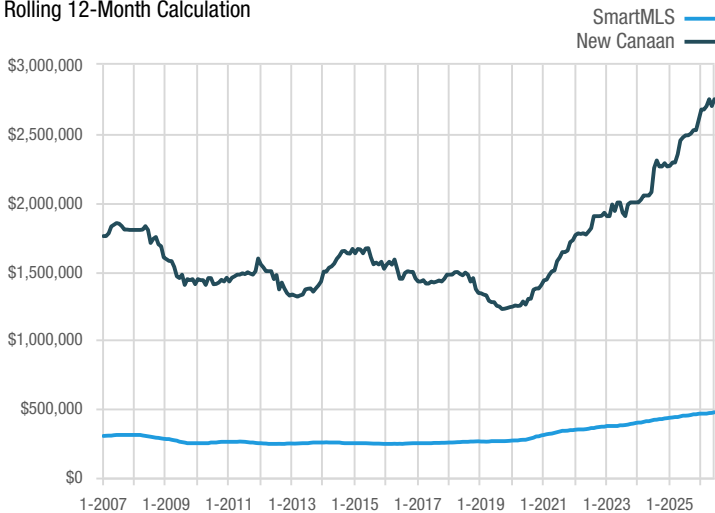
Fairfield County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	34	32	- 5.9%	161	153	- 5.0%
Pending Sales	19	29	+ 52.6%	113	120	+ 6.2%
Closed Sales	24	28	+ 16.7%	93	94	+ 1.1%
Days on Market Until Sale	18	23	+ 27.8%	47	51	+ 8.5%
Median Sales Price*	\$2,550,000	\$2,795,000	+ 9.6%	\$2,600,000	\$2,935,836	+ 12.9%
Average Sales Price*	\$2,749,604	\$2,901,695	+ 5.5%	\$2,862,767	\$3,271,283	+ 14.3%
Percent of List Price Received*	106.7%	110.1%	+ 3.2%	104.2%	104.4%	+ 0.2%
Inventory of Homes for Sale	57	42	- 26.3%	—	—	—
Months Supply of Inventory	3.5	2.3	- 34.3%	—	—	—

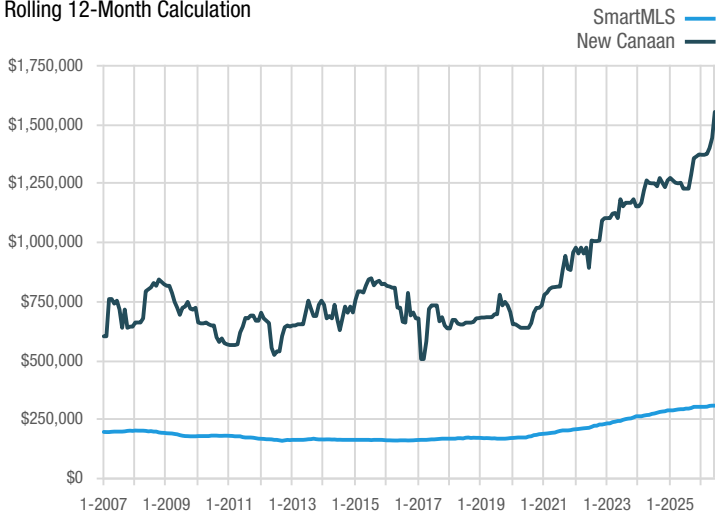
Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	5	12	+ 140.0%	40	60	+ 50.0%
Pending Sales	8	7	- 12.5%	35	36	+ 2.9%
Closed Sales	8	4	- 50.0%	28	21	- 25.0%
Days on Market Until Sale	46	25	- 45.7%	60	17	- 71.7%
Median Sales Price*	\$982,500	\$2,175,770	+ 121.5%	\$1,212,500	\$1,551,540	+ 28.0%
Average Sales Price*	\$940,688	\$2,337,885	+ 148.5%	\$1,156,482	\$1,541,491	+ 33.3%
Percent of List Price Received*	101.6%	111.8%	+ 10.0%	102.4%	108.3%	+ 5.8%
Inventory of Homes for Sale	12	23	+ 91.7%	—	—	—
Months Supply of Inventory	2.1	4.2	+ 100.0%	—	—	—

* 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.