

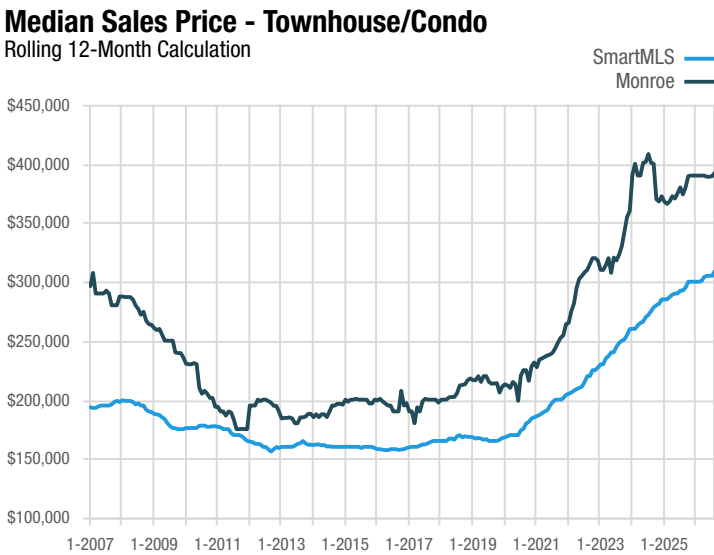
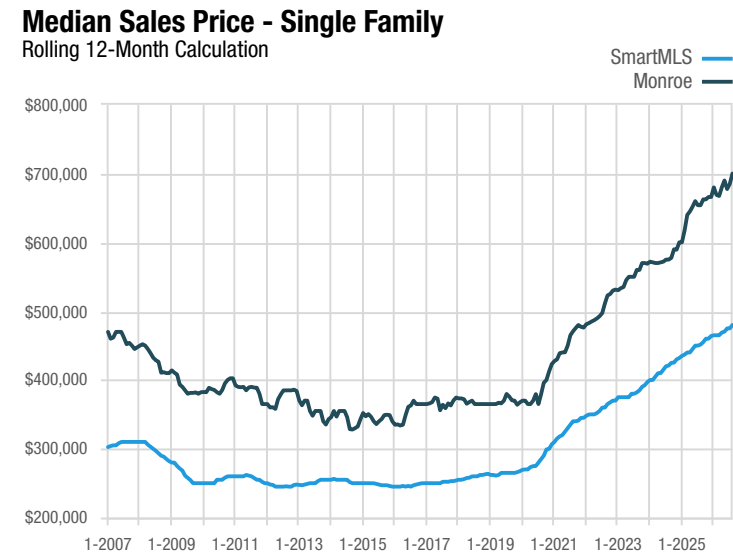
Monroe

Fairfield County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	14	18	+ 28.6%	158	168	+ 6.3%
Pending Sales	24	12	- 50.0%	125	105	- 16.0%
Closed Sales	29	19	- 34.5%	117	111	- 5.1%
Days on Market Until Sale	18	41	+ 127.8%	36	38	+ 5.6%
Median Sales Price*	\$699,995	\$740,000	+ 5.7%	\$680,000	\$710,995	+ 4.6%
Average Sales Price*	\$688,198	\$764,737	+ 11.1%	\$677,183	\$730,680	+ 7.9%
Percent of List Price Received*	101.7%	102.6%	+ 0.9%	102.2%	101.5%	- 0.7%
Inventory of Homes for Sale	36	60	+ 66.7%	—	—	—
Months Supply of Inventory	2.5	4.5	+ 80.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	2	4	+ 100.0%	42	38	- 9.5%
Pending Sales	7	4	- 42.9%	38	25	- 34.2%
Closed Sales	5	7	+ 40.0%	36	27	- 25.0%
Days on Market Until Sale	14	29	+ 107.1%	16	37	+ 131.3%
Median Sales Price*	\$270,000	\$399,000	+ 47.8%	\$385,000	\$389,000	+ 1.0%
Average Sales Price*	\$316,900	\$388,714	+ 22.7%	\$380,069	\$388,367	+ 2.2%
Percent of List Price Received*	101.0%	99.0%	- 2.0%	100.8%	99.9%	- 0.9%
Inventory of Homes for Sale	6	14	+ 133.3%	—	—	—
Months Supply of Inventory	1.2	4.5	+ 275.0%	—	—	—

* 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.



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.