Local Market Update – August 2026

A Research Tool Provided by SmartMLS

New Canaan

Fairfield County

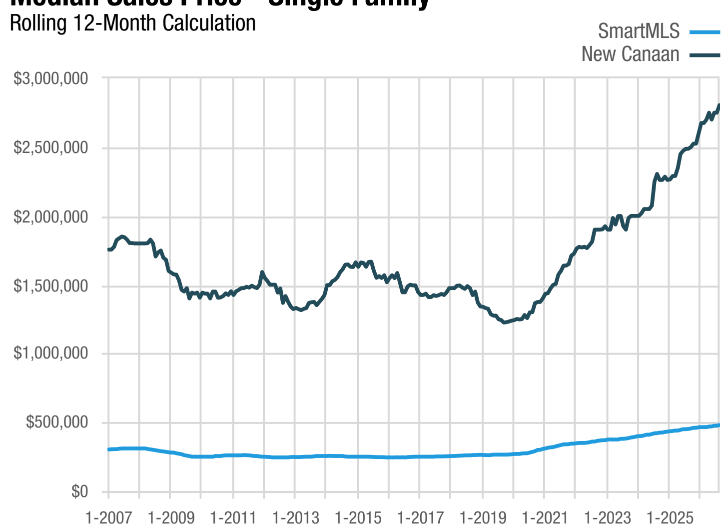
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	19	**6**	- 68.4%	198	**184**	- 7.1%
Pending Sales	16	**11**	- 31.3%	149	**154**	+ 3.4%
Closed Sales	35	**34**	- 2.9%	151	**153**	+ 1.3%
Days on Market Until Sale	45	**24**	- 46.7%	43	**41**	- 4.7%
Median Sales Price*	$2,525,000	**$3,162,500**	+ 25.2%	$2,550,000	**$2,885,000**	+ 13.1%
Average Sales Price*	$2,914,071	**$3,338,179**	+ 14.6%	$2,949,832	**$3,210,457**	+ 8.8%
Percent of List Price Received*	101.9%	**108.0%**	+ 6.0%	104.0%	**105.7%**	+ 1.6%
Inventory of Homes for Sale	47	**32**	- 31.9%	—	**—**	—
Months Supply of Inventory	2.8	**1.8**	- 35.7%	—	**—**	—

Townhouse/Condo	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	3	**7**	+ 133.3%	50	**78**	+ 56.0%
Pending Sales	11	**5**	- 54.5%	51	**53**	+ 3.9%
Closed Sales	3	**5**	+ 66.7%	39	**40**	+ 2.6%
Days on Market Until Sale	42	**14**	- 66.7%	49	**23**	- 53.1%
Median Sales Price*	$1,280,000	**$1,672,000**	+ 30.6%	$1,225,000	**$1,550,770**	+ 26.6%
Average Sales Price*	$1,266,667	**$1,949,600**	+ 53.9%	$1,167,823	**$1,540,333**	+ 31.9%
Percent of List Price Received*	97.9%	**108.7%**	+ 11.0%	102.3%	**107.6%**	+ 5.2%
Inventory of Homes for Sale	5	**21**	+ 320.0%	—	**—**	—
Months Supply of Inventory	0.8	**3.8**	+ 375.0%	—	**—**	—

* 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.

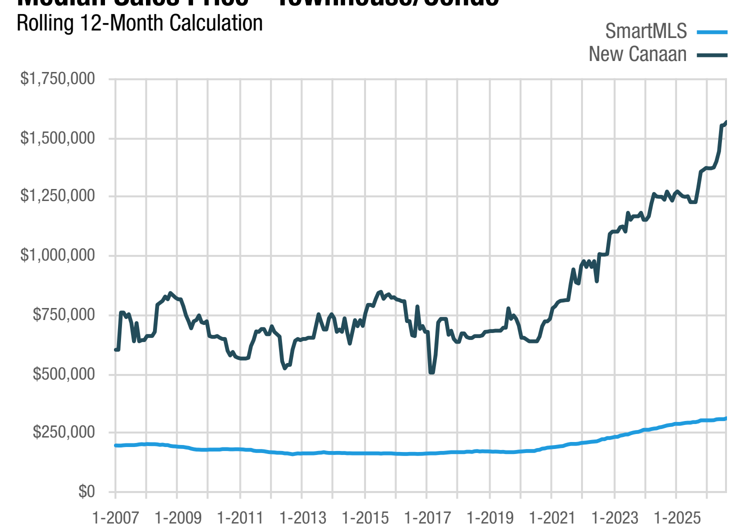
Median Sales Price - Single Family

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.