

Monroe

Fairfield County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	21	25	+ 19.0%	179	194	+ 8.4%
Pending Sales	15	21	+ 40.0%	140	125	- 10.7%
Closed Sales	20	13	- 35.0%	137	124	- 9.5%
Days on Market Until Sale	38	39	+ 2.6%	36	38	+ 5.6%
Median Sales Price*	\$647,500	\$590,000	- 8.9%	\$680,000	\$695,000	+ 2.2%
Average Sales Price*	\$715,370	\$612,308	- 14.4%	\$682,758	\$718,270	+ 5.2%
Percent of List Price Received*	98.3%	99.3%	+ 1.0%	101.6%	101.3%	- 0.3%
Inventory of Homes for Sale	39	61	+ 56.4%	—	—	—
Months Supply of Inventory	2.7	4.4	+ 63.0%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	2	5	+ 150.0%	44	43	- 2.3%
Pending Sales	5	5	0.0%	43	30	- 30.2%
Closed Sales	7	1	- 85.7%	43	28	- 34.9%
Days on Market Until Sale	32	6	- 81.3%	19	36	+ 89.5%
Median Sales Price*	\$410,000	\$494,500	+ 20.6%	\$390,000	\$394,000	+ 1.0%
Average Sales Price*	\$397,429	\$494,500	+ 24.4%	\$382,895	\$392,157	+ 2.4%
Percent of List Price Received*	100.7%	107.5%	+ 6.8%	100.8%	100.1%	- 0.7%
Inventory of Homes for Sale	3	14	+ 366.7%	—	—	—
Months Supply of Inventory	0.6	4.5	+ 650.0%	—	—	—

* 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.

