Local Market Update – July 2022

A Research Tool Provided by SmartMLS

New Canaan

Fairfield County

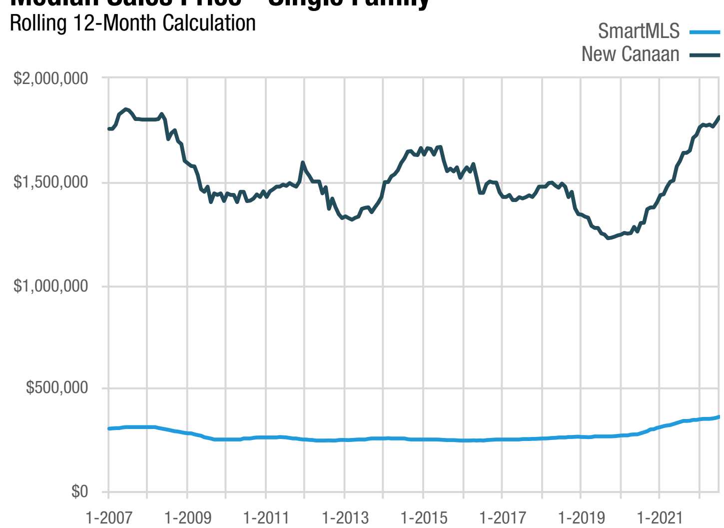
Single Family	July			Year to Date		
Key Metrics	**2021**	**2022**	**% Change**	**Thru 7-2021**	**Thru 7-2022**	**% Change**
New Listings	25	**37**	+ 48.0%	371	**249**	- 32.9%
Pending Sales	35	**26**	- 25.7%	310	**167**	- 46.1%
Closed Sales	62	**29**	- 53.2%	299	**155**	- 48.2%
Days on Market Until Sale	52	**56**	+ 7.7%	85	**61**	- 28.2%
Median Sales Price*	$1,805,000	**$2,173,000**	+ 20.4%	$1,775,000	**$1,916,752**	+ 8.0%
Average Sales Price*	$2,087,831	**$2,647,375**	+ 26.8%	$2,019,739	**$2,194,535**	+ 8.7%
Percent of List Price Received*	100.9%	**101.9%**	+ 1.0%	99.5%	**102.6%**	+ 3.1%
Inventory of Homes for Sale	124	**94**	- 24.2%	—	**—**	—
Months Supply of Inventory	2.9	**4.0**	+ 37.9%	—	**—**	—

Townhouse/Condo	July			Year to Date		
Key Metrics	**2021**	**2022**	**% Change**	**Thru 7-2021**	**Thru 7-2022**	**% Change**
New Listings	7	**11**	+ 57.1%	53	**51**	- 3.8%
Pending Sales	8	**8**	0.0%	45	**45**	0.0%
Closed Sales	7	**10**	+ 42.9%	44	**43**	- 2.3%
Days on Market Until Sale	31	**138**	+ 345.2%	72	**114**	+ 58.3%
Median Sales Price*	$709,000	**$1,712,500**	+ 141.5%	$955,000	**$1,011,000**	+ 5.9%
Average Sales Price*	$691,429	**$1,573,900**	+ 127.6%	$878,137	**$1,205,570**	+ 37.3%
Percent of List Price Received*	97.5%	**100.5%**	+ 3.1%	98.9%	**102.0%**	+ 3.1%
Inventory of Homes for Sale	60	**39**	- 35.0%	—	**—**	—
Months Supply of Inventory	8.2	**5.3**	- 35.4%	—	**—**	—

* 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.

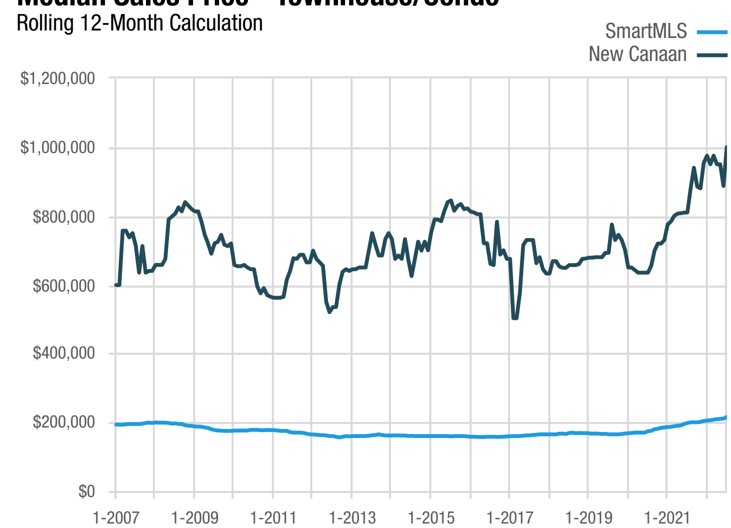
Median Sales Price - Single Family

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.