

New Canaan

Fairfield County

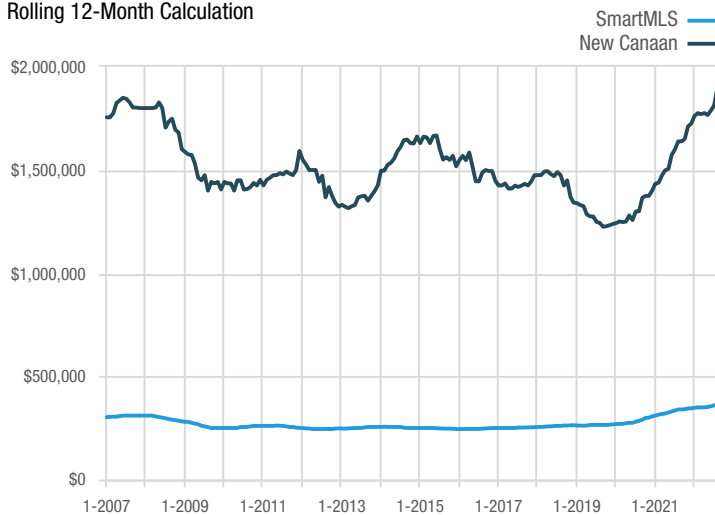
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	27	17	- 37.0%	398	266	- 33.2%
Pending Sales	16	25	+ 56.3%	326	192	- 41.1%
Closed Sales	54	37	- 31.5%	353	192	- 45.6%
Days on Market Until Sale	69	23	- 66.7%	83	54	- 34.9%
Median Sales Price*	\$1,617,500	\$2,225,000	+ 37.6%	\$1,725,000	\$1,987,500	+ 15.2%
Average Sales Price*	\$1,869,639	\$2,336,576	+ 25.0%	\$1,996,777	\$2,222,196	+ 11.3%
Percent of List Price Received*	100.7%	104.4%	+ 3.7%	99.7%	102.9%	+ 3.2%
Inventory of Homes for Sale	127	82	- 35.4%	—	—	—
Months Supply of Inventory	3.1	3.4	+ 9.7%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	10	5	- 50.0%	63	57	- 9.5%
Pending Sales	7	7	0.0%	52	51	- 1.9%
Closed Sales	11	5	- 54.5%	55	49	- 10.9%
Days on Market Until Sale	90	31	- 65.6%	76	103	+ 35.5%
Median Sales Price*	\$1,300,000	\$1,100,000	- 15.4%	\$979,000	\$1,058,000	+ 8.1%
Average Sales Price*	\$1,510,364	\$899,200	- 40.5%	\$1,004,582	\$1,176,745	+ 17.1%
Percent of List Price Received*	97.7%	103.0%	+ 5.4%	98.7%	102.1%	+ 3.4%
Inventory of Homes for Sale	61	37	- 39.3%	—	—	—
Months Supply of Inventory	8.6	5.0	- 41.9%	—	—	—

* 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.

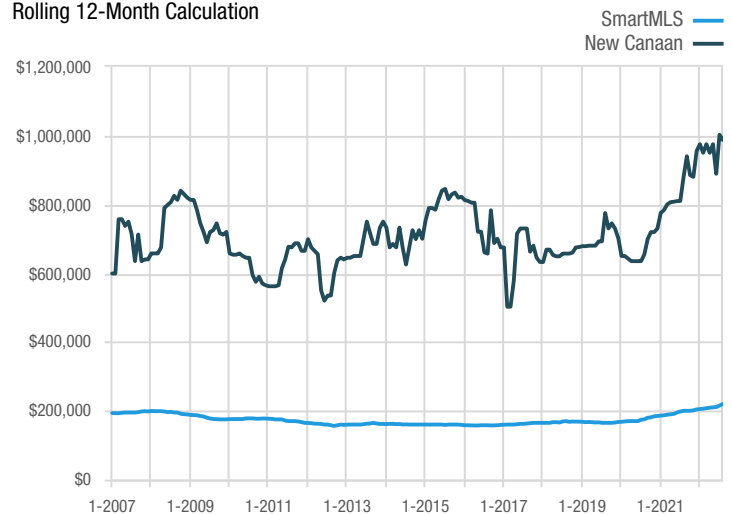
Median Sales Price - Single Family

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.