Local Market Update – November 2022

A Research Tool Provided by SmartMLS

New Canaan

Fairfield County

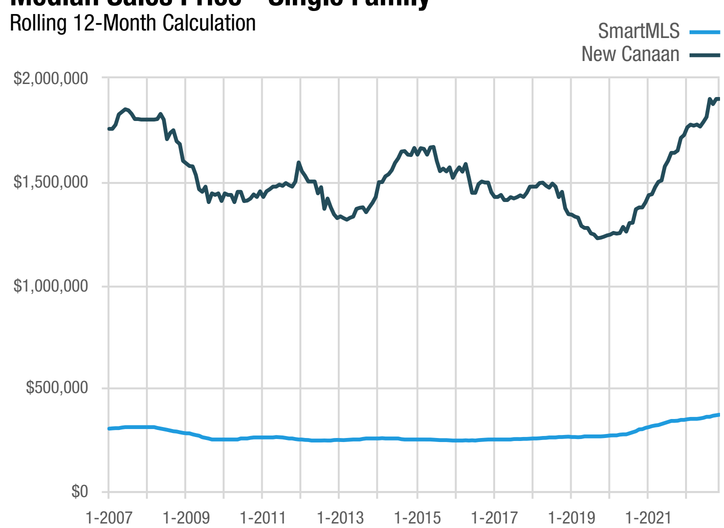
Single Family	November			Year to Date		
Key Metrics	**2021**	**2022**	**% Change**	**Thru 11-2021**	**Thru 11-2022**	**% Change**
New Listings	13	**11**	- 15.4%	469	**318**	- 32.2%
Pending Sales	29	**9**	- 69.0%	413	**234**	- 43.3%
Closed Sales	24	**14**	- 41.7%	423	**243**	- 42.6%
Days on Market Until Sale	87	**50**	- 42.5%	80	**54**	- 32.5%
Median Sales Price*	$1,913,750	**$2,324,500**	+ 21.5%	$1,726,000	**$1,916,752**	+ 11.1%
Average Sales Price*	$2,212,979	**$2,284,000**	+ 3.2%	$1,996,481	**$2,188,677**	+ 9.6%
Percent of List Price Received*	98.3%	**98.1%**	- 0.2%	99.6%	**102.3%**	+ 2.7%
Inventory of Homes for Sale	80	**68**	- 15.0%	—	**—**	—
Months Supply of Inventory	2.1	**3.3**	+ 57.1%	—	**—**	—

Townhouse/Condo	November			Year to Date		
Key Metrics	**2021**	**2022**	**% Change**	**Thru 11-2021**	**Thru 11-2022**	**% Change**
New Listings	5	**3**	- 40.0%	87	**73**	- 16.1%
Pending Sales	10	**1**	- 90.0%	81	**64**	- 21.0%
Closed Sales	16	**4**	- 75.0%	83	**69**	- 16.9%
Days on Market Until Sale	124	**48**	- 61.3%	88	**121**	+ 37.5%
Median Sales Price*	$792,500	**$899,500**	+ 13.5%	$950,000	**$1,058,000**	+ 11.4%
Average Sales Price*	$823,688	**$1,018,500**	+ 23.7%	$1,006,412	**$1,174,158**	+ 16.7%
Percent of List Price Received*	99.2%	**96.4%**	- 2.8%	99.2%	**101.5%**	+ 2.3%
Inventory of Homes for Sale	48	**39**	- 18.8%	—	**—**	—
Months Supply of Inventory	6.3	**6.5**	+ 3.2%	—	**—**	—

* 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.

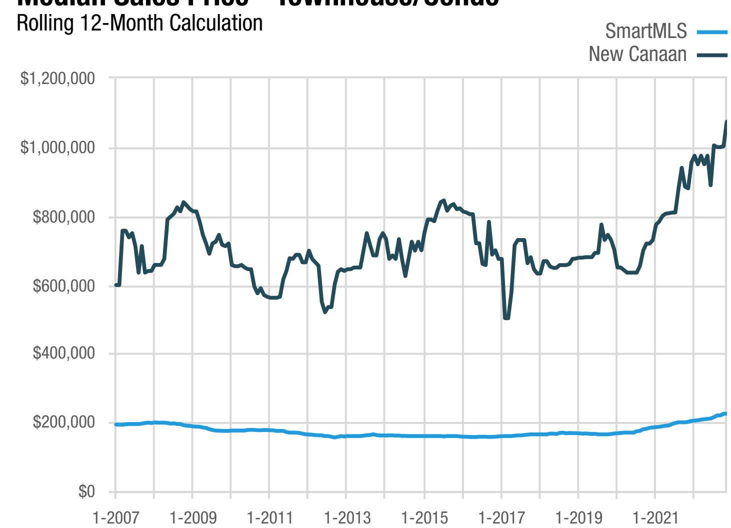
Median Sales Price - Single Family

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.