

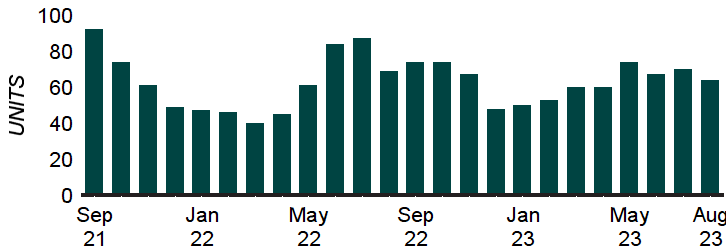
AUGUST 2023 MARKET REPORT

New Canaan - All Single Family
Single Family For Sale

	August 2023	CHANGE FROM July 2023	CHANGE FROM August 2022
MEDIAN SALE PRICE	\$2,020,000	▲ 9.20%	▼ -9.80%
AVERAGE SALE PRICE	\$2,387,768	▲ 12.70%	▲ 1.20%
UNITS SOLD	27	▼ -12.90%	▼ -27.00%
AVERAGE DAYS ON MARKET	31	▼ -20.50%	▲ 29.20%
% OF SALES PRICE	99.56	▲ 0.10%	▼ -3.90%
UNITS FOR SALE	67	▼ -9.50%	▼ -11.80%
MONTHS OF INVENTORY	2.50	▲ 4.20%	▲ 19.00%

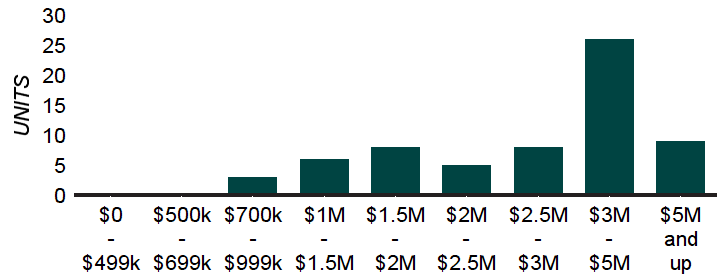
HOMES FOR SALE

Number of homes listed for sale, end of month



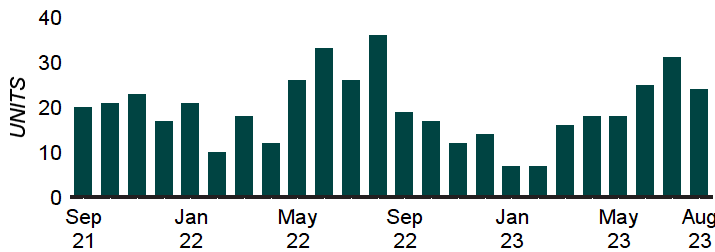
HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



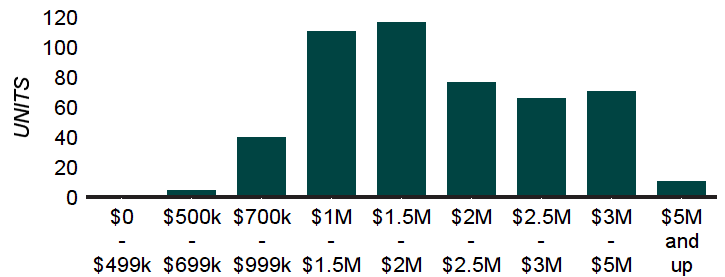
HOMES SOLD

Number of homes sold



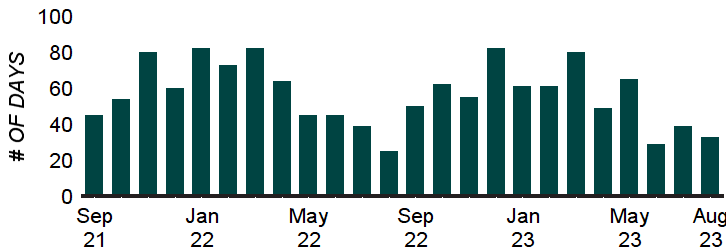
HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



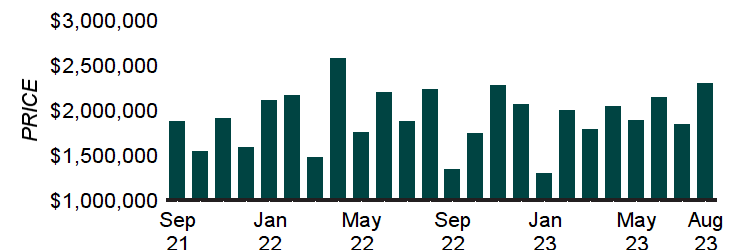
DAYS ON MARKET - SOLDS

Average days on market for all homes sold



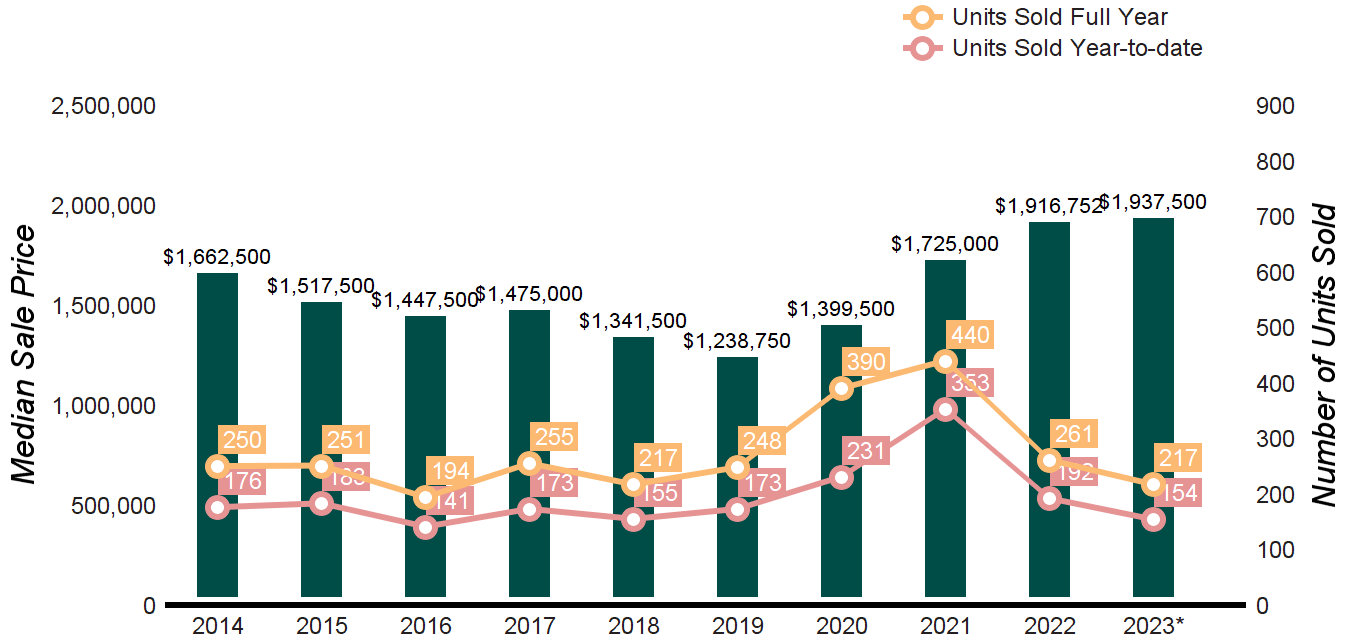
MEDIAN SALE PRICE

Price of the "middle" homes sold - an equal number of sales were above AND below this price



TEN-YEAR MARKET HISTORY

New Canaan - All Single Family
Single Family For Sale



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023*
UNITS SOLD	250	251	194	255	217	248	390	440	261	217
	▼ 10%	0%	▼ 23%	▲ 31%	▼ 15%	▲ 14%	▲ 57%	▲ 13%	▼ 41%	▼ 17%
MEDIAN SOLD PRICE	\$1,662,500	\$1,517,500	\$1,447,500	\$1,475,000	\$1,341,500	\$1,238,750	\$1,399,500	\$1,725,000	\$1,916,752	\$1,937,500
	▲ 17%	▼ 9%	▼ 5%	▲ 2%	▼ 9%	▼ 8%	▲ 13%	▲ 23%	▲ 11%	▲ 1%