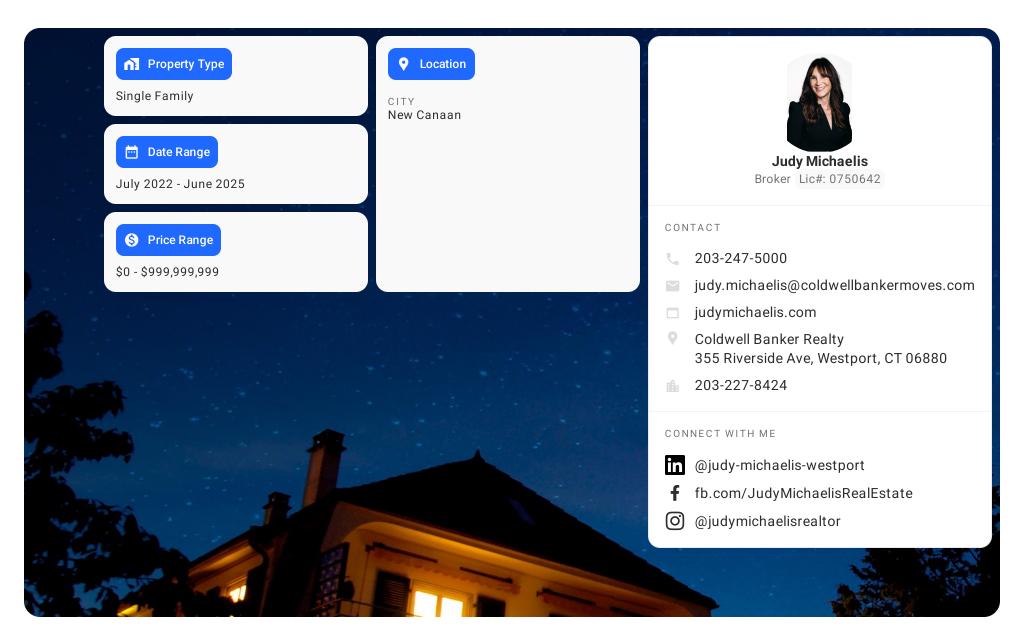


# Market Trends Report June 2025





Judy Michaelis

M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com City: New Canaan Price Range: \$0 -\$999,999,999

Properties: Single Family

#### Overview

The overview below shows real estate activity from January 2025 to June 2025. You will see data comparisons between June and the previous month, the last three months and June 2024.

		Monthly Trends			
Overview	YTD Avg.	June	May	Mar May.	Jun. 2024
New Listings	160	34	38	30	34
Average Sales Price per Square Foot	574	603	598	584	551
Average Days on Market	55	19	81	57	29
Number of Properties for Sale	297	57	55	52	76
Average List Price	\$4,371,368	\$3,759,875	\$4,437,280	\$4,482,737	\$3,876,472
Median List Price	\$3,512,750	\$2,750,000	\$3,750,000	\$3,560,833	\$3,495,000
Average Sales Price	\$2,908,160	\$2,725,674	\$3,189,844	\$2,903,372	\$2,708,401
Median Sales Price	\$2,555,489	\$2,500,000	\$2,997,500	\$2,707,644	\$2,362,500
Sales Price / List Price Ratio	103.86%	107.25%	104.96%	106.17%	104.82%
Number of Properties Sold	91	23	16	14	32
Month's Supply of Inventory	3.58	2.48	3.44	3.76	2.38
Absorption Rate	0.3	0.4	0.29	0.27	0.42





M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com City: New Canaan
Price Range: \$0 \$999,999,999
Properties: Single Family

## Average & Median Sales Price

The median sales price in June 2025 was \$2,500,000, down -16.60% from \$2,997,500 from the previous month and 5.82% higher than \$2,362,500 from June 2024. The June 2025 median sales price was at its highest level compared to June 2024 and 2023. The average sales price in June 2025 was \$2,725,674, down -14.55% from \$3,189,844 from the previous month and equal to June 2024. The June 2025 average sale price was at its highest level compared to June 2024 and 2023.





M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com City: New Canaan Price Range: \$0 -\$999,999,999 Properties: Single Family

#### Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The June 2025 sales price/list price ratio was 107.25%, up from 104.96% from the previous month and up from 104.82% from June 2024.





M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com City: New Canaan Price Range: \$0 -\$999,999,999

Properties: Single Family

#### Number of Properties Sold & Absorption Rate

The number of properties sold in June 2025 was 23, up 43.75% from 16 from the previous month and -28.12% lower than 32 from June 2024. The June 2025 sales were at its lowest level compared to June 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



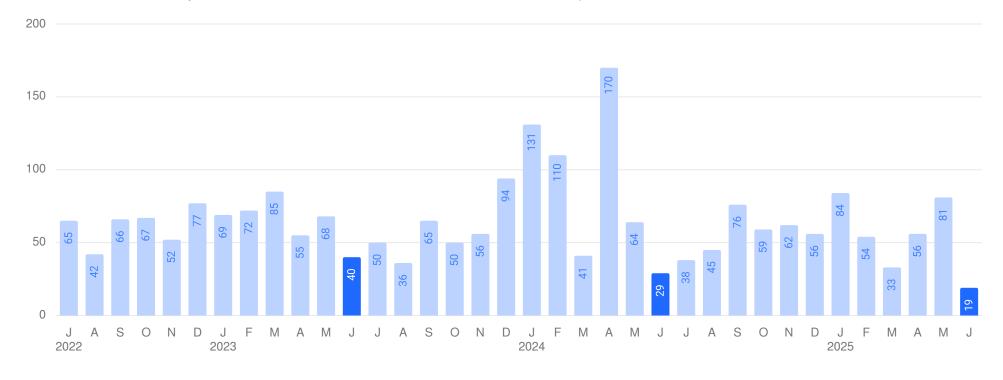


M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com City: New Canaan Price Range: \$0 -\$999,999,999

Properties: Single Family

### Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for June 2025 was 19 days, down -76.54% from 81 days from the previous month and -34.48% lower than 29 days from June 2024. The June 2025 DOM was at its lowest level compared with June 2024 and 2023.

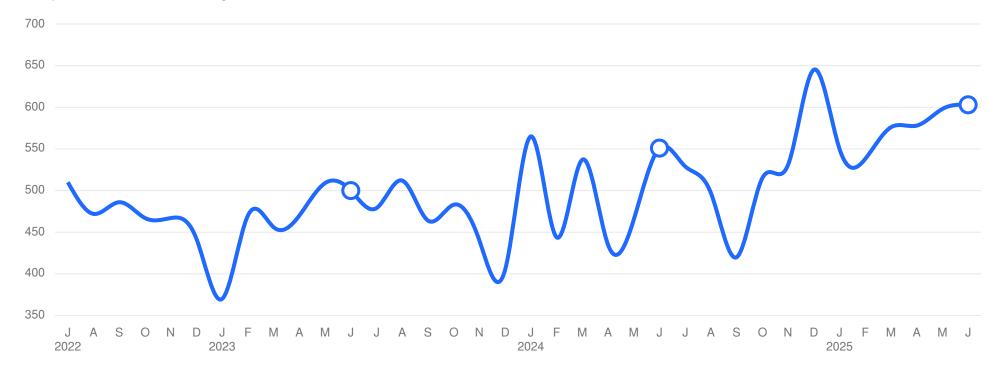




M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com City: New Canaan Price Range: \$0 -\$999,999,999 Properties: Single Family

#### Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in June 2025 was \$603, equal to the previous month and 9.44% higher than \$551 from June 2024.





M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com City: New Canaan Price Range: \$0 -\$999,999,999 Properties: Single Family

#### Inventory & MSI

The number of properties for sale in June 2025 was 57, up 3.64% from 55 from the previous month and -25.00% lower than 76 from June 2024. The June 2025 inventory was at its lowest level compared with June 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2025 MSI of 2.48 months was at a mid level compared with June 2024 and 2023.

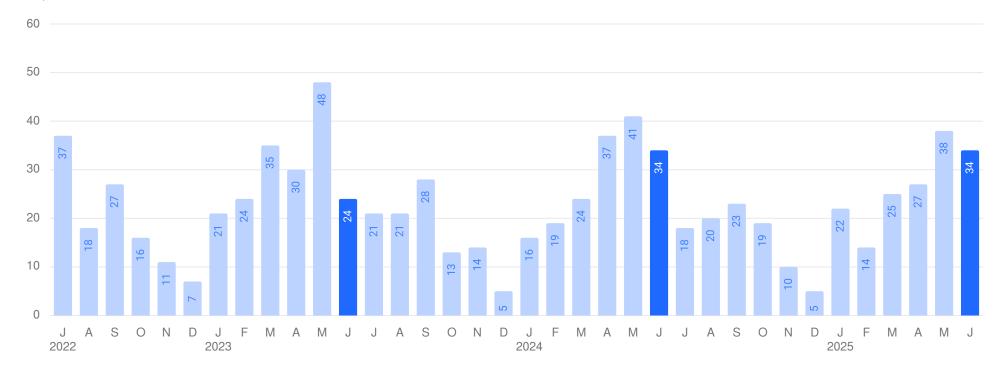




M: 203-247-5000 Lic#: 0750642 judy.michaelis@coldwellbankermoves.com https://www.judymichaelis.com City: New Canaan Price Range: \$0 -\$999,999,999 Properties: Single Family

#### **New Listings**

The number of new listings in June 2025 was 34, down -10.53% from 38 from the previous month and equal to June 2024. The June 2025 listings were at a mid level compared to June 2024 and 2023.



Based on information from SmartMLS for the period 07/01/2022 through 6/30/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Real Estate LLC. The Coldwell Banker. System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.