

# Market Trends Report

## October 2025

 **Property Type**

Single Family

 **Date Range**

November 2022 - October 2025

 **Price Range**

\$0 - \$999,999,999

 **Location**






CITY  
New Canaan



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## Overview

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

Overview	Monthly Trends				
	YTD Avg.	October	September	Jul. - Sep.	Oct. 2024
New Listings	236	15	24	20	19
Average Sales Price per Square Foot	584	623	584	594	515
Average Days on Market	52	67	33	40	59
Number of Properties for Sale	497	41	56	52	69
Average List Price	\$4,240,922	\$3,823,315	\$4,105,355	\$4,182,938	\$3,977,725
Median List Price	\$3,284,000	\$2,850,000	\$3,147,000	\$3,047,000	\$3,495,000
Average Sales Price	\$2,995,665	\$3,175,500	\$3,037,900	\$3,102,755	\$2,425,524
Median Sales Price	\$2,555,893	\$2,522,500	\$2,587,500	\$2,551,167	\$2,149,000
Sales Price / List Price Ratio	103.48%	99.07%	104.74%	104.38%	104.67%
Number of Properties Sold	182	20	12	23	21
Month's Supply of Inventory	3.18	2.05	4.67	2.76	3.29
Absorption Rate	0.37	0.49	0.21	0.46	0.3



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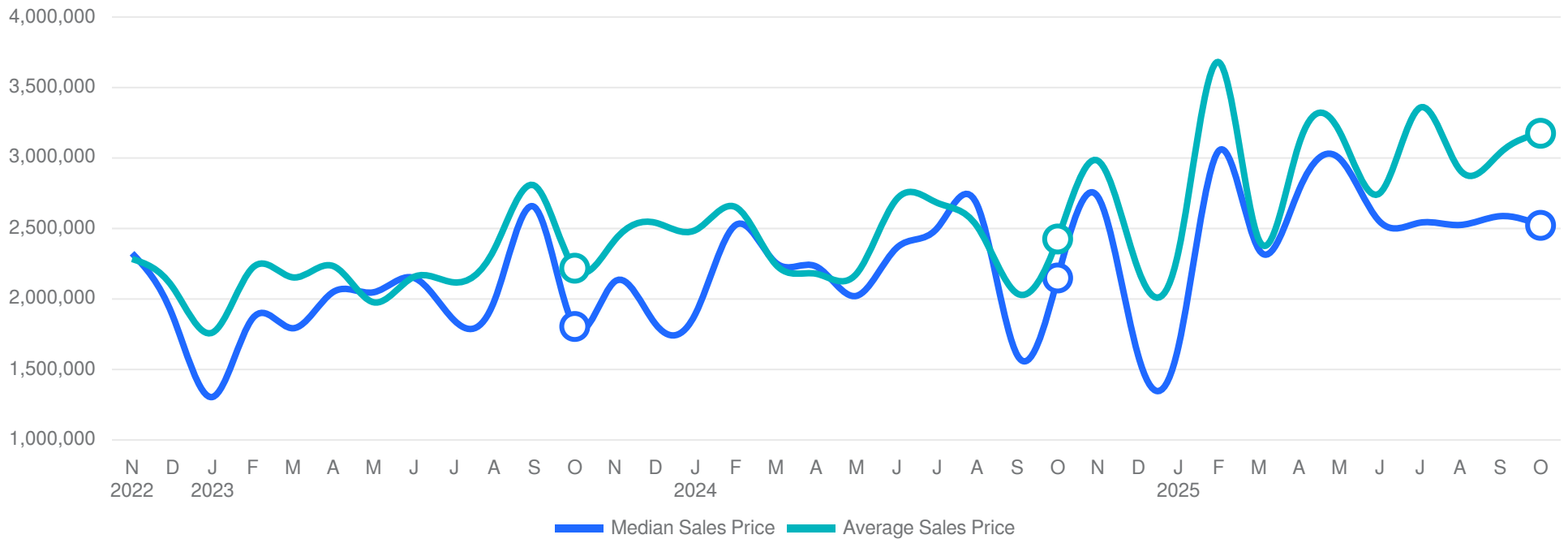
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## Average & Median Sales Price

The median sales price in October 2025 was \$2,522,500, down -2.51% from \$2,587,500 from the previous month and 17.38% higher than \$2,149,000 from October 2024. The October 2025 median sales price was at its highest level compared to October 2024 and 2023. The average sales price in October 2025 was \$3,175,500, up 4.53% from \$3,037,900 from the previous month and 30.92% higher than \$2,425,524 from October 2024. The October 2025 average sale price was at its highest level compared to October 2024 and 2023.



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## 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 October 2025 sales price/list price ratio was 99.07%, down from 104.74% from the previous month and down from 104.67% from October 2024.



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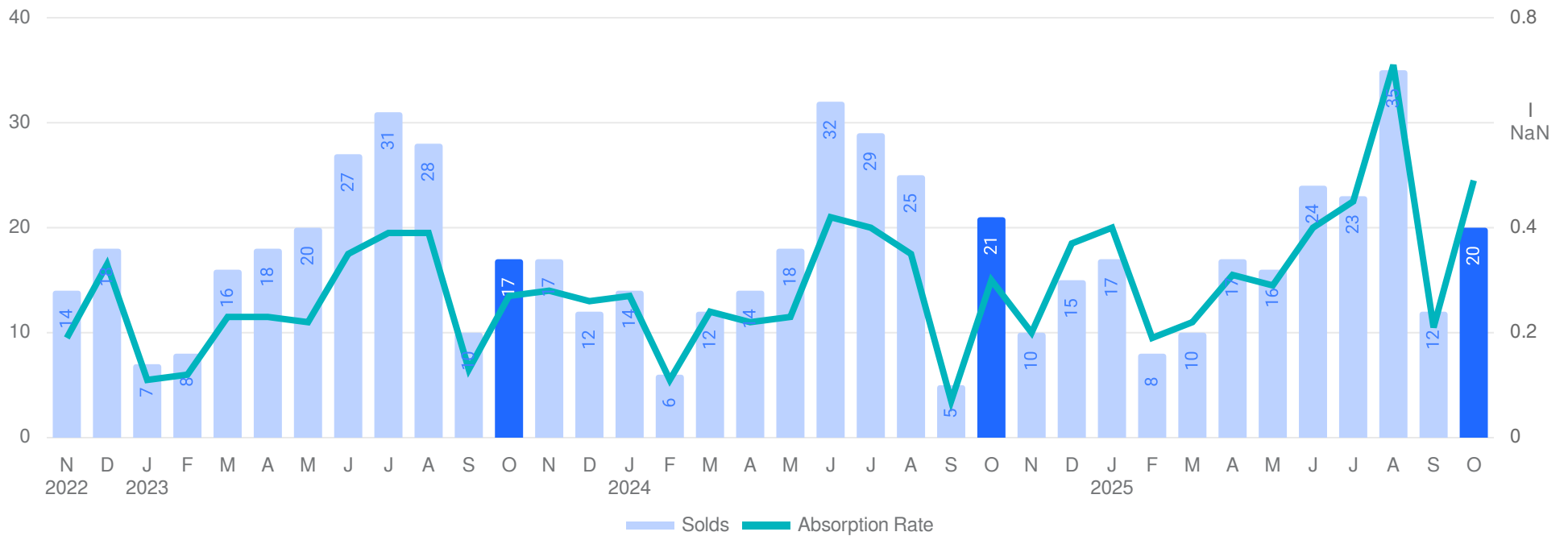
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## Number of Properties Sold & Absorption Rate

The number of properties sold in October 2025 was 20, up 66.67% from 12 from the previous month and -4.76% lower than 21 from October 2024. The October 2025 sales were at a mid level compared to October 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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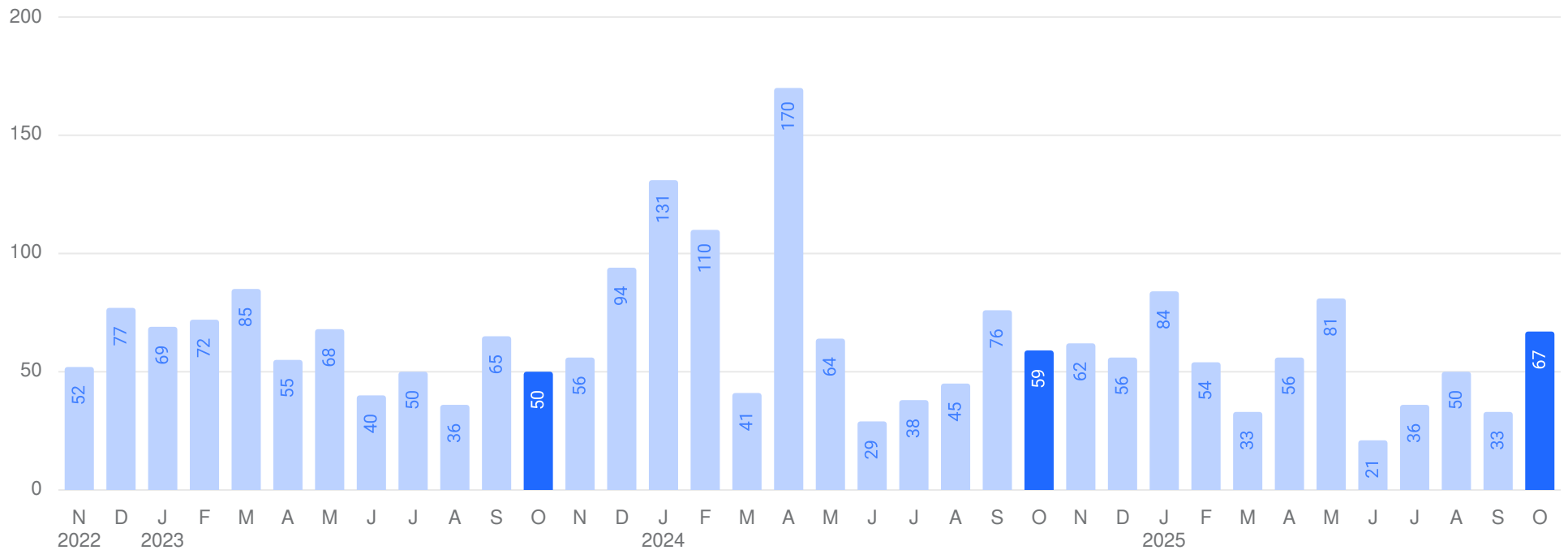
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## Average Days on Market

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 October 2025 was 67 days, up 103.03% from 33 days from the previous month and 13.56% higher than 59 days from October 2024. The October 2025 DOM was at its highest level compared with October 2024 and 2023.



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## 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 October 2025 was \$623, up 6.68% from \$584 from the previous month and 20.97% higher than \$515 from October 2024.



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## Inventory & MSI

The number of properties for sale in October 2025 was 41, down -26.79% from 56 from the previous month and -40.58% lower than 69 from October 2024. The October 2025 inventory was at its lowest level compared with October 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2025 MSI of 2.05 months was at its lowest level compared with October 2024 and 2023.



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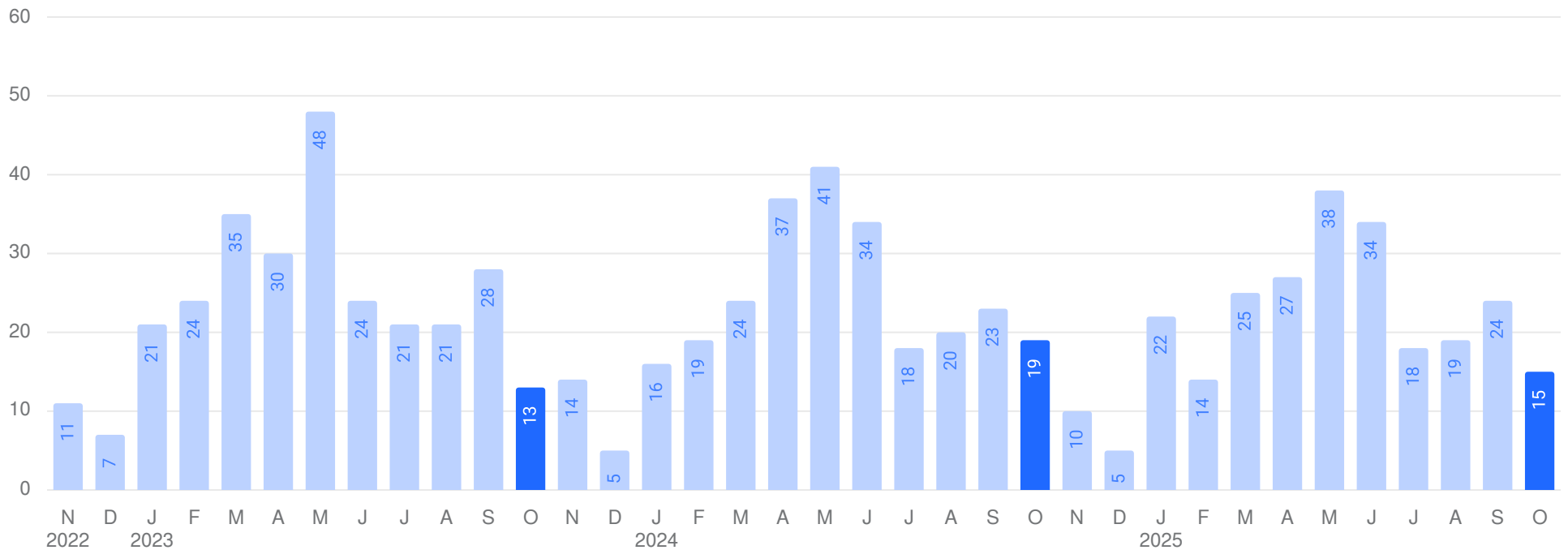
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## New Listings

The number of new listings in October 2025 was 15, down -37.50% from 24 from the previous month and -21.05% lower than 19 from October 2024. The October 2025 listings were at a mid level compared to October 2024 and 2023.



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