

Market Trends Report

December 2025

 Property Type

Single Family

 Date Range

January 2023 - December 2025

 Price Range

\$0 - \$999,999,999

 Location

CITY
New Canaan



Judy Michaelis

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Overview

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

Overview	YTD Avg.	Monthly Trends			
		December	November	Sep. - Nov.	Dec. 2024
New Listings	249	1	11	17	5
Average Sales Price per Square Foot	586	593	608	603	645
Average Days on Market	52	38	70	57	56
Number of Properties for Sale	560	27	33	44	41
Average List Price	\$4,245,847	\$4,427,848	\$4,182,755	\$4,013,923	\$4,297,561
Median List Price	\$3,256,667	\$3,195,000	\$2,995,000	\$3,014,000	\$3,725,000
Average Sales Price	\$3,046,954	\$3,325,600	\$3,203,833	\$3,164,863	\$2,211,167
Median Sales Price	\$2,615,536	\$3,100,000	\$2,700,000	\$2,612,500	\$1,600,000
Sales Price / List Price Ratio	103.25%	105.48%	98.82%	100.83%	106%
Number of Properties Sold	214	20	11	15	15
Month's Supply of Inventory	3.02	1.35	3	3.26	2.73
Absorption Rate	0.39	0.74	0.33	0.34	0.37



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Average & Median Sales Price

The median sales price in December 2025 was \$3,100,000, up 14.81% from \$2,700,000 from the previous month and 93.75% higher than \$1,600,000 from December 2024. The December 2025 median sales price was at its highest level compared to December 2024 and 2023. The average sales price in December 2025 was \$3,325,600, up 3.80% from \$3,203,833 from the previous month and 50.40% higher than \$2,211,167 from December 2024. The December 2025 average sale price was at its highest level compared to December 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 December 2025 sales price/list price ratio was 105.48%, up from 98.82% from the previous month and equal to December 2024.



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Number of Properties Sold & Absorption Rate

The number of properties sold in December 2025 was 20, up 81.82% from 11 from the previous month and 33.33% higher than 15 from December 2024. The December 2025 sales were at its highest level compared to December 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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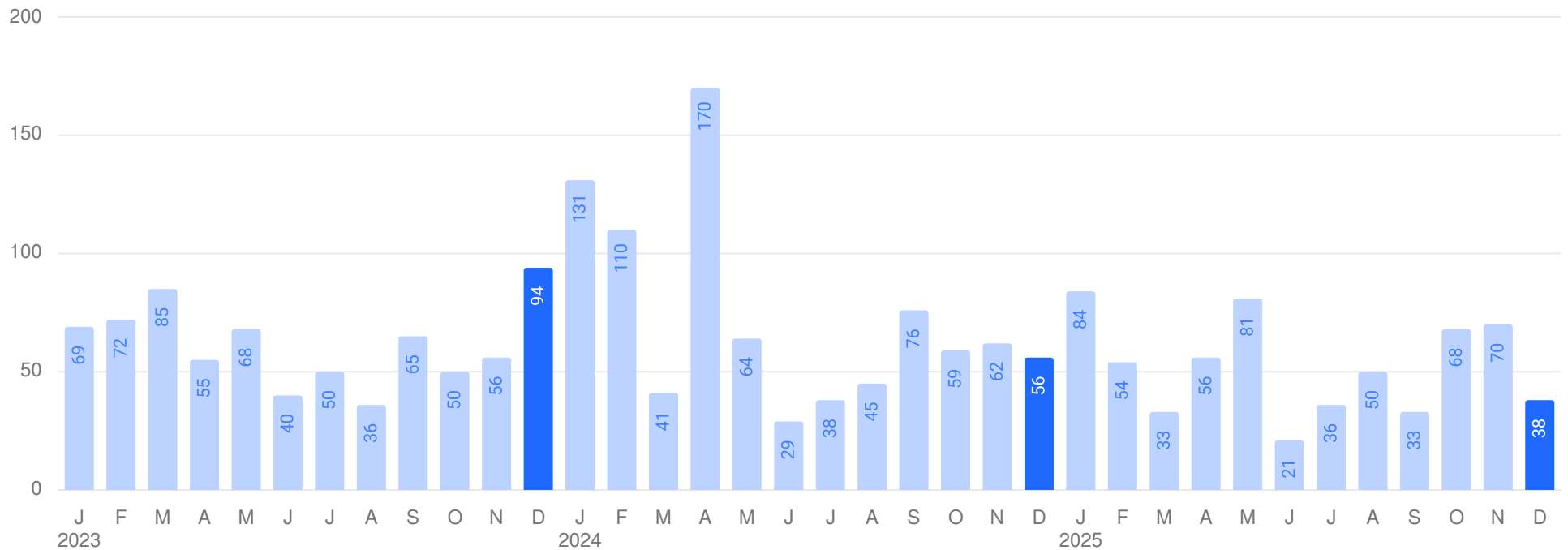
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Average Days on Market

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 December 2025 was 38 days, down -45.71% from 70 days from the previous month and -32.14% lower than 56 days from December 2024. The December 2025 DOM was at its lowest level compared with December 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 December 2025 was \$593, down -2.47% from \$608 from the previous month and -8.06% lower than \$645 from December 2024.



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Inventory & MSI

The number of properties for sale in December 2025 was 27, down -18.18% from 33 from the previous month and -34.15% lower than 41 from December 2024. The December 2025 inventory was at its lowest level compared with December 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2025 MSI of 1.35 months was at its lowest level compared with December 2024 and 2023.



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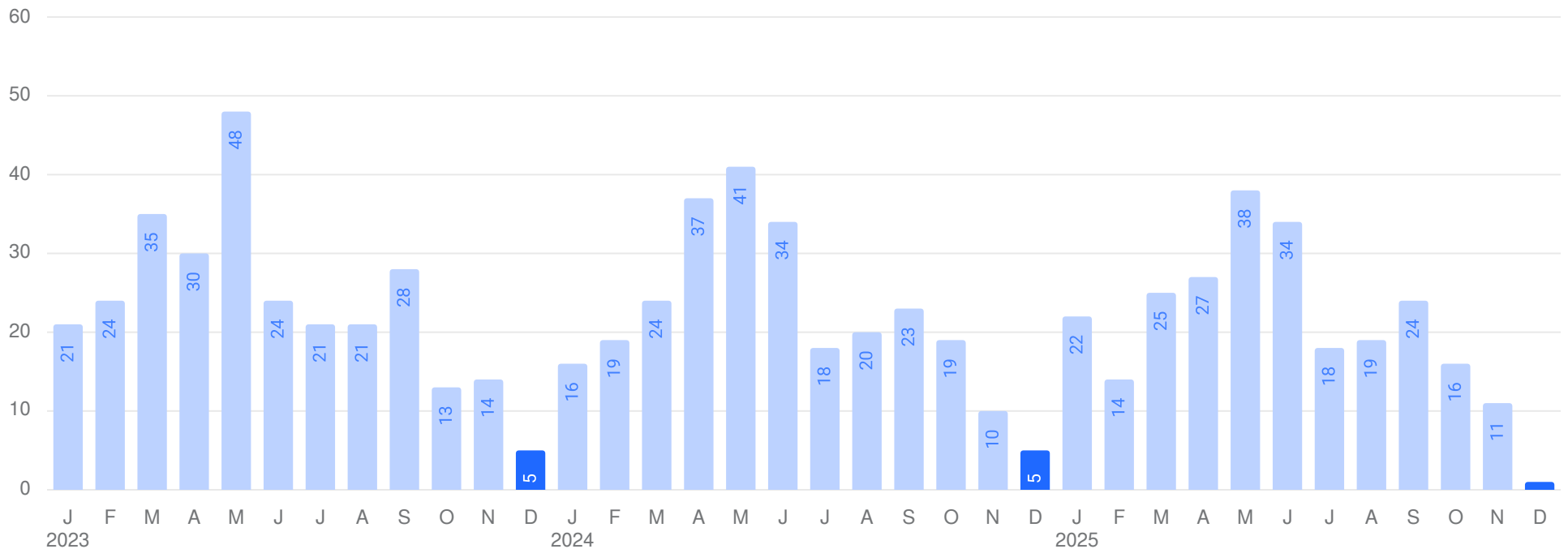
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New Listings

The number of new listings in December 2025 was 1, down -90.91% from 11 from the previous month and -80.0% lower than 5 from December 2024. The December 2025 listings were at its lowest level compared to December 2024 and 2023.



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