

Market Trends Report

March 2026

 Property Type

Single Family

 Date Range

April 2023 - March 2026

 Price Range

\$0 - \$999,999,999

 Location






CITY
New Canaan






Judy Michaelis

Broker Lic#: 0750642

CONTACT

-  203-247-5000
-  judy.michaelis@coldwellbankermoves.com
-  judymichaelis.com
-  Coldwell Banker Realty
355 Riverside Ave, Westport, CT 06880
-  203-227-8424

CONNECT WITH ME

-  @judy-michaelis-westport
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Overview

The overview below shows real estate activity from January 2026 to March 2026. You will see data comparisons between March and the previous month, the last three months and March 2025.

Overview	Monthly Trends				
	YTD Avg.	March	February	Dec. - Feb.	Mar. 2025
New Listings	49	15	16	12	25
Average Sales Price per Square Foot	614	599	690	612	576
Average Days on Market	108	70	162	97	33
Number of Properties for Sale	100	23	39	36	47
Average List Price	\$4,296,271	\$4,735,957	\$3,952,305	\$4,164,101	\$4,685,828
Median List Price	\$3,398,000	\$4,099,000	\$2,950,000	\$3,096,667	\$3,750,000
Average Sales Price	\$3,634,248	\$3,270,855	\$4,650,000	\$3,652,496	\$2,419,332
Median Sales Price	\$3,385,612	\$2,656,836	\$4,300,000	\$3,533,333	\$2,350,432
Sales Price / List Price Ratio	100.96%	102.25%	99.48%	102.04%	106.44%
Number of Properties Sold	29	16	4	11	10
Month's Supply of Inventory	5.14	1.44	9.75	5.17	4.7
Absorption Rate	0.35	0.7	0.1	0.33	0.21



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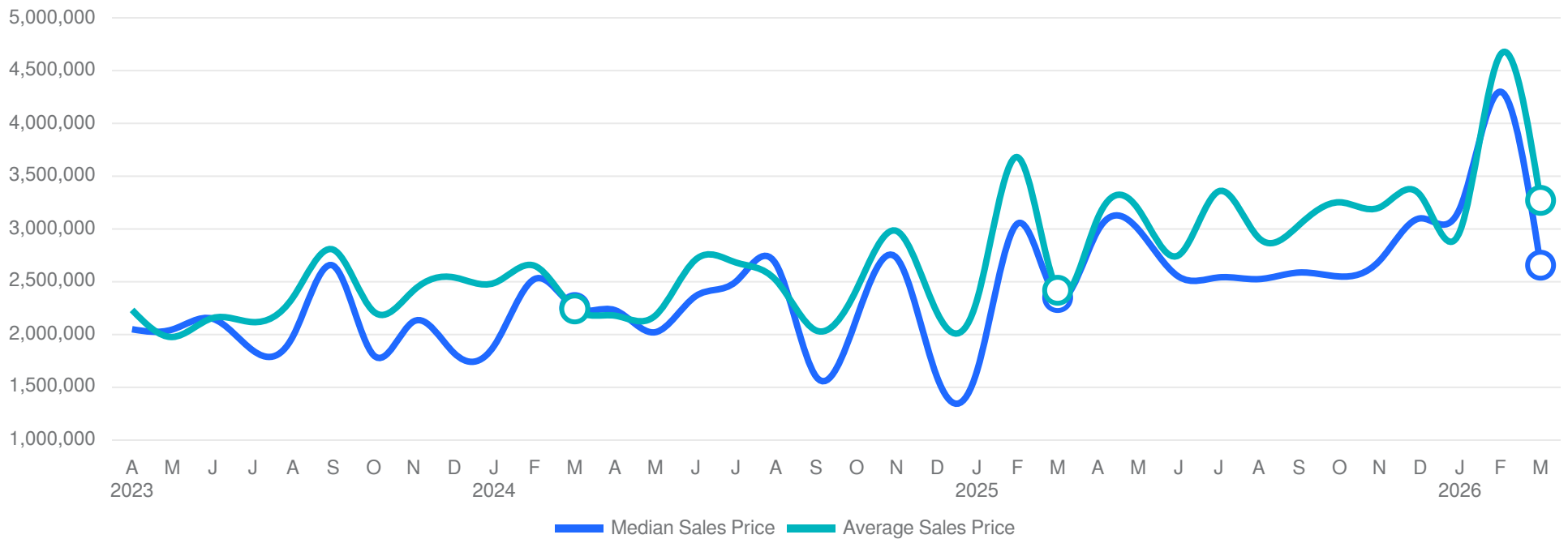
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Average & Median Sales Price

The median sales price in March 2026 was \$2,656,836, down -38.21% from \$4,300,000 from the previous month and 13.04% higher than \$2,350,432 from March 2025. The March 2026 median sales price was at its highest level compared to March 2025 and 2024. The average sales price in March 2026 was \$3,270,855, down -29.66% from \$4,650,000 from the previous month and 35.20% higher than \$2,419,332 from March 2025. The March 2026 average sale price was at its highest level compared to March 2025 and 2024.



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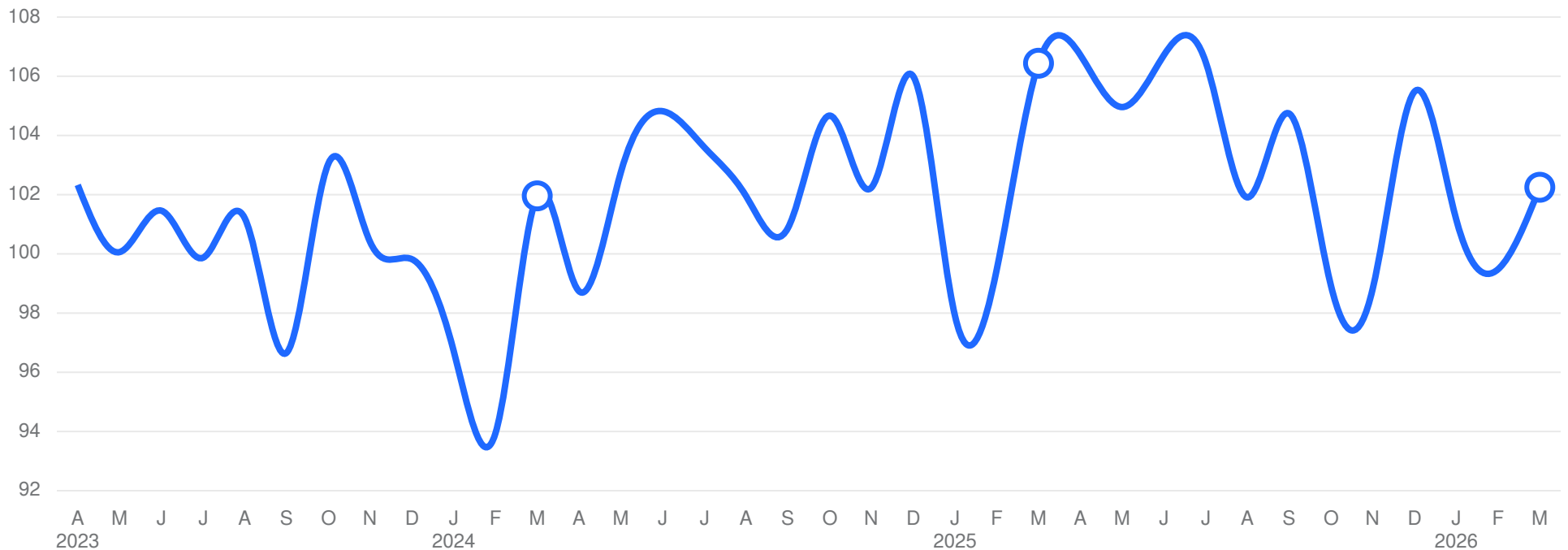
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Sales Price / List Price Ratio

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 March 2026 sales price/list price ratio was 102.25%, up from 99.48% from the previous month and down from 106.44% from March 2025.



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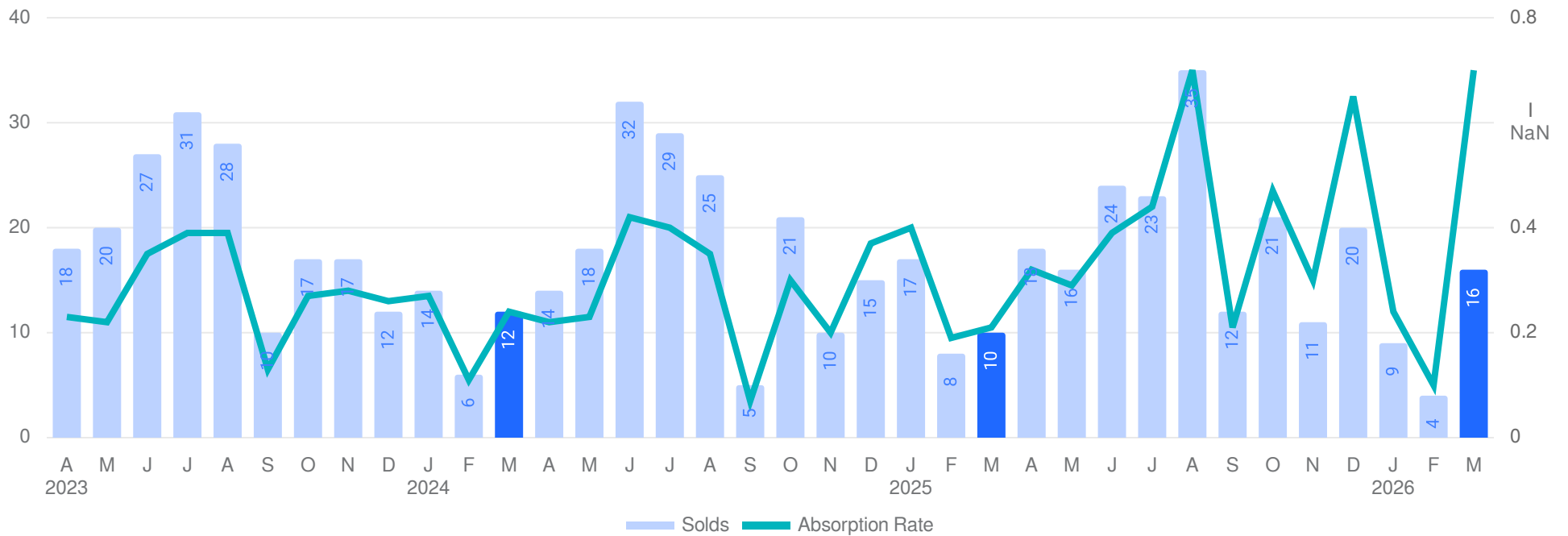
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Number of Properties Sold & Absorption Rate

The number of properties sold in March 2026 was 16, up 300% from 4 from the previous month and 60.0% higher than 10 from March 2025. The March 2026 sales were at its highest level compared to March 2025 and 2024. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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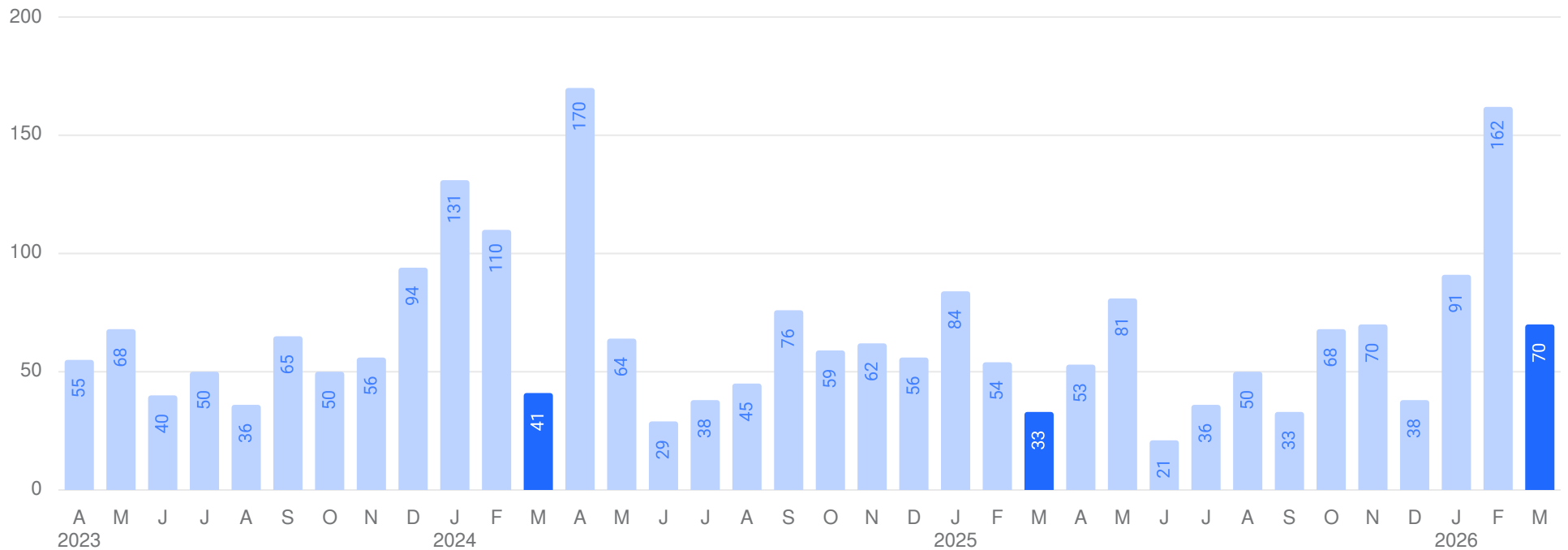
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Average Days on Market

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 March 2026 was 70 days, down -56.79% from 162 days from the previous month and 112.12% higher than 33 days from March 2025. The March 2026 DOM was at its highest level compared with March 2025 and 2024.



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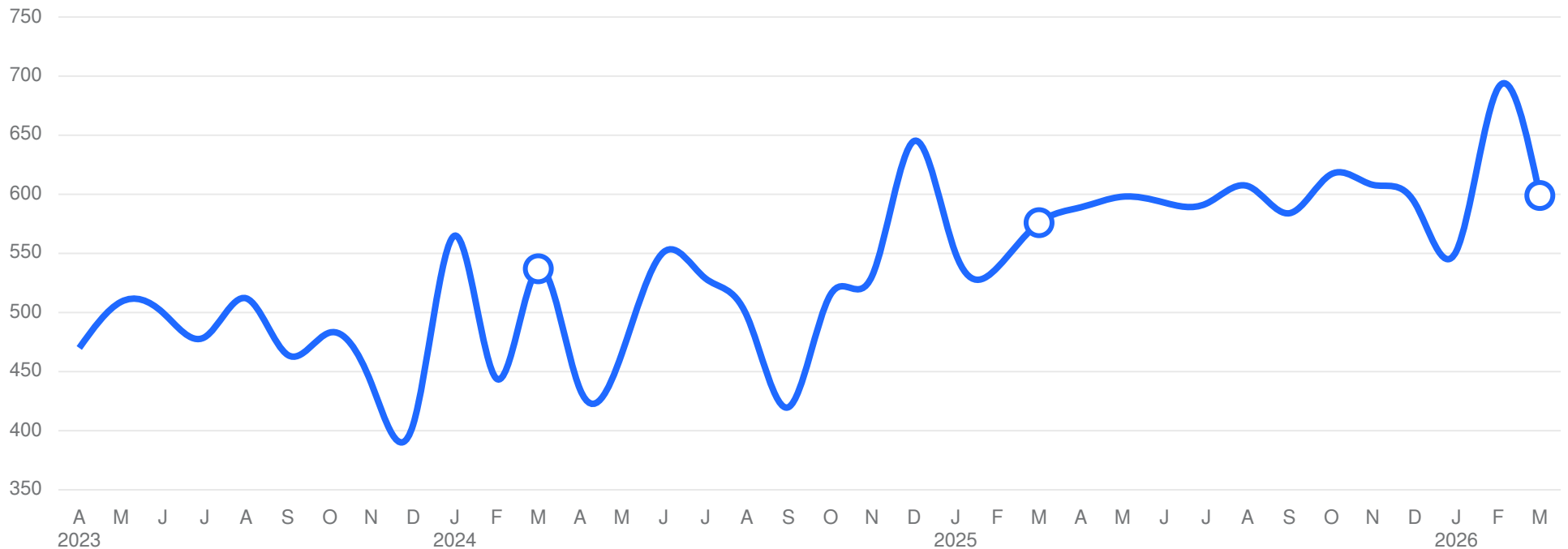
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Average Sales Price per Square Foot

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 March 2026 was \$599, down -13.19% from \$690 from the previous month and 3.99% higher than \$576 from March 2025.



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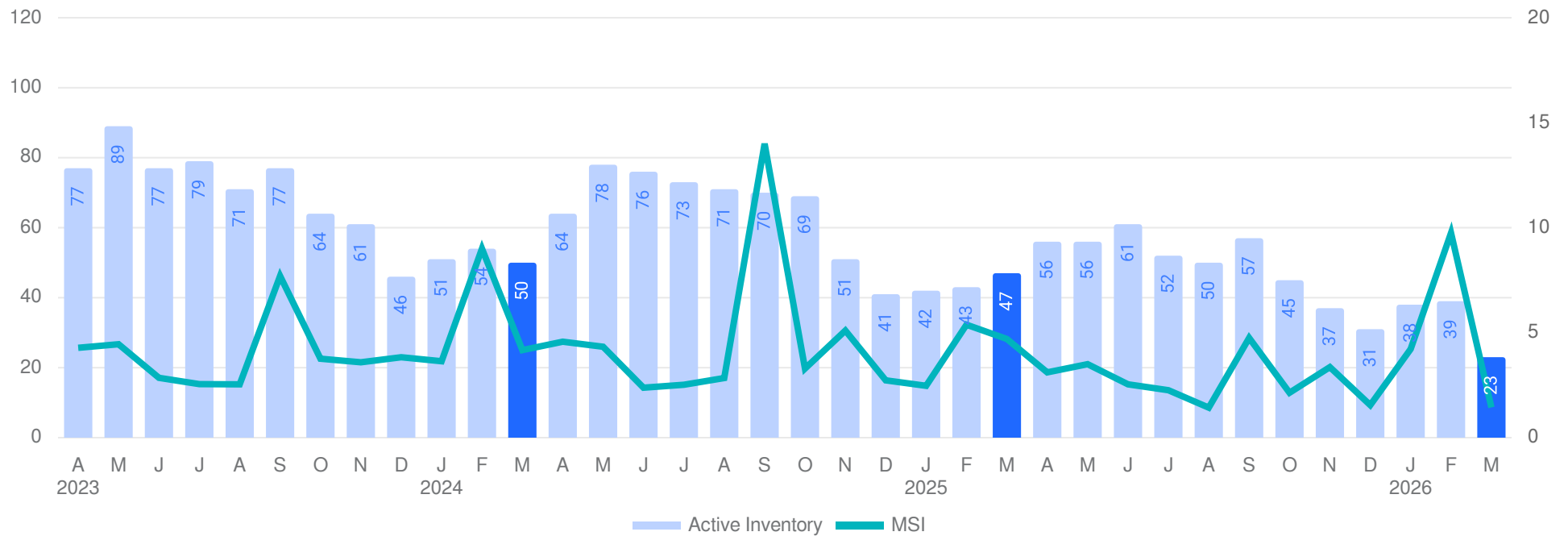
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Inventory & MSI

The number of properties for sale in March 2026 was 23, down -41.03% from 39 from the previous month and -51.06% lower than 47 from March 2025. The March 2026 inventory was at its lowest level compared with March 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2026 MSI of 1.44 months was at its lowest level compared with March 2025 and 2024.



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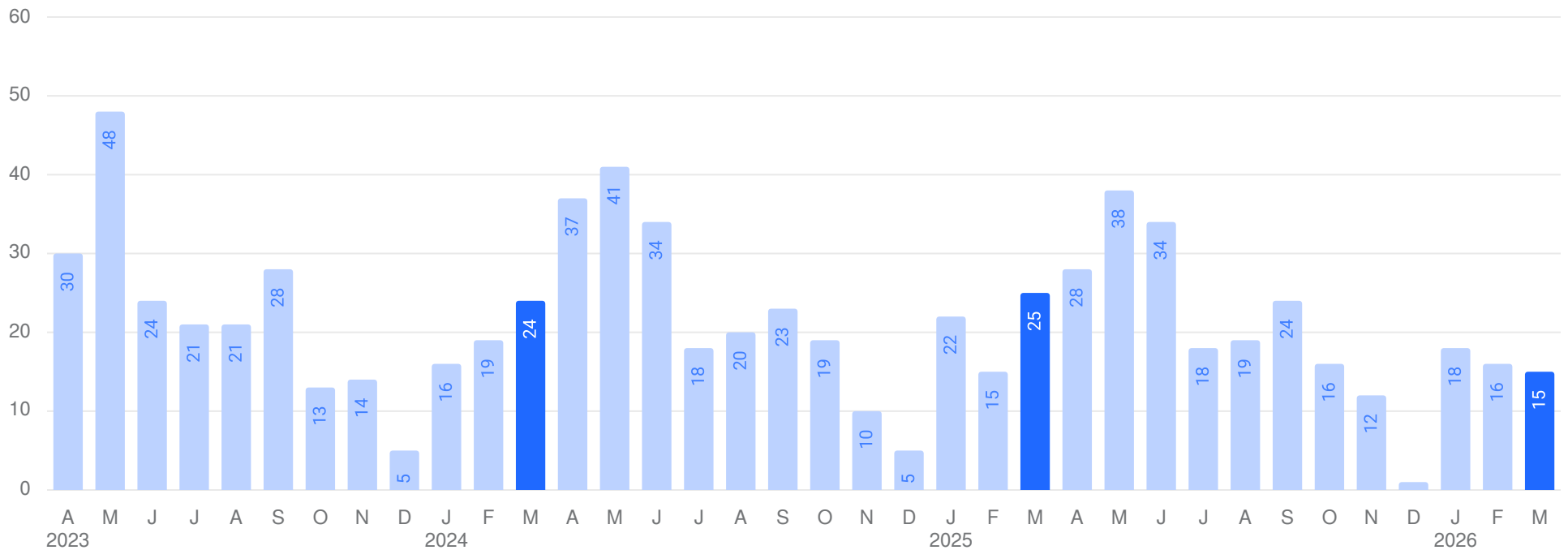
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New Listings

The number of new listings in March 2026 was 15, down -6.25% from 16 from the previous month and -40.0% lower than 25 from March 2025. The March 2026 listings were at its lowest level compared to March 2025 and 2024.



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