

New Canaan 06840

ZIP code · CT · Connecticut > Western Connecticut > New Canaan

SELLER'S MARKET

\$2.5M

MEDIAN SALE PRICE

+11.1%

1-YR CHANGE

265

SALES (12 MO)

\$2.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



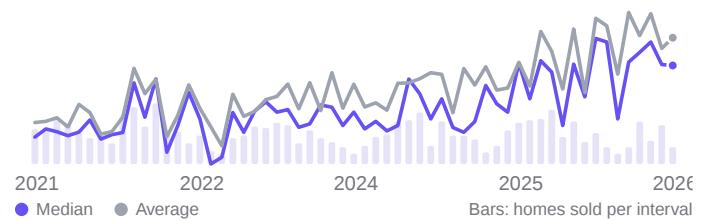
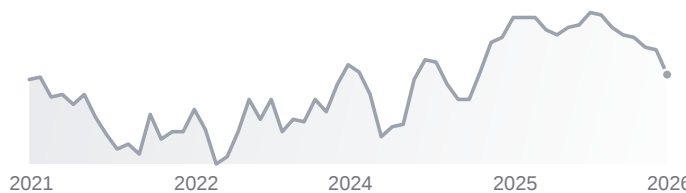
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$2.4M · Average \$2.8M

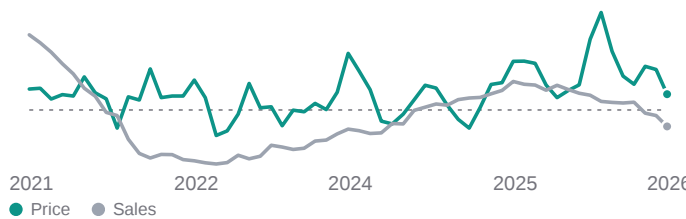


Growth (year over year)

Price +11.1% · Sales -11.7%

Price per square foot

\$745/ft²

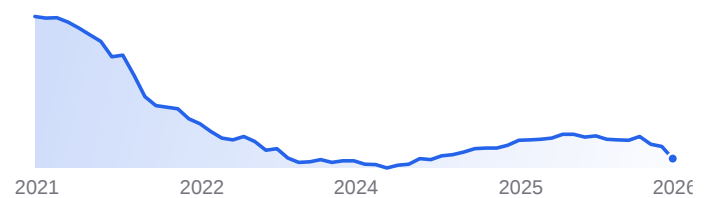
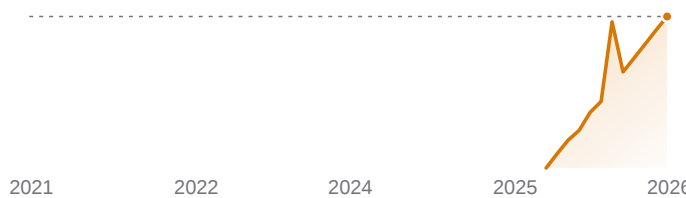


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

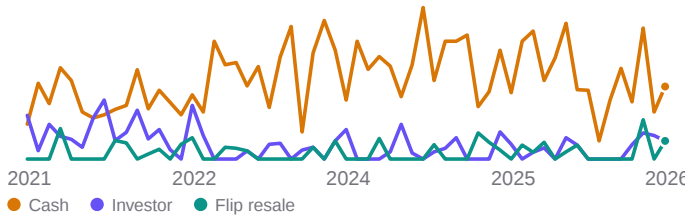
3.9%



BUYERS & OUTCOMES

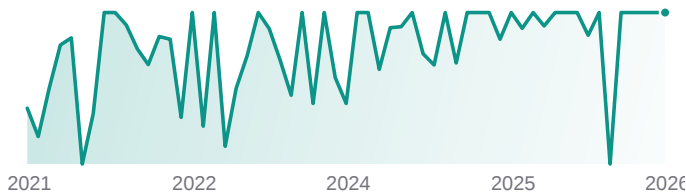
Buyer mix

Cash 31% · Investor 7.7% · Flip resale 7.7%



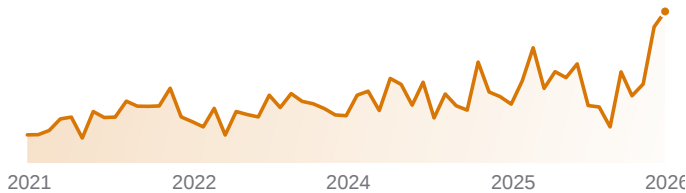
Sellers who sold at a gain

100%

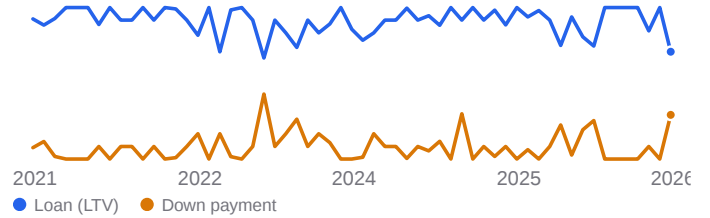


Median annualized return at resale

+9.6%

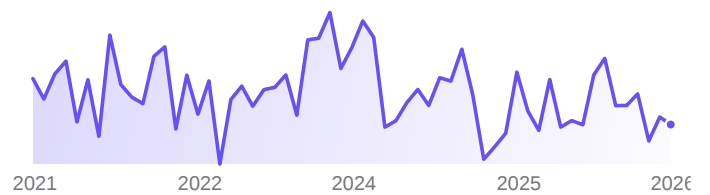


Financing (share of purchase price) Loan (LTV) 63% · Down payment 38%



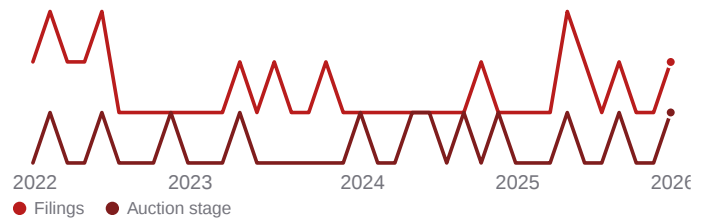
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,751
Median value (AVM)	\$2.2M
Median size	3,220 ft²
Median bedrooms	4
Median year built	1966
Single family	79%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.0%
Owner occupied	79%
Company owned	11%
Median loan-to-value	42%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	23,002
Density	1,022 / mi²
Median household income	\$237K
Average household income	\$378K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	94
Homes occupied	92%
Bachelor's or higher	43%
Poverty rate	3.0%
Unemployment	0.8%
Average temp	51°F
Annual precip	52 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.