

Monroe

Fairfield County

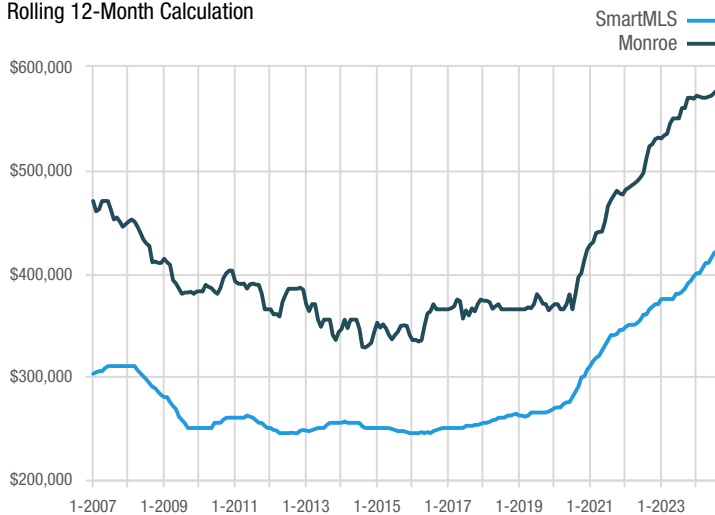
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	18	17	- 5.6%	130	146	+ 12.3%
Pending Sales	12	18	+ 50.0%	99	124	+ 25.3%
Closed Sales	20	18	- 10.0%	96	111	+ 15.6%
Days on Market Until Sale	25	19	- 24.0%	37	33	- 10.8%
Median Sales Price*	\$590,000	\$650,000	+ 10.2%	\$585,000	\$605,000	+ 3.4%
Average Sales Price*	\$645,360	\$659,722	+ 2.2%	\$615,277	\$637,316	+ 3.6%
Percent of List Price Received*	104.1%	103.2%	- 0.9%	103.2%	102.4%	- 0.8%
Inventory of Homes for Sale	40	40	0.0%	—	—	—
Months Supply of Inventory	3.2	2.7	- 15.6%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	4	8	+ 100.0%	38	38	0.0%
Pending Sales	4	4	0.0%	48	34	- 29.2%
Closed Sales	5	5	0.0%	42	33	- 21.4%
Days on Market Until Sale	45	23	- 48.9%	59	76	+ 28.8%
Median Sales Price*	\$559,900	\$425,000	- 24.1%	\$340,000	\$400,000	+ 17.6%
Average Sales Price*	\$533,286	\$447,400	- 16.1%	\$361,626	\$409,073	+ 13.1%
Percent of List Price Received*	103.4%	98.8%	- 4.4%	100.8%	102.2%	+ 1.4%
Inventory of Homes for Sale	7	9	+ 28.6%	—	—	—
Months Supply of Inventory	1.2	2.3	+ 91.7%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

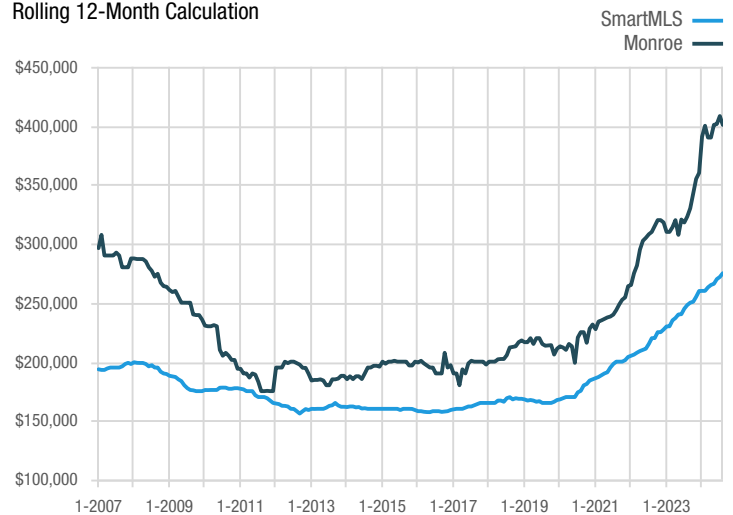
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.