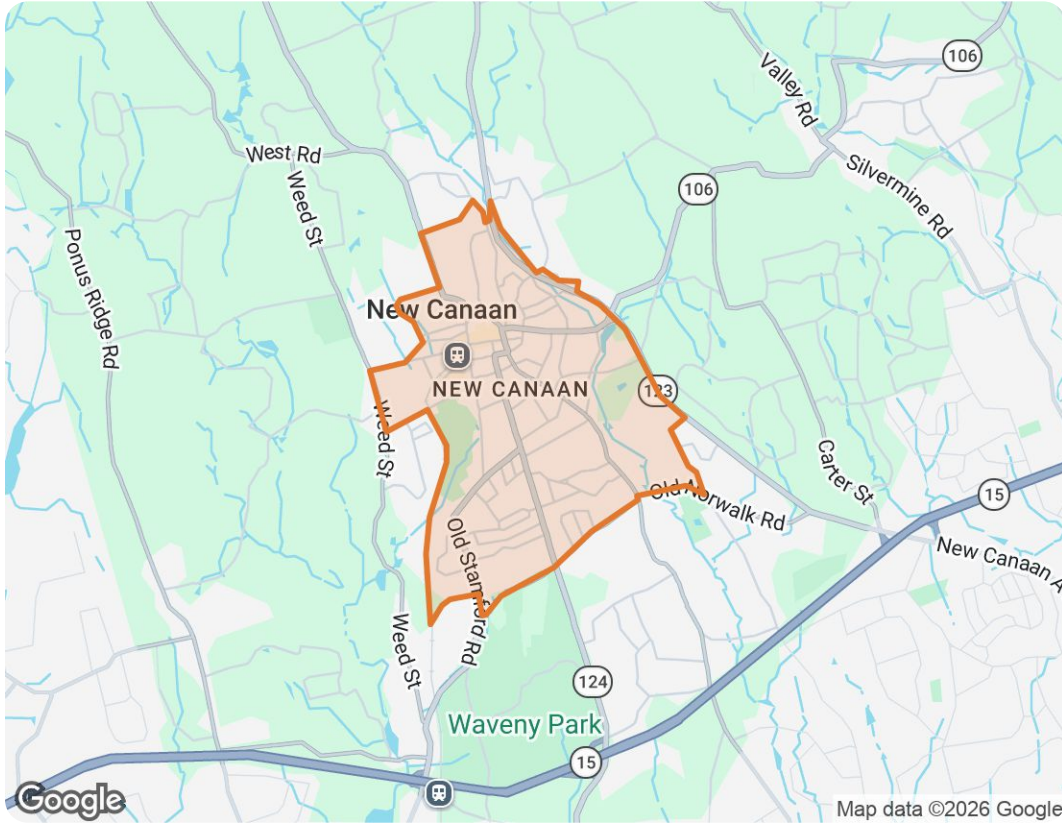


# New Canaan, Connecticut



## John Engel

Broker

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## DOUGLAS ELLIMAN OF CONNECTICUT

199 Elm St

New Canaan, CT 06840



# New Canaan, Connecticut

## Housing

### Housing Facts & Stats

	New Canaan	Western...	Connecticut	USA
Median Estimated Home Value	\$2.08M	\$723K	\$447K	\$368K
Est. Home Value 12-Mo. Change	+11.1%	+0.2%	+4.4%	-0.6%
Median List Price	\$2.82M	\$845K	\$515K	-
List Price 1-Month Change	-2.5%	+5.6%	+7.3%	-
List Price 12-Month Change	-2.5%	-2.9%	+7.3%	-
Median Home Age	55	57	59	44
Own	64%	66%	66%	65%
Rent	36%	34%	34%	35%
\$ Total Value <small>(of all buildings for which permits were issued)</small>	-	\$493.95M	\$1.5B	\$384.62B
% Change in permits <small>(for all buildings)</small>	-	+8%	+2%	+6%
% Change in \$ value <small>(for all buildings)</small>	-	-10%	+2%	+5%

Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.



# New Canaan, Connecticut

## Market Trends for New Canaan, Connecticut

Single Family + Condo/Townhouse/Apt.

### March 2026

#### Market Type

**Seller's  
Market**

Balanced  
Market

Buyer's  
Market

#### Key Details

<p>Months of Inventory</p> <h1>1</h1> <p>↓ 40.83% MoM</p>	<p>Sold to List Price %</p> <h1>102%</h1> <p>↓ 4.95% MoM</p>	<p>Median Days in RPR</p> <h1>39</h1> <p>↑ 116.67% MoM</p>	<p>Median Sold Price</p> <h1>\$2,656,835</h1> <p>↑ 56.28% MoM</p>
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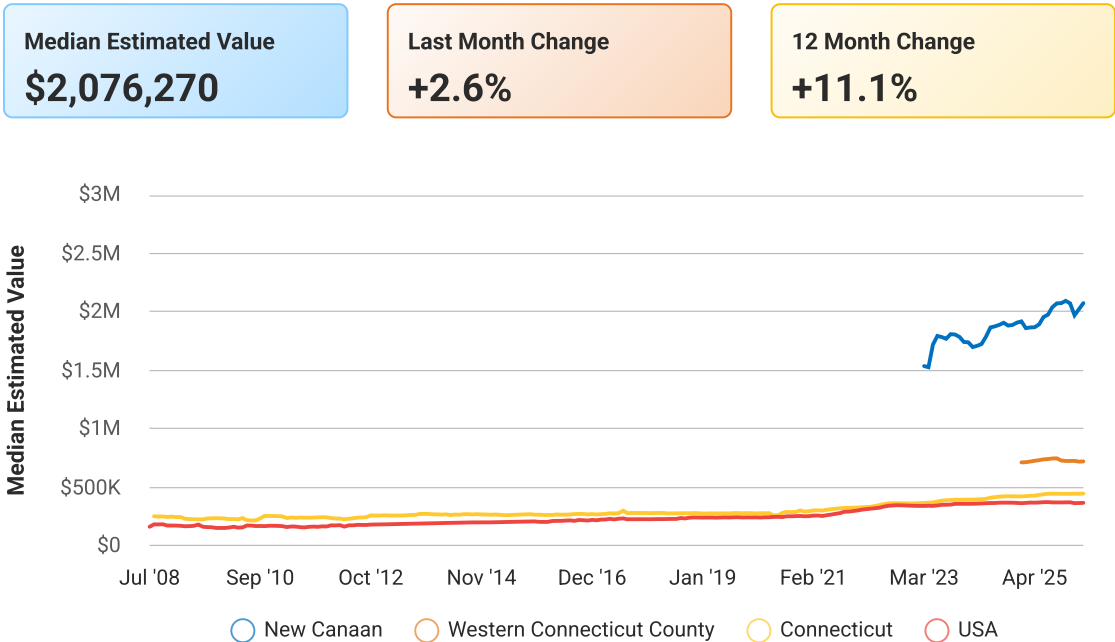
## March 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



# New Canaan, Connecticut

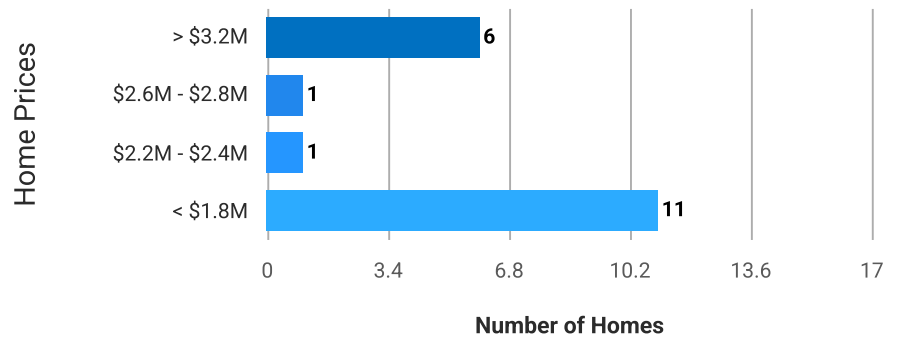
## Sold Home Stats

### Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

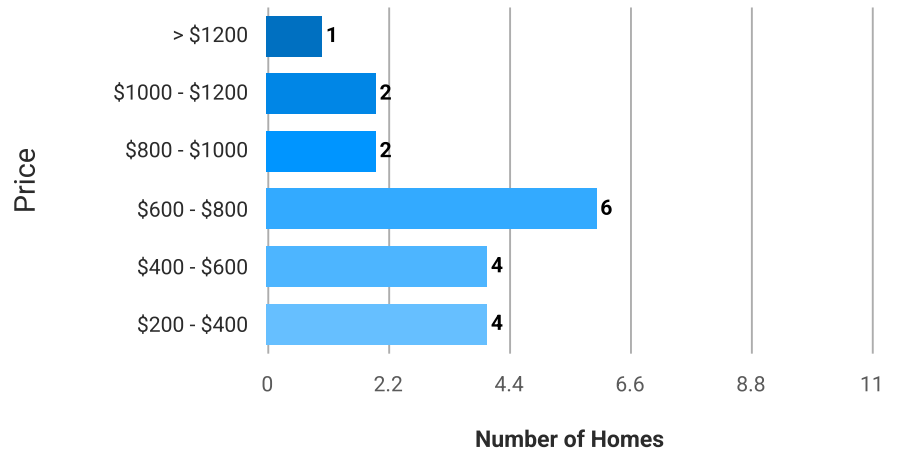


### Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

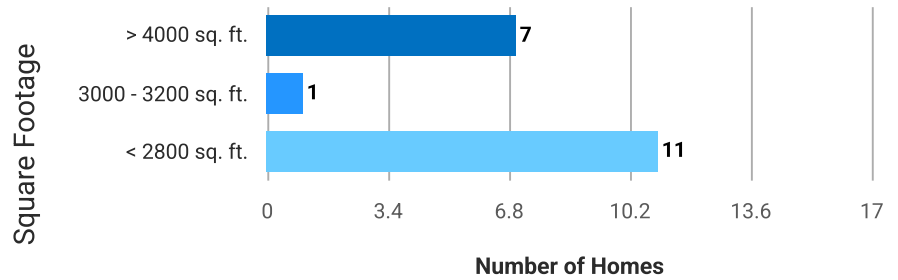


### Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

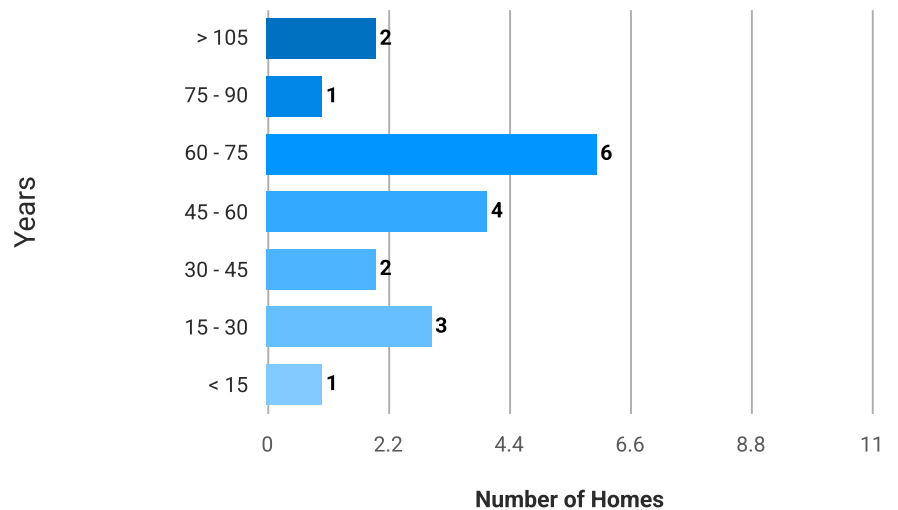


### Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily



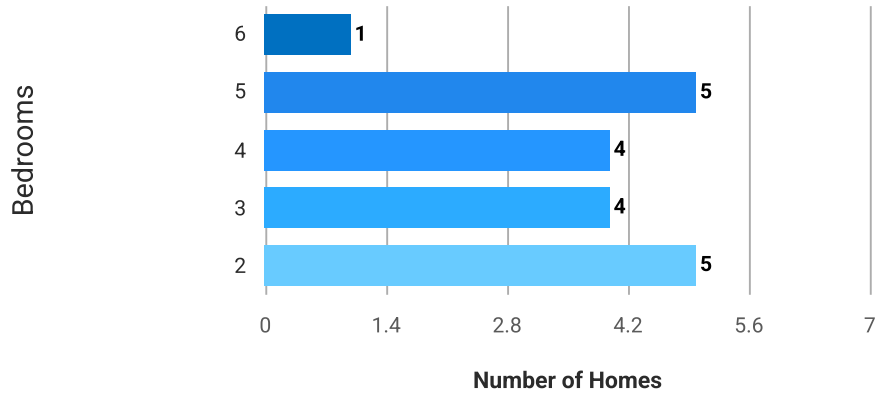
# New Canaan, Connecticut

## Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



# People

## People Facts & Stats

	New Canaan	Western...	Connecticut	USA
Population	7K	621K	3.6M	332.39M
Population Density per Sq Mi	4.54K	1.17K	743	94
Pop Change since 2020	+0%	+0.7%	+0.1%	+2.5%
Median Age	45	42	41	39
Male / Female Ratio	46%	49%	49%	50%

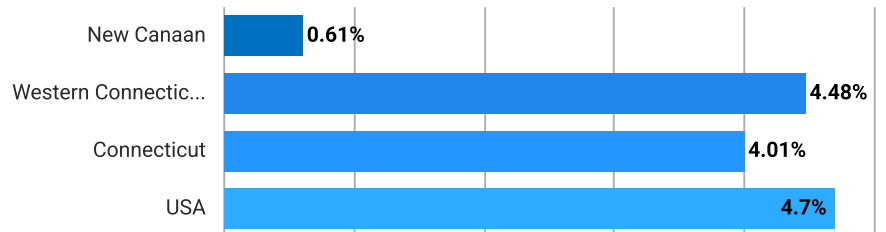
## Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

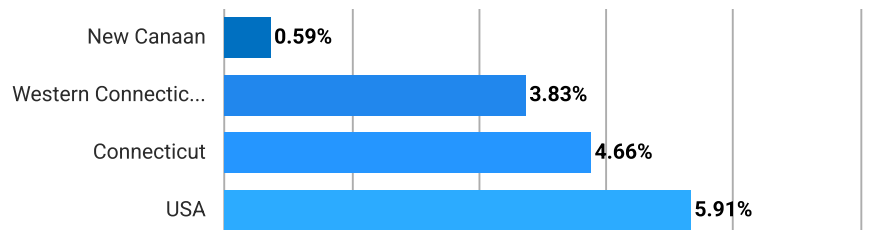
### Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



### Some High School

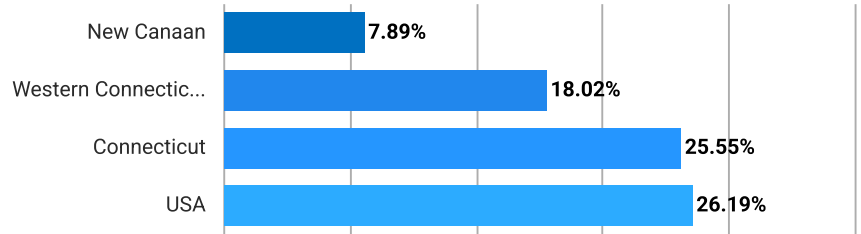
This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



# New Canaan, Connecticut

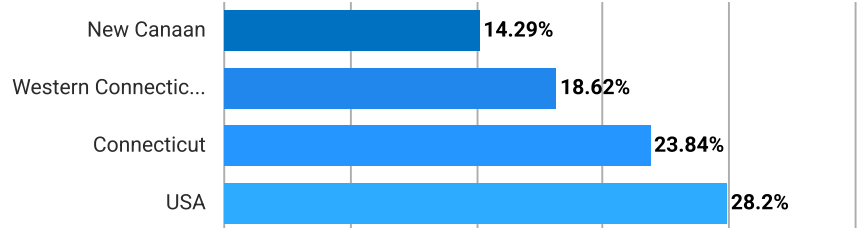
## High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



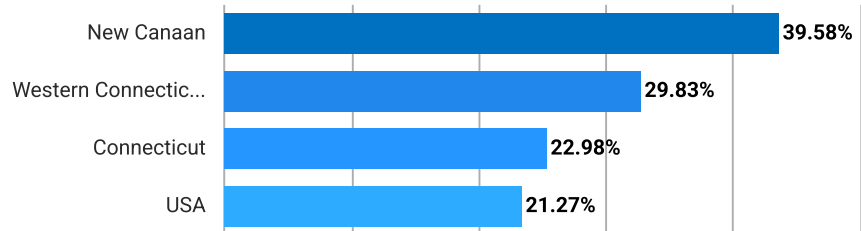
## Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



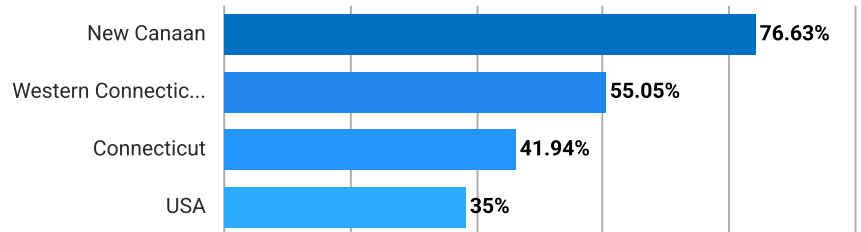
## Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



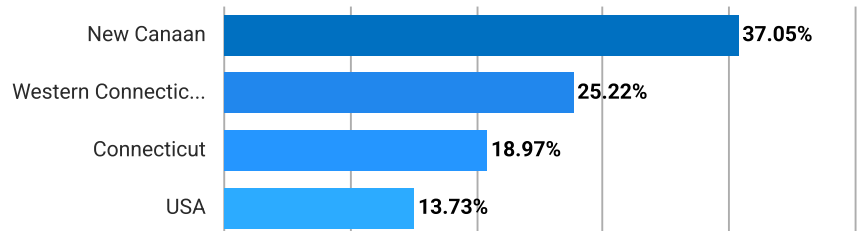
## Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



## Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



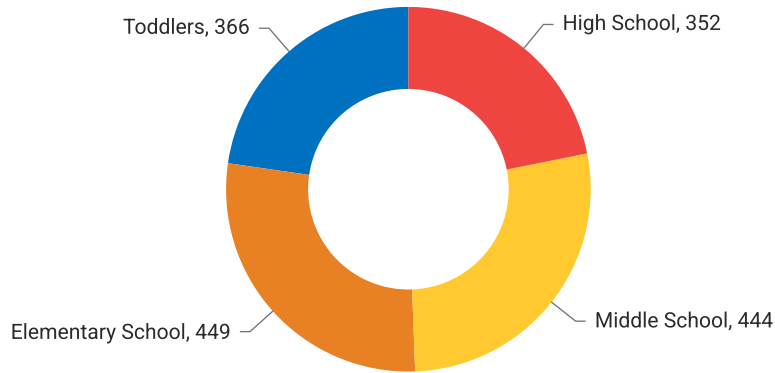
# New Canaan, Connecticut

## Population of Children by Age Group in New Canaan

This chart shows the distribution of the population of children by age range – from birth to 17 – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



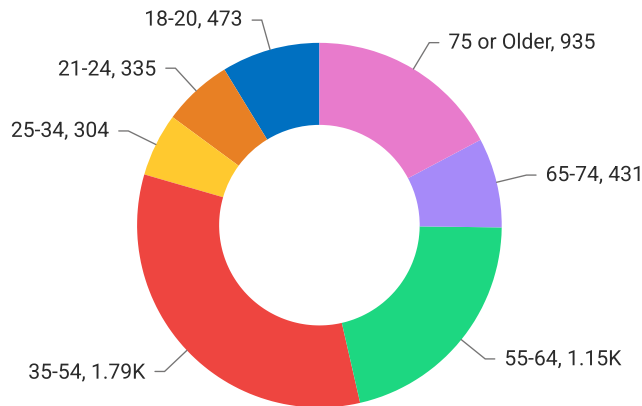
● 22.72% Toddlers ● 27.87% Elementary School ● 27.56% Middle School ● 21.85% High School

## Population of Adults by Age Group in New Canaan

This chart shows the distribution of the population of adults by age range – from 18 to 75-plus – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



● 8.73% 18-20 ● 6.18% 21-24 ● 5.61% 25-34 ● 33.08% 35-54 ● 21.21% 55-64 ● 7.95% 65-74 ● 17.25% 75 or Older

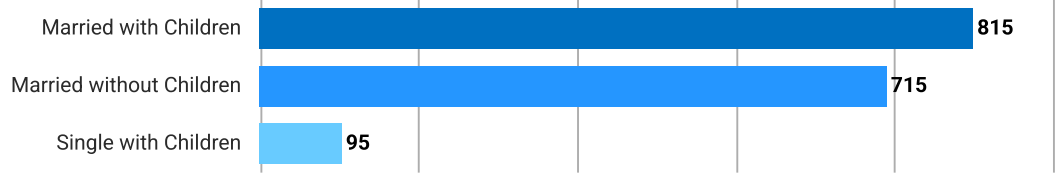
# New Canaan, Connecticut

## Households With Children in New Canaan

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

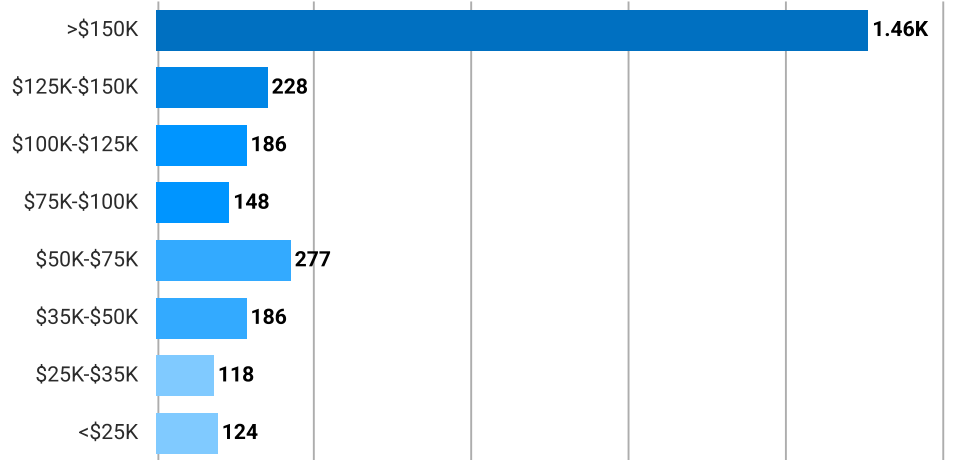


## Household Income Brackets in New Canaan

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



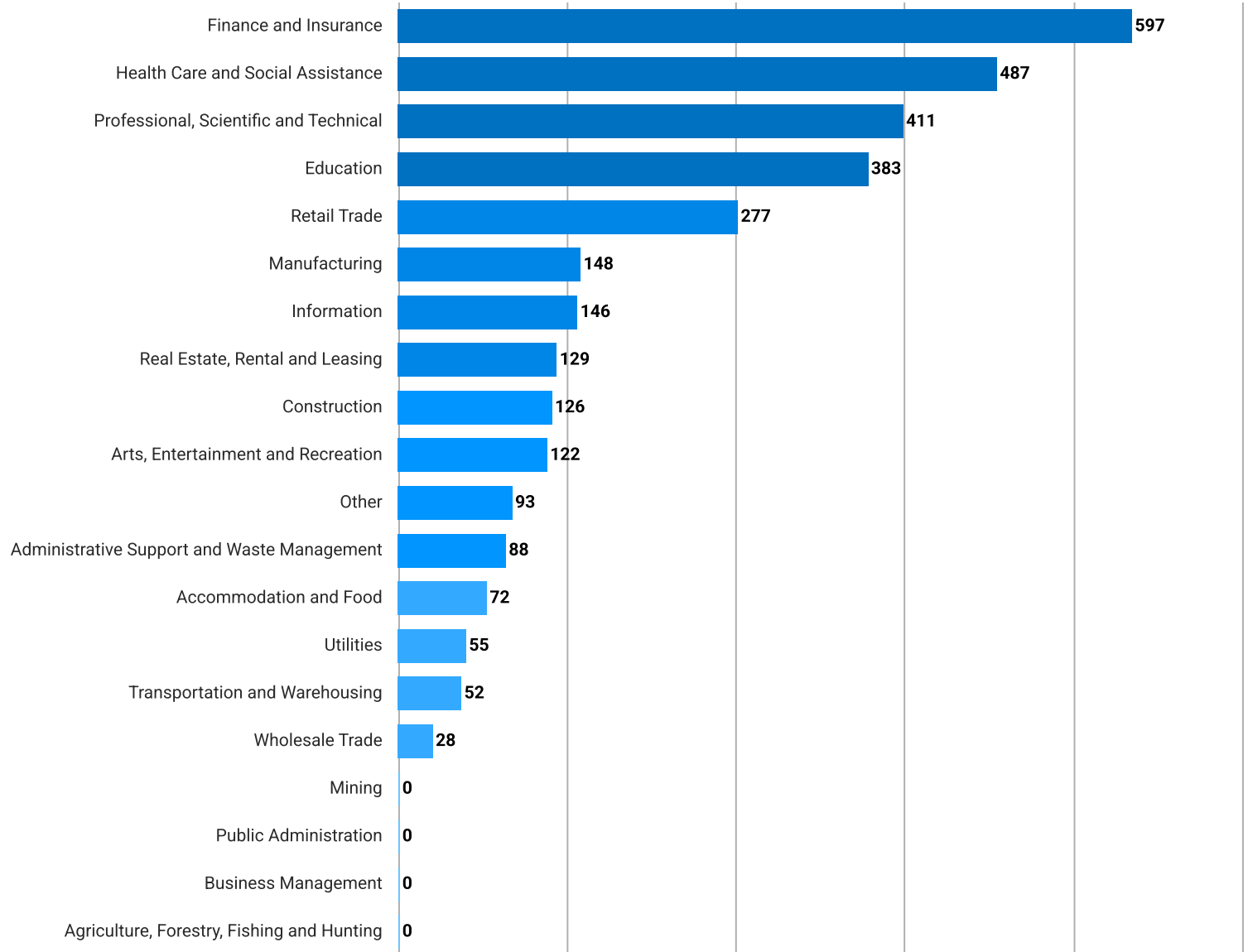
# New Canaan, Connecticut

## Occupational Categories in New Canaan

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

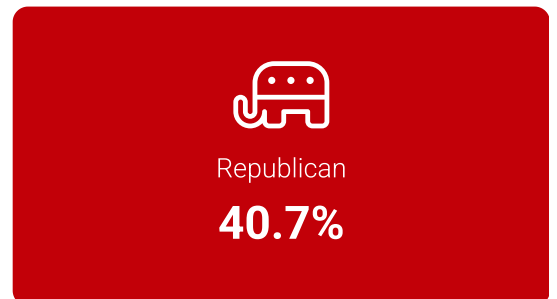
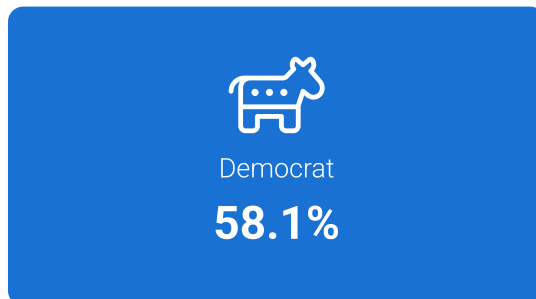


## Presidential Voting Pattern in New Canaan

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



# New Canaan, Connecticut

## Economy

### Economic Facts & Stats

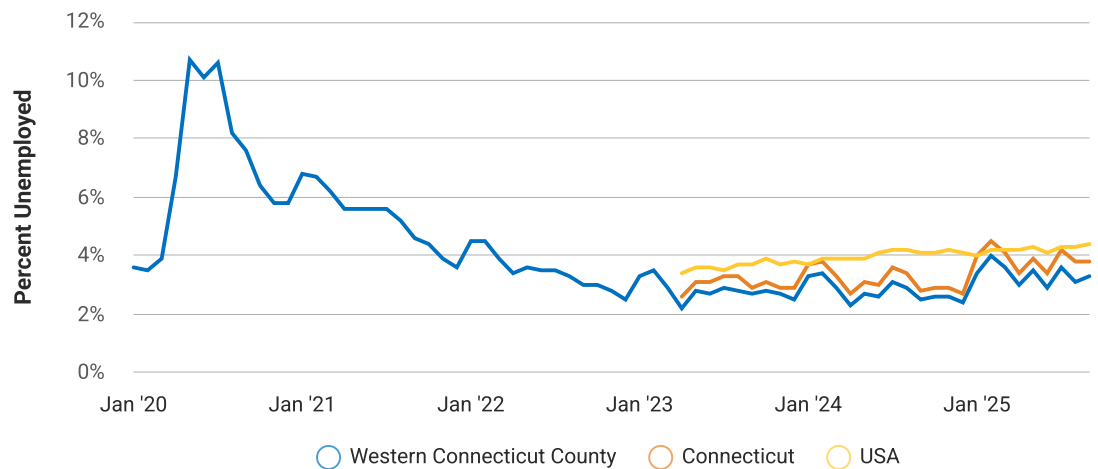
	New Canaan	Western...	Connecticut	USA
Income Per Capita	\$110,986	\$79,648	\$54,409	\$43,289
Median Household Income	\$163,355	\$124,553	\$93,760	\$78,538
Unemployment Rate	–	3.3%	3.8%	4.4%
Number Unemployed	–	11K	74K	7.61M
Number Employed	–	329K	1.86M	163.66M
Number in Labor Force	–	340K	1.93M	171.26M

### Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



# New Canaan, Connecticut

## Quality of Life

### Quality of Life Facts & Stats

	New Canaan	Western...	Connecticut	USA
<b>Elevation</b> (in feet)	287	–	464	–
<b>Annual Rainfall</b> (in inches)	45	–	47.79	–
<b>Annual Snowfall</b> (in inches)	30.05	–	42.27	–
<b>Days of Full Sun</b> (per year)	83	–	83	–
<b>Travel Time to Work</b> (in minutes)	38	31	27	27
<b>Water Quality</b> (Health Violations)	–	–	–	–
<b>Water Quality</b> (Monitoring and Report Violations)	–	–	–	–
<b>Superfund Sites</b>	–	–	47	2,466
<b>Brownfield Sites</b>	No	No	Yes	No

# New Canaan, Connecticut

## AARP Livability™ Index for 06840



A score over 50 is above average

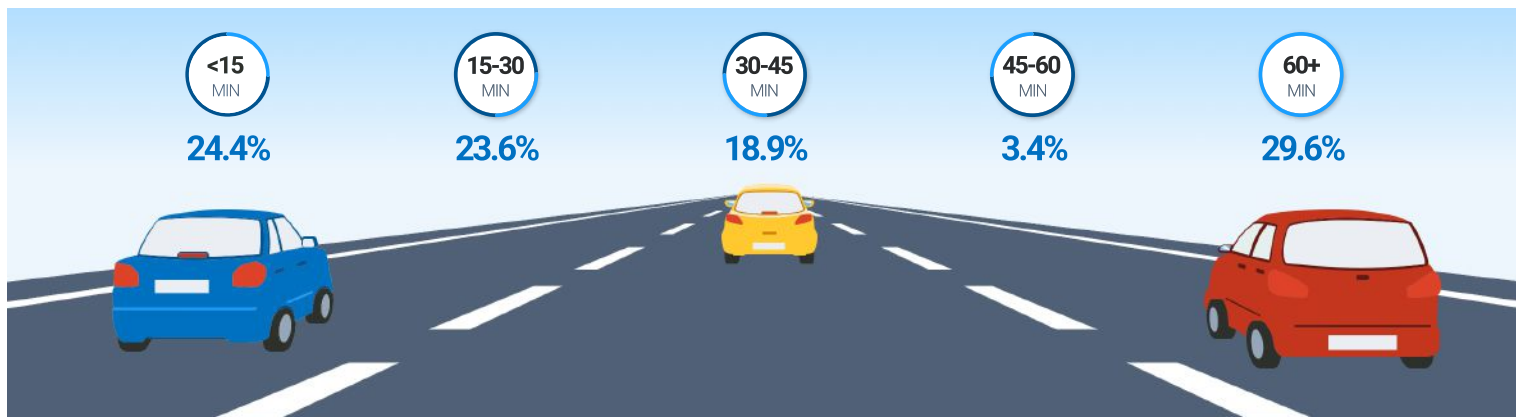
<b>Housing</b>	<b>28</b>
Affordability & Access	
<b>Neighborhood</b>	<b>50</b>
Access to Life, Work & Play	
<b>Transportation</b>	<b>57</b>
Safe & Convenient Options	
<b>Environment</b>	<b>42</b>
Clean Air & Water	
<b>Health</b>	<b>72</b>
Prevention, Access & Quality	
<b>Engagement</b>	<b>65</b>
Civic & Social Involvement	
<b>Opportunity</b>	<b>51</b>
Inclusion & Possibilities	

## Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually



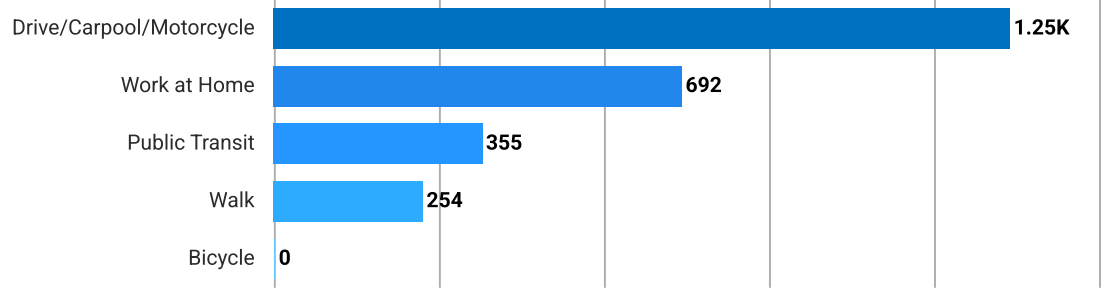
# New Canaan, Connecticut

## How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



## About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

## Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

