MONTHLY **Sales & Pricing**

SmartMLS® Market Snapshot

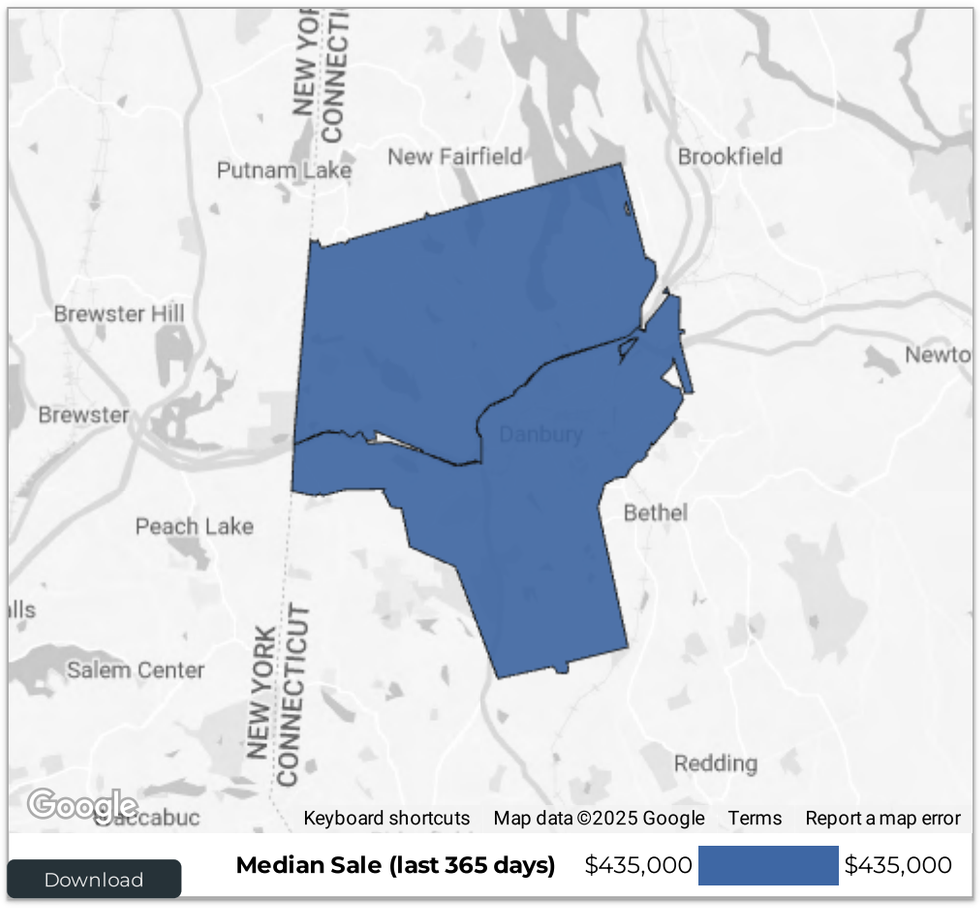
All data is updated in realtime in accordance with content from SmartMLS.

This report provides a snapshot of the market as taken on: Apr 8, 2025

County: Fairfield (1) | City: Danbury (1) | Zip Code

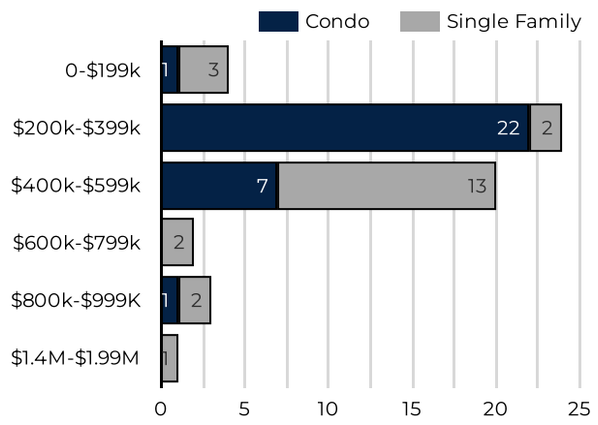
$ Between Enter a value and Enter a value | Beds

Sqft Between Enter a value and Enter a value | Type



March

Average Sqft
1,489



# of Sales
54
12.5% from previous year

Median Sale
$370,000
-1.3% from previous year

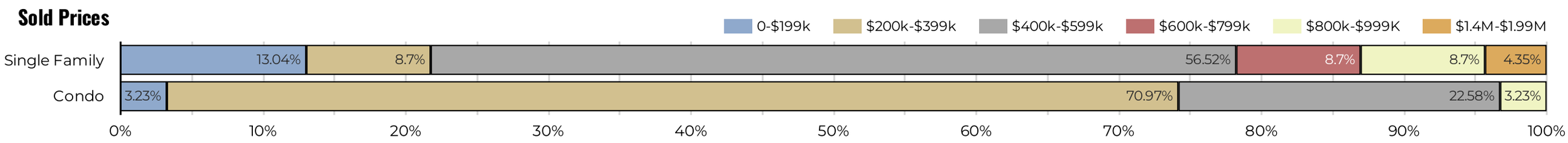
Total Volume
$22,252,928
17.4% from previous year

Average Sale
$412,091
4.3% from previous year

Average $/Sqft
$283
7.5% from previous year

DOM (median)
31
2 from previous year

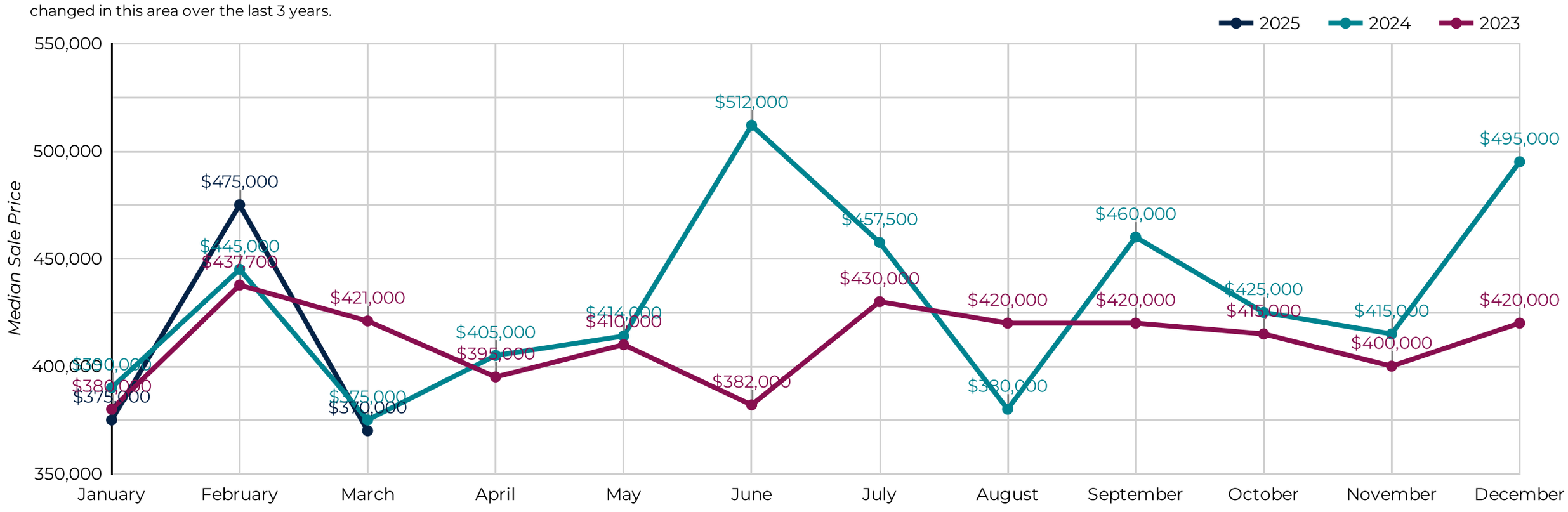
Sold Prices



Market Pricing

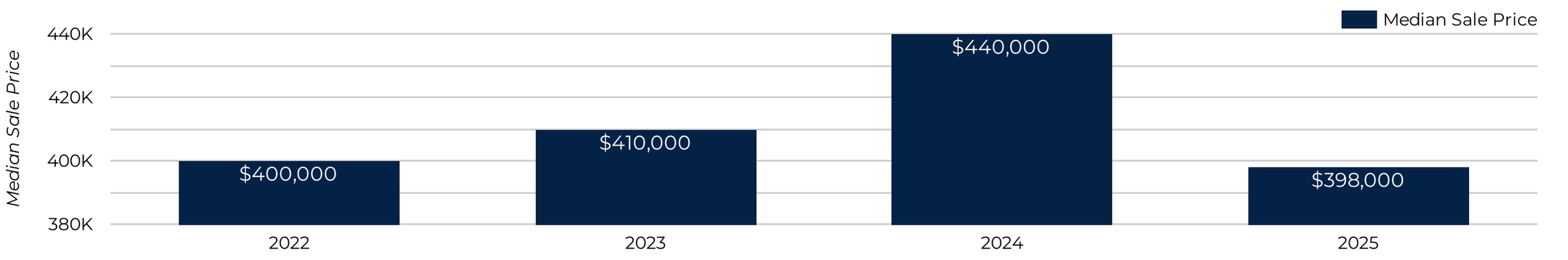
Use this data to see how the cost of real estate has changed in this area over the last 3 years.

*select median, average, or ave $/sqft >



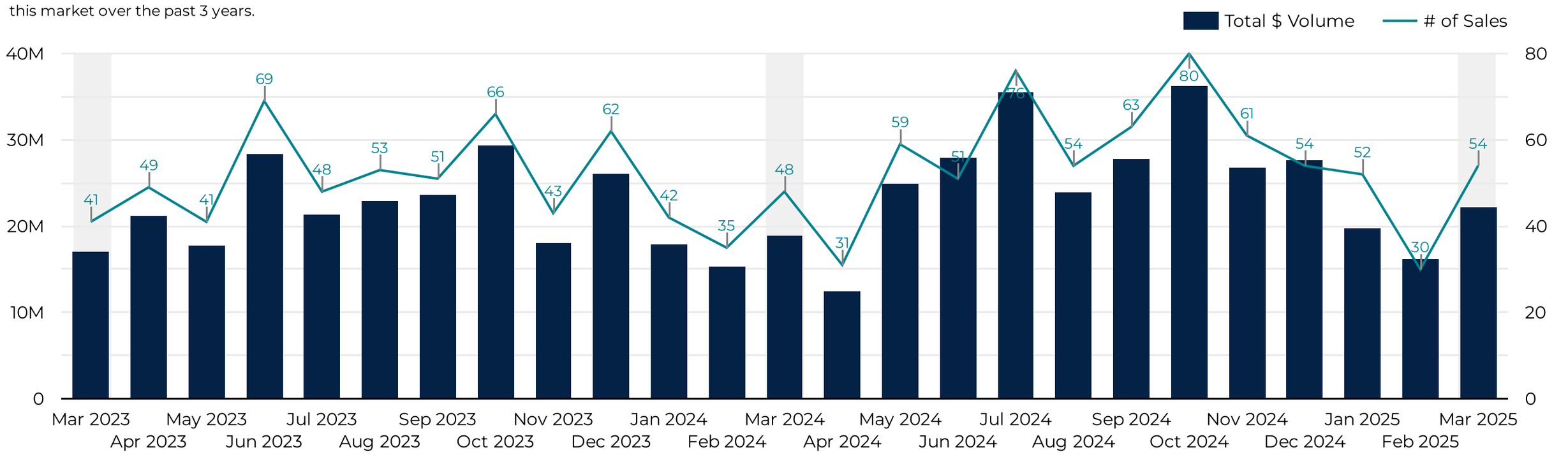
For Property-Level> DASHBOARDS:HOME VALUES

select median or average >



Market Activity

Use this data to see changes in total sales activity in this market over the past 3 years.



All data from Smart MLS Updated as of: Apr 8, 2025

MONTHLY **Buyer Demand**

SmartMLS® Market Snapshot

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This report provides a snapshot of the market as taken on: Apr 8, 2025

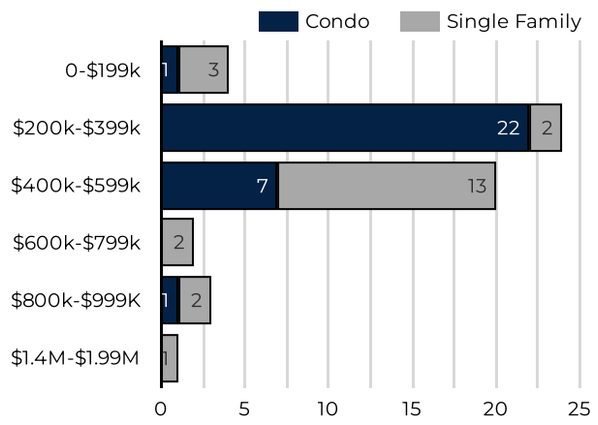
County: FAIRFIELD (1) | City: Danbury (1) | Zip Code

$ Between | Enter a value | and | Enter a value | Beds

Sqft Between | Enter a value | and | Enter a value | Type

March

Average Sqft
1,489



# of Sales
54
12.5% from previous year

Median Sale
$370,000
-1.3% from previous year

% Over or Under Asking
1.7%
0.1% from previous year

Average Sale
$412,091
4.3% from previous year

DOM (median)
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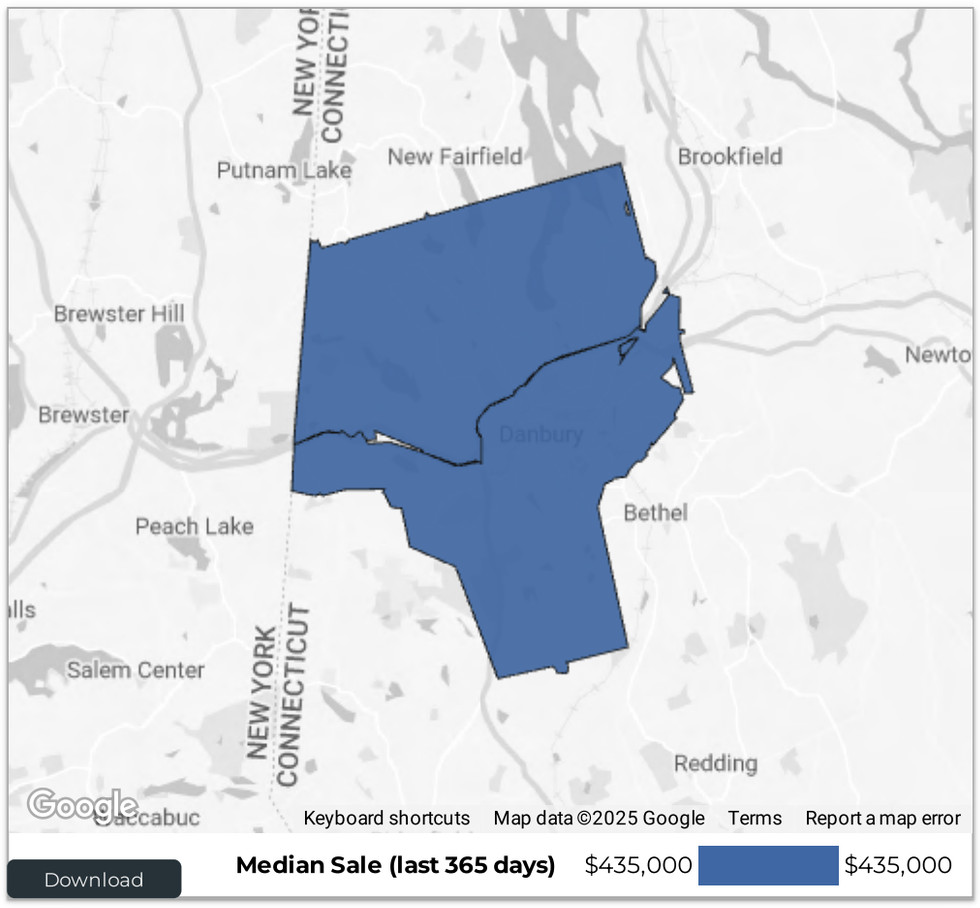
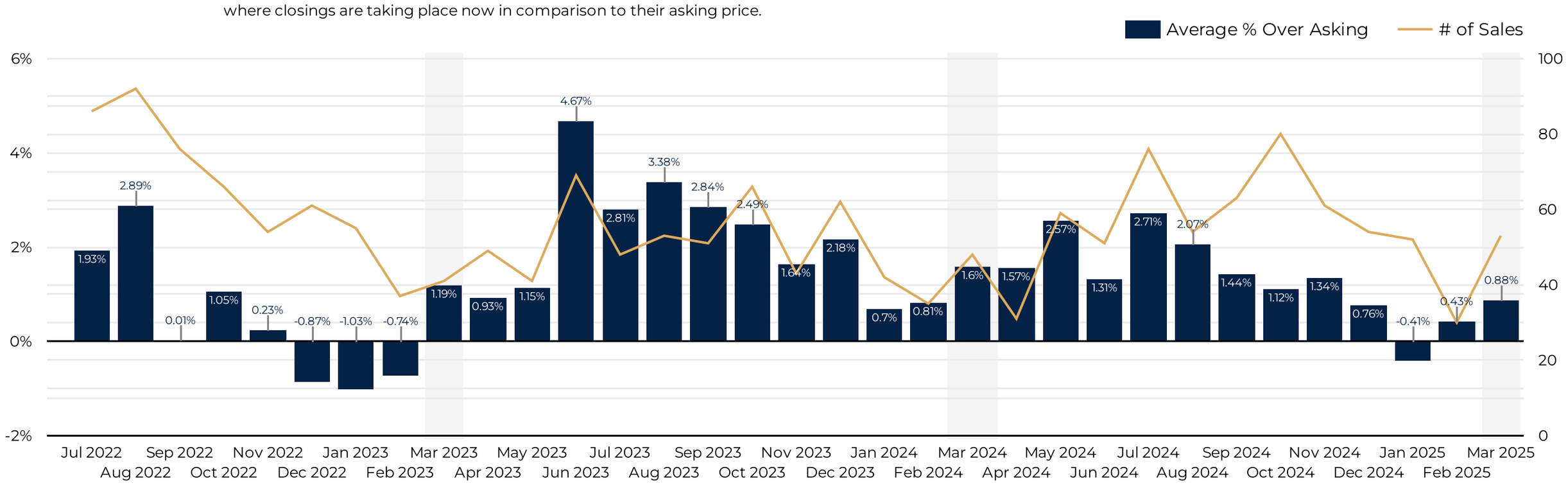
2 from previous year

Average $/Sqft
$283
7.5% from previous year



Buyer Demand

Explore the seasonality of competitive bidding in this area and understand where closings are taking place now in comparison to their asking price.

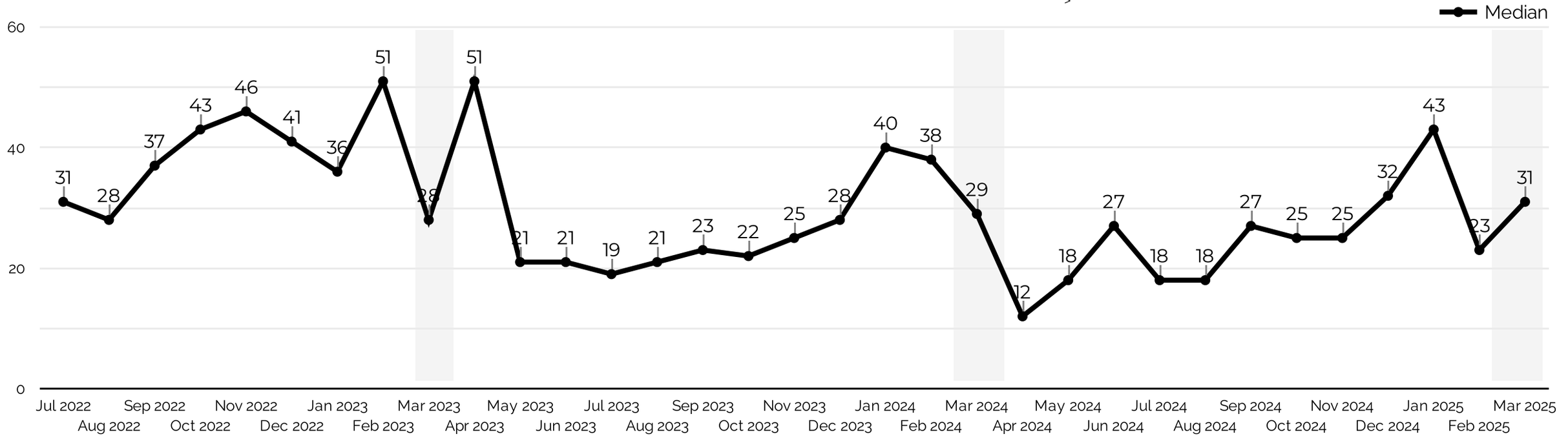


For Property-Level> DASHBOARDS:BUYER COMPETITION

Days on Market

This graphic will help to show how fast listings are going under contract now vs. in previous years.

*use graph icon to select median or average >



For Property-Level> DASHBOARDS:DAYS ON MARKET

Buyer Demand by Price Range

Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding.

Dec 9, 2024 - Apr 8, 2025

Price	# of Sales	Ave Sqft	Median DOM	Average % Closed Over or Under Asking
0-$199k	13	647	39	-2.23%
$200k-$399k	71	1,139	35	-0.00%
$400k-$599k	67	1,768	32	1.52%
$600k-$799k	18	2,843	38	-0.91%
$800k-$999K	6	2,787	41	-1.79%
$1M-$1.19M	3	4,739	50	-0.44%
$1.4M-$1.99M	2	3,523	13	-0.15%
Grand total	**180**	**1,650**	**35**	**0.24%**

All data from Smart MLS Updated as of: Apr 8, 2025

MONTHLY **Inventory**

SmartMLS® Market Snapshot

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This report provides a snapshot of the market as taken on: Apr 8, 2025

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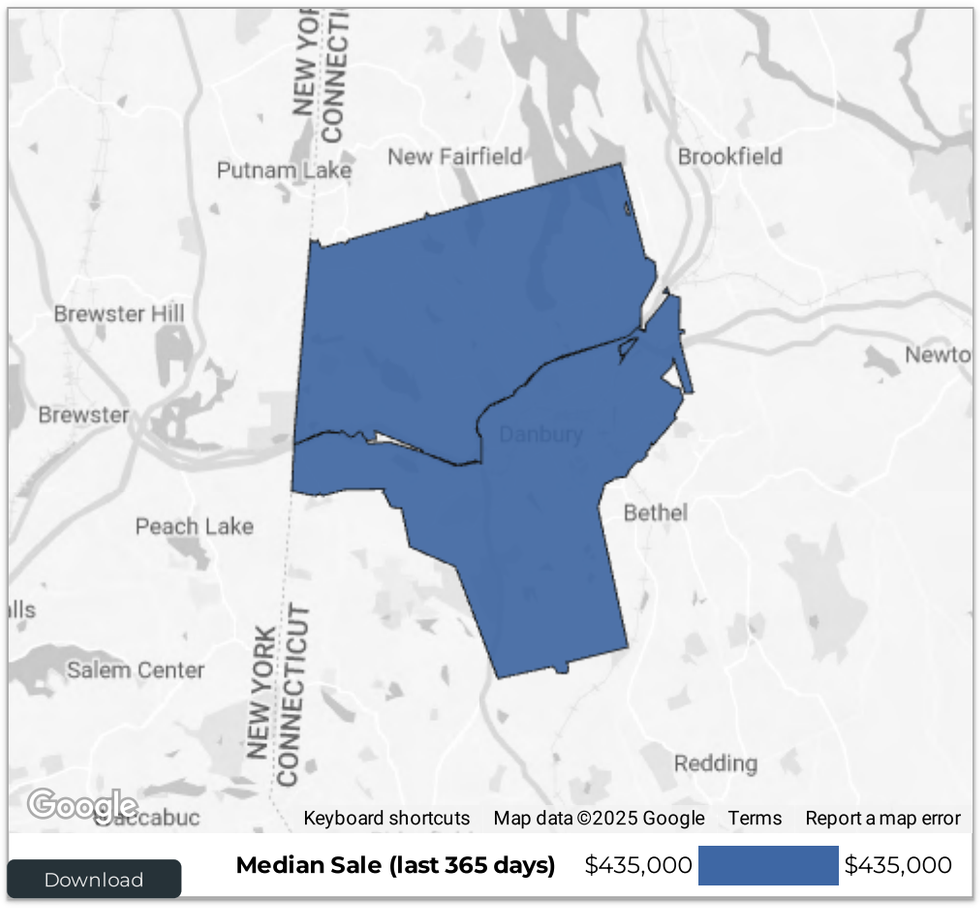
$ Between Enter a value and Enter a value | Beds

Sqft Between Enter a value and Enter a value | Type



Today 4/8/25

Months of Supply Now
1.41

Active Now
76
<DOM (med)
22

Under Contract Now
72

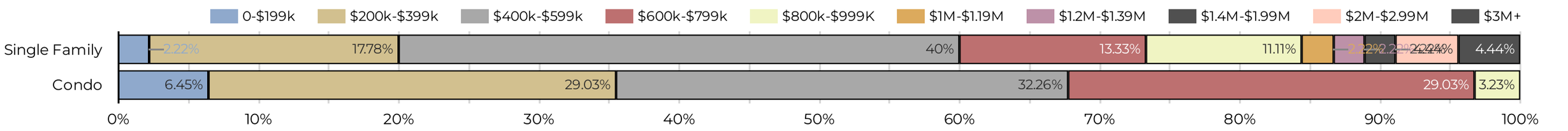
	Average	# Active
Single Family	$852,502	45
Condo	$472,364	31
Grand total	**$697,446**	**76**

March

of New Listings (Supply)
77
63.8% from previous year

# of New Pendings (Demand)
49
11.4% from previous year

Active Now



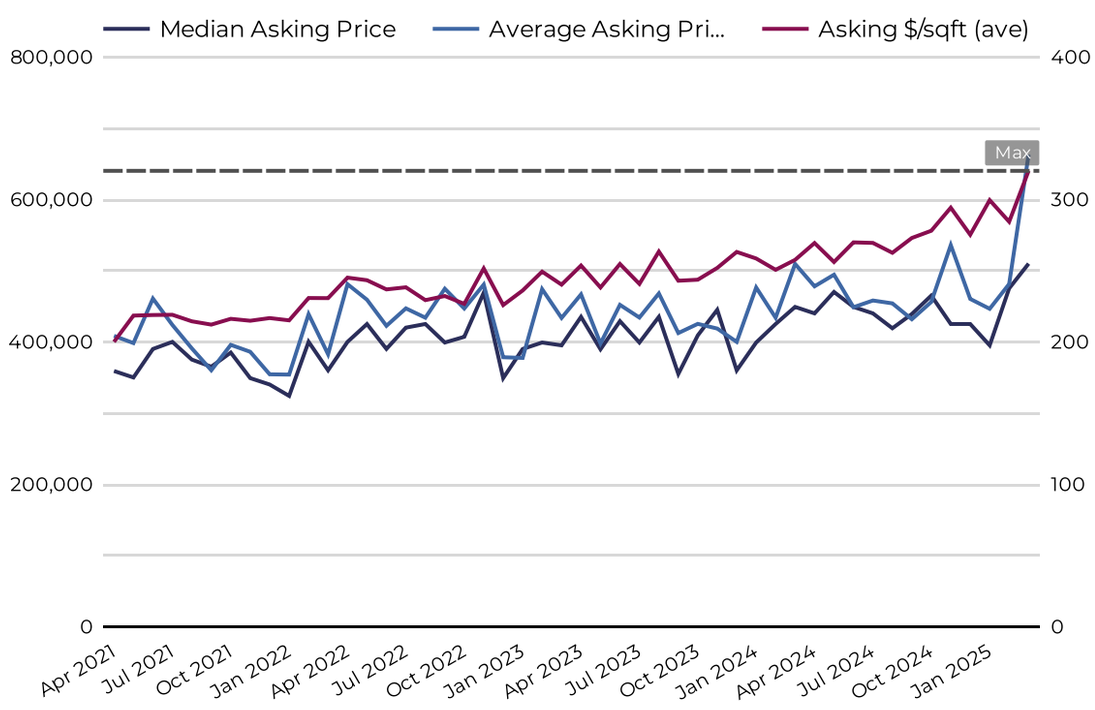
For Property-Level> DASHBOARDS:ACTIVE LISTINGS

Months of Supply By Price Range

Asking Price	Months of Supply Now	Active Now	# of Sales Last Month
0-$199k	0.60	3	5
$200k-$399k	0.68	17	25
$400k-$599k	1.56	28	18
$600k-$799k	7.50	15	2
$800k-$999K	2.00	6	3
$1M-$1.19M	0	1	0
$1.2M-$1.39M	0	1	0
$1.4M-$1.99M	1.00	1	1
$2M-$2.99M	0	2	0
$3M+	0	2	0
Grand total	**1.41**	**76**	**54**

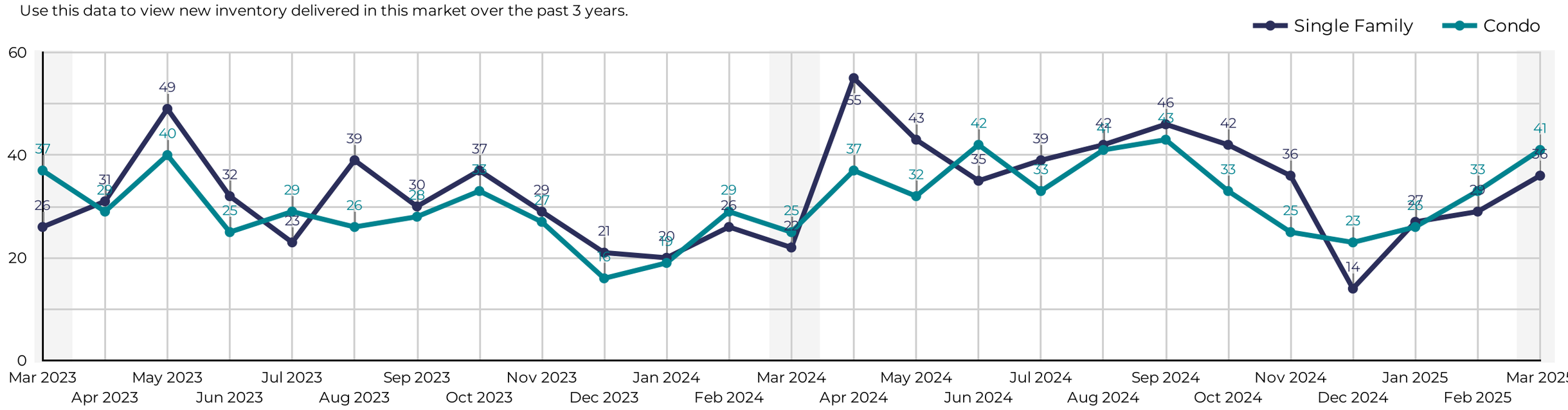
**All "Active" does not include "Accepting Backup Offers"*

Asking Prices



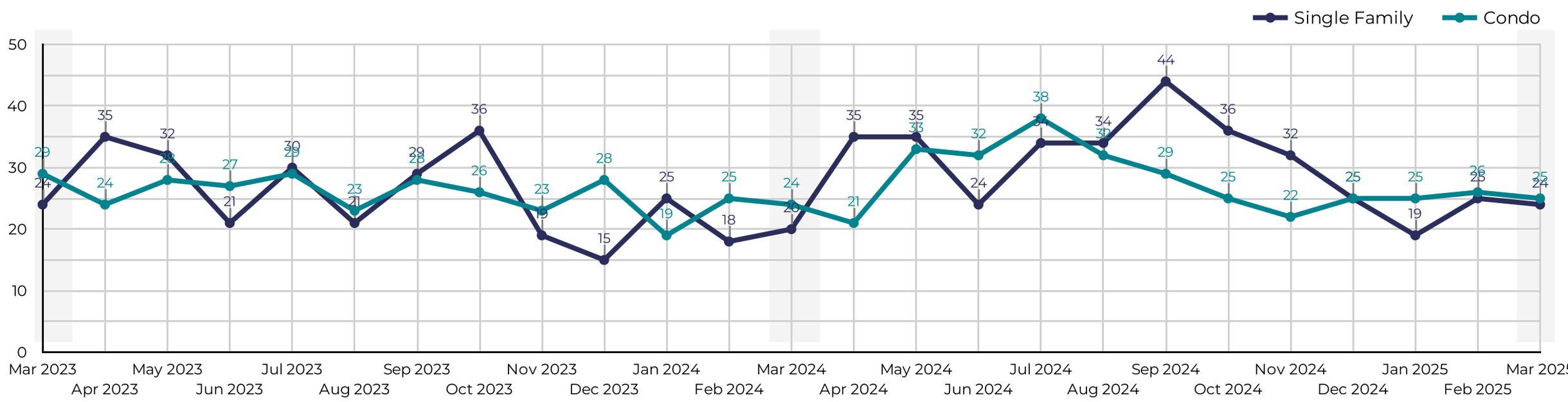
New Listings

Use this data to view new inventory delivered in this market over the past 3 years.



New Pendings

Use this data to view newly pending properties each month over the past 3 years.



All data from Smart MLS Updated as of: Apr 8, 2025

YEARLY **Sales & Pricing**

SmartMLS® Market Snapshot

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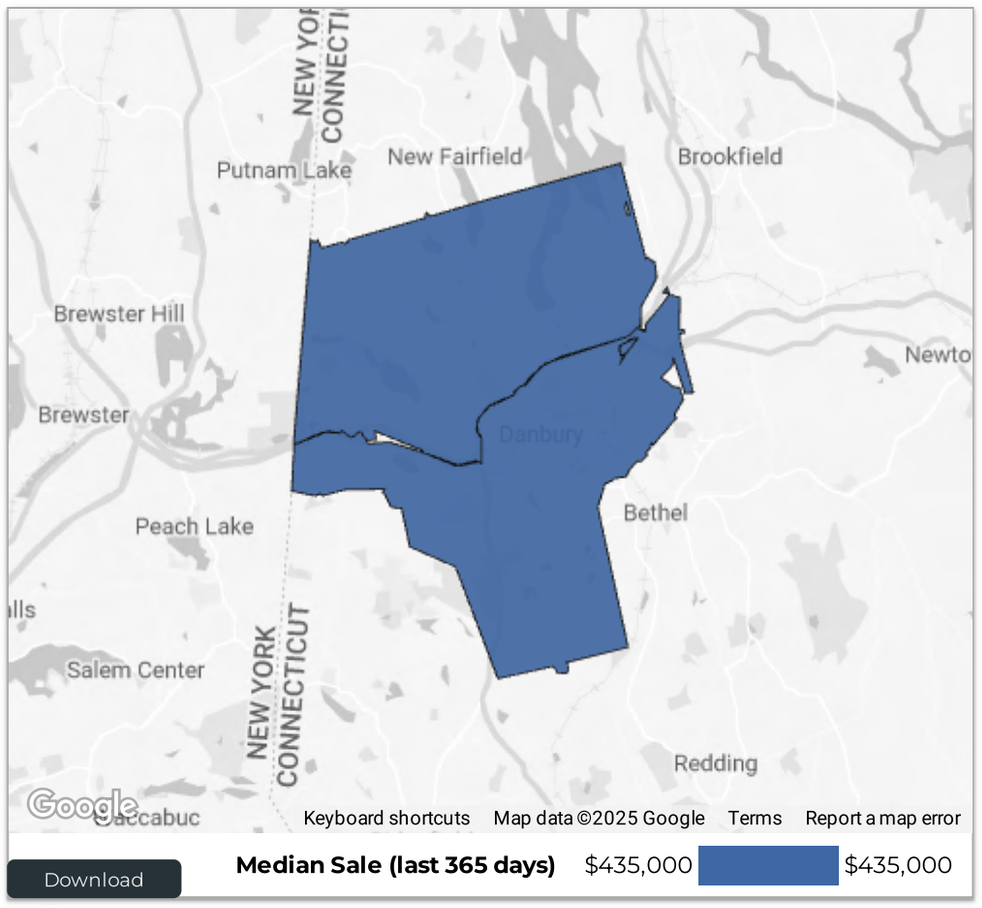
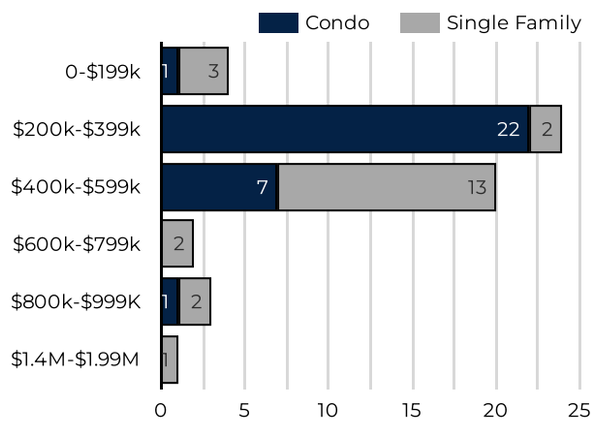
Sqft Between Enter a value and Enter a value | Type



Year-to-Date

Apr 8, 2025



# of Sales
142
11.8% from previous year

Median Sale
$398,000
-4.1% from previous year

Total Volume
$60,544,528
14.6% from previous year

Average Sale
$426,370
2.5% from previous year

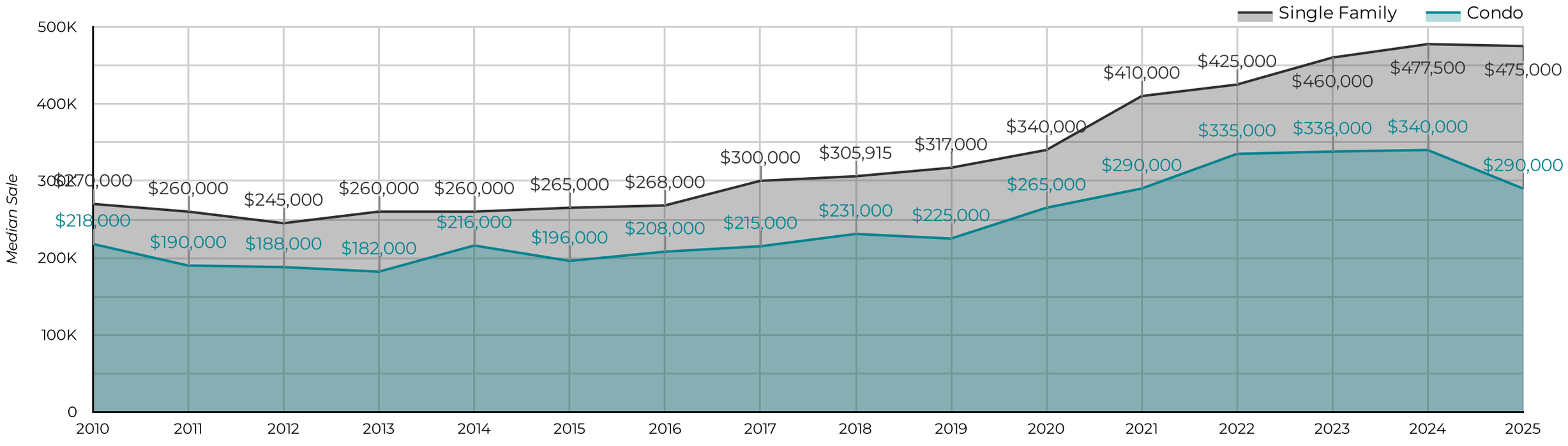
Average $/Sqft
$286
11.4% from previous year

DOM (median)
39
6 from previous year

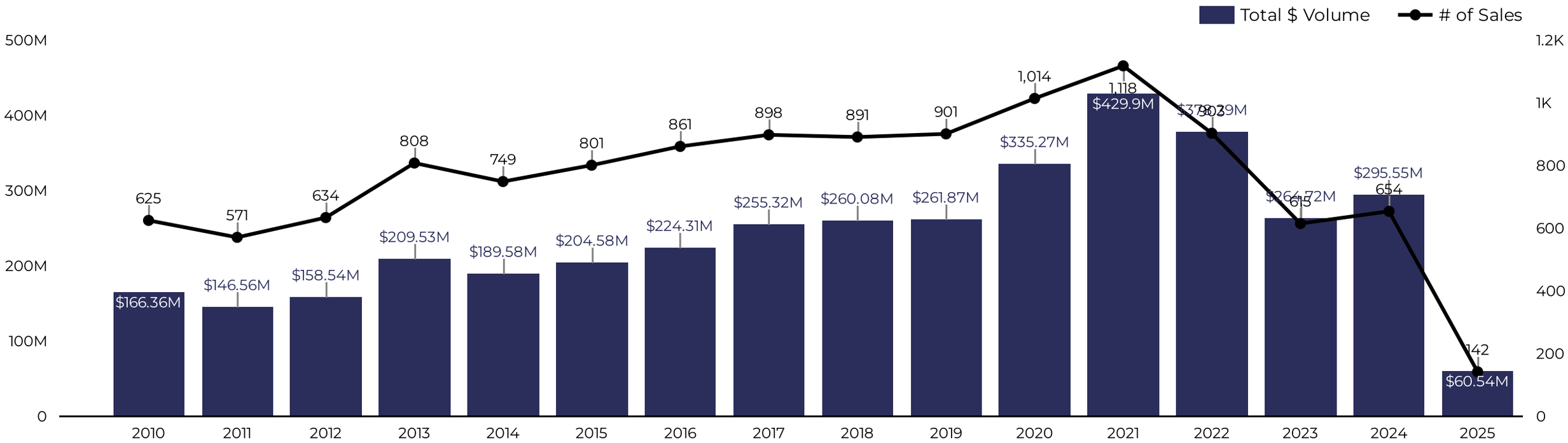
Jan 1, 2010 - Apr 8, 2025

Market Pricing By Type

*select median or average >



Market Activity



Market Activity & Pricing By Type

Type	YEAR	# of Sales	$ Volume	Median Sale	Average Sale	Average $/sqft
Single Family	2025	65	$34,787,200	$475,000	$535,188	$3...
	2024	335	$176,009,815	$477,500	$525,402	$270
	2023	307	$151,415,195	$460,000	$493,209	$251
	2022	452	$210,376,839	$425,000	$465,435	$2...
	2021	521	$231,819,563	$410,000	$444,951	$213
	2020	539	$199,977,562	$340,000	$371,016	$192
	2019	459	$150,544,987	$317,000	$327,985	$170
	2018	424	$139,926,114	$305,915	$330,014	$165
	2017	515	$166,014,210	$300,000	$322,358	$159
	2016	448	$131,815,191	$268,000	$294,230	$152
	2015	438	$123,829,804	$265,000	$282,716	$144
	2014	406	$112,036,459	$260,000	$275,952	$141

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YEARLY **Buyer Demand**

SmartMLS® Market Snapshot

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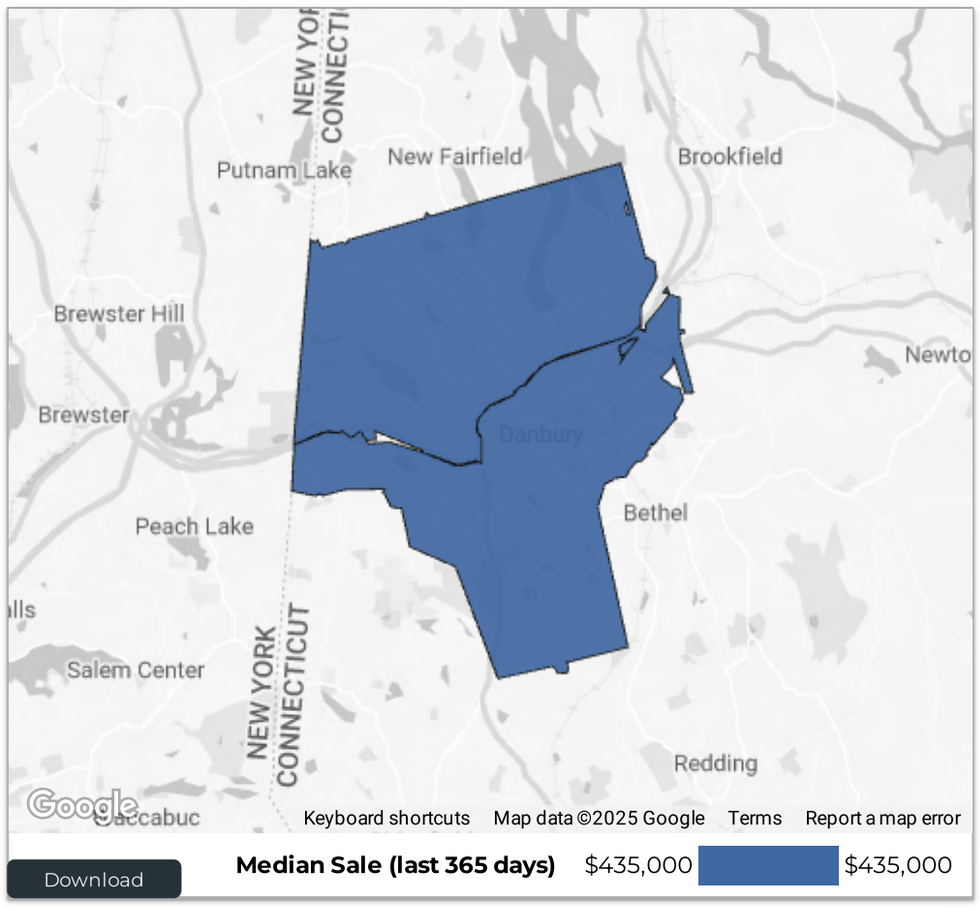
SMART MLS STATS

County: Fairfield (1) | City: Danbury (1) | Zip Code

$ Between | Enter a value | and | Enter a value | Beds

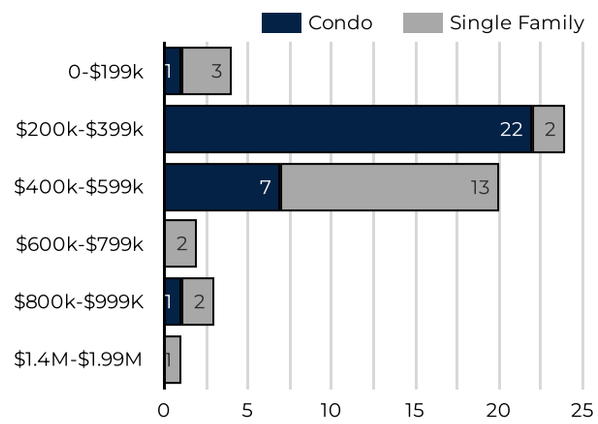
Sqft Between | Enter a value | and | Enter a value | Type



Download **Median Sale (last 365 days)** $435,000 $435,000

Year-to-Date

Apr 8, 2025



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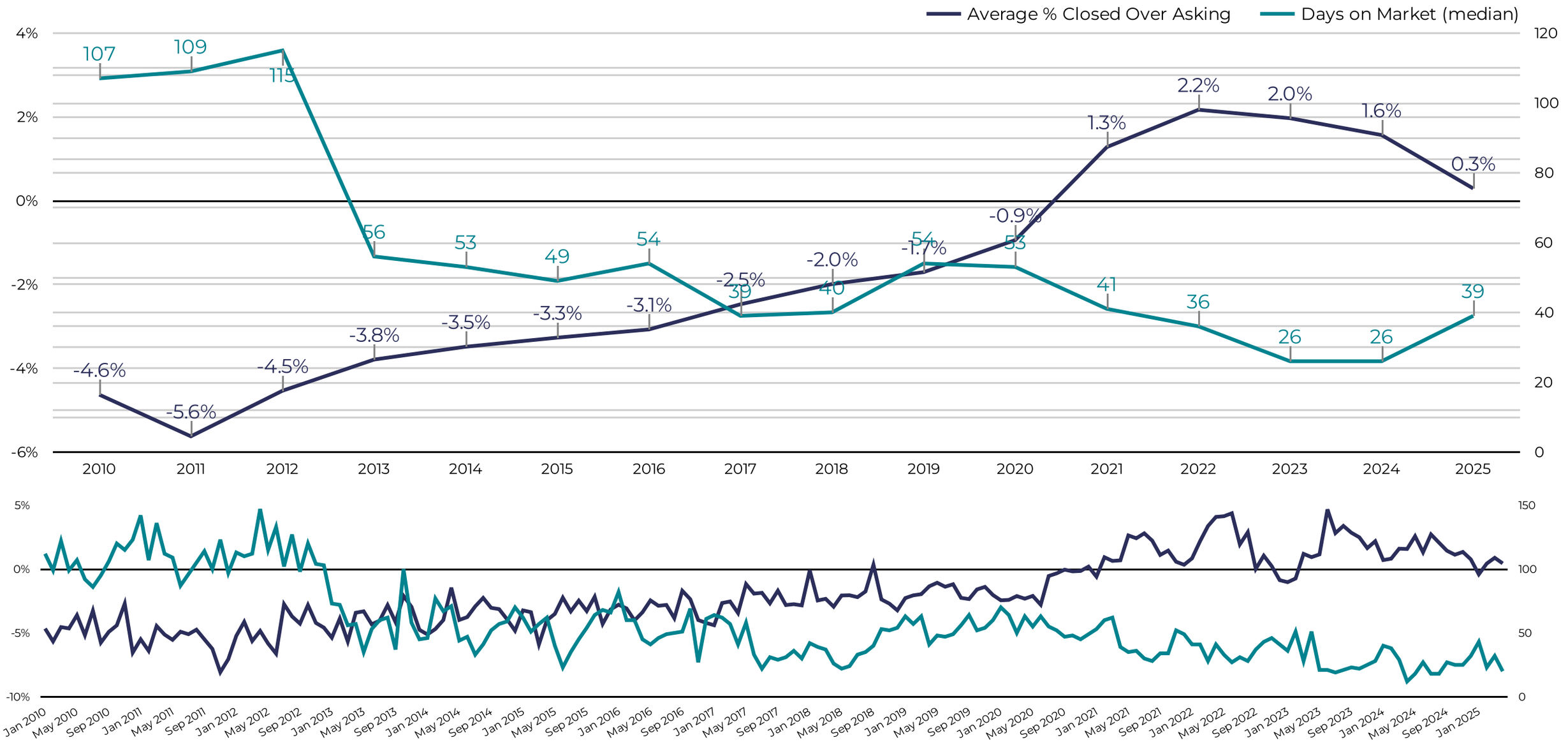
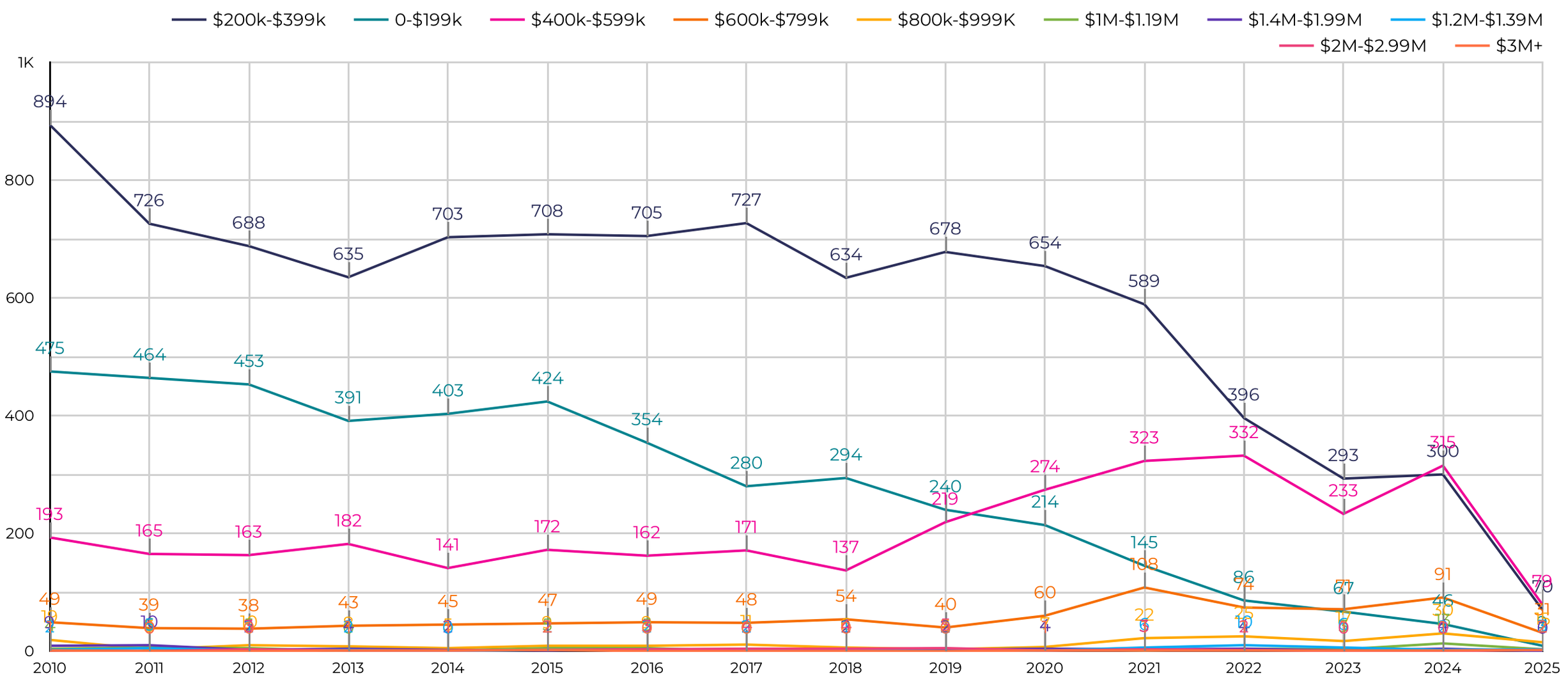
Jan 1, 2010 - Apr 8, 2025

Buyer Demand



New Listings By Price Range

Narrow & Compare Price Ranges



All data from Smart MLS Updated as of: Apr 8, 2025

WEEKLY **Sales**

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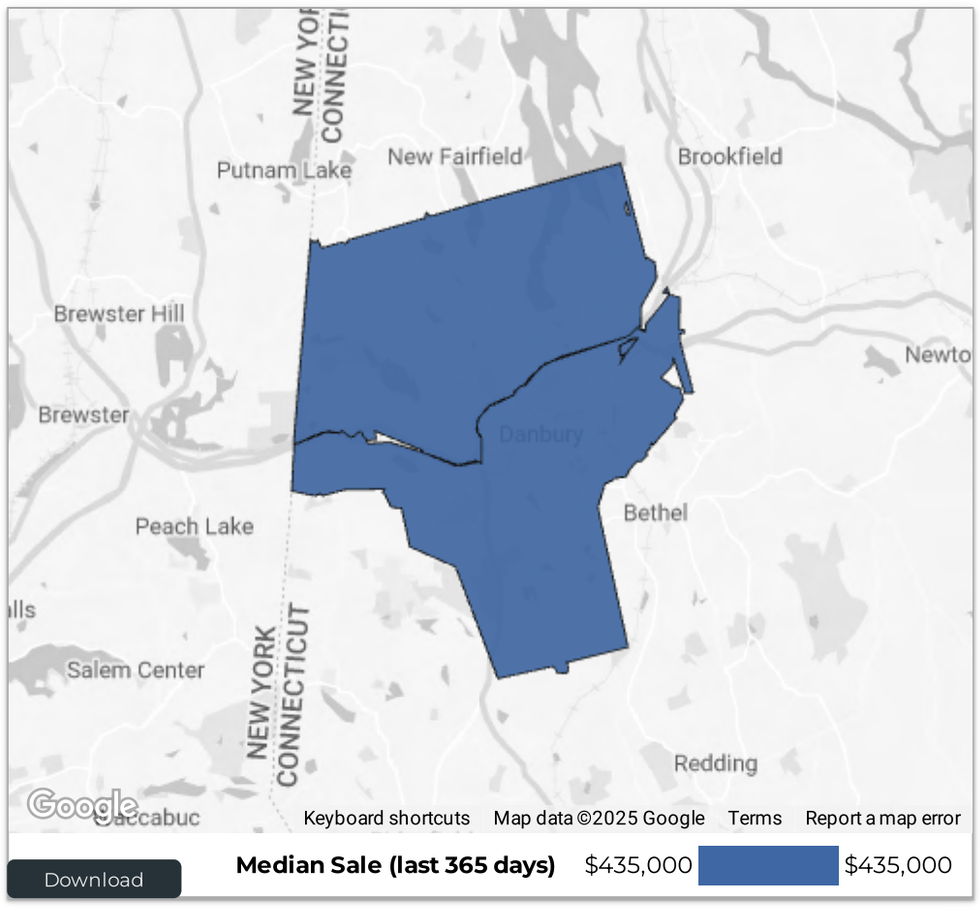

Year-to-Date

Apr 8, 2025

Market Activity

of Sales
142
11.8% from last year YTD

Total Volume
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14.6% from last year YTD

Market Pricing

Median Sale
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$/sqft
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11.4% from last year YTD

Buyer Demand

Median DOM
39
6 from last year YTD

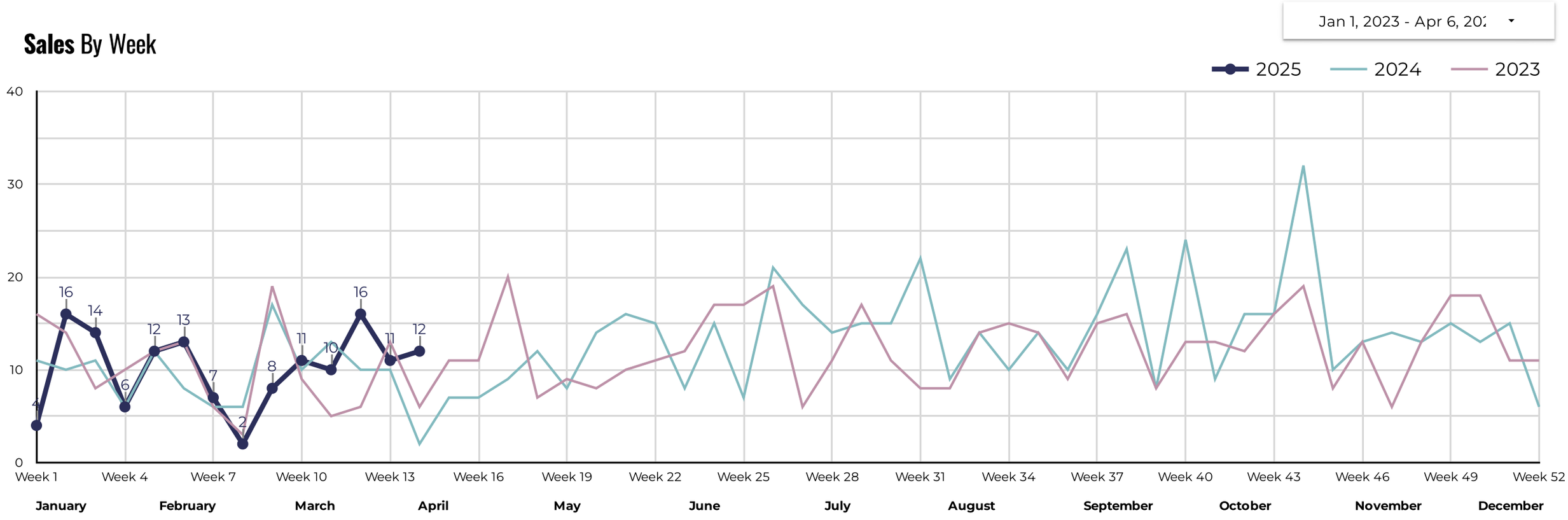
% Over/Under Asking
0.3%
-0.77% from last year YTD

Inventory

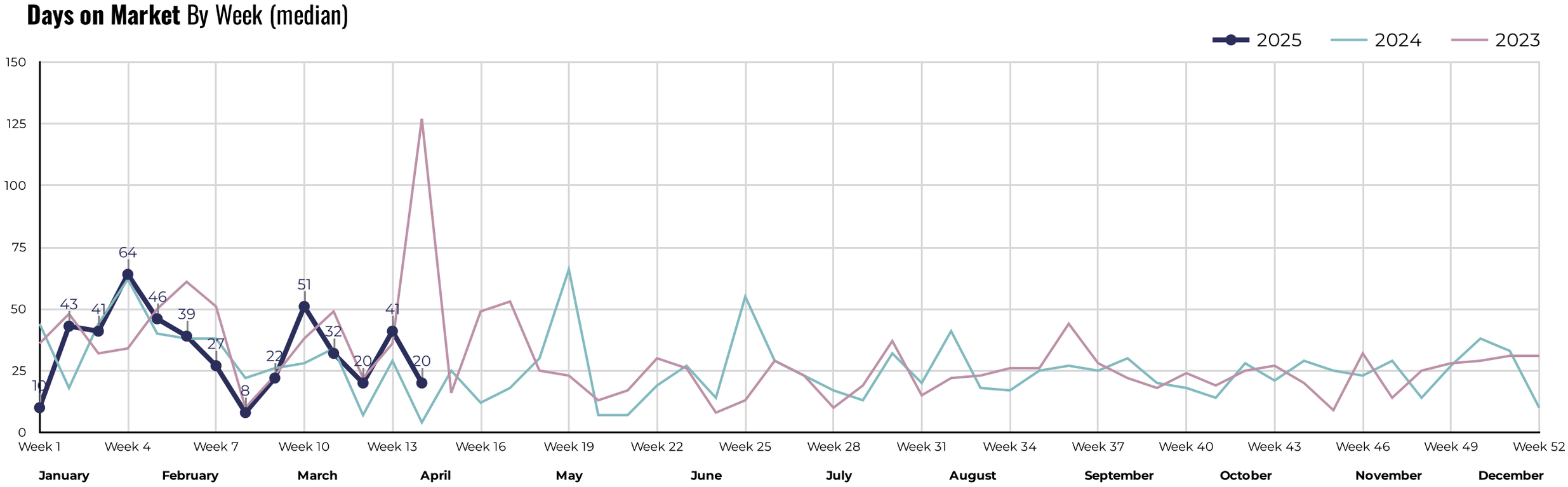
of New Listings
214
35.4% from last year YTD

# of Pendings
155
9.9% from last year YTD

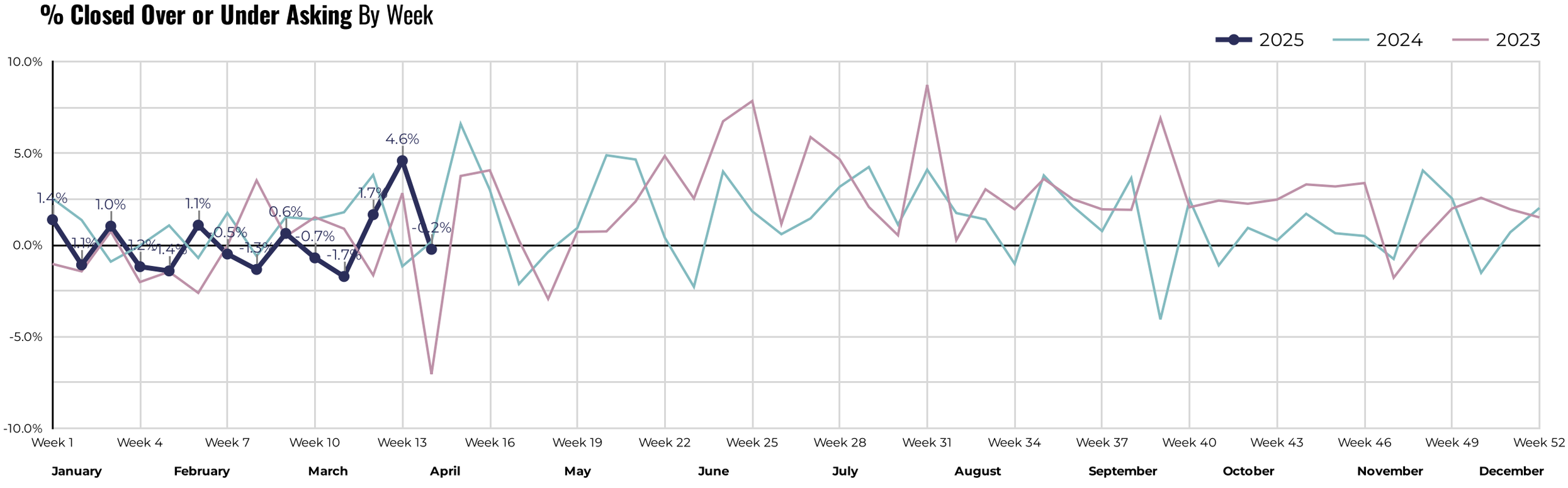
Sales By Week



Days on Market By Week (median)



% Closed Over or Under Asking By Week



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WEEKLY **Inventory**

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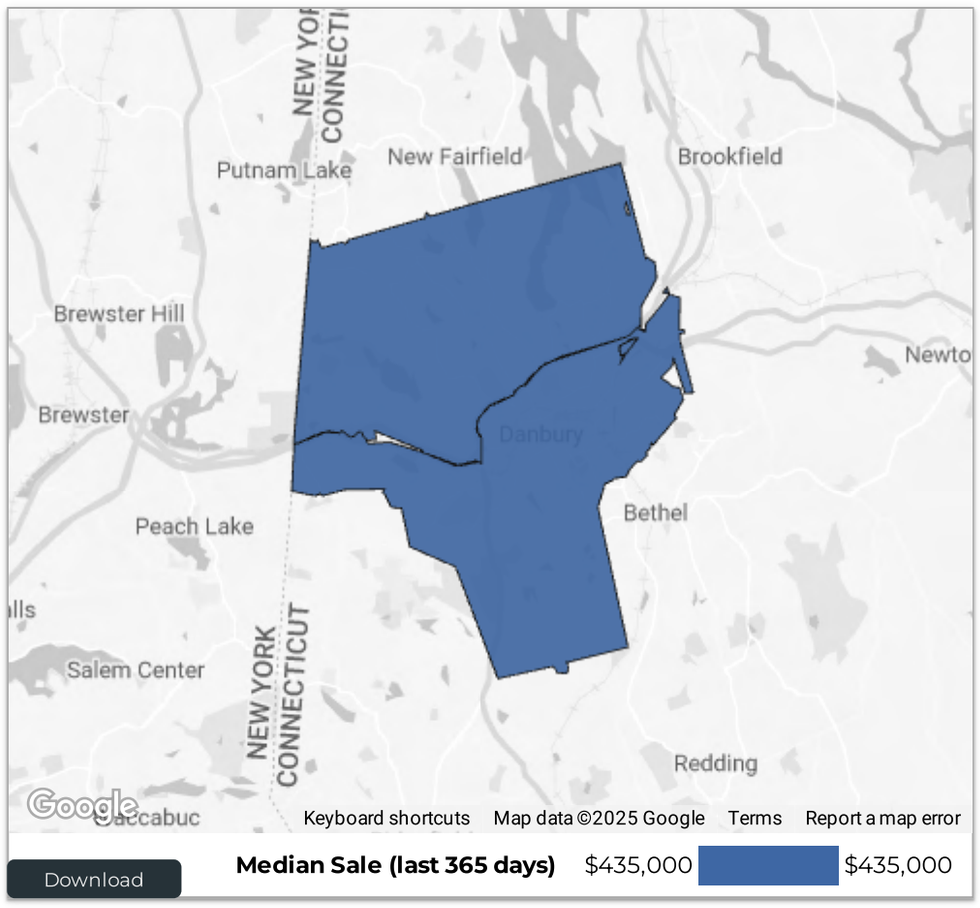

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# of Pendings
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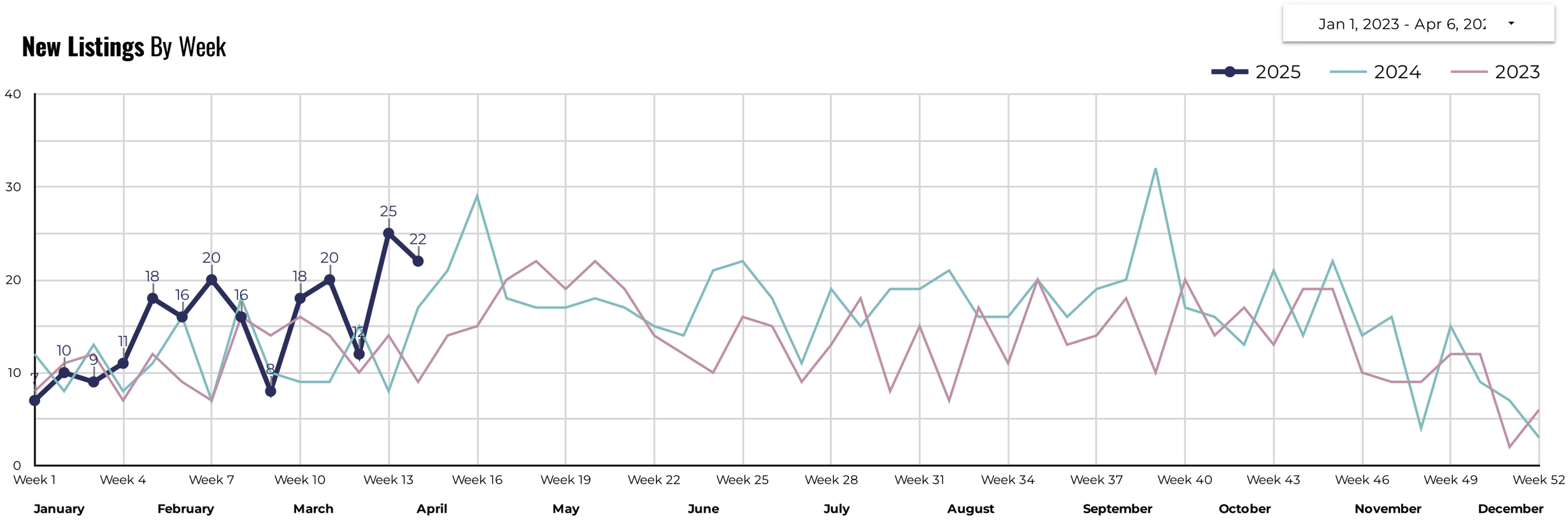
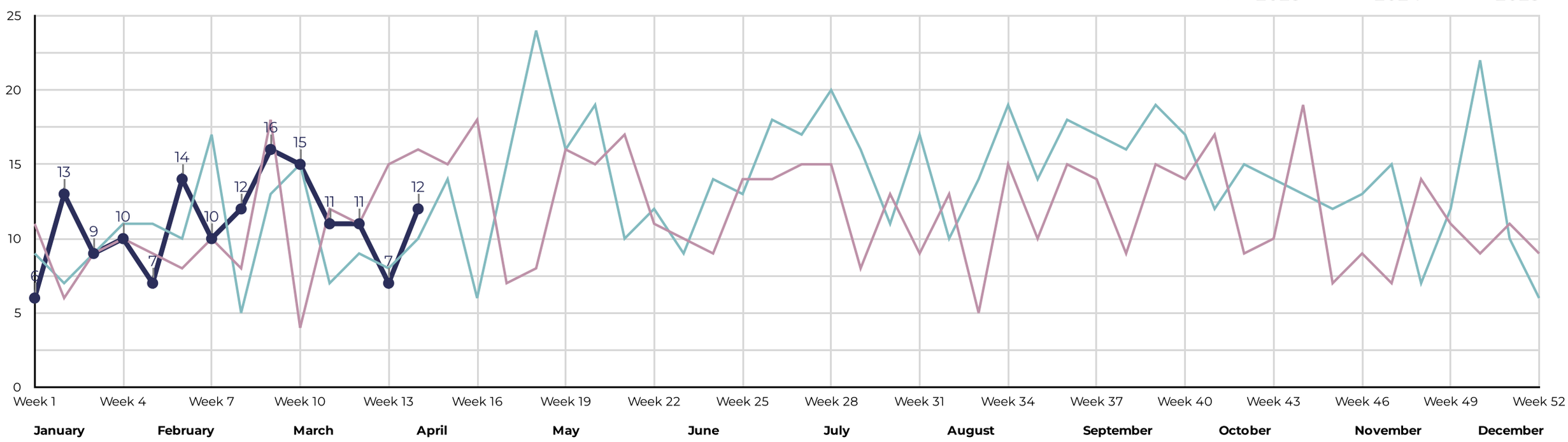
9.9% from last year YTD

New Listings By Week

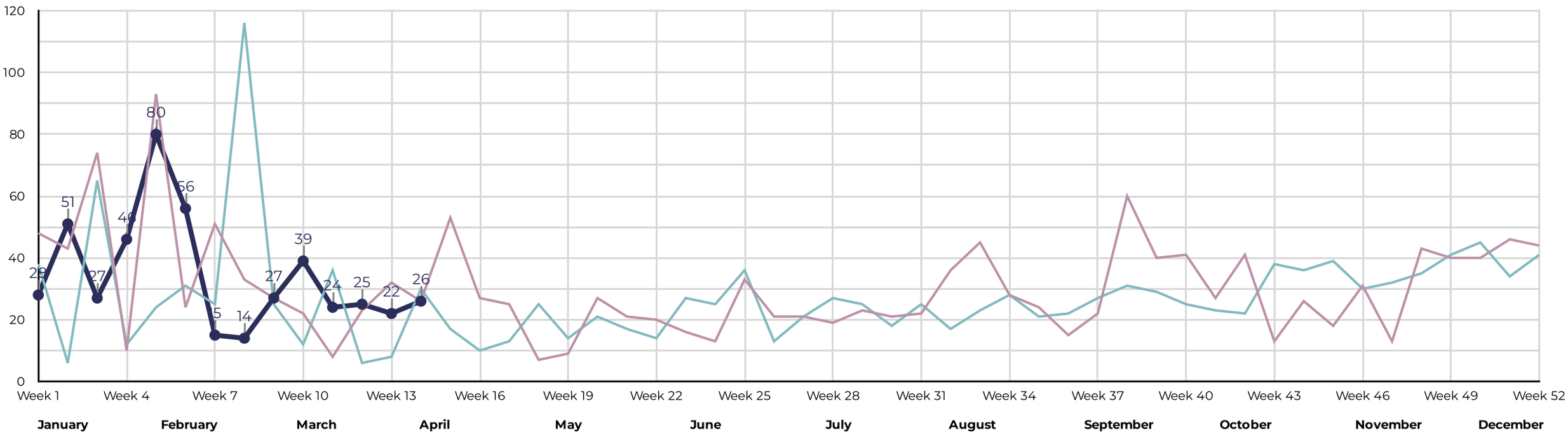


New Under Contracts By Week



Days Until Contract By Week

*This data measures days on market recorded at the week the listing went under contract (as opposed to standard DOM calculation measuring from sale date). This may provide a more immediate look at changes in market speed.



All data from Smart MLS Updated as of: Apr 8, 2025

HOUSING BREAKDOWN **By Beds/Price/Size**

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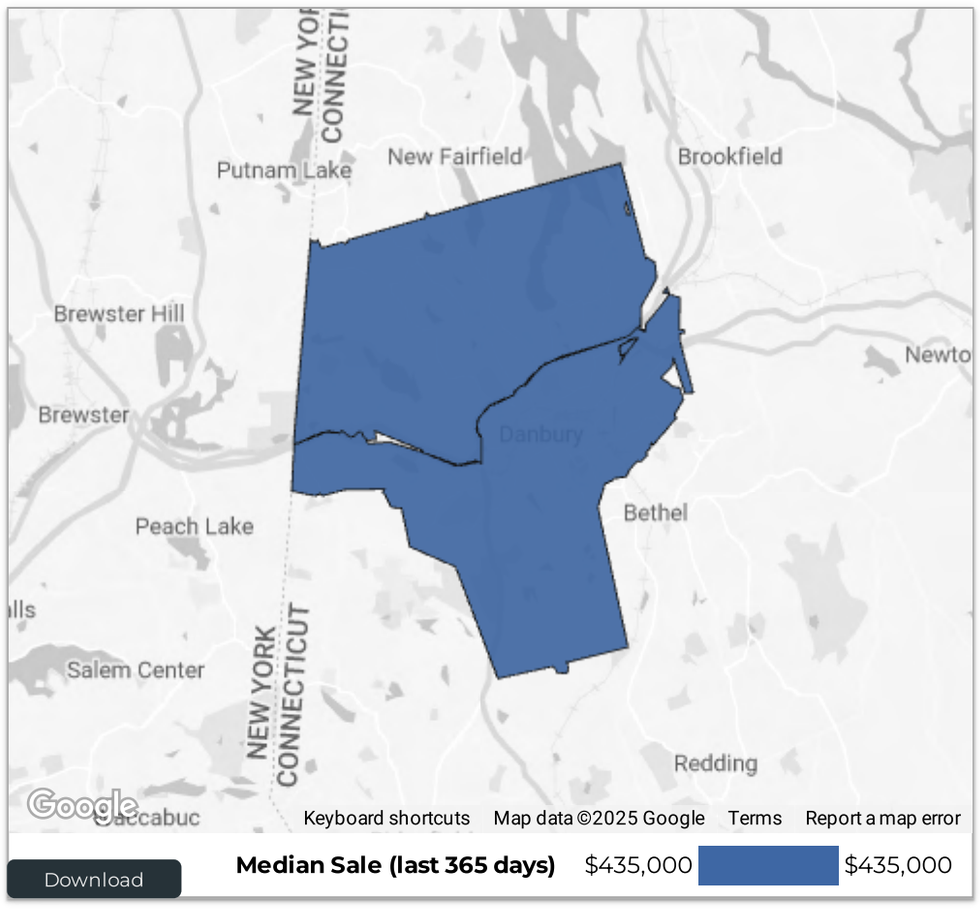
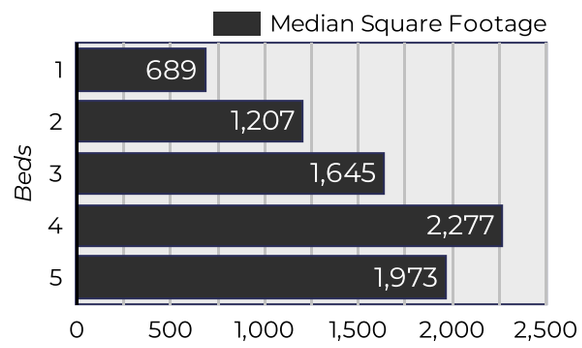


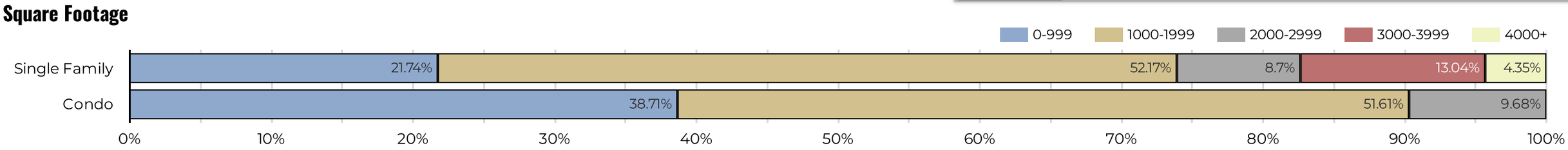
Housing Breakdown

Jan 1, 2025 - Apr 7, 2025

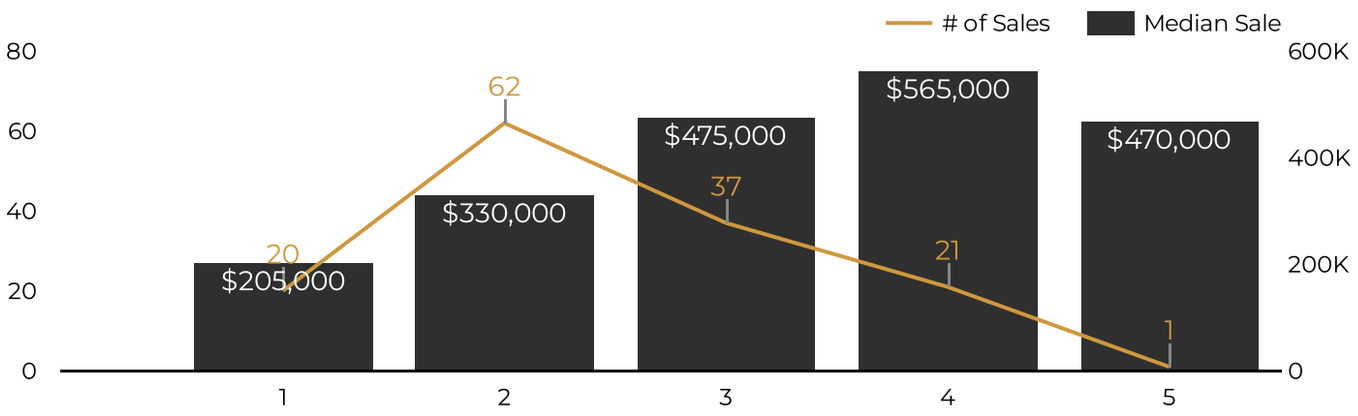
# of Sales	Average Sqft
142	1,559
Average Bedrooms	**Median Year Built**
2.4	1,979



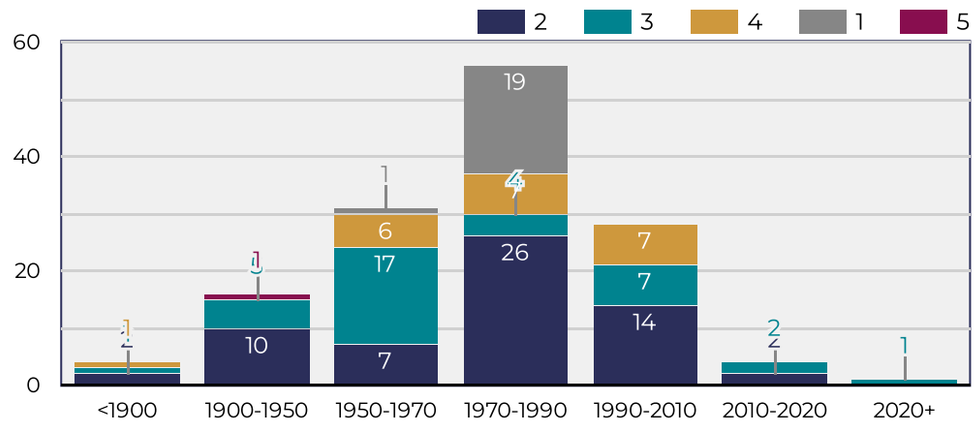
Square Footage



Median Sale Price By Bedrooms



# of Sales By Year Built

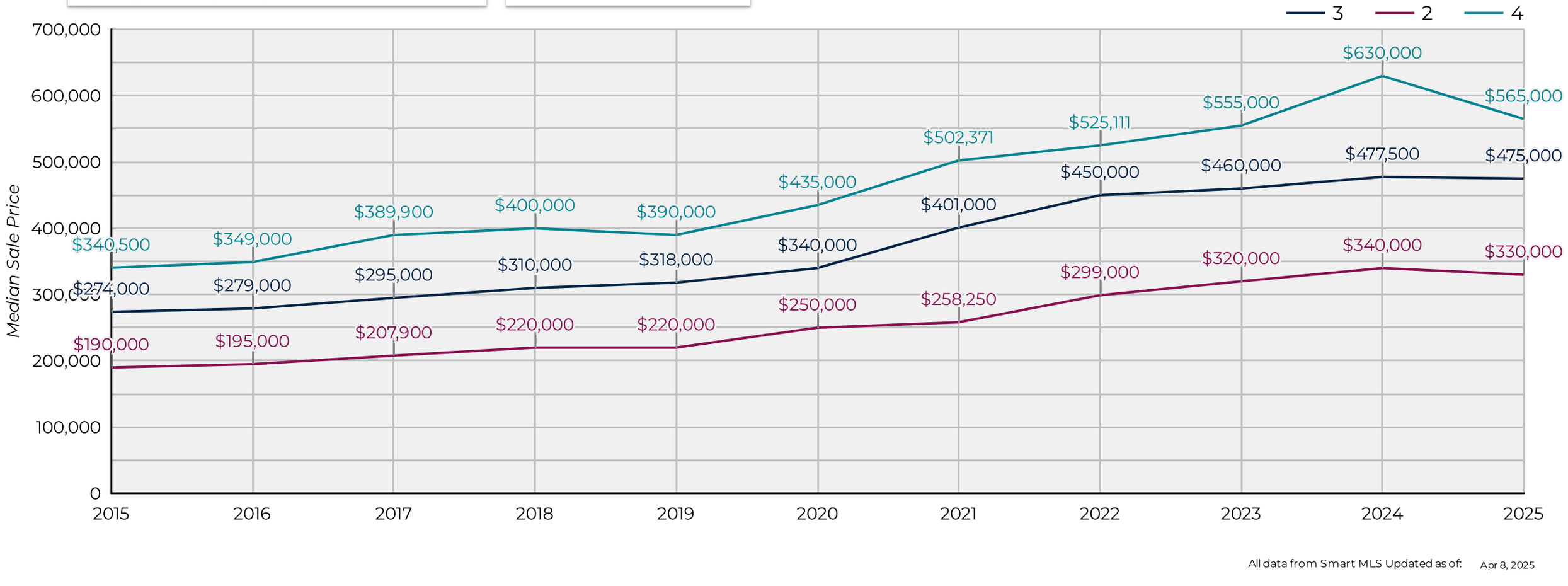


Data By Price Range

Range	# of Sales	Average SqFt	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over Asking
0-$199k	12	651	12	0	0	39	-2.42%
$200k-$399k	59	1,091	52	7	0	39	0.11%
$400k-$599k	52	1,744	16	24	12	32	1.39%
$600k-$799k	8	2,813	1	3	4	51	-0.33%
$800k-$999K	5	2,668	1	2	2	57	-0.93%
$1M-$1.19M	3	4,739	0	1	2	50	-0.44%
$1.4M-$1.99M	2	3,523	1	0	1	13	-0.15%
Grand total	**141**	**1,560**	**83**	**37**	**21**	**39**	**0.29%**

Bedrooms Over Time

Compare Beds (3 max) | Jan 1, 2015 - Apr 7, 202 | *select metric for comparison >



All data from Smart MLS Updated as of: Apr 8, 2025

MONTHLY **Data Tables**

SmartMLS® Market Snapshot

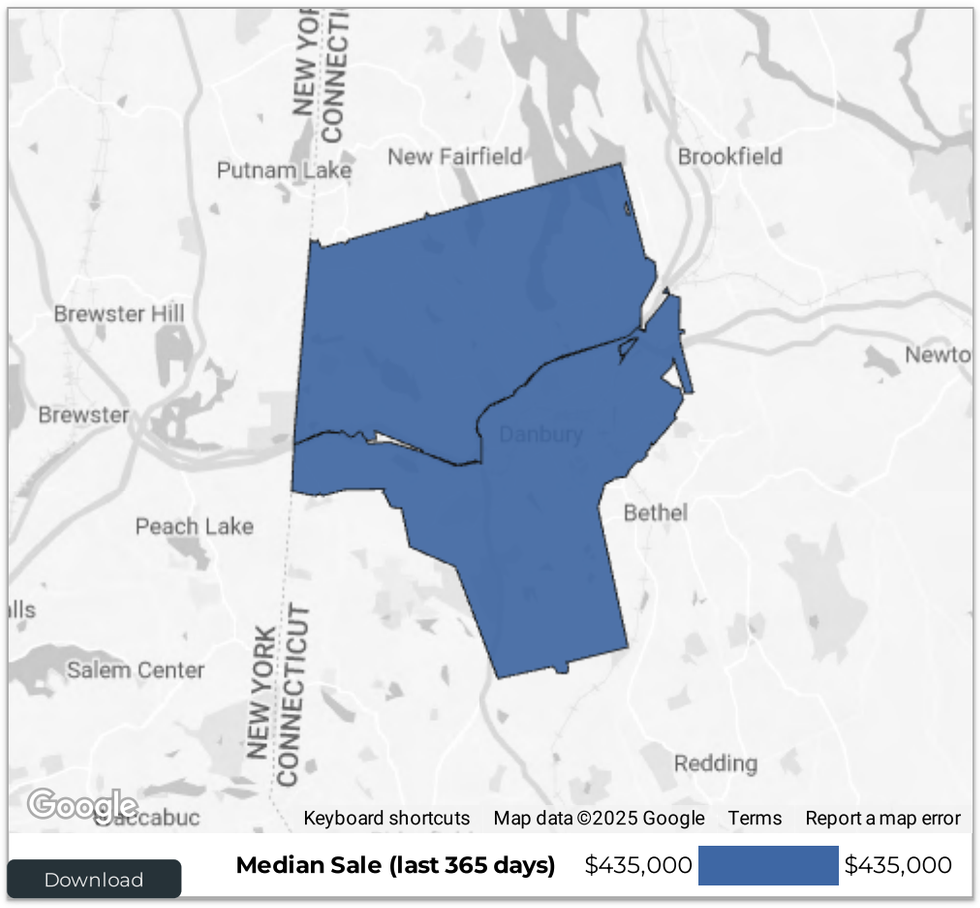
All data is updated in realtime in accordance with content from SmartMLS.

This report provides a snapshot of the market as taken on: Apr 8, 2025

County: FAIRFIELD (1) | City: Danbury (1) | Zip Code

$ Between Enter a value and Enter a value | Beds

Sqft Between Enter a value and Enter a value | Type



Month-to-Date

Apr 8, 2025

Market Activity

of Sales
6
50.0% from last year YTD

Total Volume
$2.43M
58.0% from last year YTD

Market Pricing

Median Sale
$325,000
8.3% from last year YTD

$/sqft
$321
18.8% from last year YTD

Buyer Demand

Median DOM
20
14 from last year YTD

% Over/Under Asking
0.4%
-5.71% from last year YTD

Inventory

of New Listings
22
15.8% from last year YTD

# of Pendings
12
-25.0% from last year YTD

CloseDate Calc (Date) / Count

.	2022	2023	2024	2025
January	83	55	42	52
February	64	37	35	30
March	73	41	48	54
April	64	49	31	-
May	78	41	59	-
June	106	69	51	-
July	86	48	76	-
August	92	53	54	-
September	76	51	63	-
October	66	66	80	-
November	54	43	61	-
December	61	62	54	-
Grand total	**903**	**615**	**654**	**136**

Sale Price / Median

.	2022	2023	2024	2025
January	$359,000	$380,000	$390,000	$375,000
February	$325,000	$437,700	$445,000	$475,000
March	$400,000	$421,000	$375,000	$370,000
April	$360,000	$395,000	$405,000	-
May	$375,000	$410,000	$414,000	-
June	$420,000	$382,000	$512,000	-
July	$430,000	$430,000	$457,500	-
August	$415,000	$420,000	$380,000	-
September	$410,000	$420,000	$460,000	-
October	$424,900	$415,000	$425,000	-
November	$385,000	$400,000	$415,000	-
December	$420,000	$420,000	$495,000	-
Grand total	**$400,000**	**$410,000**	**$440,000**	**$407,500**

$/sqft / Average

.	2022	2023	2024	2025
January	$228	$236	$257	$272
February	$211	$218	$248	$307
March	$233	$223	$264	$283
April	$241	$258	$253	-
May	$242	$243	$257	-
June	$251	$249	$269	-
July	$244	$250	$258	-
August	$237	$242	$280	-
September	$245	$267	$276	-
October	$235	$257	$269	-
November	$228	$246	$275	-
December	$226	$243	$269	-
Grand total	**$236**	**$246**	**$266**	**$284**

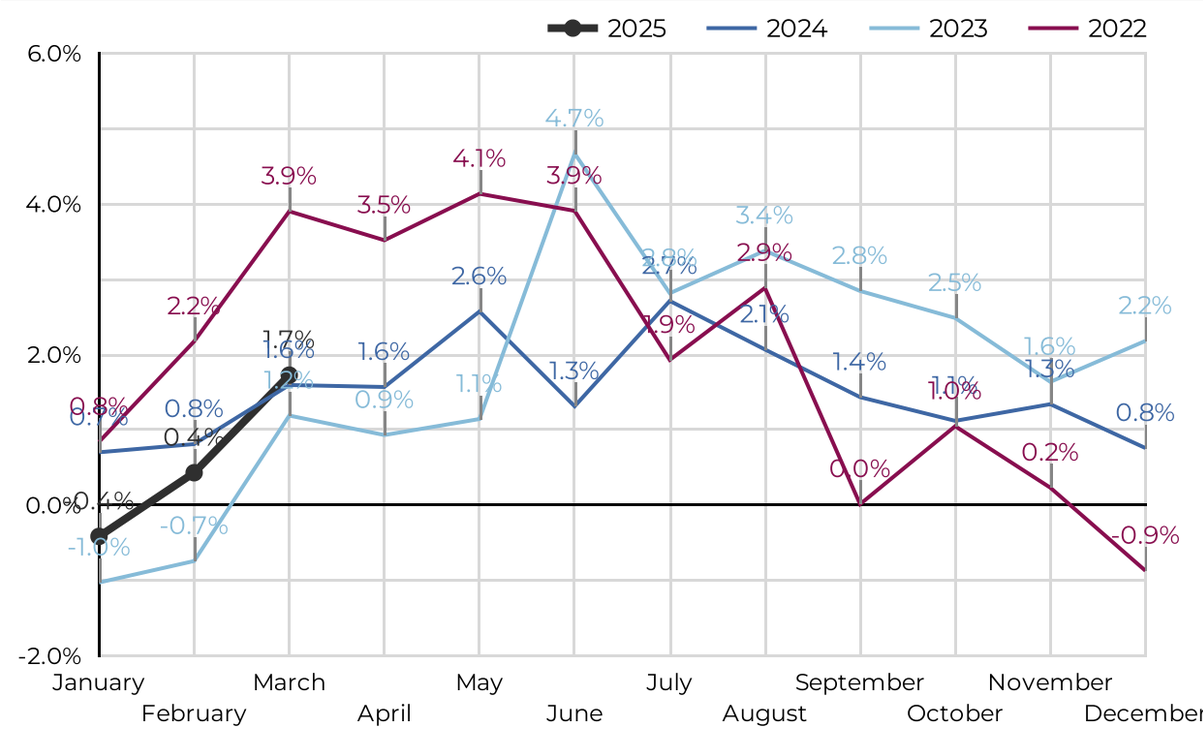
ListingContractDate (Date) / Count

.	2022	2023	2024	2025
January	72	40	39	53
February	55	45	55	62
March	90	63	47	77
April	107	60	92	-
May	116	89	75	-
June	102	57	77	-
July	89	52	72	-
August	82	65	83	-
September	78	58	89	-
October	58	70	75	-
November	56	56	61	-
December	29	37	37	-
Grand total	**934**	**692**	**802**	**192**

Days On Market / Median

.	2022	2023	2024	2025
January	41	36	40	43
February	41	51	38	23
March	33	28	29	31
April	41	51	12	-
May	33	21	18	-
June	27	21	27	-
July	31	19	18	-
August	28	21	18	-
September	37	23	27	-
October	43	22	25	-
November	46	25	25	-
December	41	28	32	-
Grand total	**36**	**26**	**26**	**39**

% Closed Over or Under Asking / Average



All data from Smart MLS Updated as of: Apr 8, 2025

MONTHLY **Data Tables**

SmartMLS® Market Snapshot

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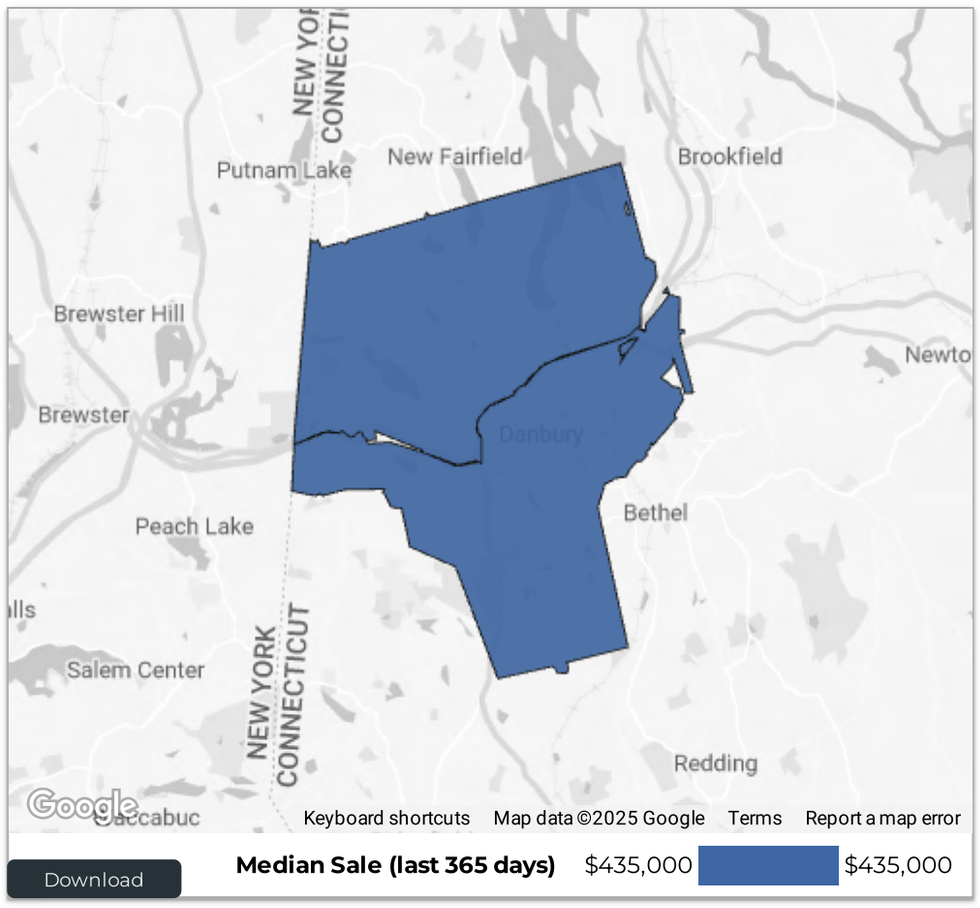
This report provides a snapshot of the market as taken on: Apr 8, 2025

County: FAIRFIELD (1) | City: Danbury (1) | Zip Code

$ Between | Enter a value | and | Enter a value | Beds

Sqft Between | Enter a value | and | Enter a value | Type

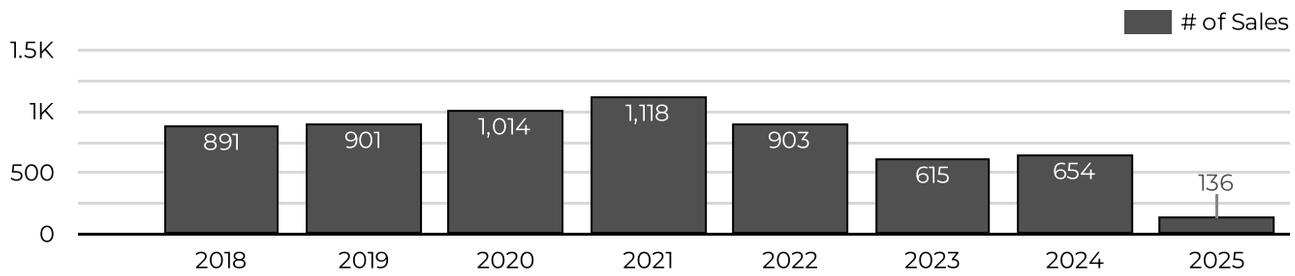


Download

Median Sale (last 365 days) $435,000 $435,000

Historical Data Tables

Use tables below to display monthly/year totals for the years & metrics selected. Tables can be exported to excel by clicking 3 dots on upper right of table.



Jan 1, 2018 - Mar 31, 2025

Sales Activity By Year

*select metric >

YEAR / # of Sales

.	2018	2019	2020	2021	2022	2023	2024	2025
January	52	57	63	91	83	55	42	52
February	58	44	49	58	64	37	35	30
March	56	70	63	68	73	41	48	54
April	59	47	55	83	64	49	31	-
May	78	92	68	81	78	41	59	-
June	83	94	58	101	106	69	51	-
July	76	101	99	97	86	48	76	-
August	100	81	107	95	92	53	54	-
September	82	76	109	113	76	51	63	-
October	96	94	127	116	66	66	80	-
November	82	59	117	100	54	43	61	-
December	69	86	99	115	61	62	54	-
Grand total	**891**	**901**	**1,014**	**1,118**	**903**	**615**	**654**	**136**

Listing Activity By Year

*select metric >

YEAR / # of New Listings

.	2018	2019	2020	2021	2022	2023	2024	2025
January	66	69	80	68	72	40	39	53
February	94	75	108	67	55	45	55	62
March	103	120	82	101	90	63	47	77
April	132	117	51	104	107	60	92	-
May	104	153	103	121	116	89	75	-
June	114	117	119	143	102	57	77	-
July	106	109	183	133	89	52	72	-
August	107	101	131	138	82	65	83	-
September	99	116	122	97	78	58	89	-
October	110	100	110	112	58	70	75	-
November	52	63	77	70	56	56	61	-
December	47	49	54	47	29	37	37	-
Grand total	**1,134**	**1,189**	**1,220**	**1,201**	**934**	**692**	**802**	**192**

All data from Smart MLS Updated as of: Apr 8, 2025

MONTHLY **Price Drops**

SmartMLS® Market Snapshot

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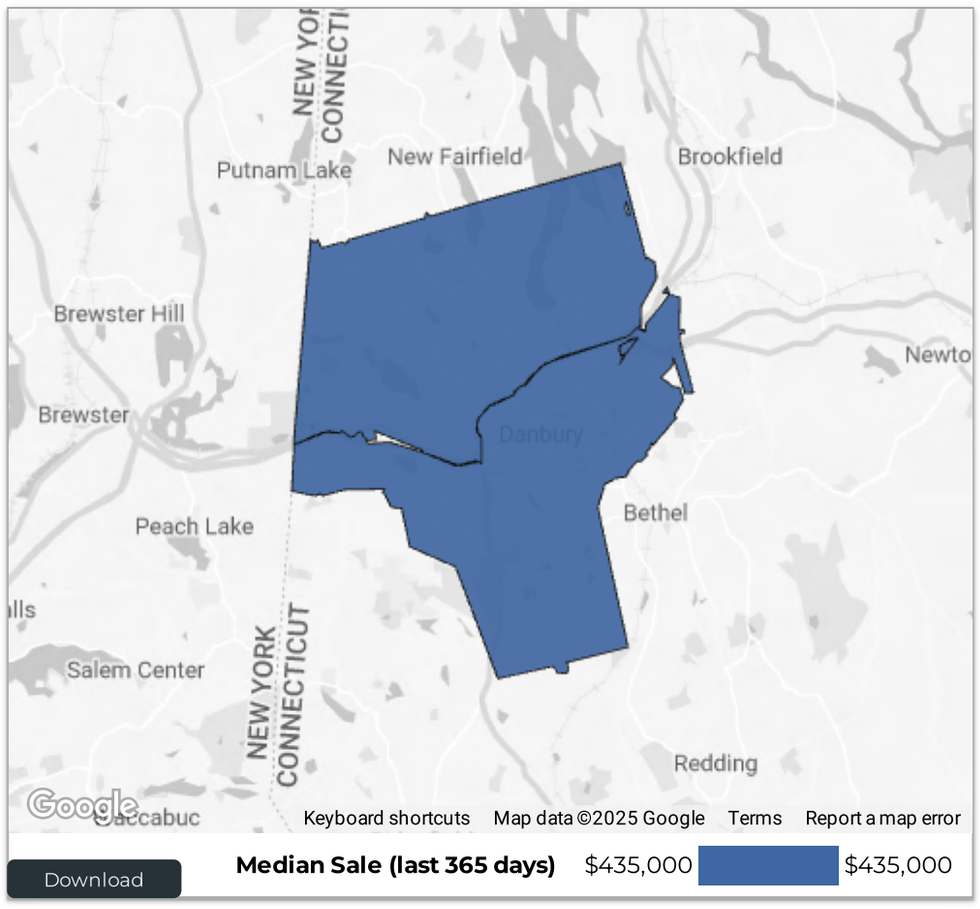
County: FAIRFIELD (1) | City: Danbury (1) | Zip Code

$ Between Enter a value and Enter a value | Beds

Sqft Between Enter a value and Enter a value | Type



Active Now Apr 8, 2025

# Active	Active w/ a Price Drop		Average Price Drop	Days Until Price Drop (med)
76	16	21%	8%	56

March

# of Sales	# w/ a Price Drop	Average Price Drop
54	9	7%

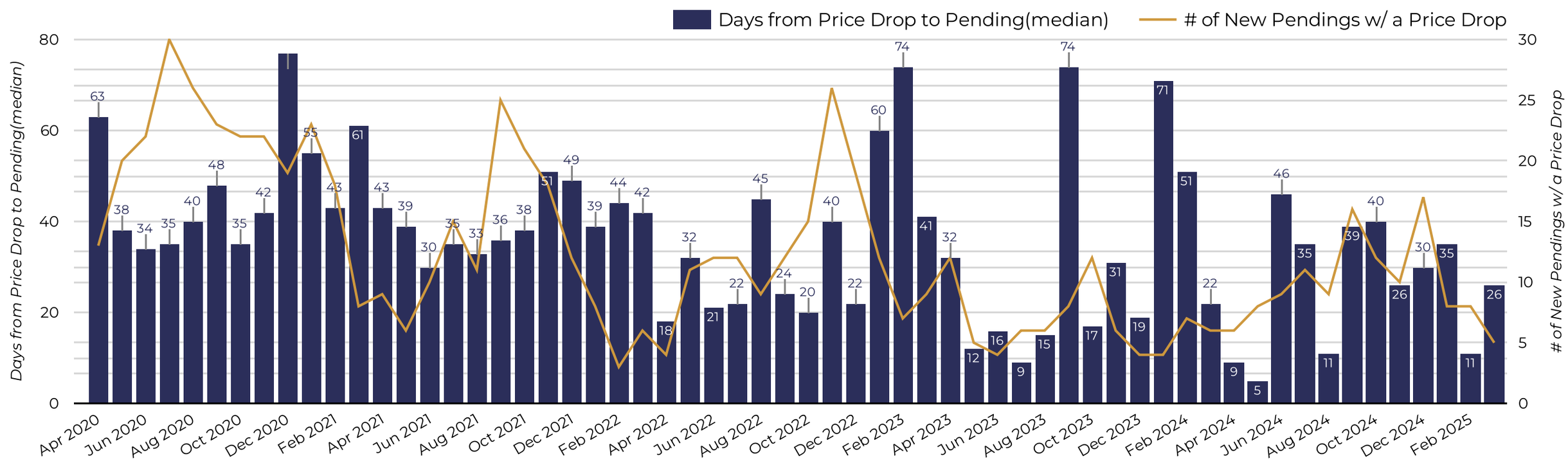
Price Drops By Price Range

Asking Price	Active	Active w/ a PD	% with a Price Drop	Average Price Drop
0-$199k	3	1	33%	6%
$200k-$399k	17	3	18%	4%
$400k-$599k	28	7	25%	6%
$600k-$799k	15	4	27%	6%
$800k-$999K	6	0	0	0
$1M-$1.19M	1	0	0	0
$1.2M-$1.39M	1	0	0	0
$1.4M-$1.99M	1	1	100...	17%
$2M-$2.99M	2	0	0	0
$3M+	2	0	0	0
Grand total	**76**	**16**	**21%**	**8%**

Price Drop Outcomes

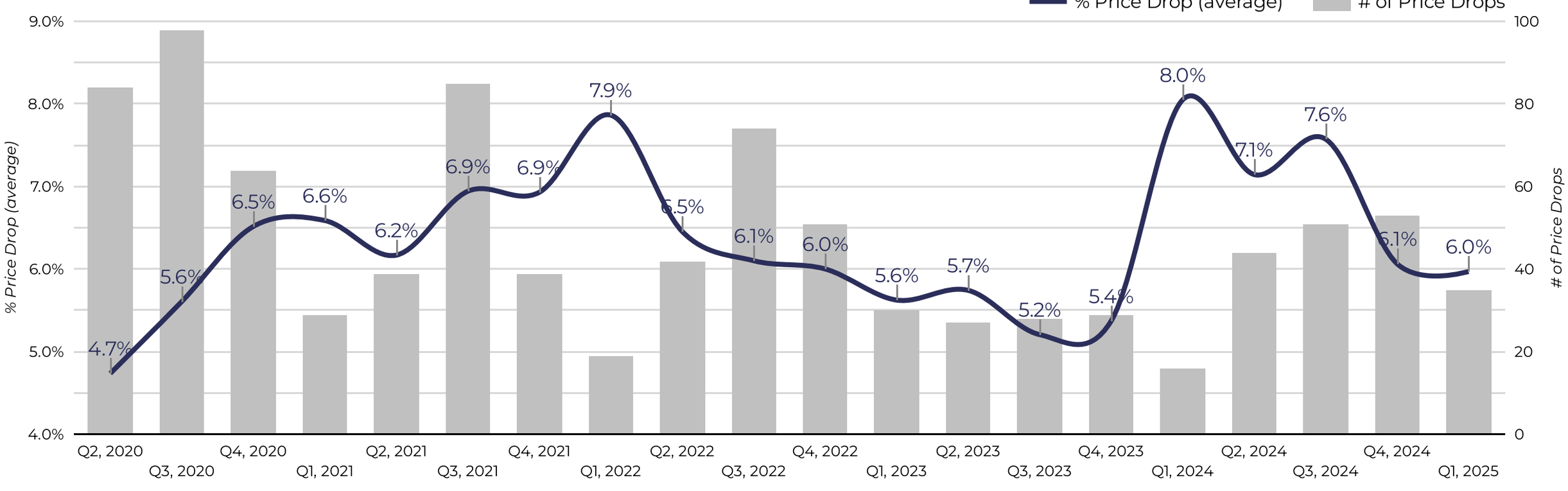
In the last 90 days, listings that dropped their price went pending after a median of 19 days in this market.
Here is how that number has changed over time.

Apr 1, 2020 - Mar 31, 2025



For Property-Level> DASHBOARDS:PRICE DROPS

Price Drop Amounts



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