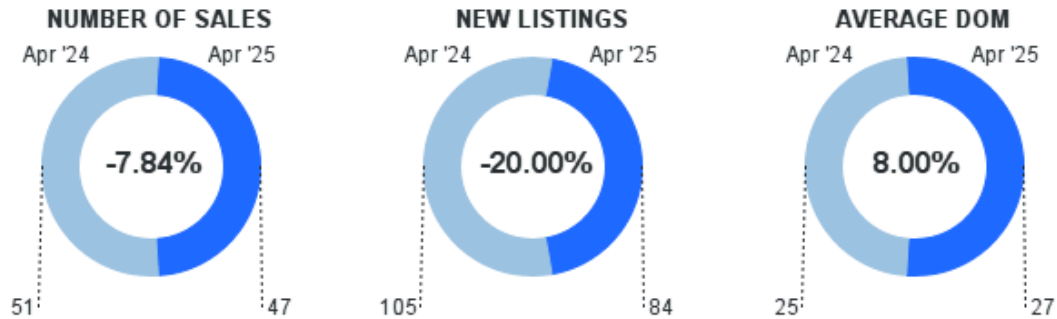



FAIRFIELD | April 2025


REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes




8.57% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

16.58% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

6.26% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

17.08% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Apr '24  Apr '25

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

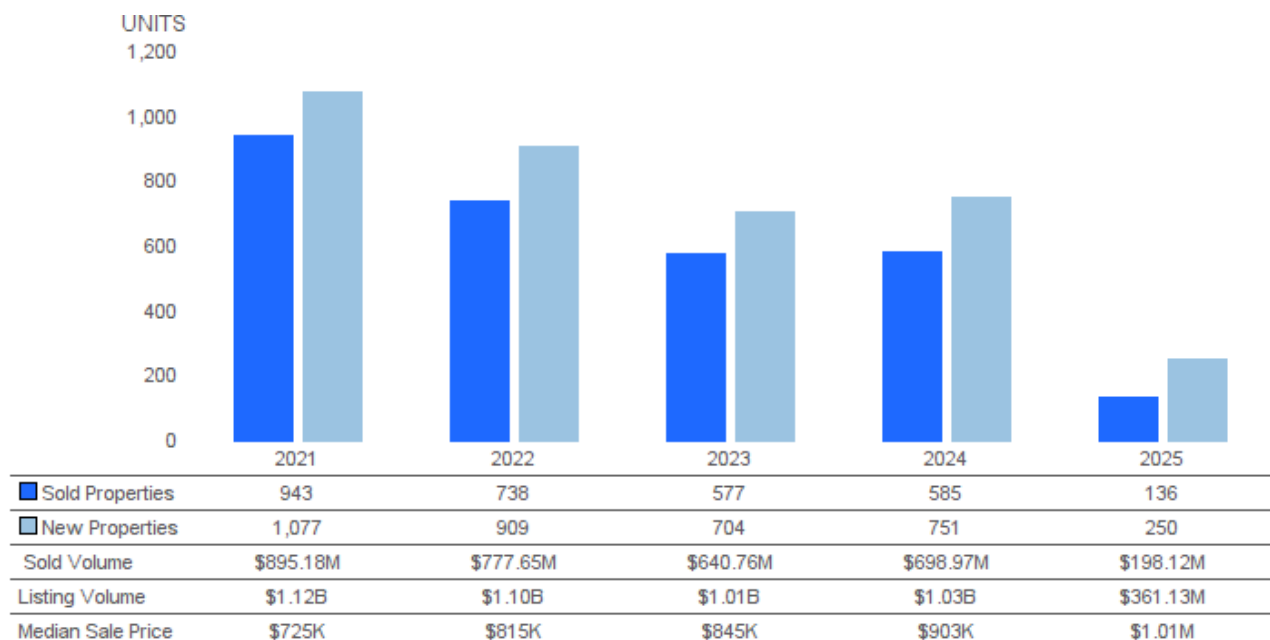
April 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	April 2025	April 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	84	105	-20% ↓	250	269	-7.06% ↓
Sold Listings	47	51	-7.84% ↓	136	136	0%
Median List Price (Solds)	\$849,000	\$799,000	6.26% ↑	\$974,000	\$800,000	21.75% ↑
Median Sold Price	\$950,000	\$875,000	8.57% ↑	\$1,005,500	\$830,500	21.07% ↑
Median Days on Market	10	14	-28.57% ↓	13	19	-31.58% ↓
Average List Price (Solds)	\$1,482,536	\$1,266,312	17.08% ↑	\$1,450,641	\$1,107,896	30.94% ↑
Average Sold Price	\$1,496,382	\$1,283,537	16.58% ↑	\$1,456,772	\$1,115,046	30.65% ↑
Average Days on Market	27	25	8% ↑	36	34	5.88% ↑
List/Sold Price Ratio	103.8%	101.9%	1.85% ↑	102.2%	101.4%	0.85% ↑

SOLD AND NEW PROPERTIES (UNITS)

April 2025 | Single Family Homes ?

Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.

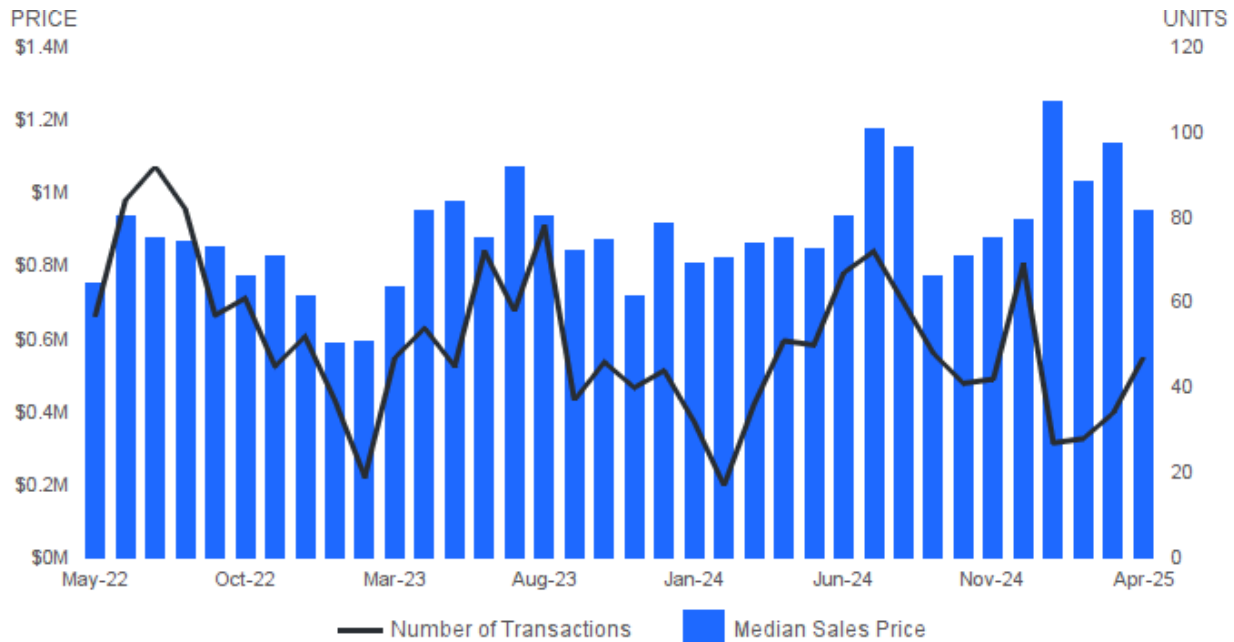


MEDIAN SALES PRICE AND NUMBER OF SALES

April 2025 | Single Family Homes ?

Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.

Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2025 | Single Family Homes ?

Average Sales Price | Average sales price for all properties sold.

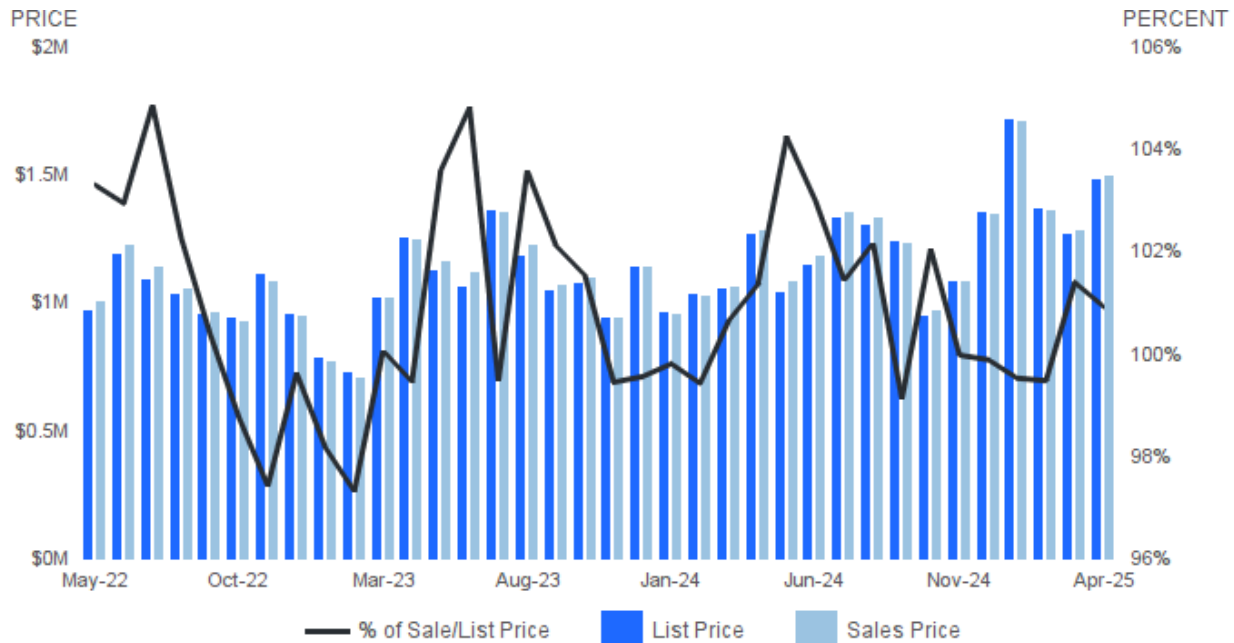
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2025 | Single Family Homes ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

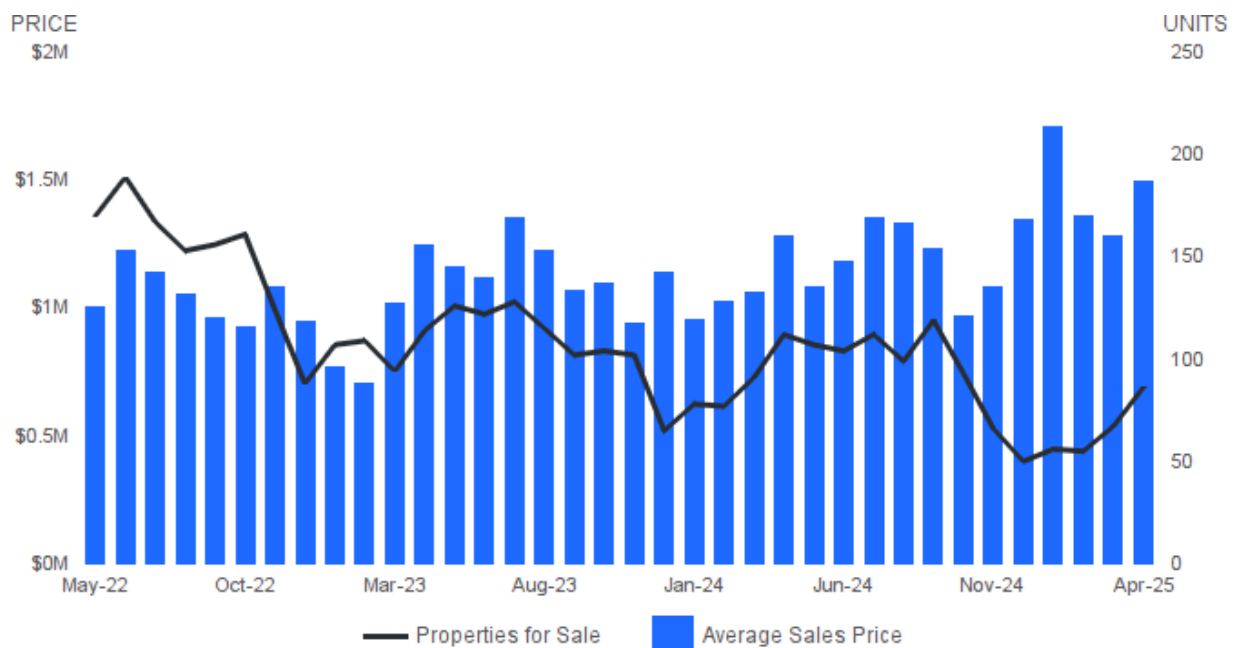


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2025 | Single Family Homes ?

Average Sales Price | Average sales price for all properties sold.

Properties for Sale | Number of properties listed for sale at the end of month.

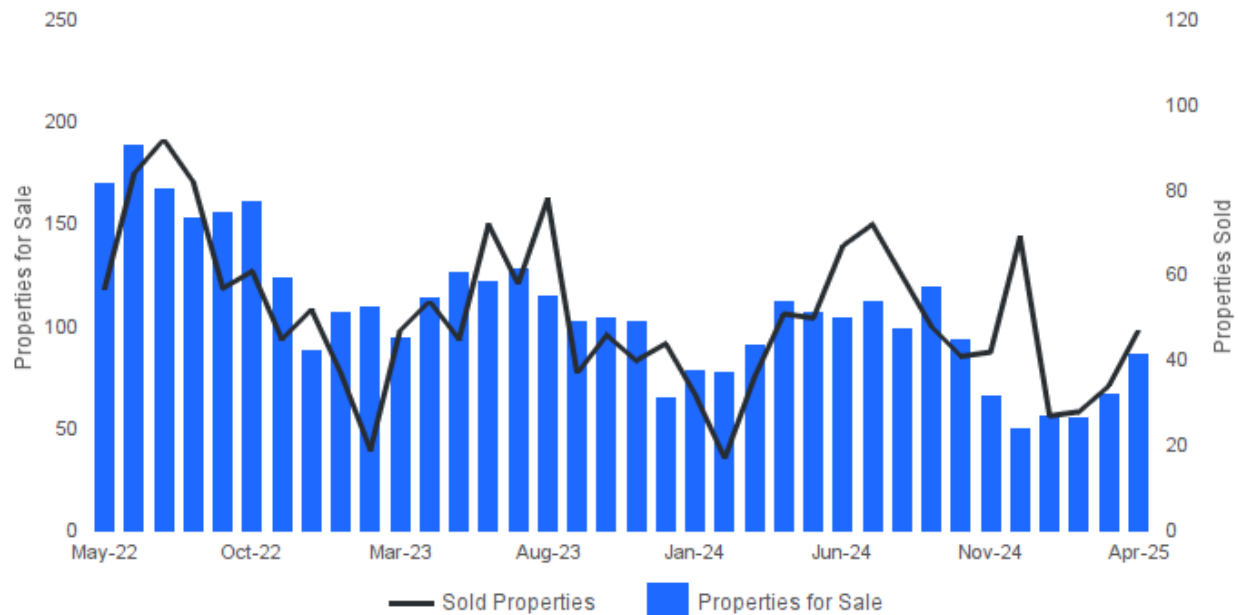


PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2025 | Single Family Homes ?

Properties for Sale | Number of properties listed for sale at the end of month.

Sold Properties | Number of properties sold.



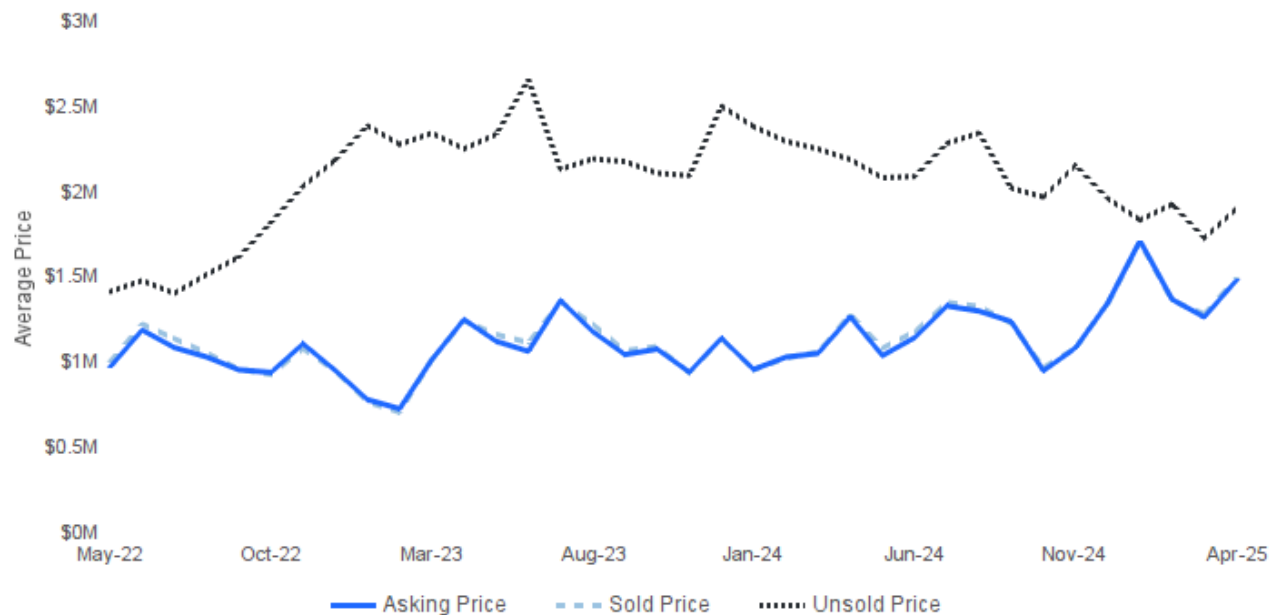
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

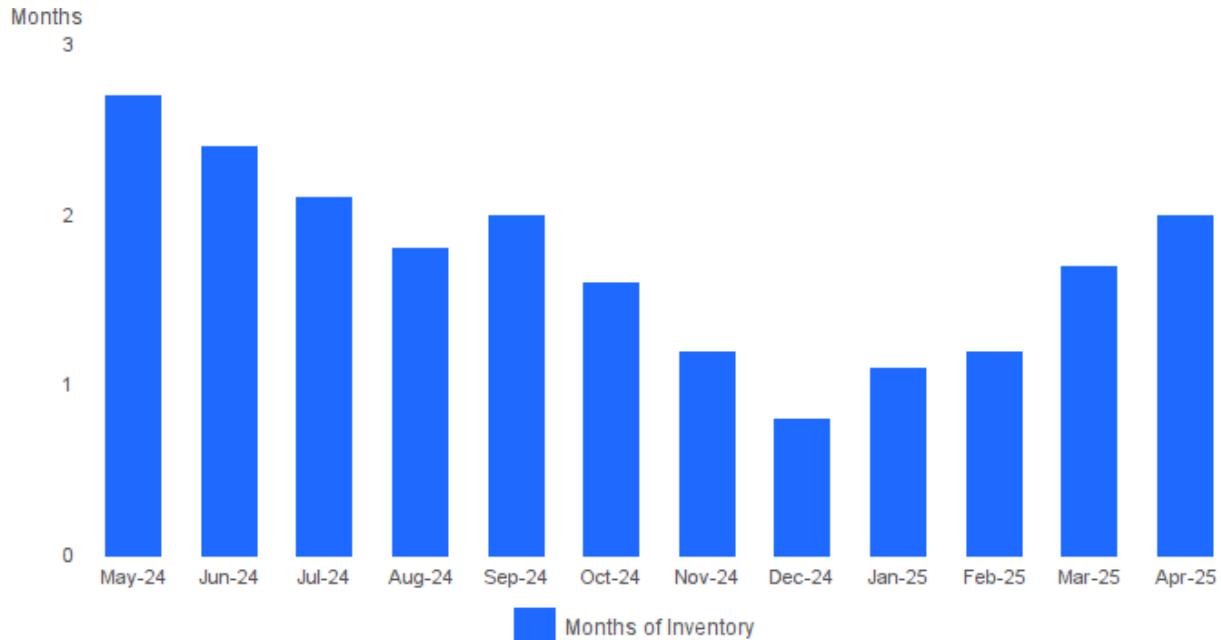
Unsold Price | the average active list price



ABSORPTION RATE

April 2025 | Single Family Homes ?

Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS SUPPLY OF INVENTORY

April 2025 | Single Family Homes ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.

