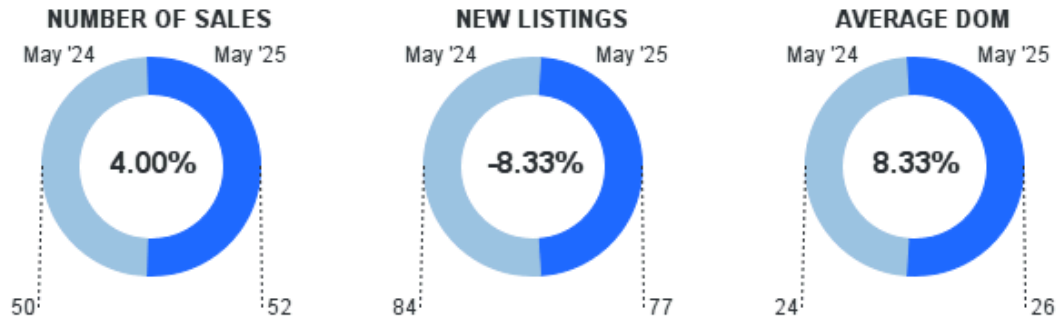


## FAIRFIELD | May 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes




8.75% 

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

13.24% 

**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

6.62% 

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

17.37% 

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

 May '24  May '25

# AREA REPORT

## FAIRFIELD

### FULL MARKET SUMMARY

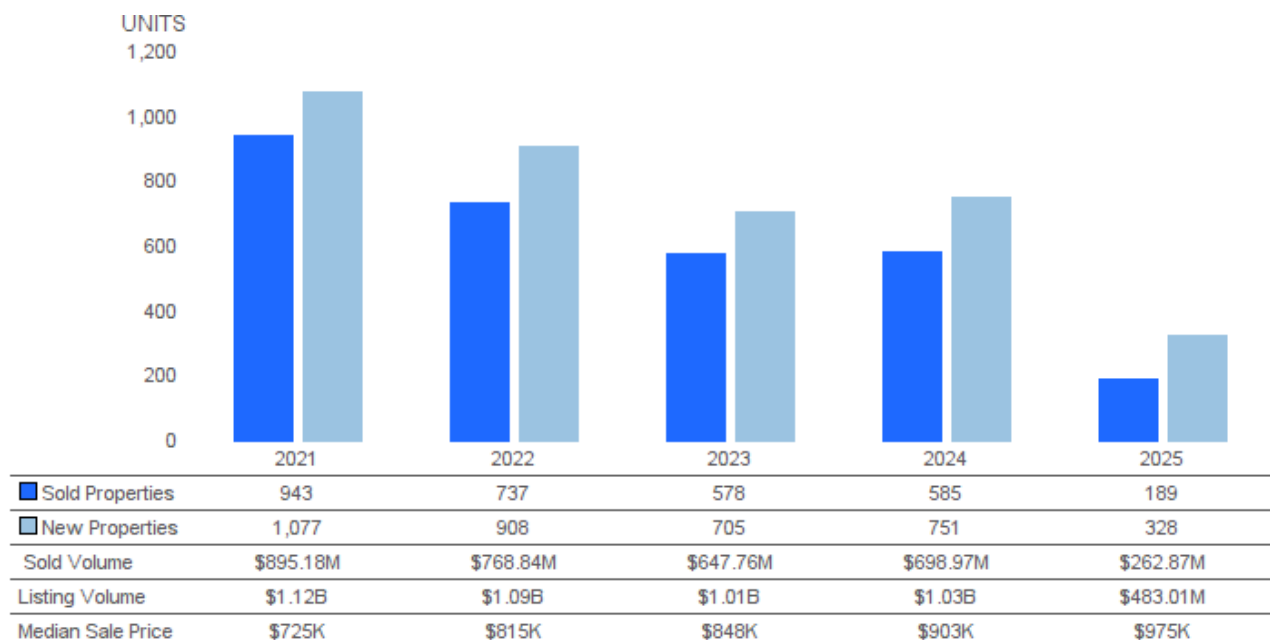
May 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	May 2025	May 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	77	84	-8.33% ↓	328	353	-7.08% ↓
Sold Listings	52	50	4% ↑	189	186	1.61% ↑
Median List Price (Solds)	\$869,450	\$815,500	6.62% ↑	\$918,000	\$805,000	14.04% ↑
Median Sold Price	\$922,500	\$848,309	8.75% ↑	\$975,000	\$843,309	15.62% ↑
Median Days on Market	9	8	12.5% ↑	12	15	-20% ↓
Average List Price (Solds)	\$1,220,275	\$1,039,701	17.37% ↑	\$1,384,479	\$1,089,564	27.07% ↑
Average Sold Price	\$1,227,255	\$1,083,796	13.24% ↑	\$1,390,864	\$1,106,645	25.68% ↑
Average Days on Market	26	24	8.33% ↑	33	32	3.13% ↑
List/Sold Price Ratio	104.1%	105%	-0.88% ↓	102.7%	102.4%	0.38% ↑

### SOLD AND NEW PROPERTIES (UNITS)

May 2025 | Single Family Homes ?

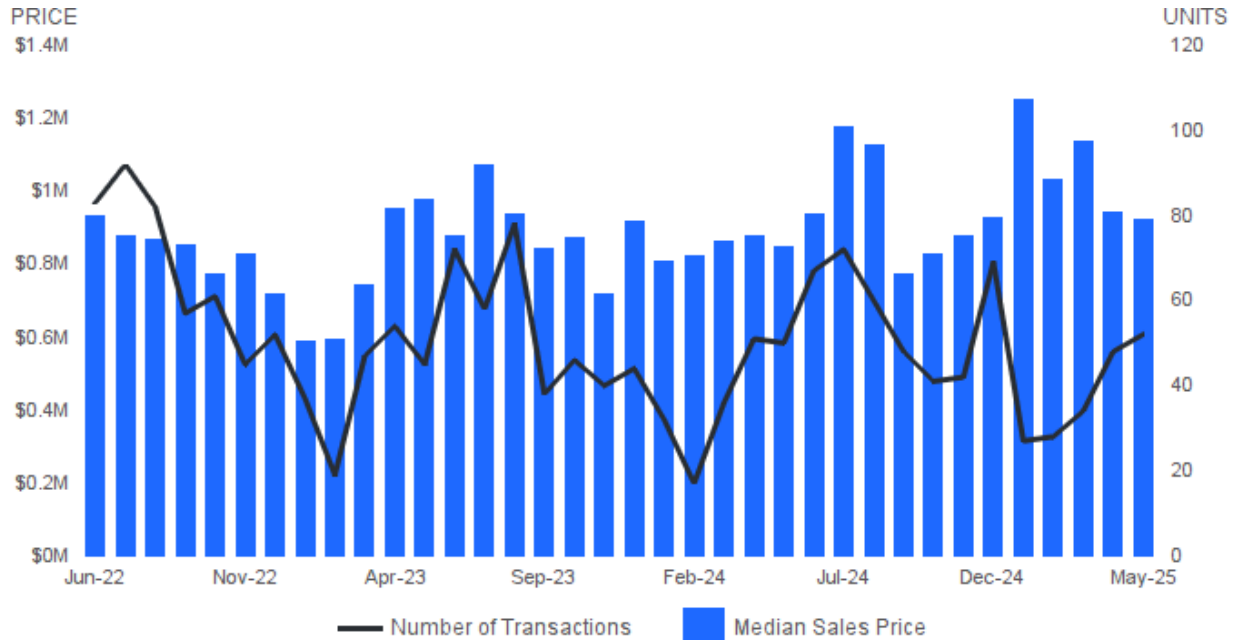
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

May 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

May 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

May 2025 | Single Family Homes ?

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

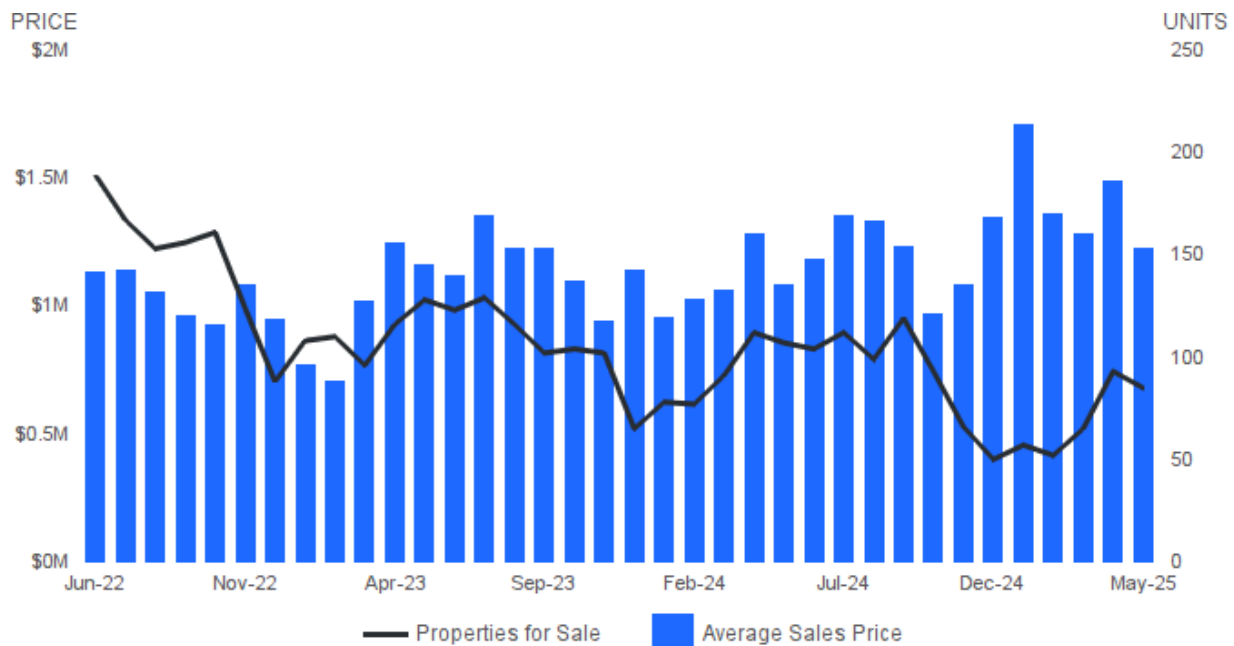


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 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

May 2025 | Single Family Homes ?

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

**Sold Properties** | Number of properties sold.



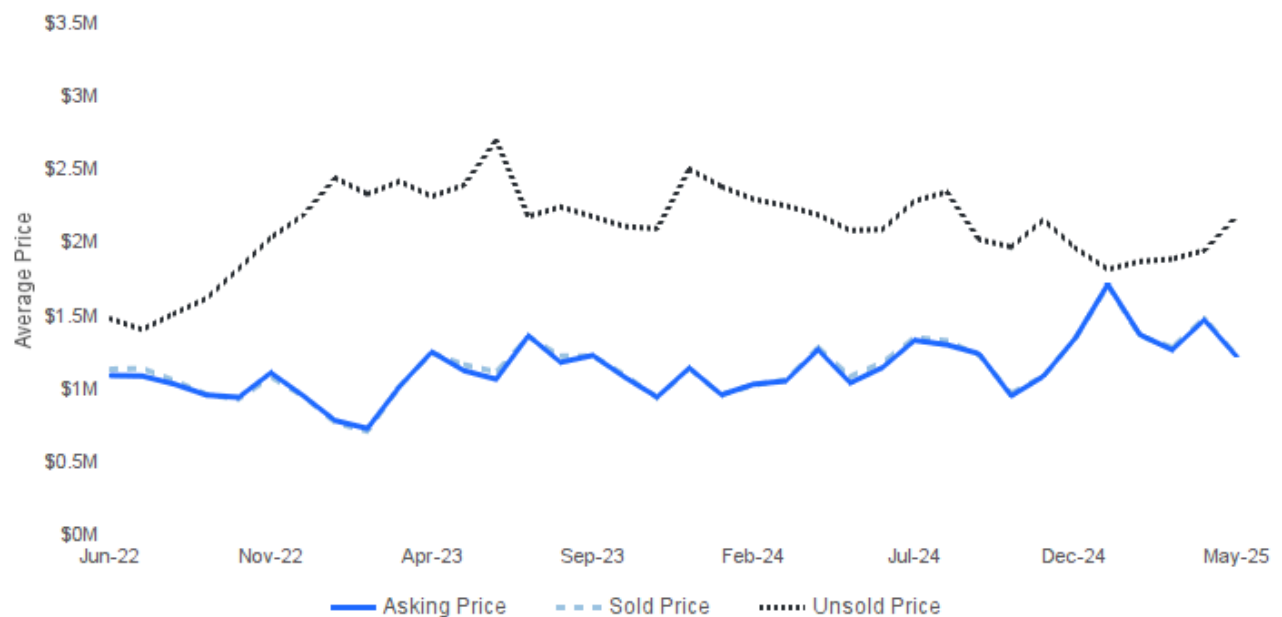
## AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2025 | Single Family Homes ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

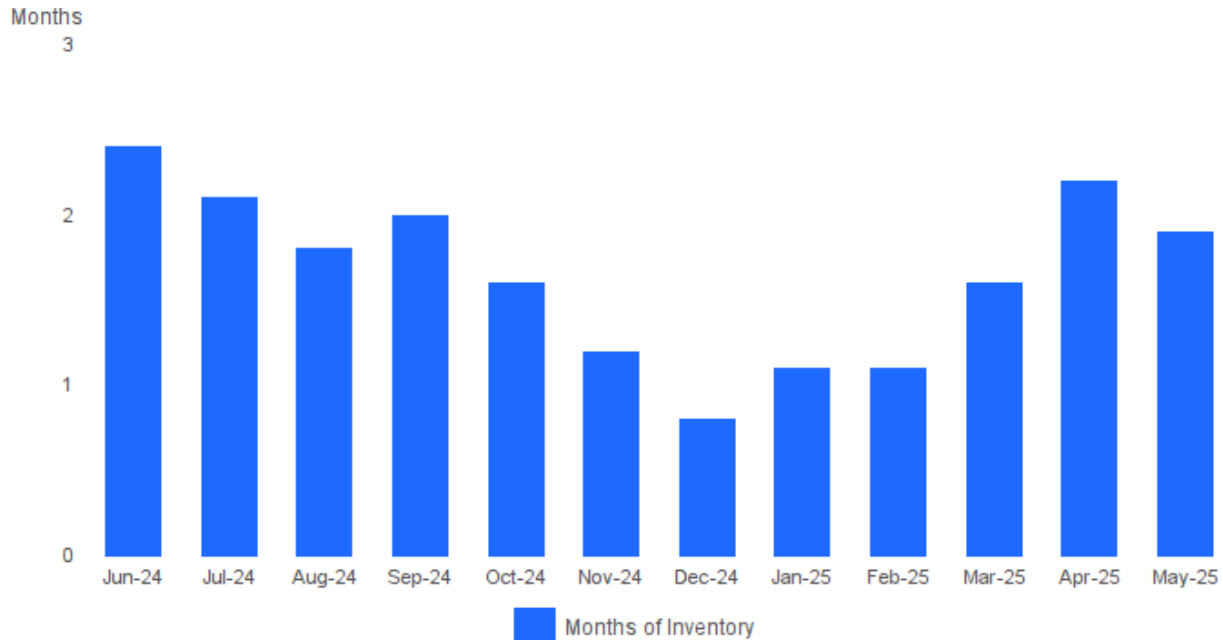
**Unsold Price** | the average active list price



## ABSORPTION RATE

May 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

May 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.

