

City: Fairfield



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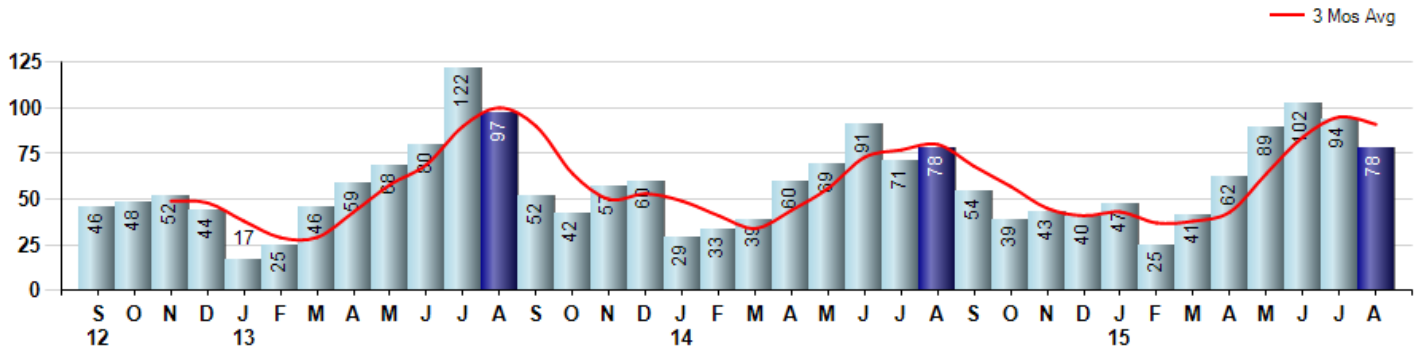
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$839,000	2%		16%				
Average List Price of all Current Listings	\$1,298,202	2%		7%				
August Median Sales Price	\$642,500	4%	7%	7%	13%	\$580,500	0%	2%
August Average Sales Price	\$788,863	-1%	7%	13%	7%	\$747,389	4%	1%
Total Properties Currently for Sale (Inventory)	587	-12%		0%				
August Number of Properties Sold	78	-17%		0%			15%	
August Average Days on Market (Solds)	142	15%	11%	8%	4%	132	-4%	-3%
Asking Price per Square Foot (based on New Listings)	\$333	-8%	-5%	7%	-2%	\$346	2%	2%
August Sold Price per Square Foot	\$317	2%	1%	6%	4%	\$307	1%	1%
August Month's Supply of Inventory	7.5	6%	4%	0%	-34%	10.4	-3%	-8%
August Sale Price vs List Price Ratio	97.1%	0.2%	1%	0%	1.5%	96.1%	0.1%	0.4%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

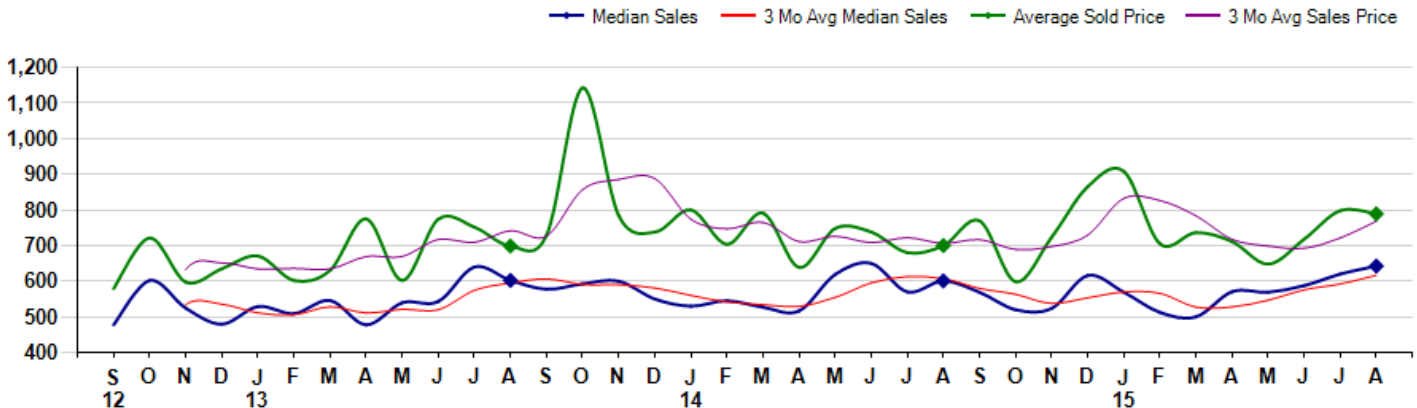
August Property sales were 78, equal to 78 in August of 2014 and -17.0% lower than the 94 sales last month. August 2015 sales were at their lowest level compared to August of 2014 and 2013. August YTD sales of 538 are running 14.5% ahead of last year's year-to-date sales of 470.



Prices

The Median Sales Price in August was \$642,500, up 6.9% from \$600,750 in August of 2014 and up 3.6% from \$620,000 last month. The Average Sales Price in August was \$788,863, up 12.7% from \$700,012 in August of 2014 and down -1.2% from \$798,132 last month. August 2015 ASP was at highest level compared to August of 2014 and 2013.

Median means Middle (the same # of properties sold above and below Median) (000's)



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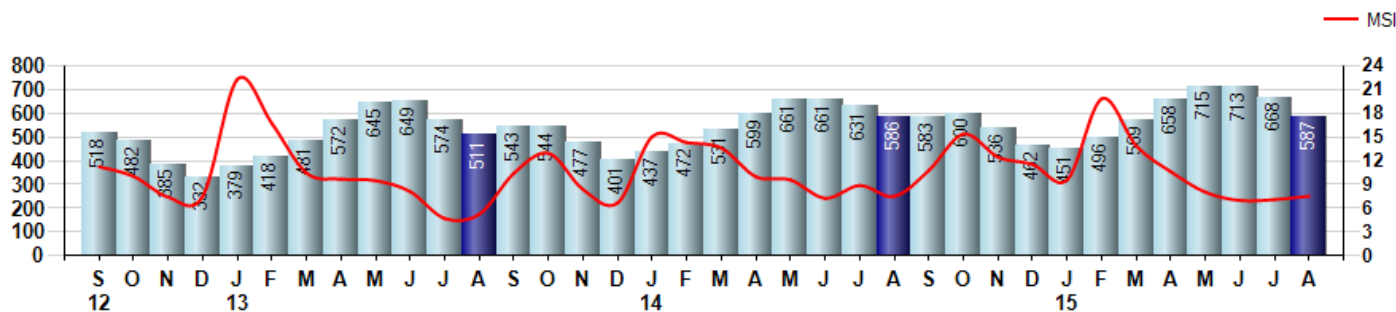
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Inventory & MSI

The Total Inventory of Properties available for sale as of August was 587, down -12.1% from 668 last month and up 0.2% from 586 in August of last year. August 2015 Inventory was at highest level compared to August of 2014 and 2013.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2015 MSI of 7.5 months was at its highest level compared with August of 2014 and 2013.

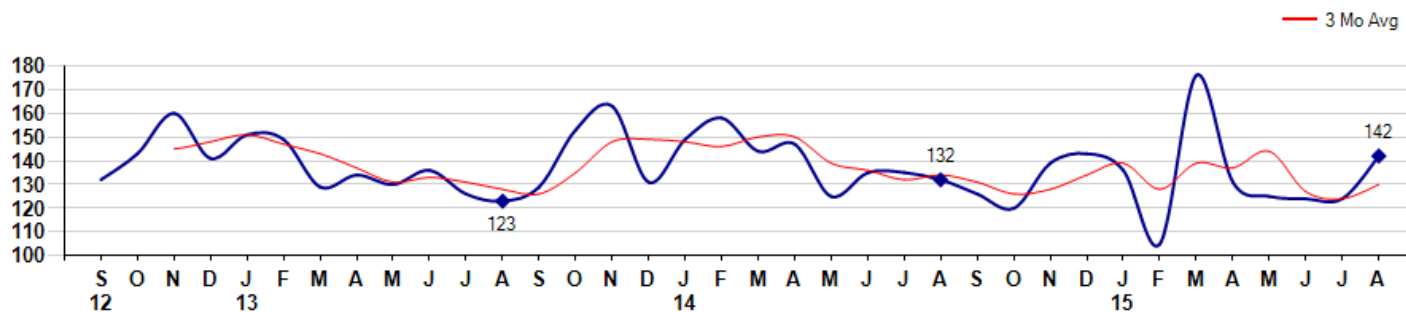
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for August was 142, up 14.5% from 124 days last month and up 7.6% from 132 days in August of last year. The August 2015 DOM was at its highest level compared with August of 2014 and 2013.

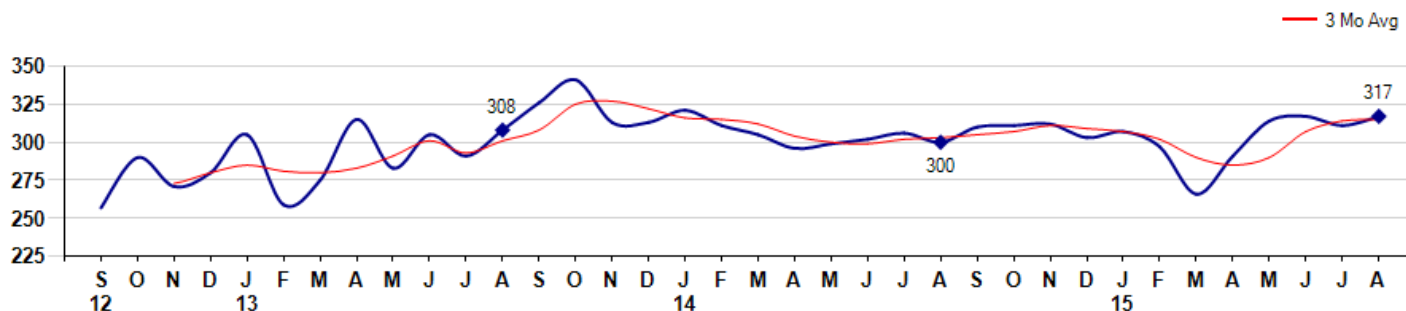
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The August 2015 Selling Price per Square Foot of \$317 was up 1.9% from \$311 last month and up 5.7% from \$300 in August of last year.

Average Selling Price per Square Foot for properties that sold during the month



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Based on information from Greater Fairfield County CMLS, Inc. for the period 9/1/2012 through 8/31/2015. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



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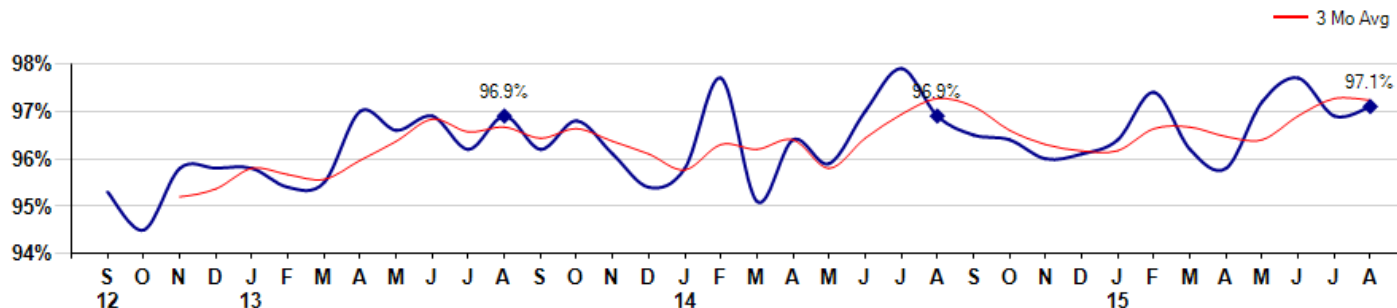


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Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The August 2015 Selling Price vs List Price of 97.1% was up from 96.9% last month and up from 96.9% in August of last year.

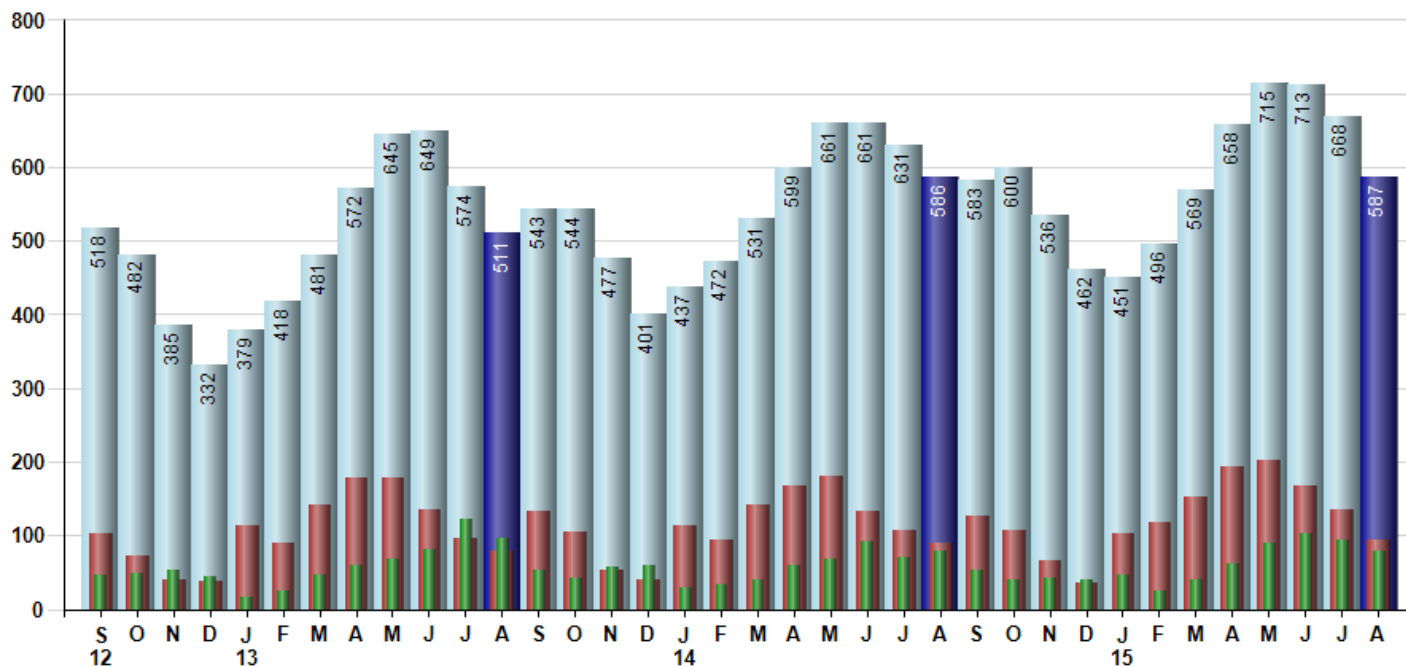
Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in August 2015 was 95, down -29.6% from 135 last month and up 5.6% from 90 in August of last year.

Inventory New Listings Sold



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