

## City: Fairfield



**Joni Usdan**

Residential Real Estate Specialist

203-216-7654

www.jonihomes.com

joni@jonihomes.com



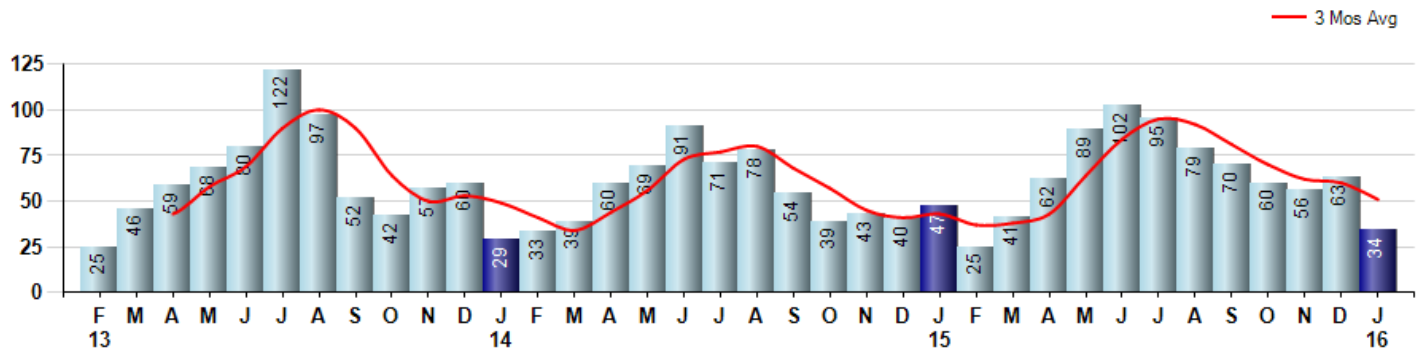
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$874,500	6%		17%				
Average List Price of all Current Listings	\$1,324,919	0%		0%				
January Median Sales Price	\$651,460	8%	13%	15%	12%	\$651,460	15%	12%
January Average Sales Price	\$739,277	3%	7%	-19%	0%	\$739,277	-19%	0%
Total Properties Currently for Sale (Inventory)	453	0%		0%				
January Number of Properties Sold	34	-46%		-28%			0%	
January Average Days on Market (Solds)	160	-2%	8%	18%	18%	160	18%	18%
Asking Price per Square Foot (based on New Listings)	\$349	10%	2%	-1%	2%	\$349	-1%	2%
January Sold Price per Square Foot	\$318	8%	5%	4%	4%	\$318	4%	4%
January Month's Supply of Inventory	13.3	85%	31%	38%	31%	13.3	38%	31%
January Sale Price vs List Price Ratio	97.0%	0.9%	2%	1%	1.1%	96.2%	1.2%	0.3%

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

### Property Sales

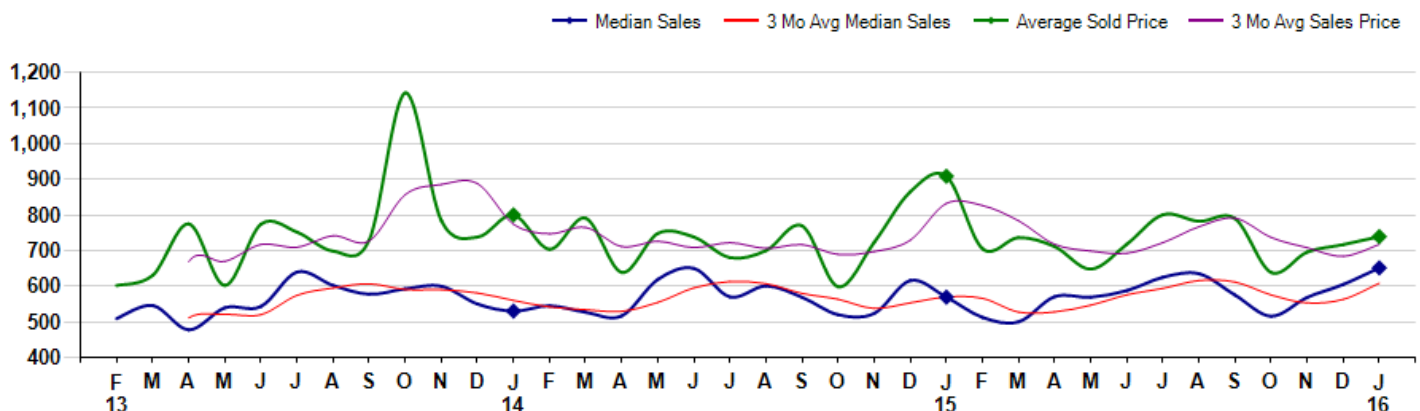
January Property sales were 34, down -27.7% from 47 in January of 2015 and -46.0% lower than the 63 sales last month. January 2016 sales were at a mid level compared to January of 2015 and 2014. January YTD sales of 34 are running -27.7% behind last year's year-to-date sales of 47.



### Prices

The Median Sales Price in January was \$651,460, up 14.5% from \$569,000 in January of 2015 and up 7.7% from \$605,000 last month. The Average Sales Price in January was \$739,277, down -18.6% from \$908,526 in January of 2015 and up 3.1% from \$716,814 last month. January 2016 ASP was at the lowest level compared to January of 2015 and 2014.

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



## City: Fairfield

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



**Joni Usdan**  
Residential Real Estate Specialist  
203-216-7654  
www.jonihomes.com  
joni@jonihomes.com

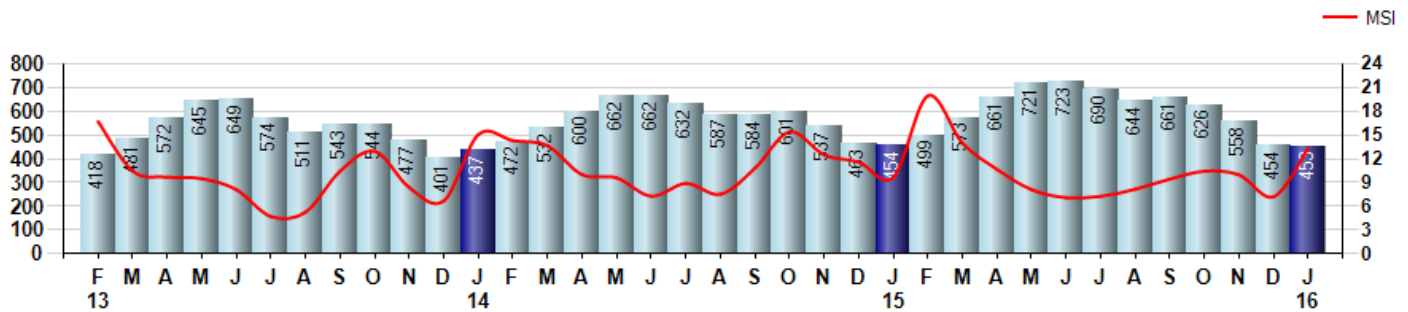


### Inventory & MSI

The Total Inventory of Properties available for sale as of January was 453, down -0.2% from 454 last month and down -0.2% from 454 in January of last year. January 2016 Inventory was at a mid range compared to January of 2015 and 2014.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2016 MSI of 13.3 months was at a mid range compared with January of 2015 and 2014.

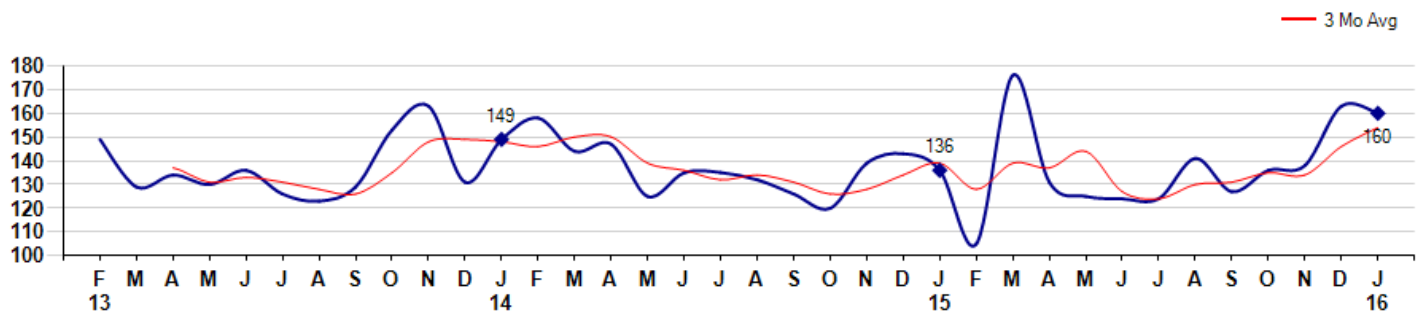
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



### 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 January was 160, down -1.8% from 163 days last month and up 17.6% from 136 days in January of last year. The January 2016 DOM was at its highest level compared with January of 2015 and 2014.

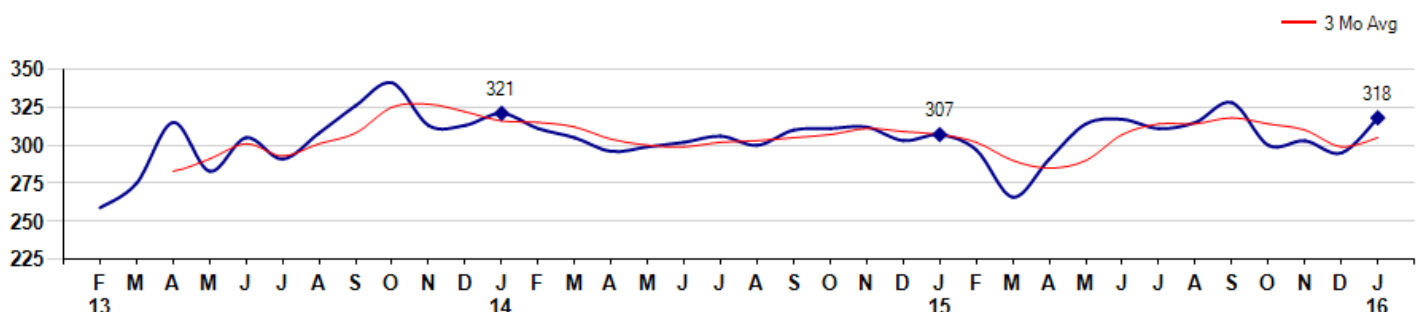
Average Days on Market(Listing to Contract) for properties sold during the month



### 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 January 2016 Selling Price per Square Foot of \$318 was up 7.8% from \$295 last month and up 3.6% from \$307 in January of last year.

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



## City: Fairfield



**Joni Usdan**  
Residential Real Estate Specialist  
203-216-7654  
www.jonihomes.com  
joni@jonihomes.com

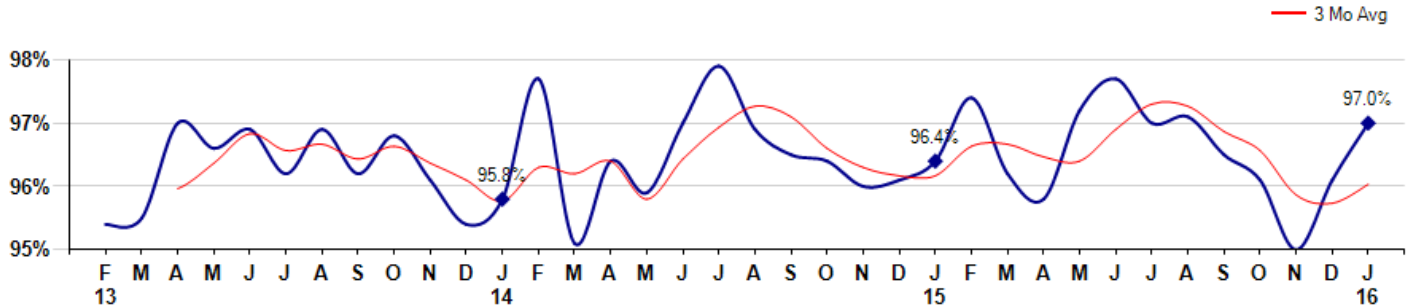


Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

### 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 January 2016 Selling Price vs List Price of 97.0% was up from 96.1% last month and up from 96.4% in January of last year.

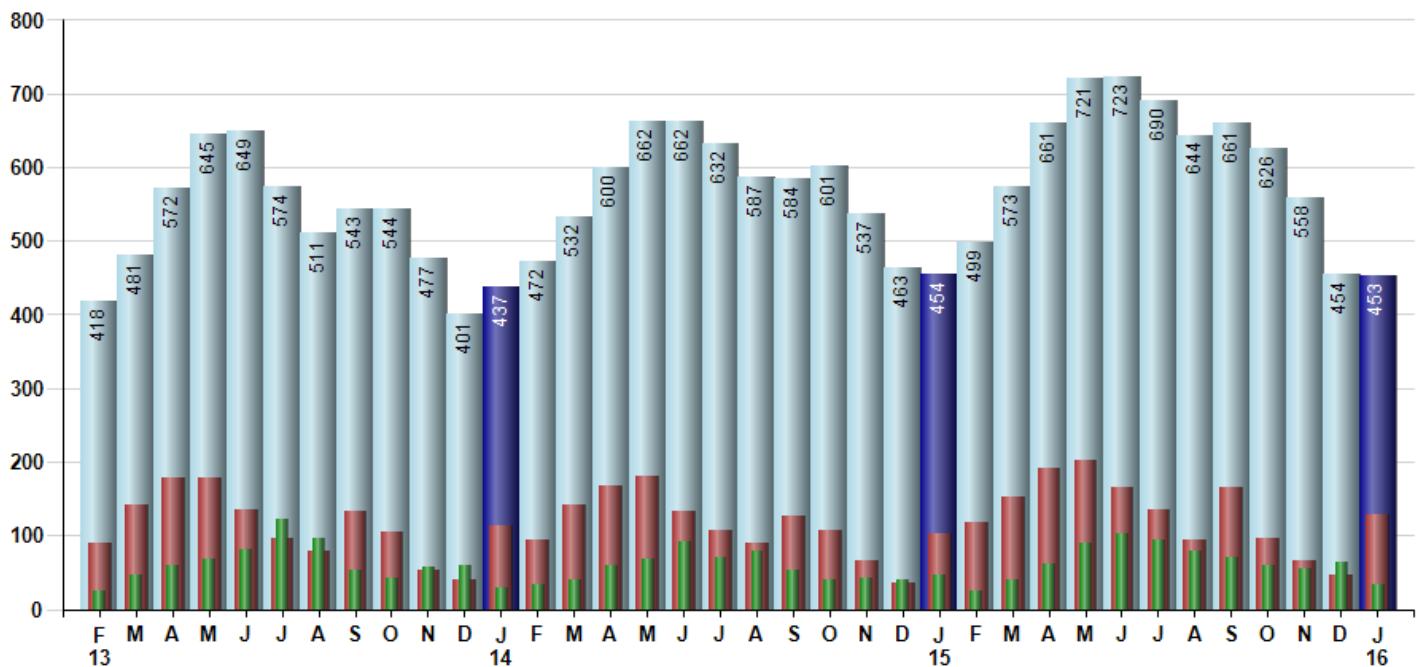
Avg Selling Price divided by Avg Listing Price for sold properties during the month



### 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 January 2016 was 129, up 174.5% from 47 last month and up 25.2% from 103 in January of last year.

Inventory NewListings Sold



© 2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from Greater Fairfield County CMLS, Inc. for the period 2/1/2013 through 1/31/2016. 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.

