

City: Fairfield



Joni Usdan

Residential Real Estate Specialist

2032167654

www.jonihomes.com

joni@jonihomes.com



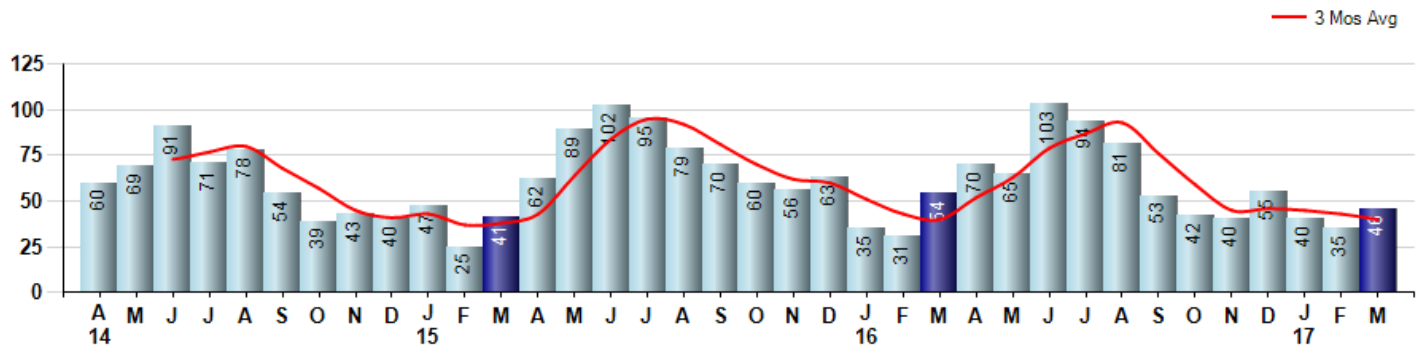
Price Range: 0 to 999999999 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:						Trending Versus*:	
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$825,000	-3%		3%				
Average List Price of all Current Listings	\$1,115,629	-2%		-4%				
March Median Sales Price	\$682,500	37%	16%	10%	14%	\$615,000	-1%	3%
March Average Sales Price	\$949,276	51%	28%	15%	34%	\$789,747	4%	12%
Total Properties Currently for Sale (Inventory)	507	9%		-21%				
March Number of Properties Sold	46	31%		-15%			1%	
March Average Days on Market (Solds)	143	17%	2%	-10%	0%	139	-16%	-3%
Asking Price per Square Foot (based on New Listings)	\$338	0%	1%	4%	3%	\$335	2%	2%
March Sold Price per Square Foot	\$333	17%	10%	7%	11%	\$307	-1%	2%
March Month's Supply of Inventory	11.0	-17%	-5%	-7%	2%	11.6	-22%	7%
March Sale Price vs List Price Ratio	94.2%	0.2%	1%	3%	1.8%	93.5%	2.2%	1.0%

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

Property Sales

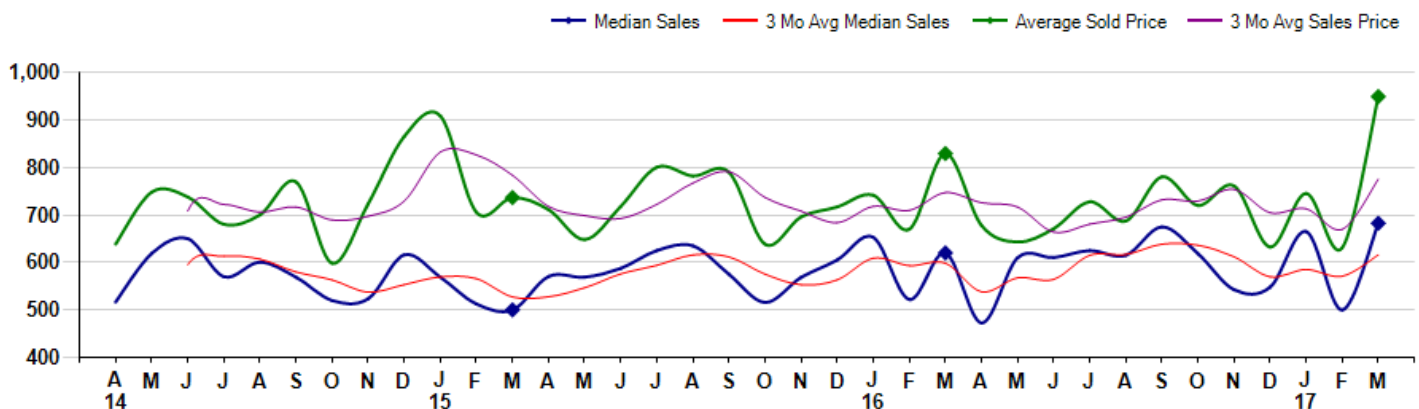
March Property sales were 46, down -14.8% from 54 in March of 2016 and 31.4% higher than the 35 sales last month. March 2017 sales were at a mid level compared to March of 2016 and 2015. March YTD sales of 121 are running 0.8% ahead of last year's year-to-date sales of 120.



Prices

The Median Sales Price in March was \$682,500, up 10.1% from \$620,000 in March of 2016 and up 36.5% from \$500,000 last month. The Average Sales Price in March was \$949,276, up 14.5% from \$829,287 in March of 2016 and up 50.5% from \$630,794 last month. March 2017 ASP was at highest level compared to March of 2016 and 2015.

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



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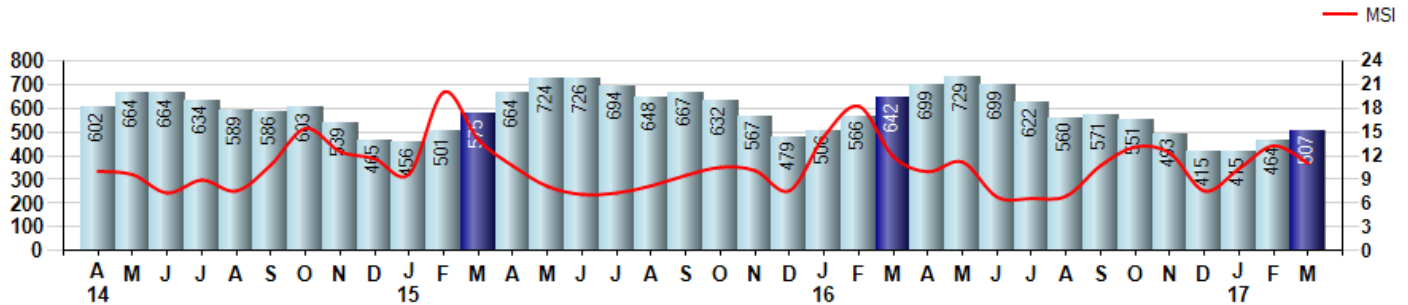


Inventory & MSI

The Total Inventory of Properties available for sale as of March was 507, up 9.3% from 464 last month and down -21.0% from 642 in March of last year. March 2017 Inventory was at the lowest level compared to March of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2017 MSI of 11.0 months was at its lowest level compared with March of 2016 and 2015.

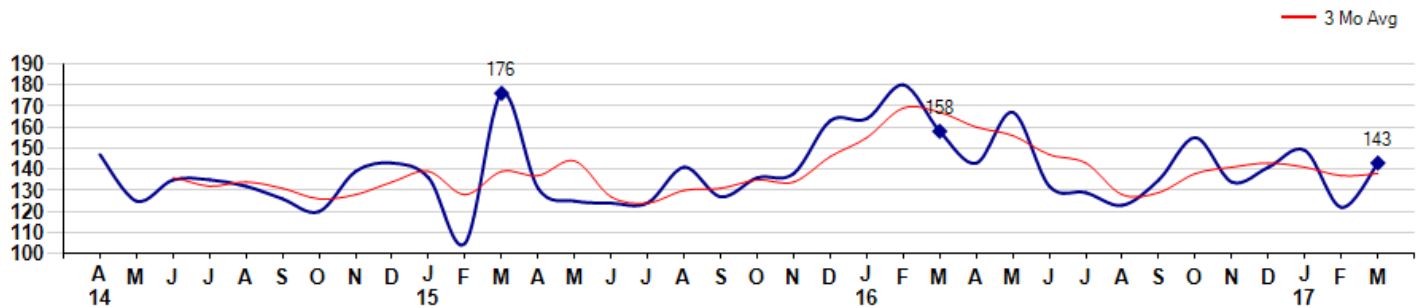
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 March was 143, up 17.2% from 122 days last month and down -9.5% from 158 days in March of last year. The March 2017 DOM was at its lowest level compared with March of 2016 and 2015.

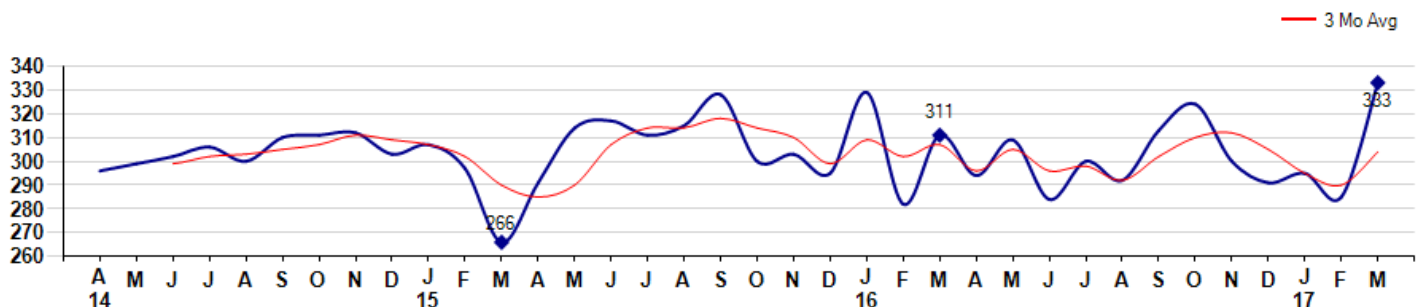
Average Days on Market(Listing to Contract) for properties sold during the month



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 March 2017 Selling Price per Square Foot of \$333 was up 16.8% from \$285 last month and up 7.1% from \$311 in March of last year.

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



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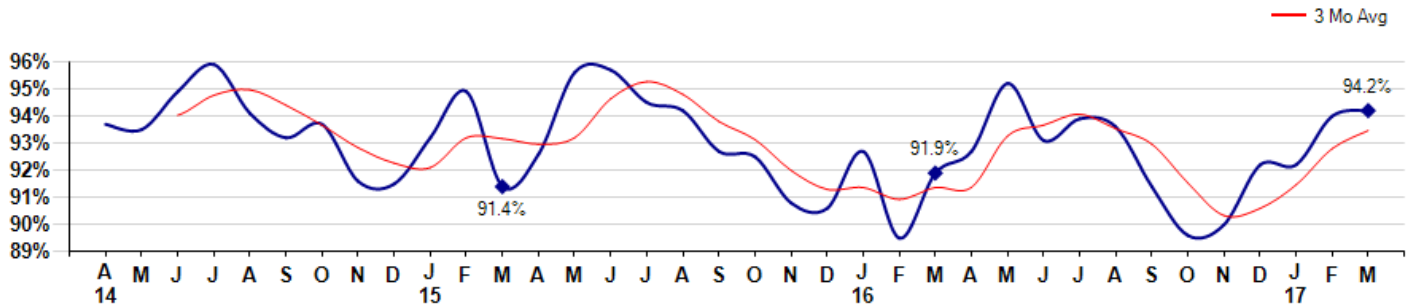
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Selling Price vs Listing Price

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 March 2017 Selling Price vs List Price of 94.2% was up from 94.0% last month and up from 91.9% in March 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 March 2017 was 172, up 36.5% from 126 last month and down -3.4% from 178 in March of last year.

Inventory NewListings Sold

