

City: Fairfield



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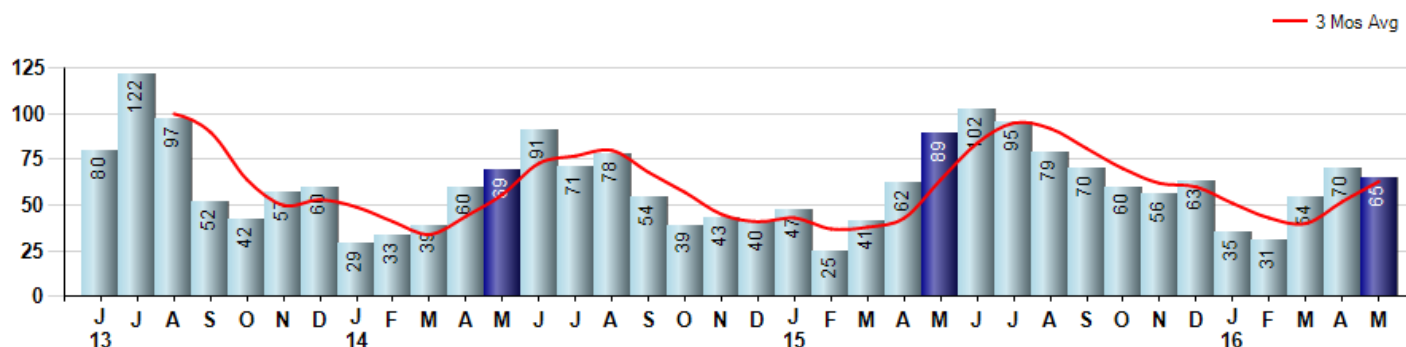
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$844,900	5%		9%				
Average List Price of all Current Listings	\$1,143,628	7%		-6%				
May Median Sales Price	\$610,000	29%	6%	7%	5%	\$588,500	6%	1%
May Average Sales Price	\$643,081	-5%	-9%	-1%	-13%	\$708,853	-3%	-4%
Total Properties Currently for Sale (Inventory)	633	-6%		-12%				
May Number of Properties Sold	65	-7%		-27%			-3%	
May Average Days on Market (Solds)	167	17%	5%	34%	23%	160	19%	18%
Asking Price per Square Foot (based on New Listings)	\$355	9%	5%	3%	4%	\$337	-2%	-1%
May Sold Price per Square Foot	\$309	5%	3%	-2%	0%	\$305	2%	-1%
May Month's Supply of Inventory	9.7	1%	-6%	20%	-5%	12.7	2%	24%
May Sale Price vs List Price Ratio	97.8%	2.1%	2%	1%	1.9%	95.6%	-0.3%	-0.4%

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

Property Sales

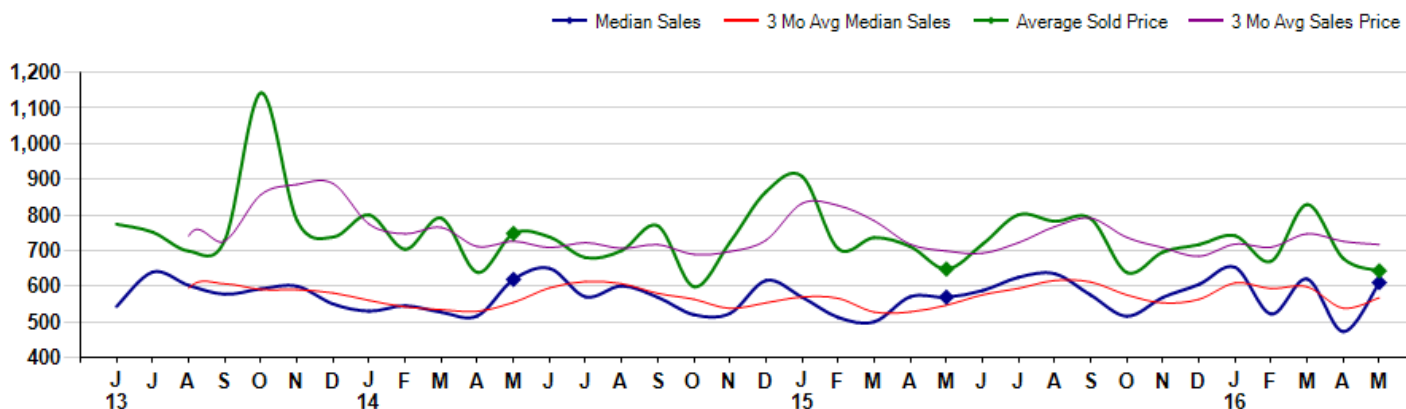
May Property sales were 65, down -27.0% from 89 in May of 2015 and -7.1% lower than the 70 sales last month. May 2016 sales were at their lowest level compared to May of 2015 and 2014. May YTD sales of 255 are running -3.4% behind last year's year-to-date sales of 264.



Prices

The Median Sales Price in May was \$610,000, up 7.2% from \$569,000 in May of 2015 and up 29.1% from \$472,500 last month. The Average Sales Price in May was \$643,081, down -0.8% from \$648,024 in May of 2015 and down -5.1% from \$677,800 last month. May 2016 ASP was at the lowest level compared to May of 2015 and 2014.

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



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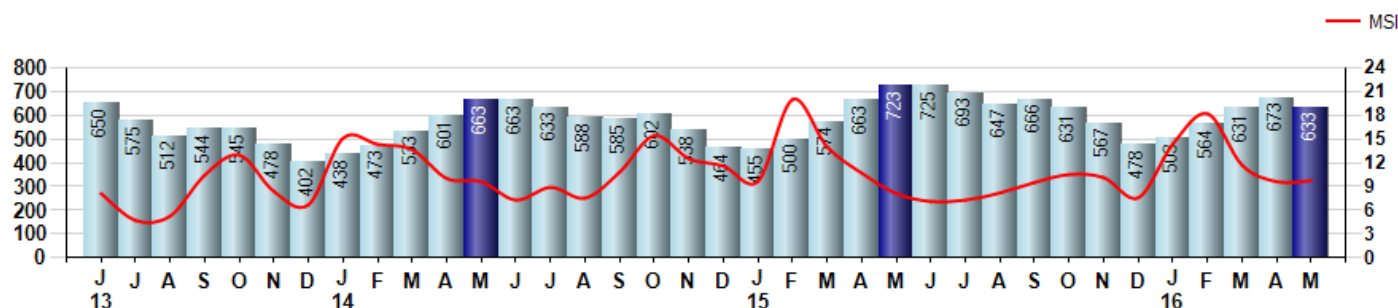


Inventory & MSI

The Total Inventory of Properties available for sale as of May was 633, down -5.9% from 673 last month and down -12.4% from 723 in May of last year. May 2016 Inventory was at the lowest level compared to May of 2015 and 2014.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2016 MSI of 9.7 months was at its highest level compared with May of 2015 and 2014.

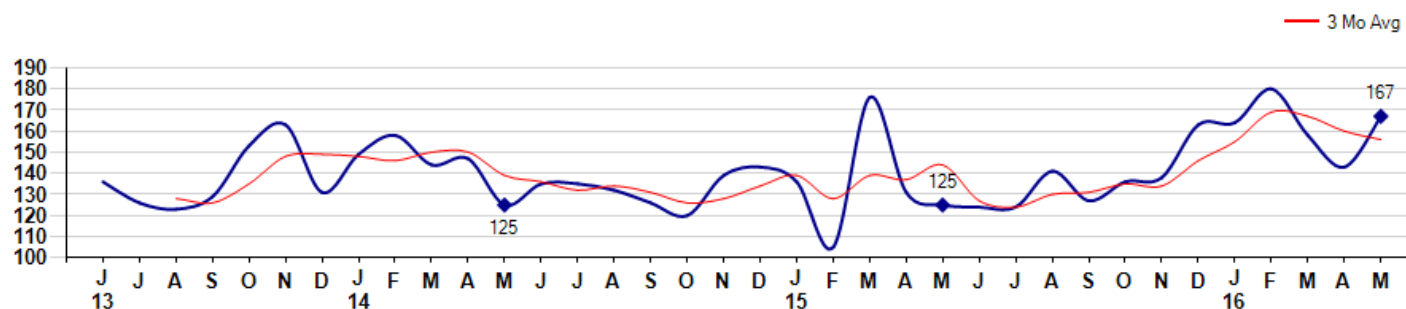
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 May was 167, up 16.8% from 143 days last month and up 33.6% from 125 days in May of last year. The May 2016 DOM was at its highest level compared with May of 2015 and 2014.

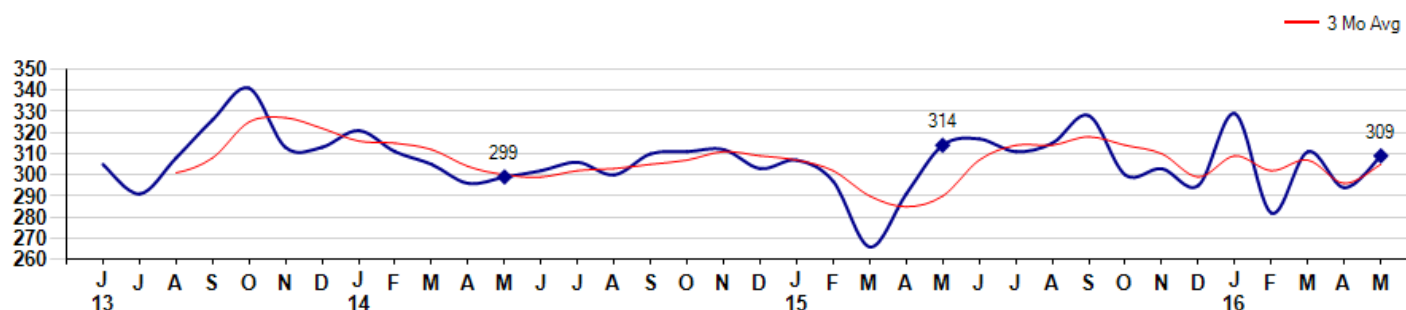
Average Days on Market(Listing to Contract) for properties sold during the month



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 May 2016 Selling Price per Square Foot of \$309 was up 5.1% from \$294 last month and down -1.6% from \$314 in May of last year.

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



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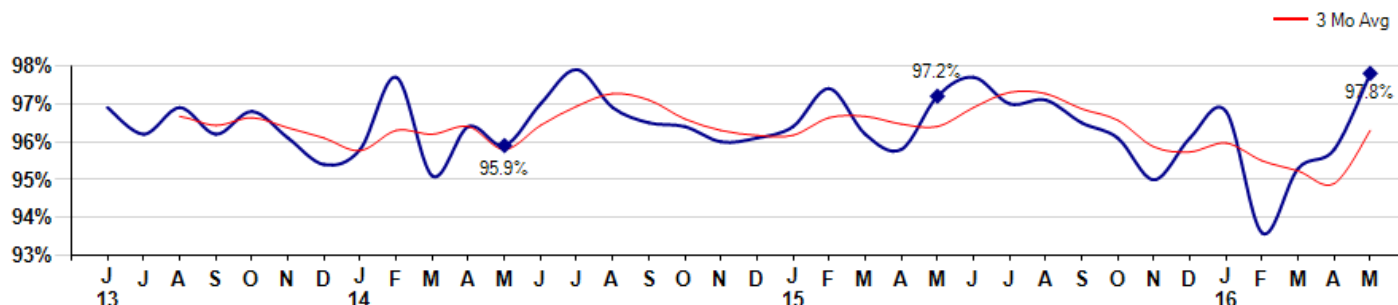
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Selling Price vs Listing Price

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 May 2016 Selling Price vs List Price of 97.8% was up from 95.8% last month and up from 97.2% in May of last year.

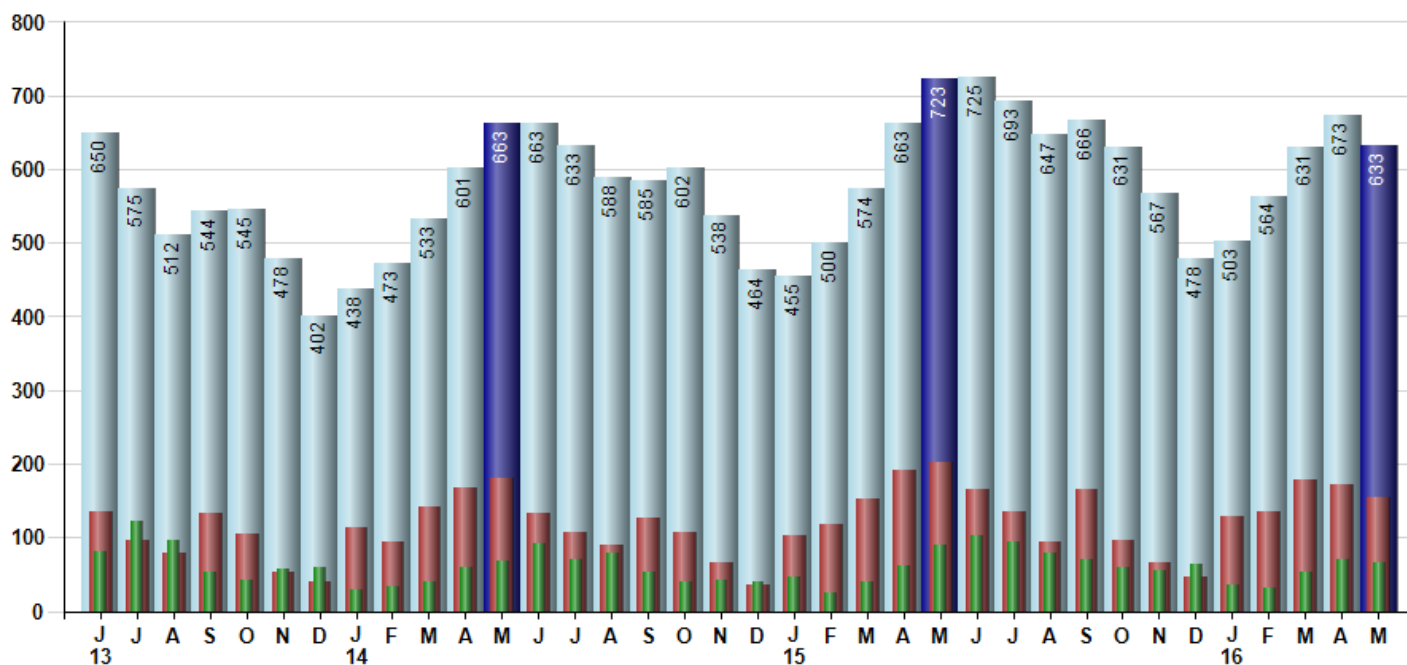
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 May 2016 was 154, down -10.5% from 172 last month and down -23.8% from 202 in May of last year.

Inventory New Listings Sold



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Based on information from Greater Fairfield County CMLS, Inc. for the period 6/1/2013 through 5/31/2016. 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.

