

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

June 2020 | Single Family Homes ?

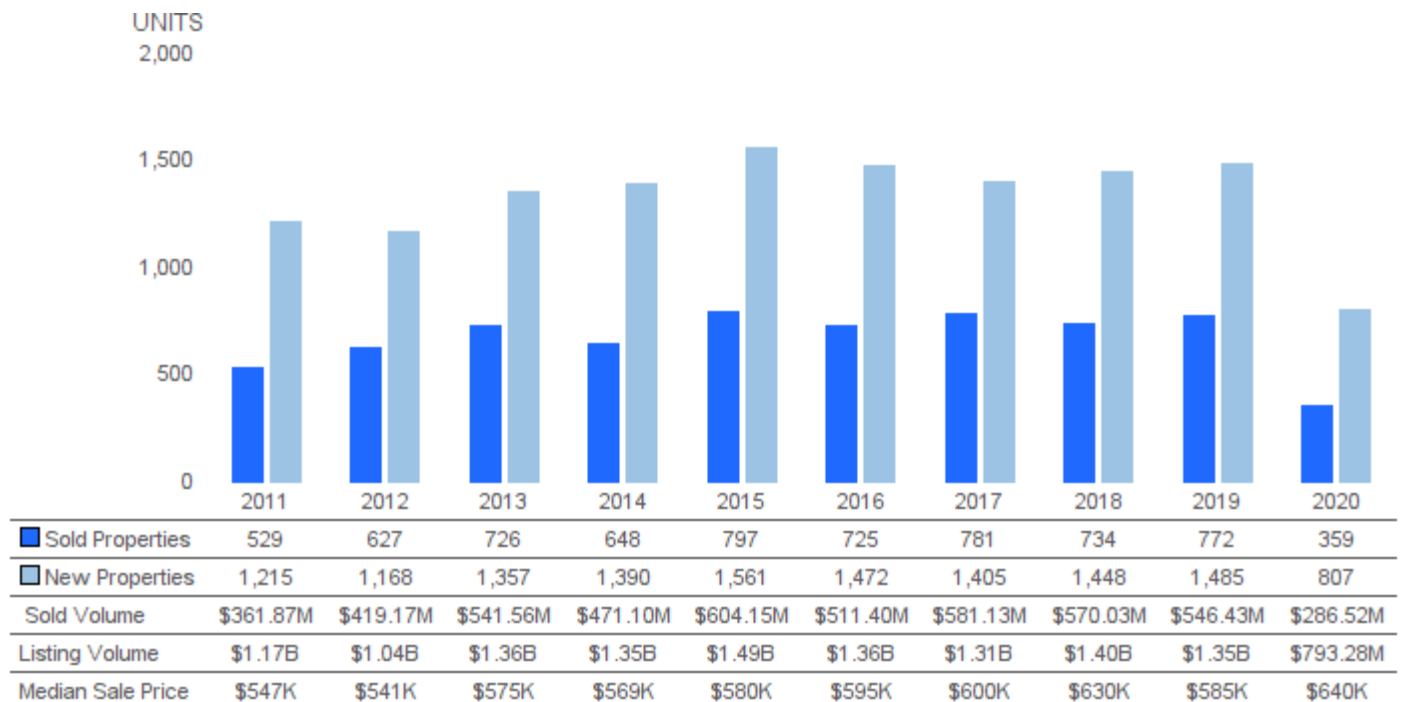
	Month to Date			Year to Date		
	June 2020	June 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	195	133	46.62% ↑	791	932	-15.13% ↓
Sold Listings	93	95	-2.11% ↓	348	373	-6.7% ↓
Median Listing Price	\$665,000	\$599,900	10.85% ↑	\$649,999	\$599,000	8.51% ↑
Median Selling Price	\$650,000	\$600,000	8.33% ↑	\$640,000	\$575,000	11.3% ↑
Median Days on Market	67	60	11.67% ↑	76	69	10.14% ↑
Average Listing Price	\$941,560	\$735,003	28.1% ↑	\$837,603	\$745,977	12.28% ↑
Average Selling Price	\$905,749	\$711,750	27.26% ↑	\$798,706	\$708,820	12.68% ↑
Average Days on Market	92	71	29.58% ↑	102	89	14.61% ↑
List/Sell Price Ratio	97.3%	97.1%	0.16% ↑	96.6%	95.9%	0.73% ↑

SOLD AND NEW PROPERTIES (UNITS)

June 2020 | 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

June 2020 | 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.

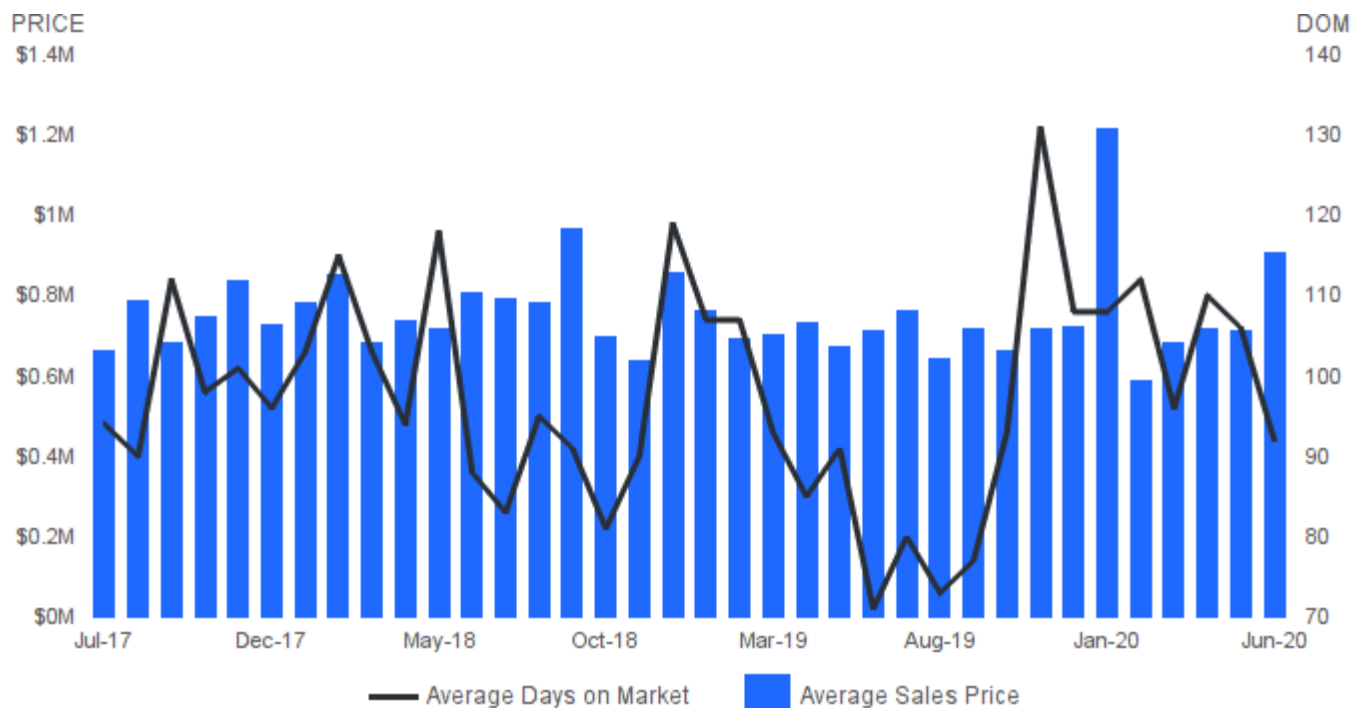


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2020 | Single Family Homes 

Average Sales Price | Average sales price for all properties sold.

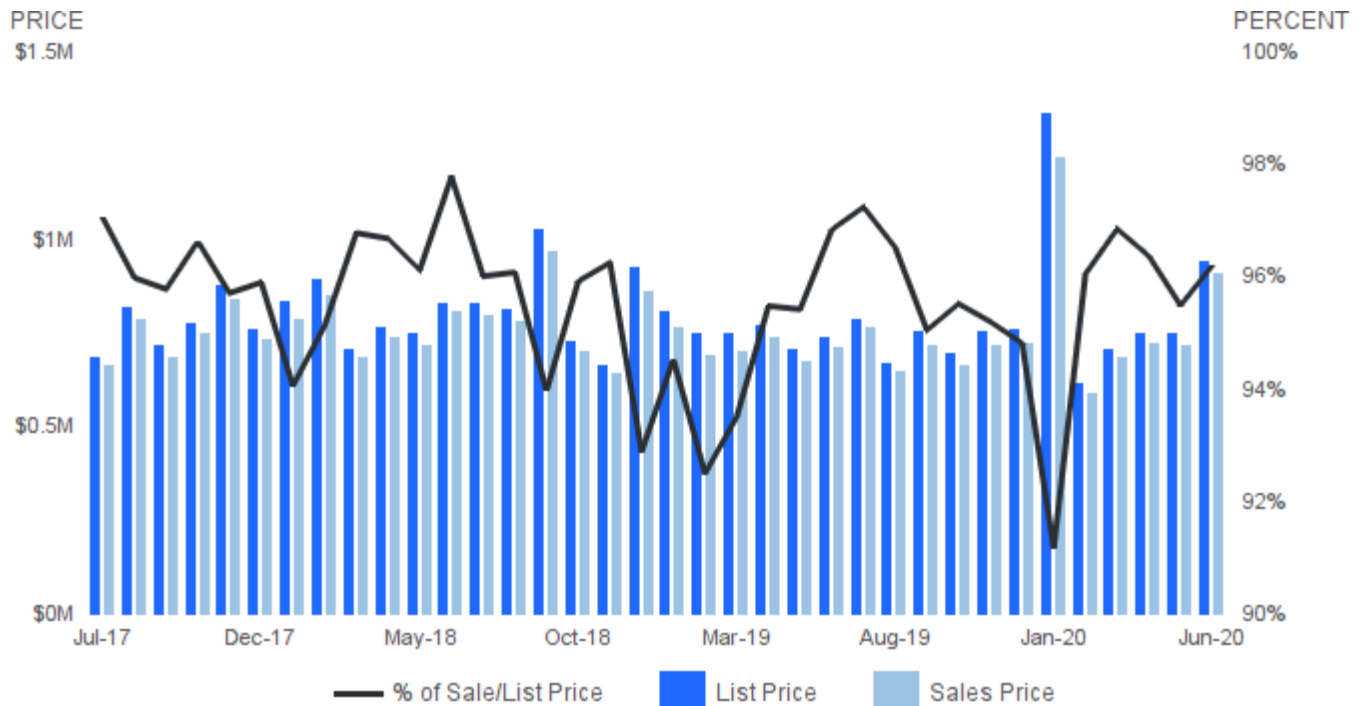
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2020 | Single Family Homes 

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

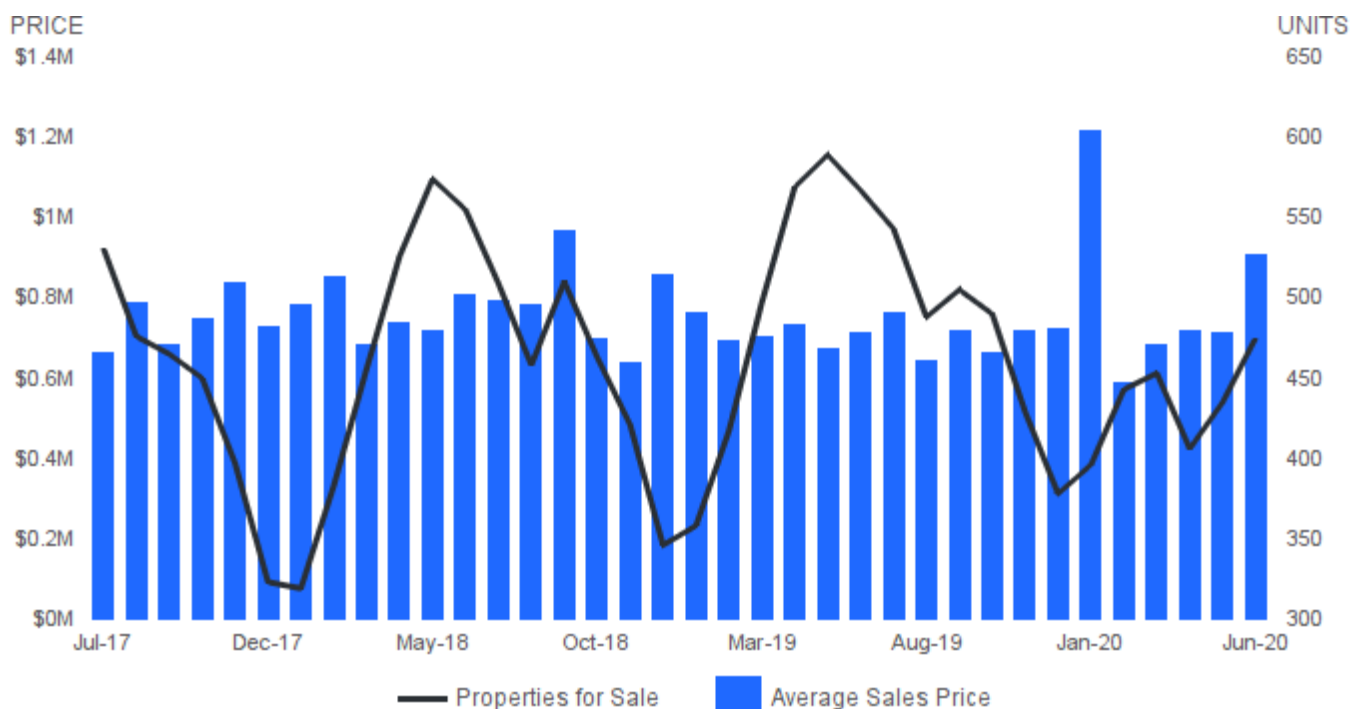


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2020 | 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.

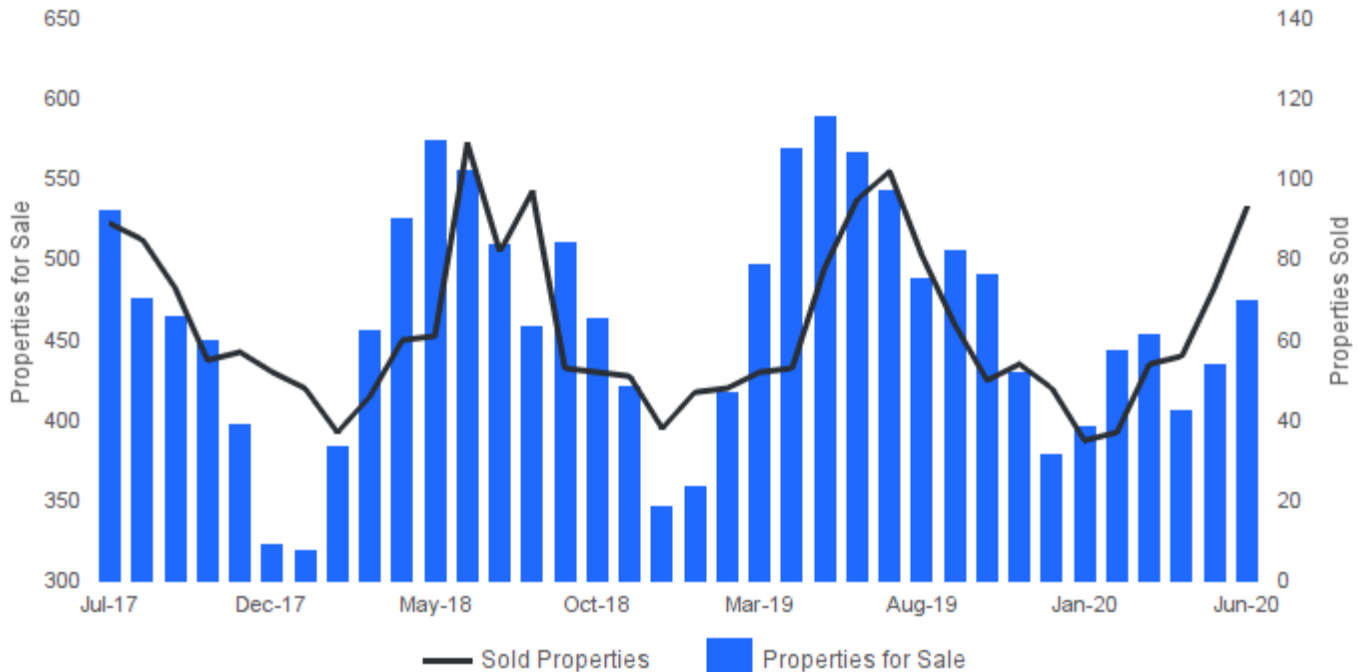


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2020 | Single Family Homes 

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

Sold Properties | Number of properties sold.



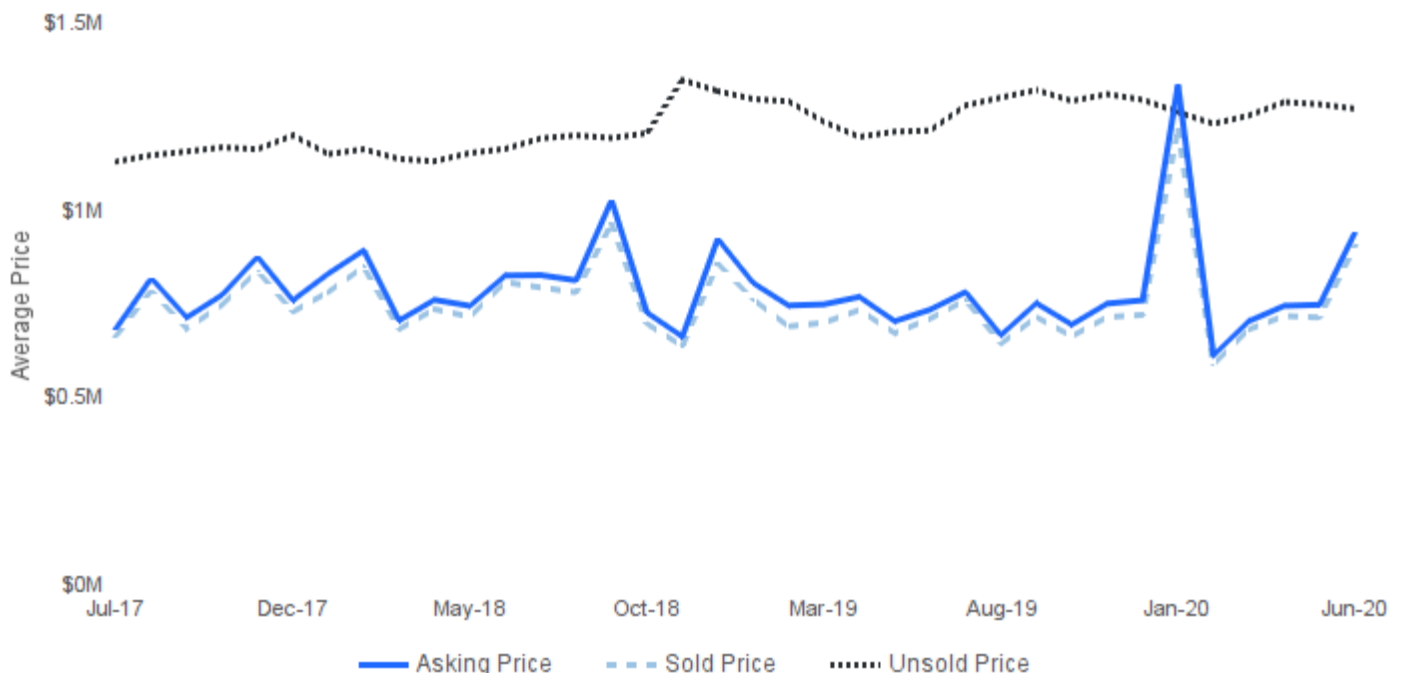
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2020 | Single Family Homes 

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

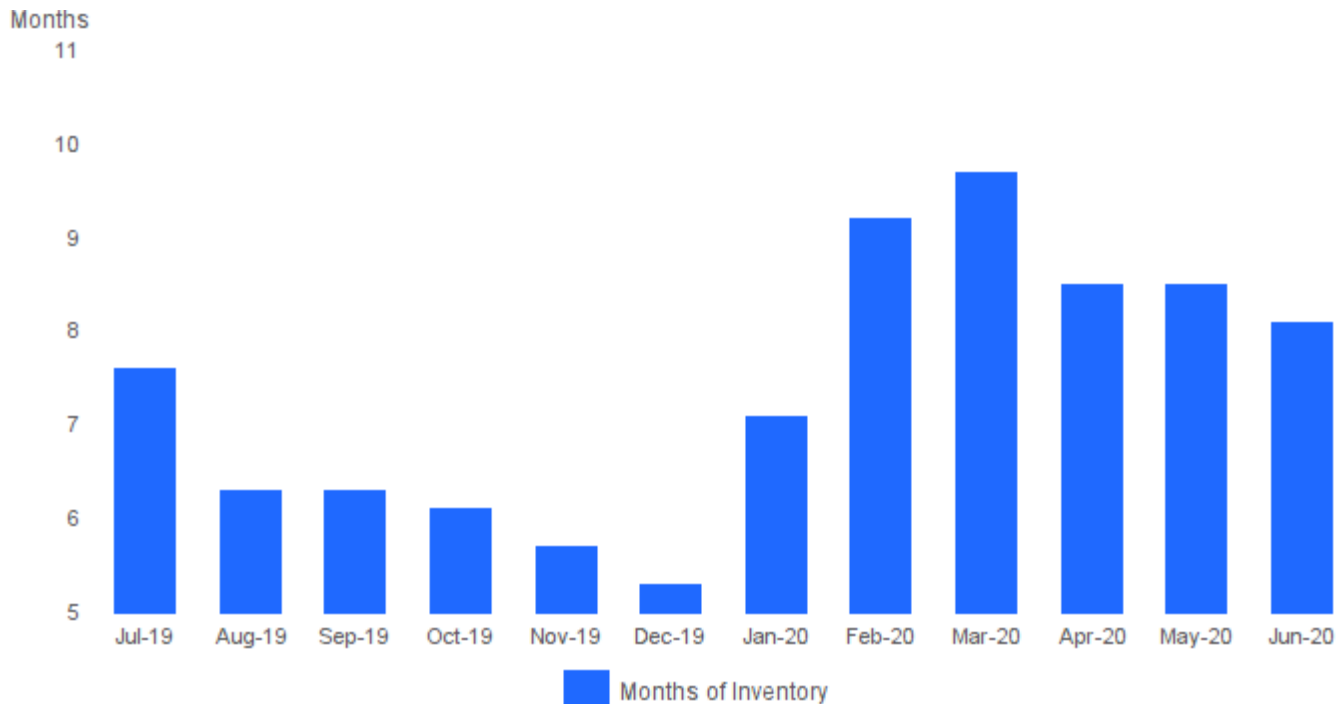




ABSORPTION RATE

June 2020 | 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

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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.

