

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

August 2020 | Single Family Homes ?

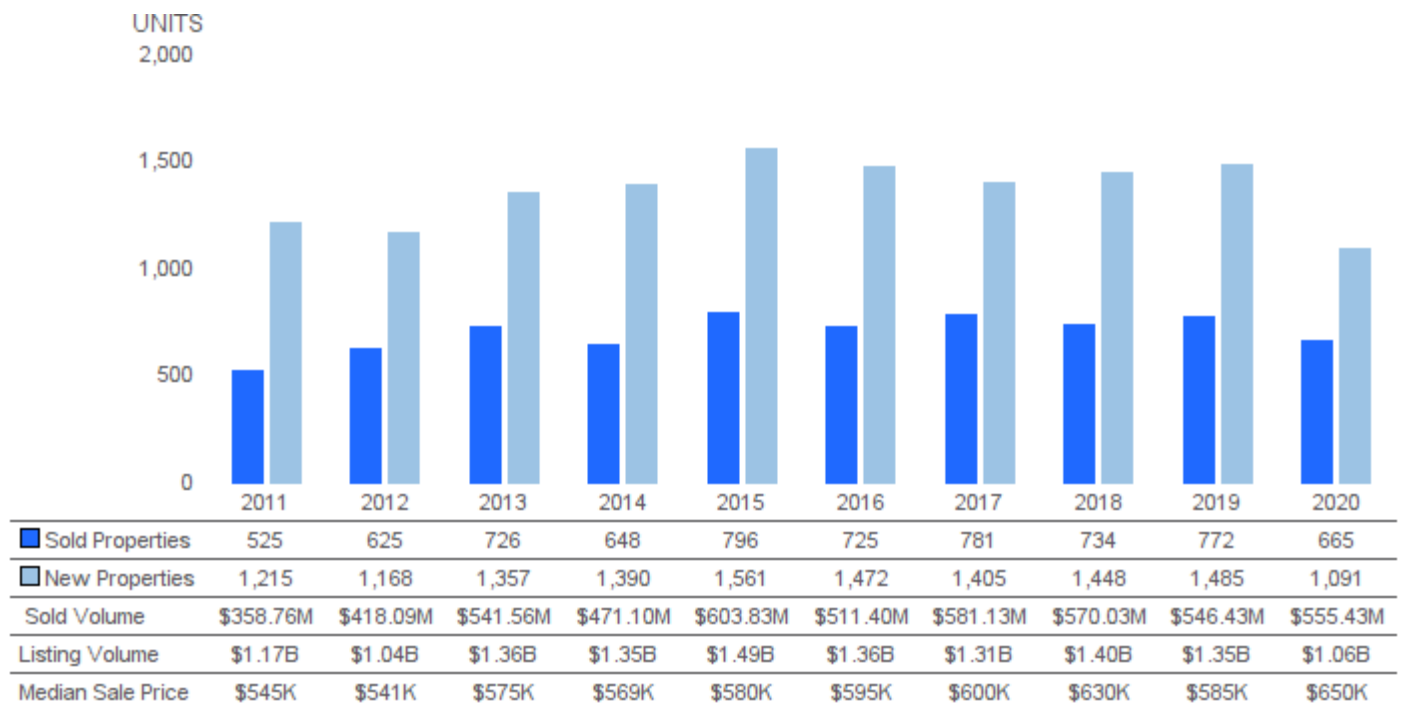
	Month to Date			Year to Date		
	August 2020	August 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	117	73	60.27% ↑	1078	1123	-4.01% ↓
Sold Listings	150	81	85.19% ↑	650	556	16.91% ↑
Median List Price (Solds)	\$727,000	\$569,000	27.77% ↑	\$669,000	\$599,000	11.69% ↑
Median Sold Price	\$715,000	\$577,000	23.92% ↑	\$650,000	\$580,000	12.07% ↑
Median Days on Market	59	65	-9.23% ↓	67	67	0%
Average List Price (Solds)	\$970,019	\$667,627	45.29% ↑	\$854,114	\$741,228	15.23% ↑
Average Sold Price	\$953,524	\$644,417	47.97% ↑	\$824,398	\$708,954	16.28% ↑
Average Days on Market	91	73	24.66% ↑	96	85	12.94% ↑
List/Sold Price Ratio	98.5%	96.9%	1.6% ↑	97.3%	96.3%	0.97% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2020 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

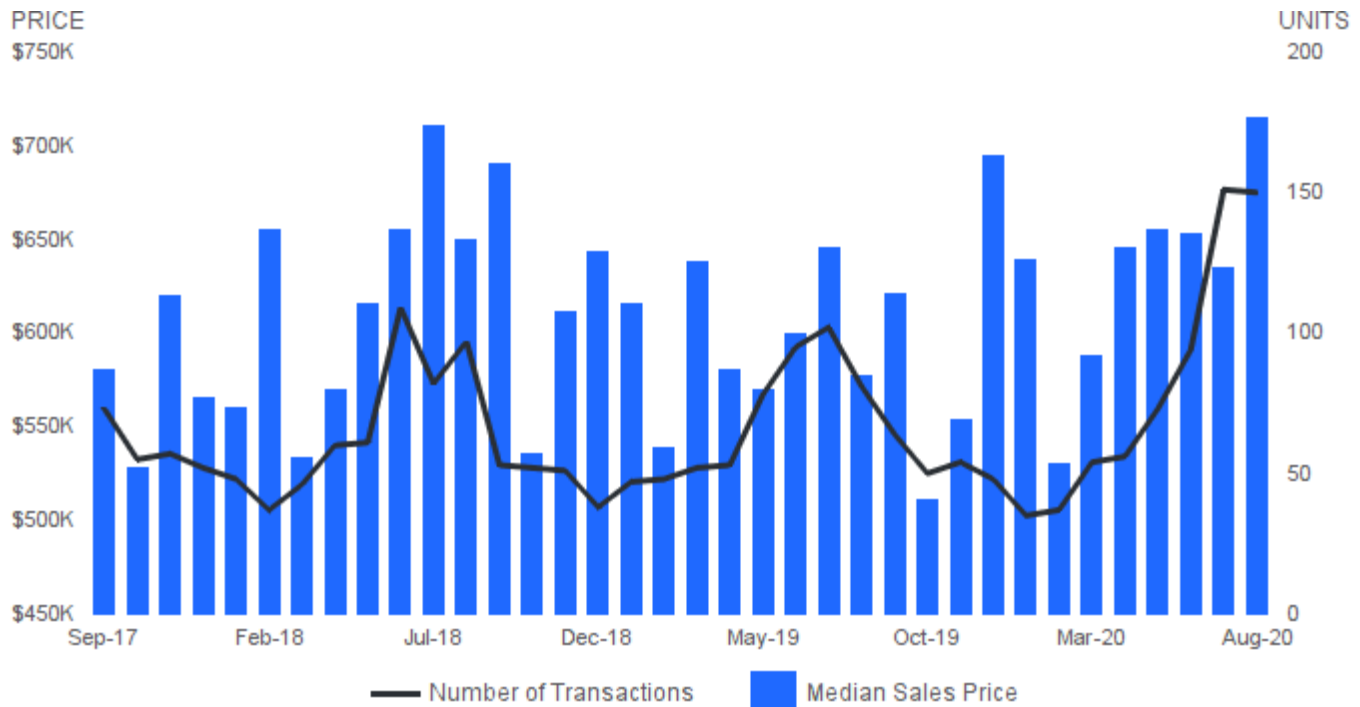


MEDIAN SALES PRICE AND NUMBER OF SALES

August 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.

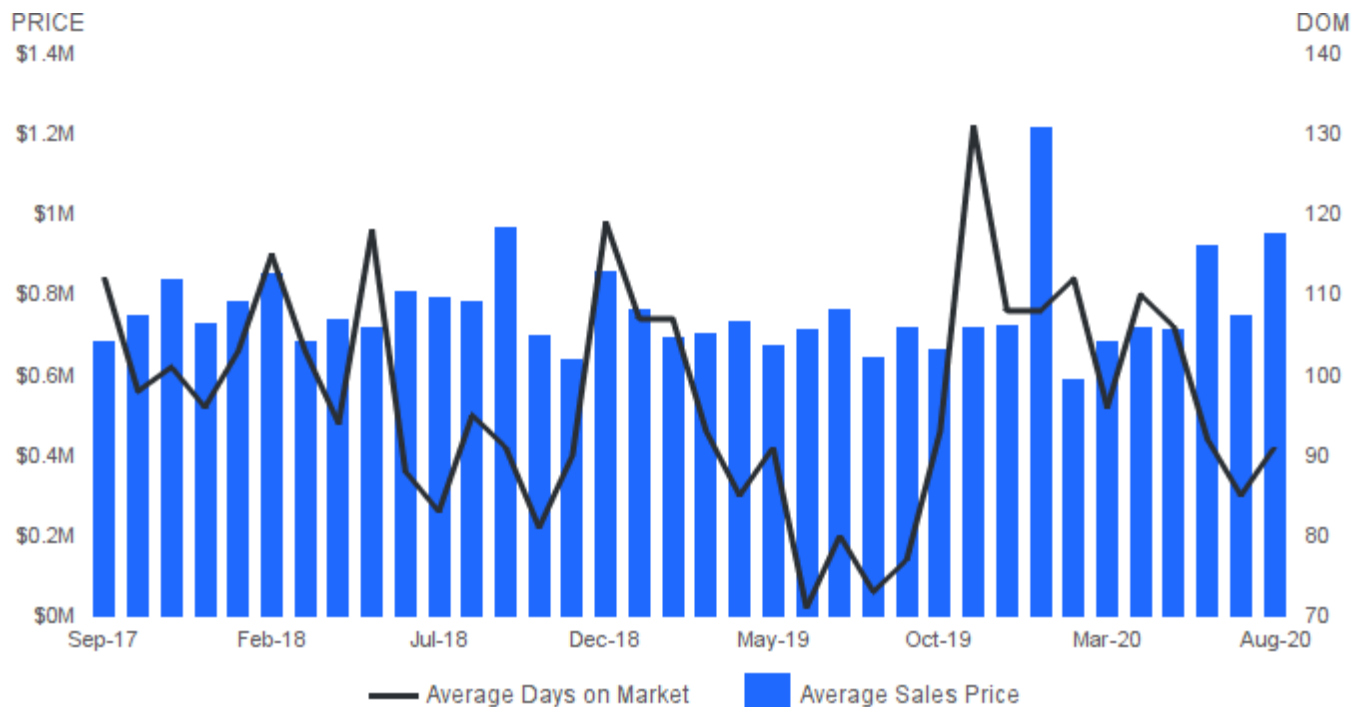


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2020 | Single Family Homes ?

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

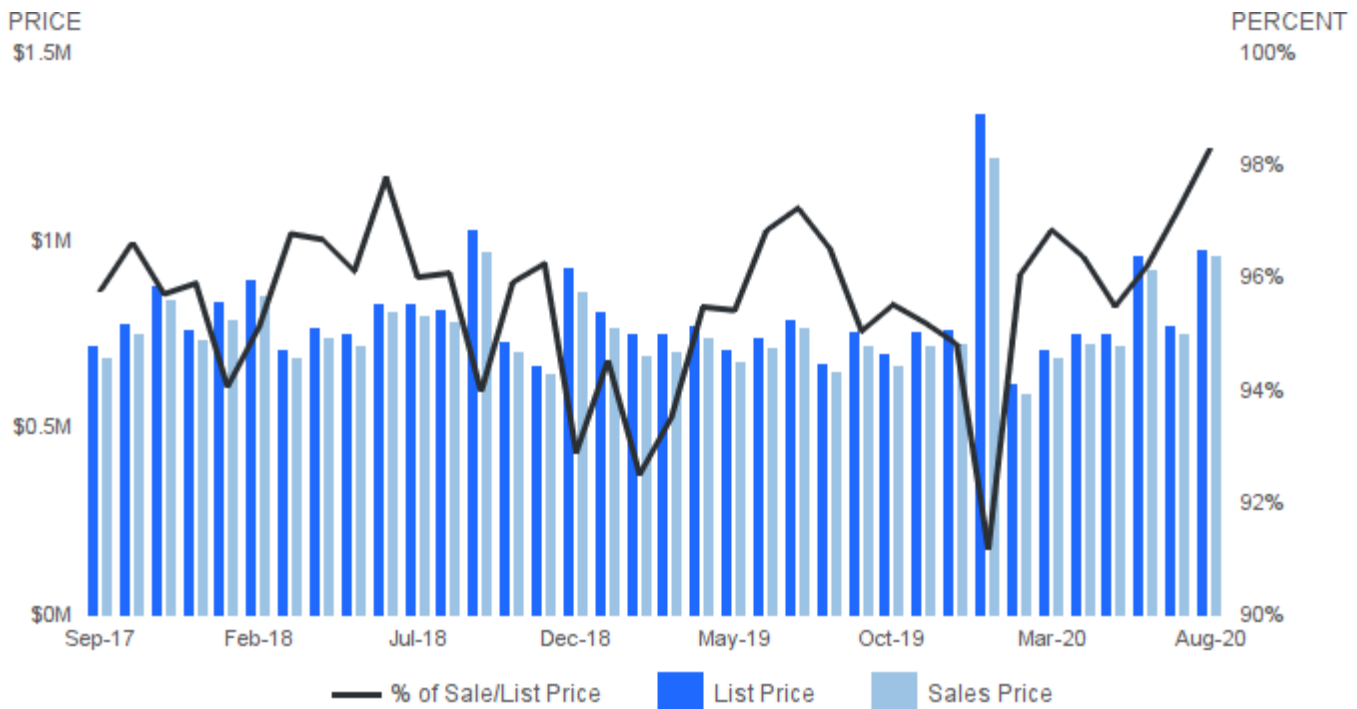
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2020 | Single Family Homes ?

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

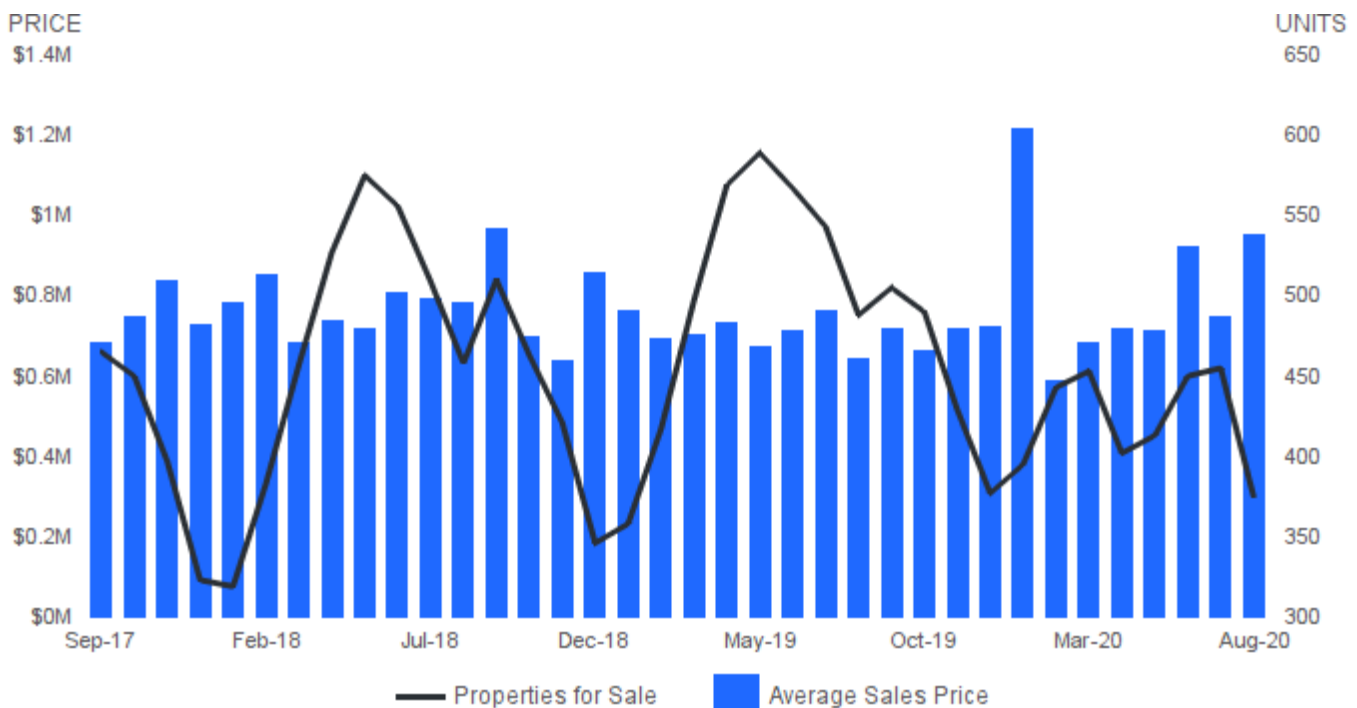


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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

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

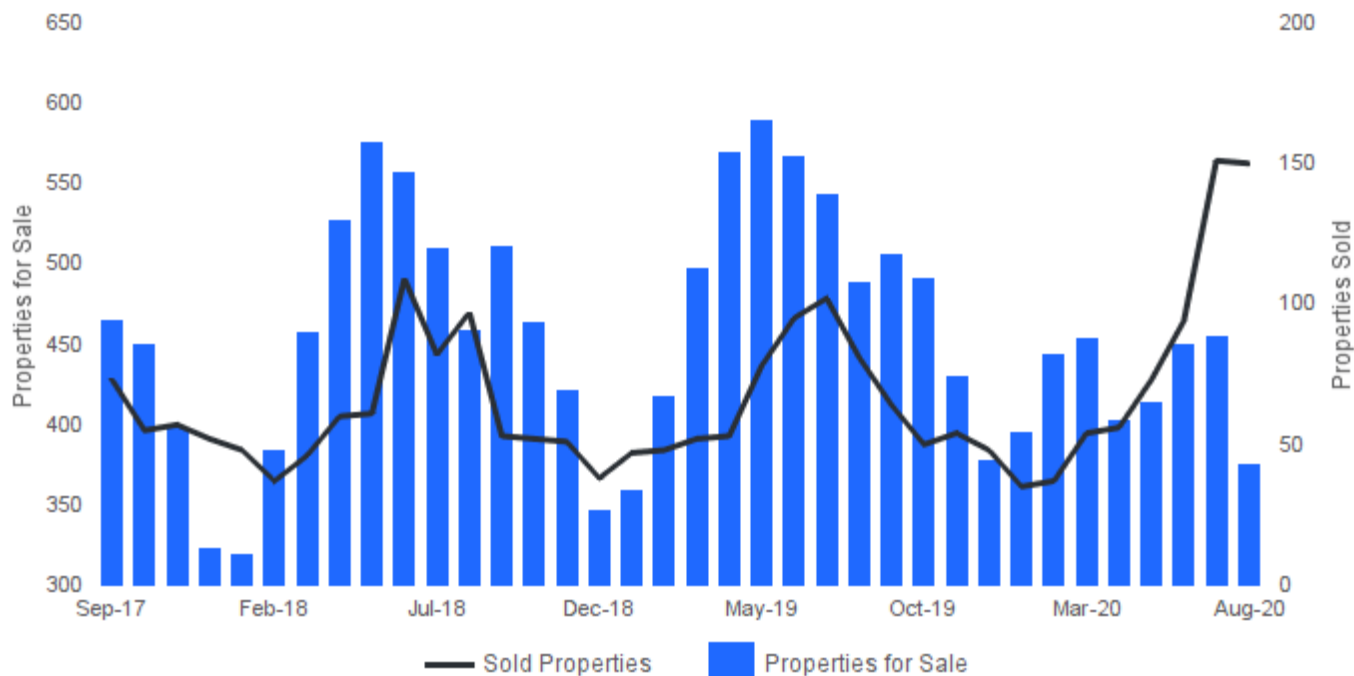


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



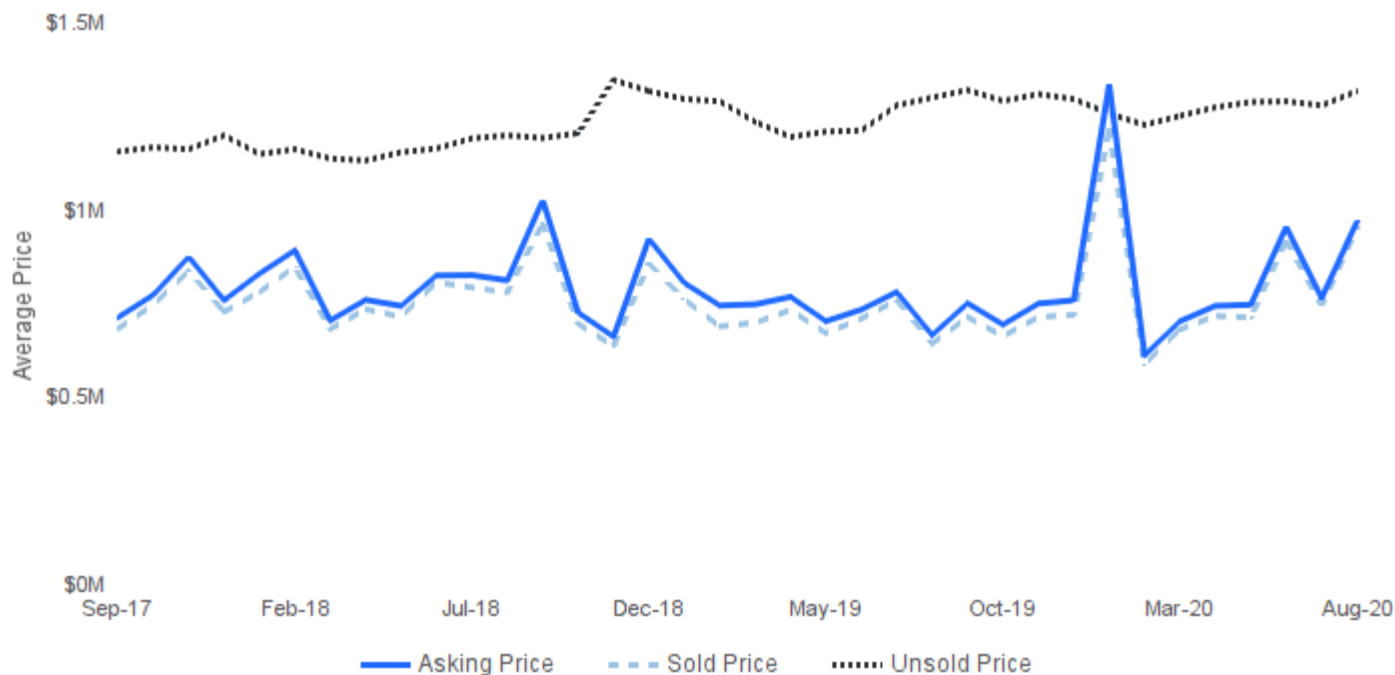
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2020 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

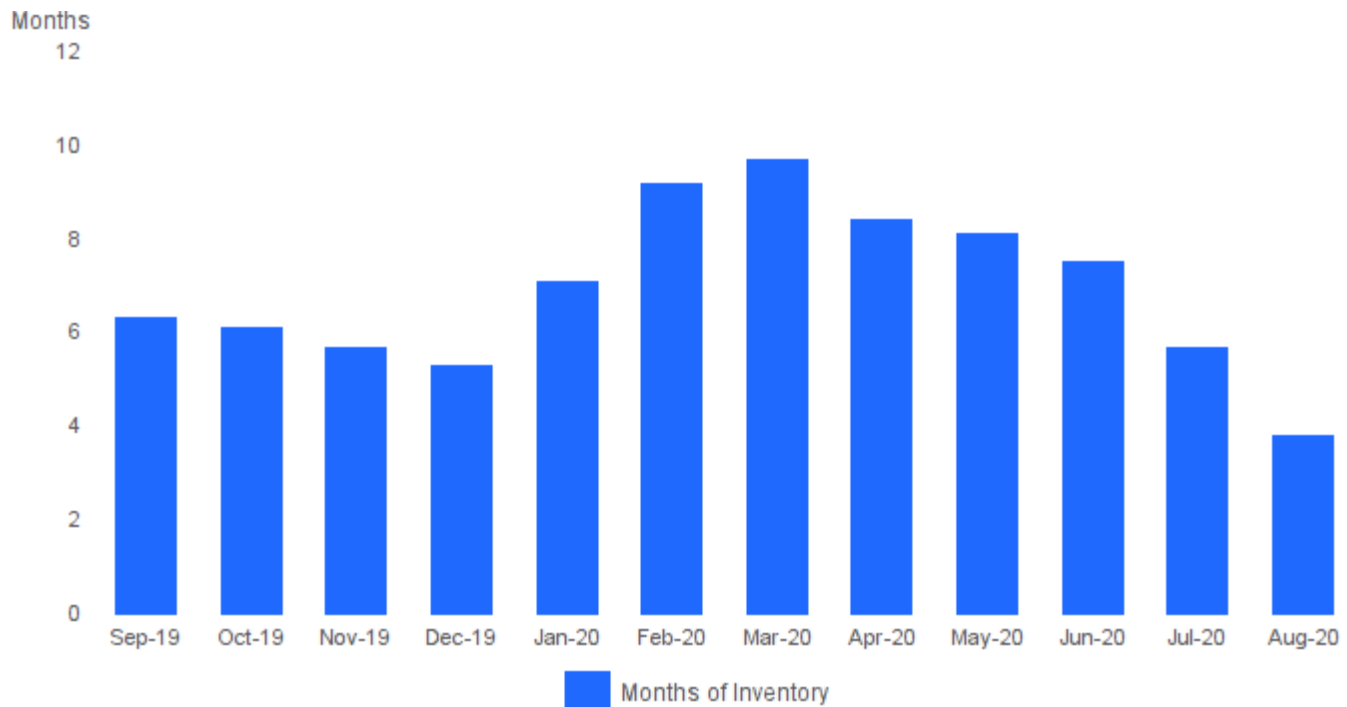
Sold Price | the average selling price



ABSORPTION RATE

August 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.

