




# AREA REPORT

## FAIRFIELD

OCTOBER 2020 | SINGLE FAMILY HOMES



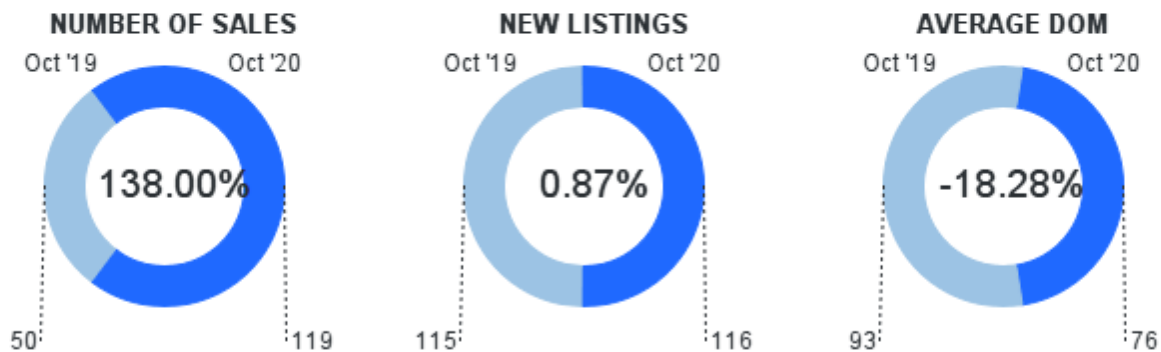
**COLDWELL BANKER**  
**REALTY**

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## FAIRFIELD | October 2020

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



**37.05%**

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**39.85%**

**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**33.54%**

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

**35.67%**

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

Oct '19 Oct '20

# AREA REPORT

## FAIRFIELD

### FULL MARKET SUMMARY

October 2020 | Single Family Homes ?

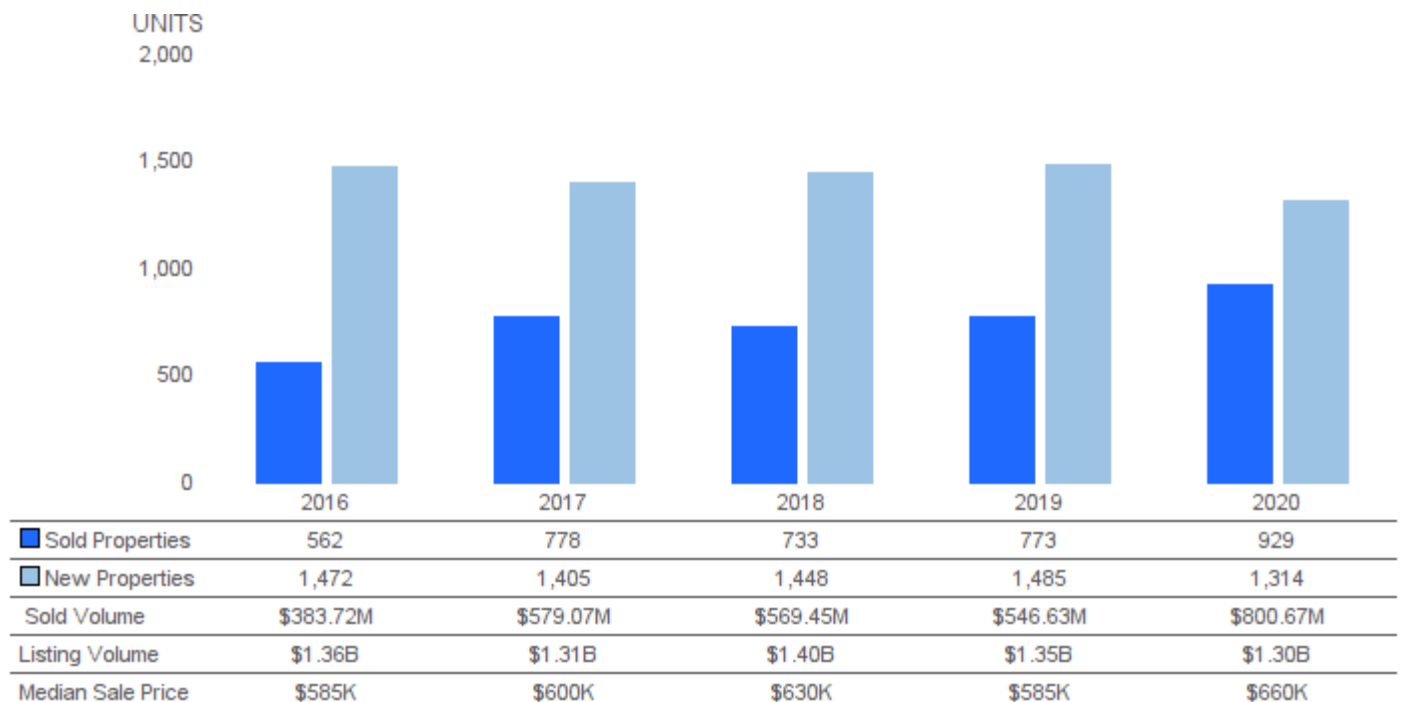
	Month to Date			Year to Date		
	October 2020	October 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	116	115	0.87% ↑	1309	1384	-5.42% ↓
Sold Listings	119	50	138% ↑	928	671	38.3% ↑
Median List Price (Solds)	\$699,000	\$523,450	33.54% ↑	\$675,000	\$599,000	12.69% ↑
Median Sold Price	\$700,000	\$510,750	37.05% ↑	\$660,000	\$580,000	13.79% ↑
Median Days on Market	50	84	-40.48% ↓	62	70	-11.43% ↓
Average List Price (Solds)	\$943,106	\$695,146	35.67% ↑	\$888,530	\$738,051	20.39% ↑
Average Sold Price	\$928,544	\$663,973	39.85% ↑	\$860,853	\$705,458	22.03% ↑
Average Days on Market	76	93	-18.28% ↓	90	85	5.88% ↑
List/Sold Price Ratio	98.7%	95.5%	3.37% ↑	97.7%	96.2%	1.59% ↑

### SOLD AND NEW PROPERTIES (UNITS)

October 2020 | Single Family Homes ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

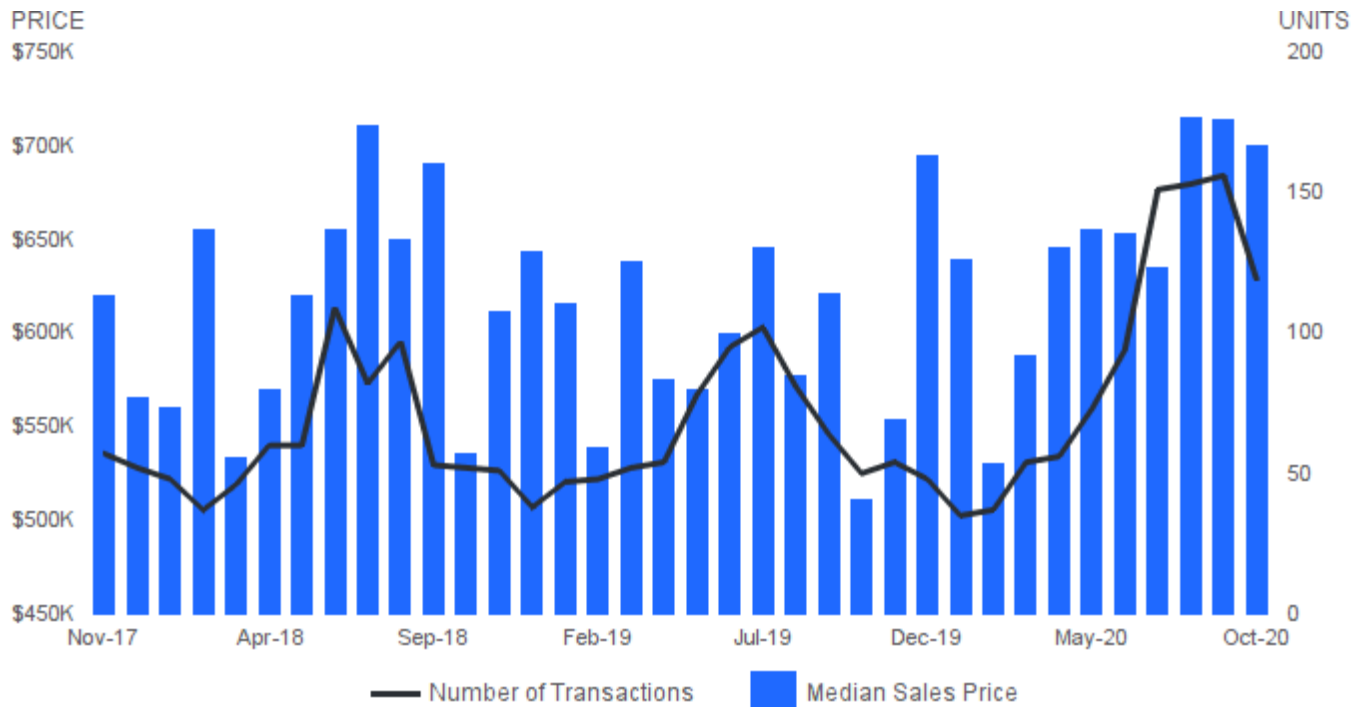


## MEDIAN SALES PRICE AND NUMBER OF SALES

October 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

October 2020 | Single Family Homes ?

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

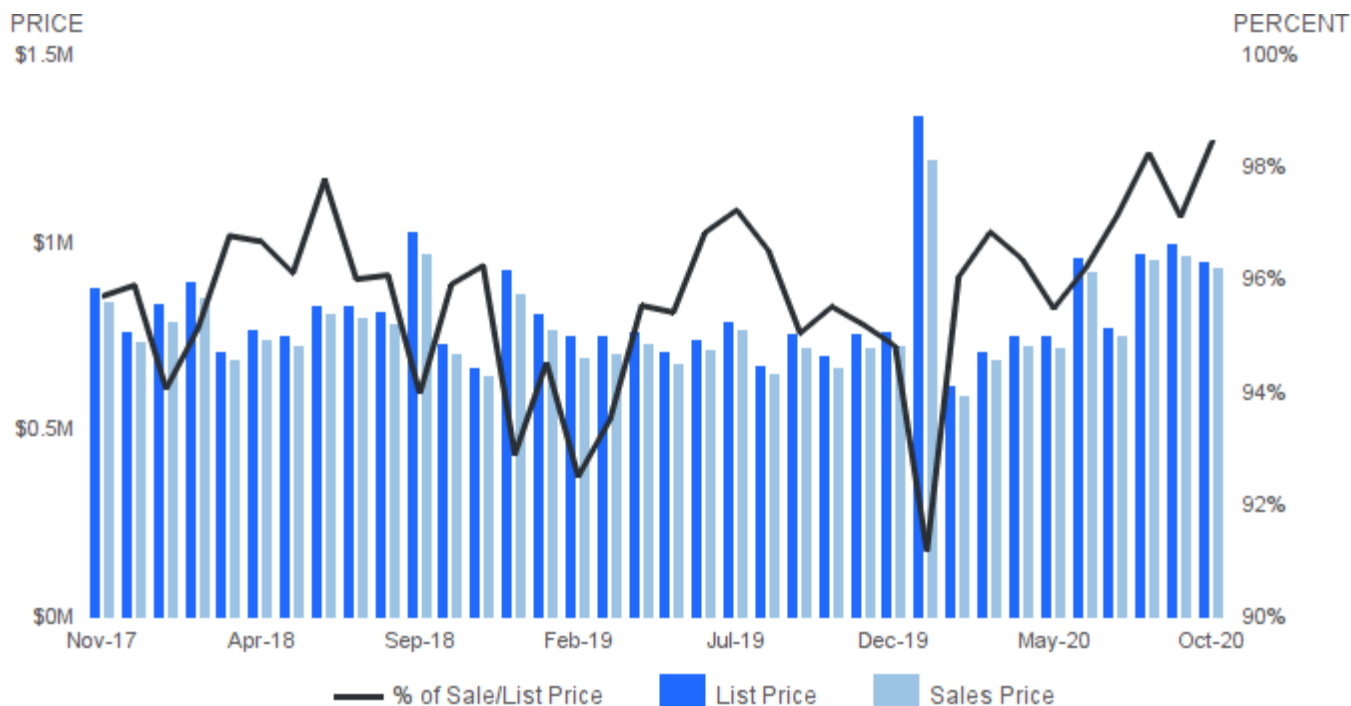
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 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

October 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.

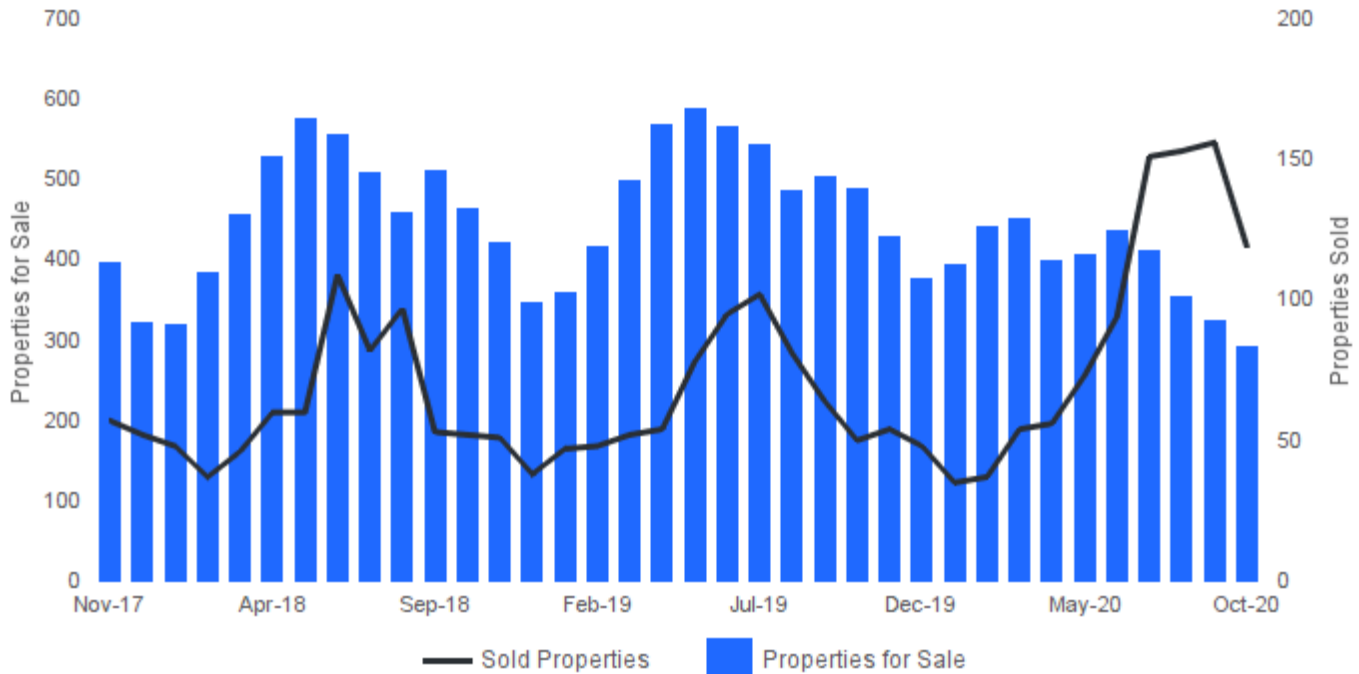


## PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2020 | Single Family Homes ?

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

**Sold Properties** | Number of properties sold.



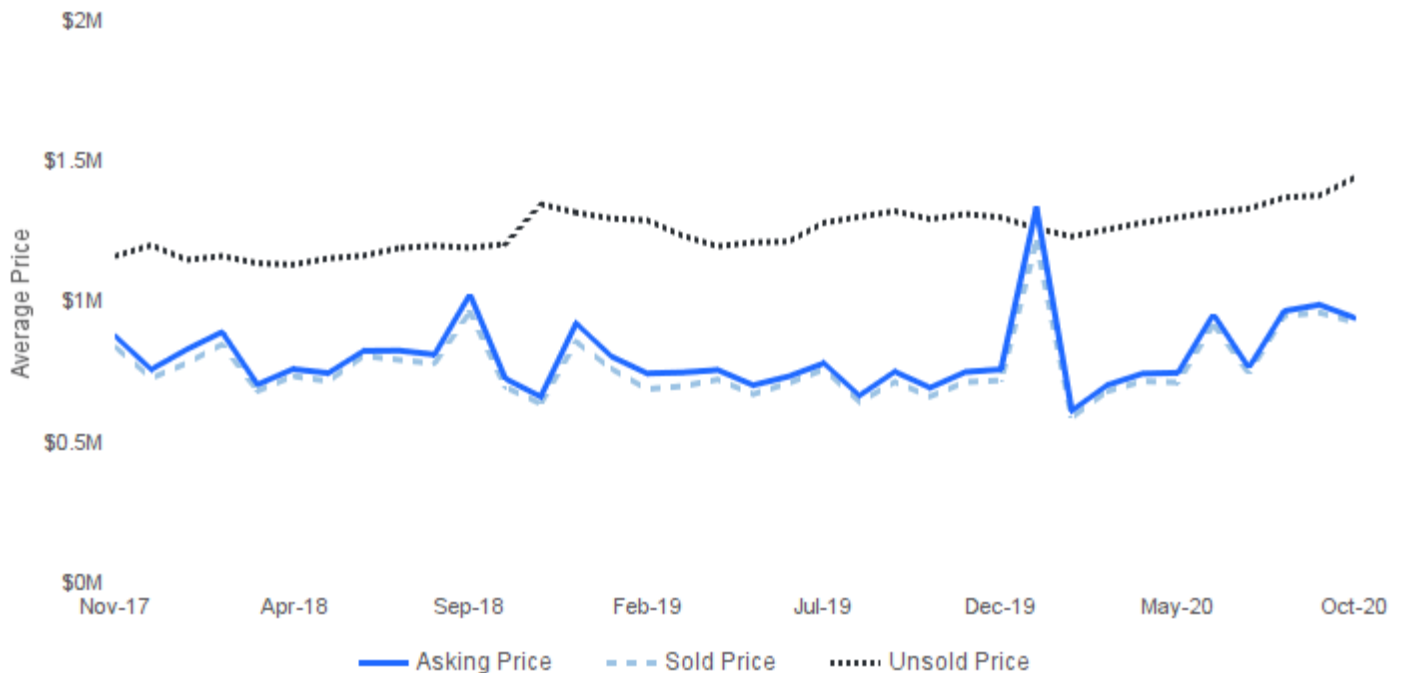
## AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2020 | Single Family Homes ?

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

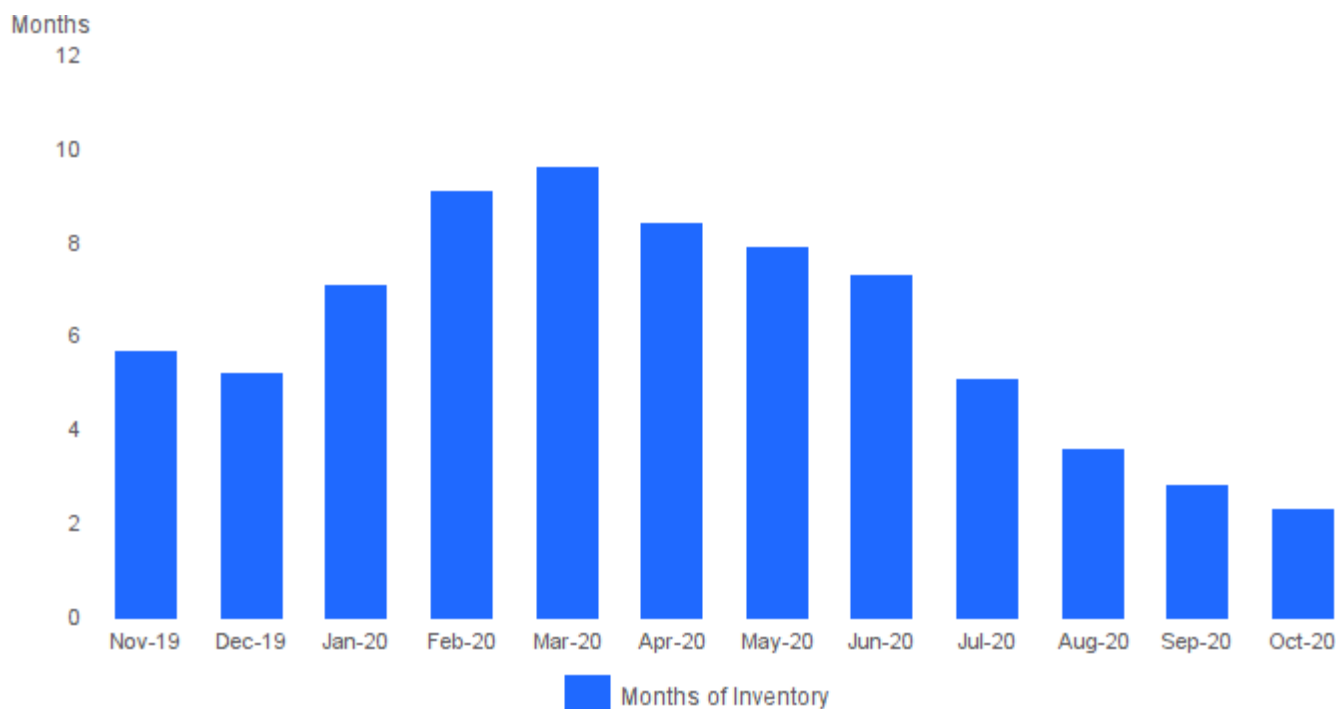
**Sold Price** | the average selling price



## ABSORPTION RATE

October 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.

