

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

December 2020 | Single Family Homes ?

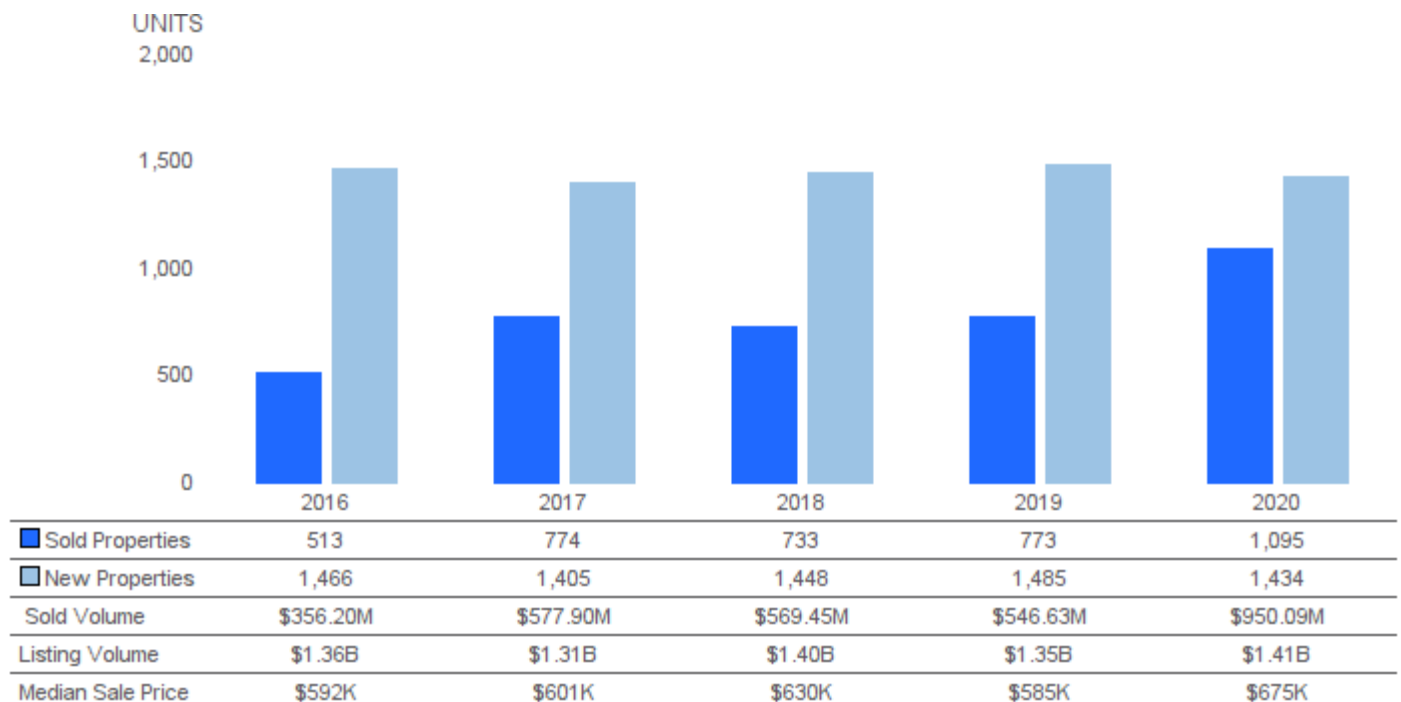
	Month to Date			Year to Date		
	December 2020	December 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	49	41	19.51% ↑	1434	1485	-3.43% ↓
Sold Listings	85	48	77.08% ↑	1095	773	41.66% ↑
Median List Price (Solds)	\$729,000	\$719,000	1.39% ↑	\$695,000	\$599,000	16.03% ↑
Median Sold Price	\$745,000	\$695,000	7.19% ↑	\$675,000	\$585,000	15.38% ↑
Median Days on Market	46	81	-43.21% ↓	59	72	-18.06% ↓
Average List Price (Solds)	\$902,572	\$760,583	18.67% ↑	\$892,905	\$740,417	20.59% ↑
Average Sold Price	\$889,170	\$721,153	23.3% ↑	\$867,661	\$707,155	22.7% ↑
Average Days on Market	75	108	-30.56% ↓	87	90	-3.33% ↓
List/Sold Price Ratio	99.7%	95%	4.9% ↑	98%	96%	1.99% ↑

SOLD AND NEW PROPERTIES (UNITS)

December 2020 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

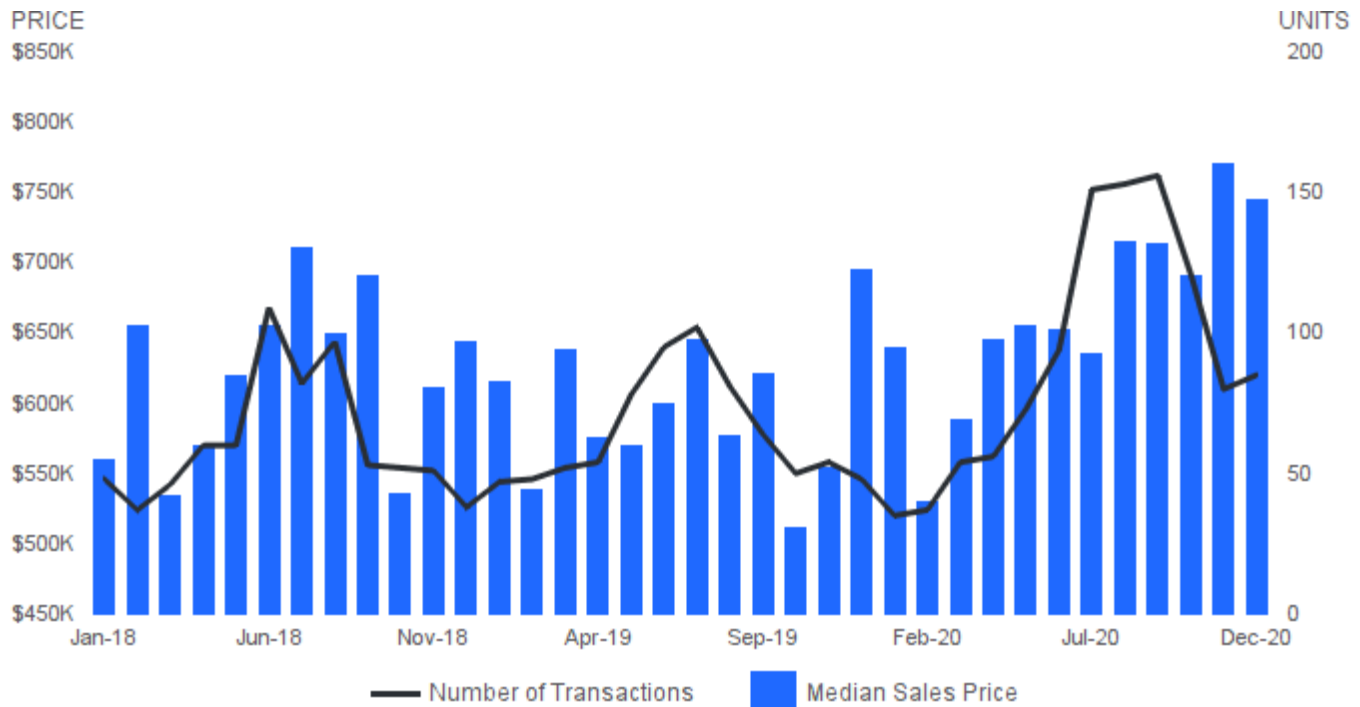


MEDIAN SALES PRICE AND NUMBER OF SALES

December 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

December 2020 | Single Family Homes ?

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

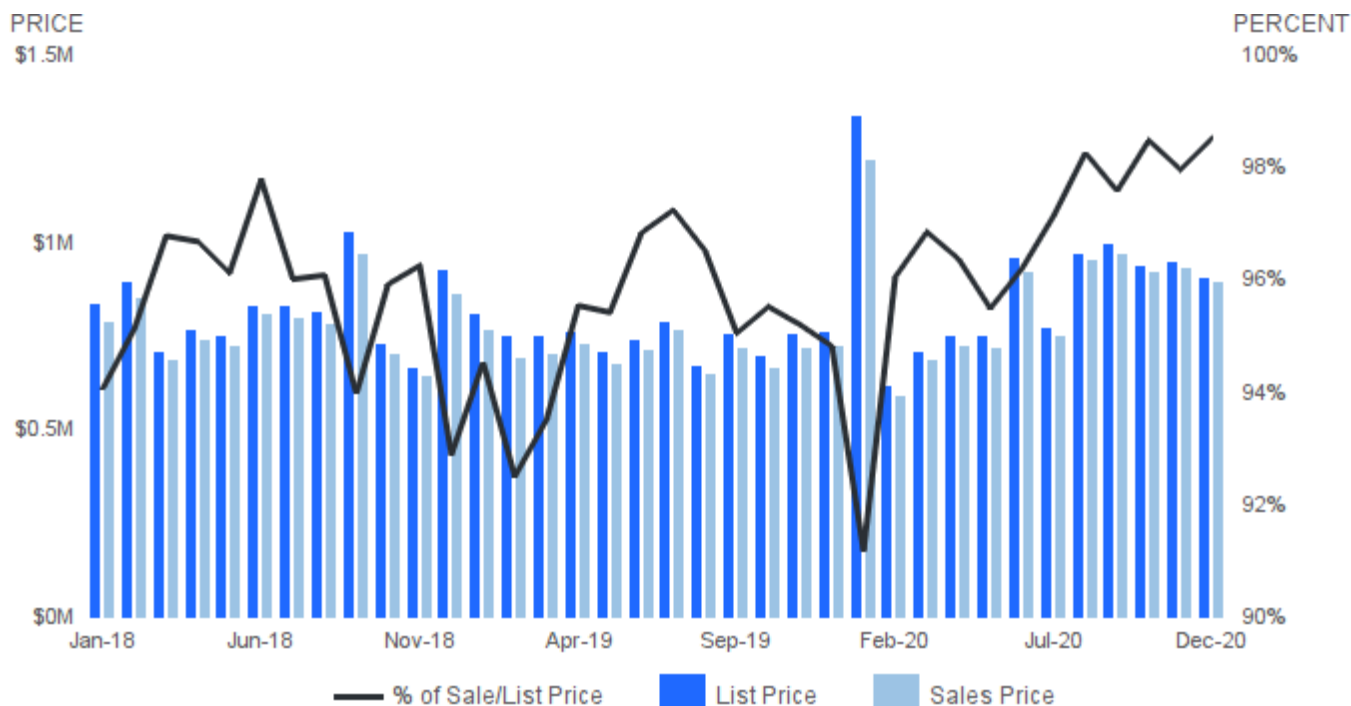
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 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.

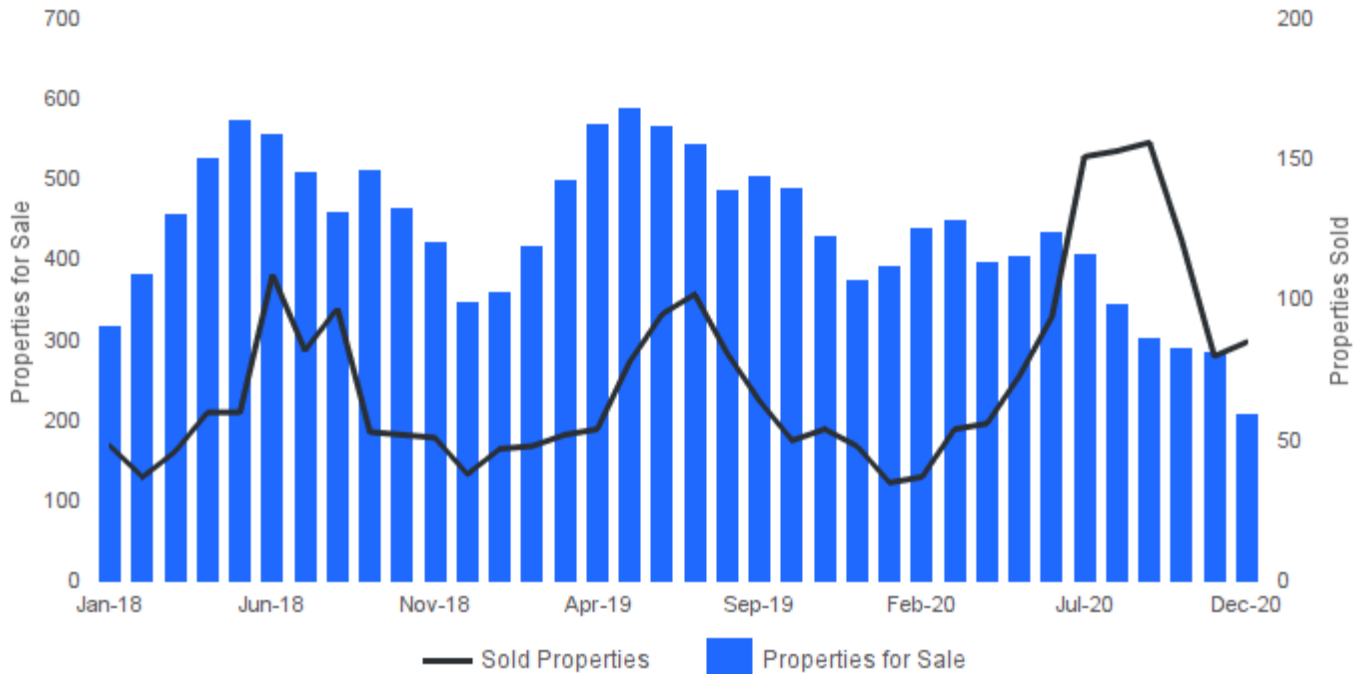


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



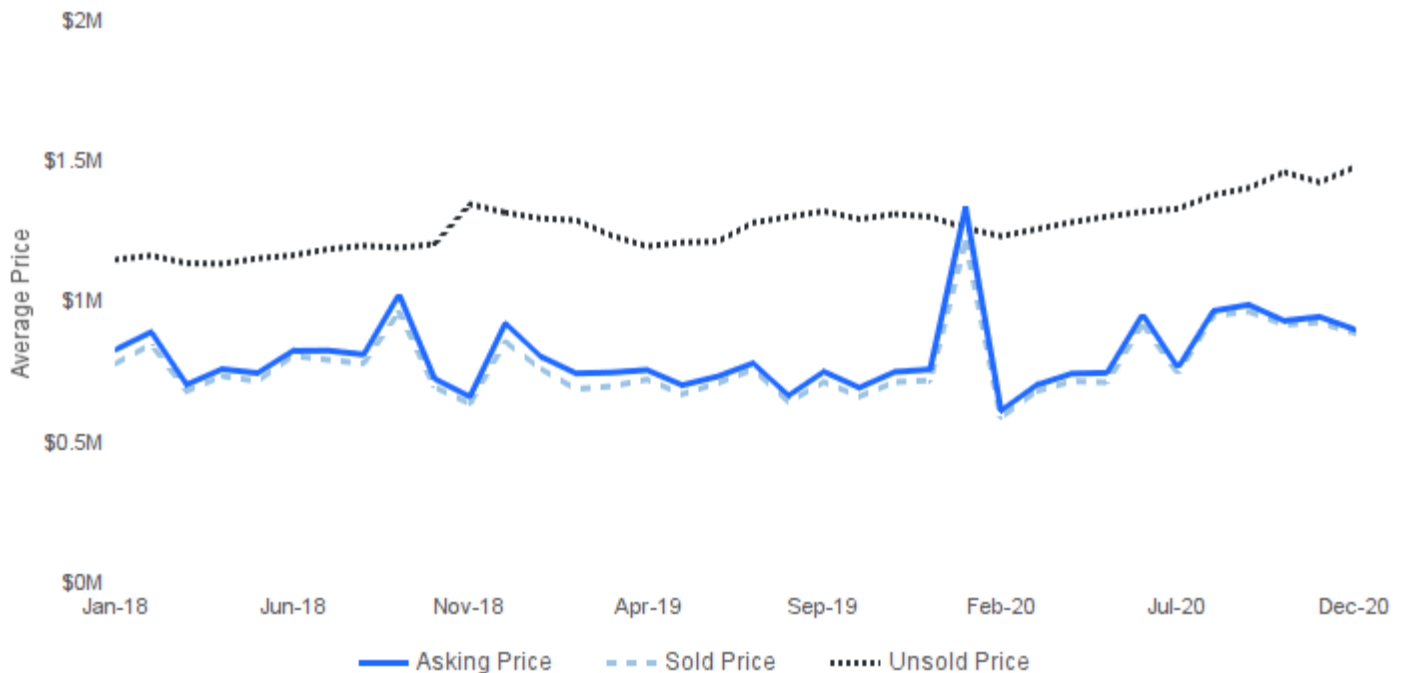
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2020 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

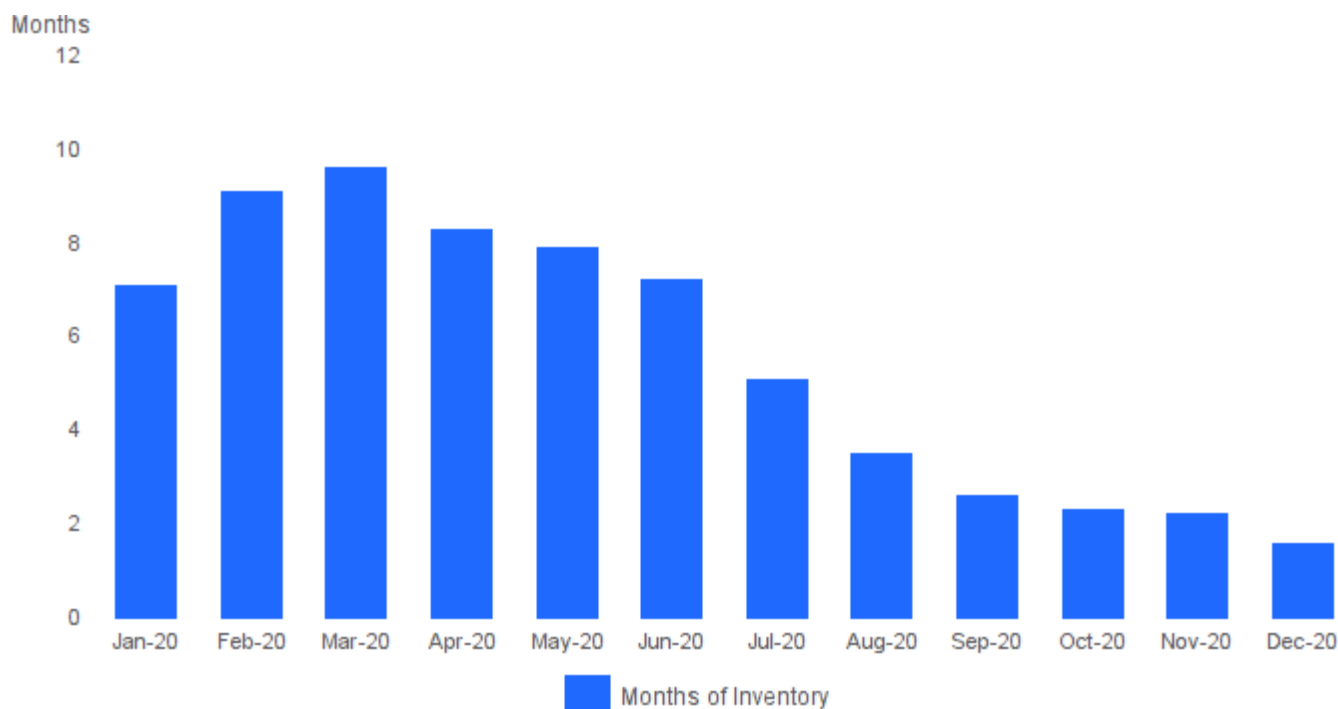
Sold Price | the average selling price



ABSORPTION RATE

December 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.

