

# AREA REPORT

FAIRFIELD

## FULL MARKET SUMMARY

March 2021 | All Property Types ?

	Month to Date			Year to Date		
	March 2021	March 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	135	139	-2.88% ↓	317	433	-26.79% ↓
Sold Listings	103	61	68.85% ↑	236	145	62.76% ↑
Median List Price (Solds)	\$649,000	\$560,000	15.89% ↑	\$661,750	\$565,000	17.12% ↑
Median Sold Price	\$650,000	\$549,999	18.18% ↑	\$677,000	\$549,000	23.32% ↑
Median Days on Market	54	82	-34.15% ↓	50	90	-44.44% ↓
Average List Price (Solds)	\$852,221	\$674,313	26.38% ↑	\$857,788	\$667,301	28.55% ↑
Average Sold Price	\$845,537	\$652,924	29.5% ↑	\$844,785	\$644,242	31.13% ↑
Average Days on Market	77	96	-19.79% ↓	72	109	-33.94% ↓
List/Sold Price Ratio	99.8%	97.3%	2.62% ↑	99.3%	96.9%	2.39% ↑

## SOLD AND NEW PROPERTIES (UNITS)

March 2021 | All Property Types ?

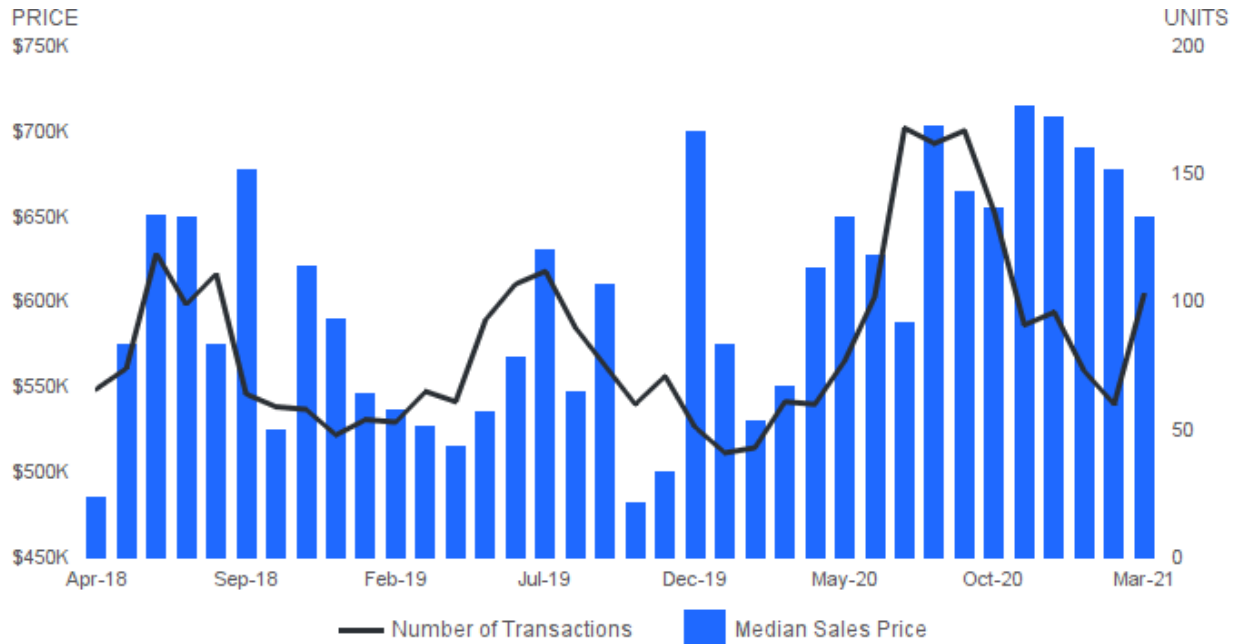
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

March 2021 | All Property Types ?

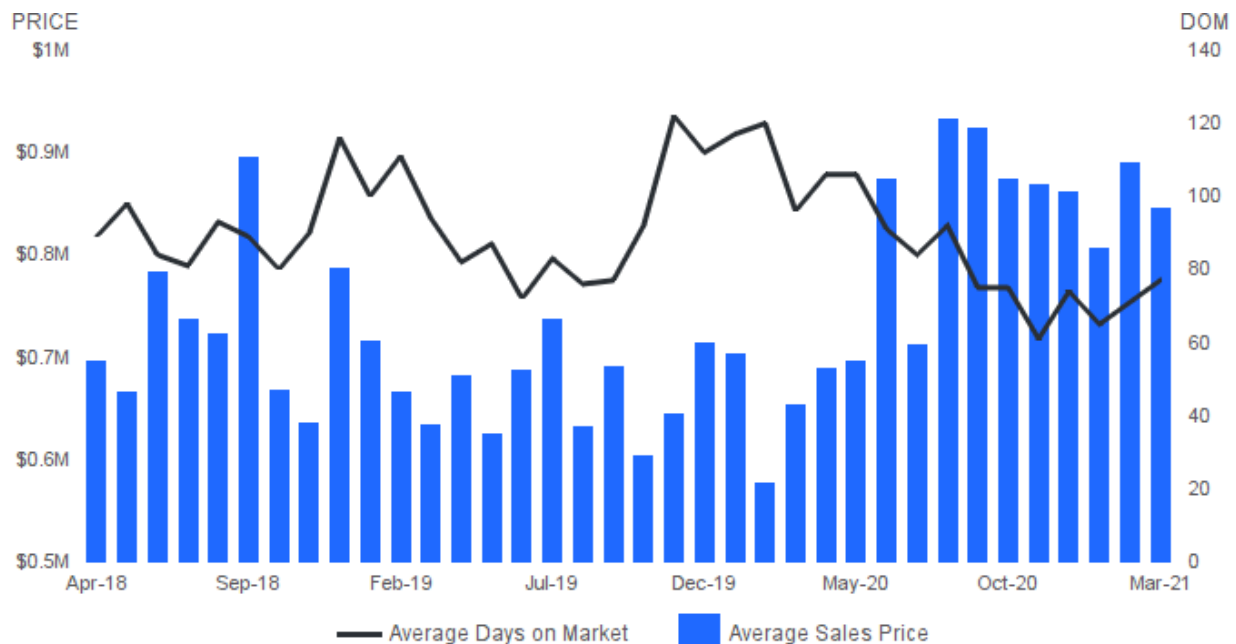
**Median Sales Price** | Price of the "middle" property sold - an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2021 | All Property Types ?

**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

## March 2021 | All Property Types ?

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

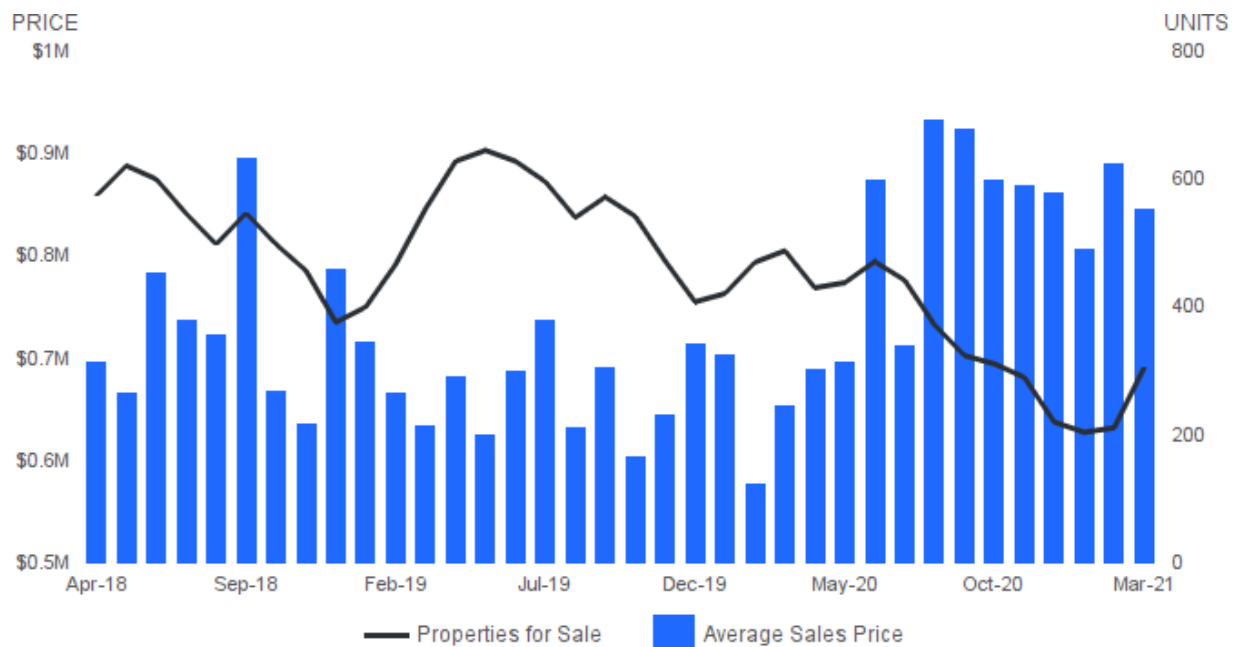


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

### March 2021 | All Property Types ?

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

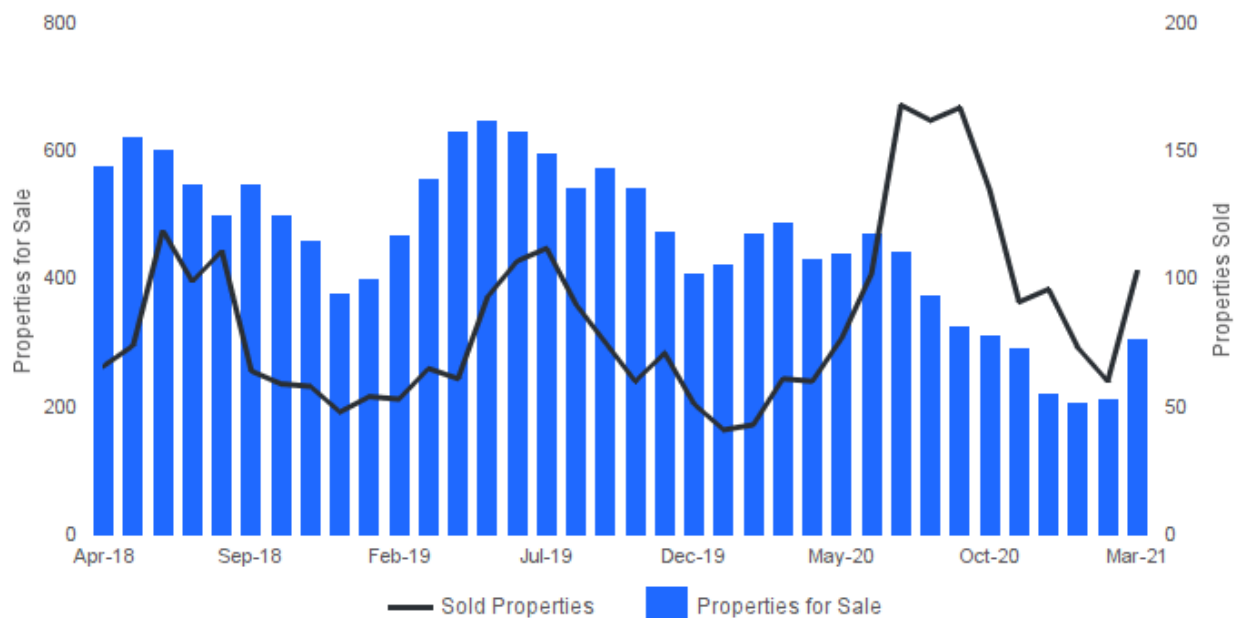
**Properties for Sale** | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

### March 2021 | All Property Types ?

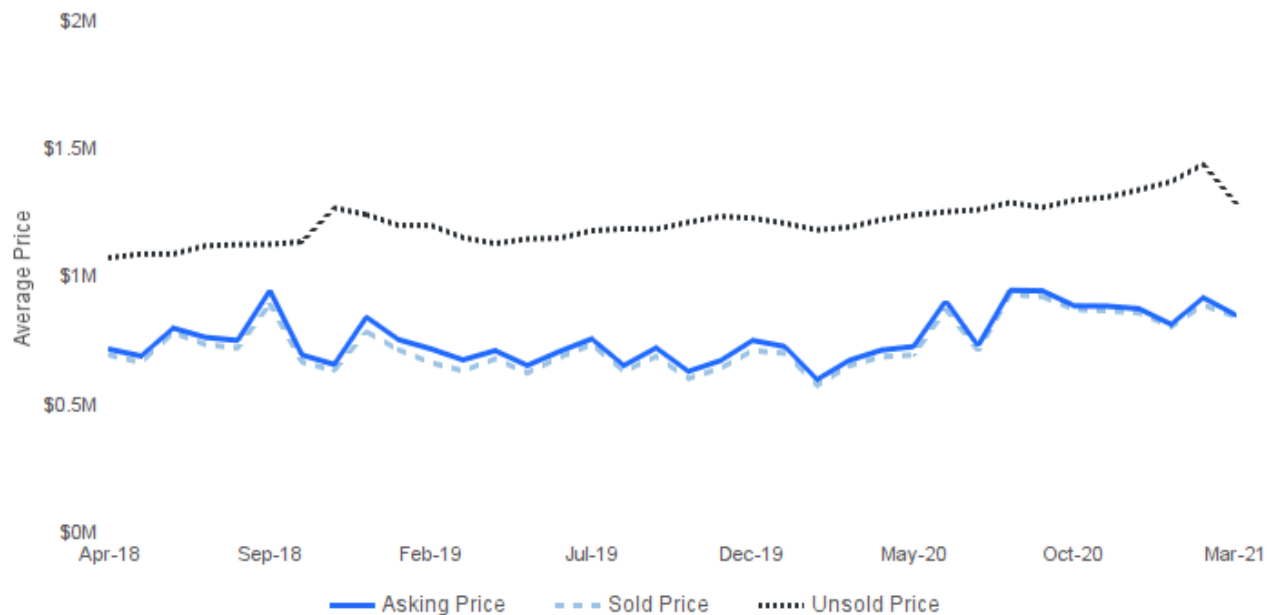
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2021 | All Property Types ?

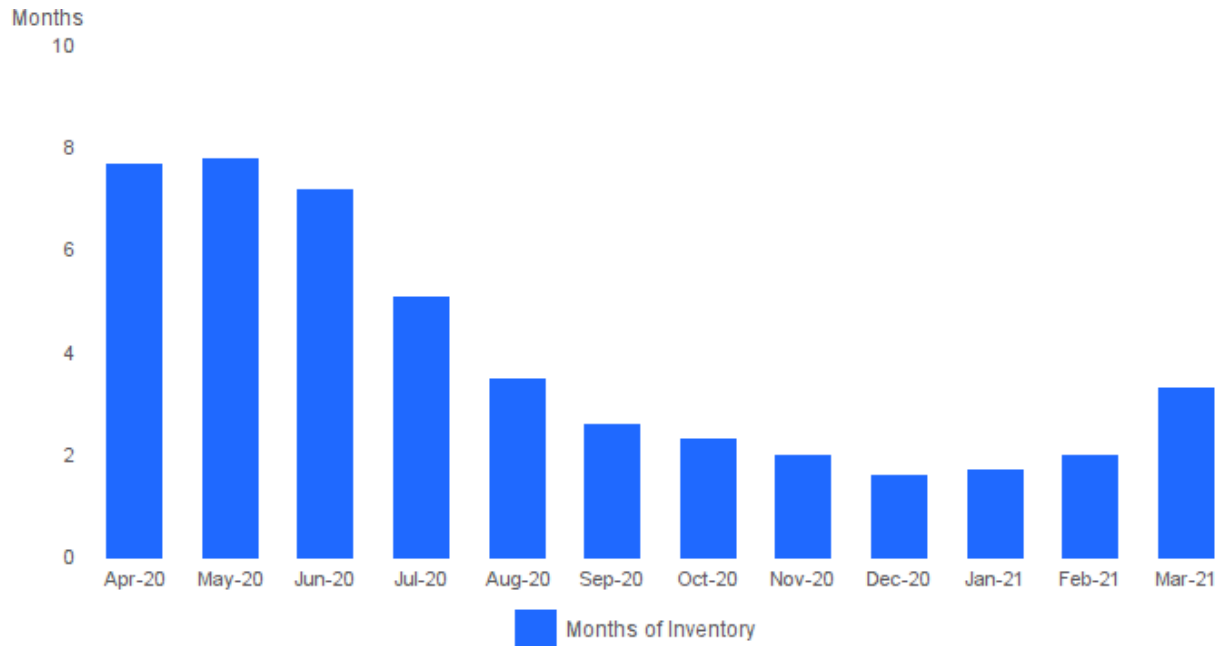
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



## ABSORPTION RATE

March 2021 | All Property Types ?

**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

March 2021 | All Property Types ?

**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.

