

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

August 2021 | Single Family Homes ?

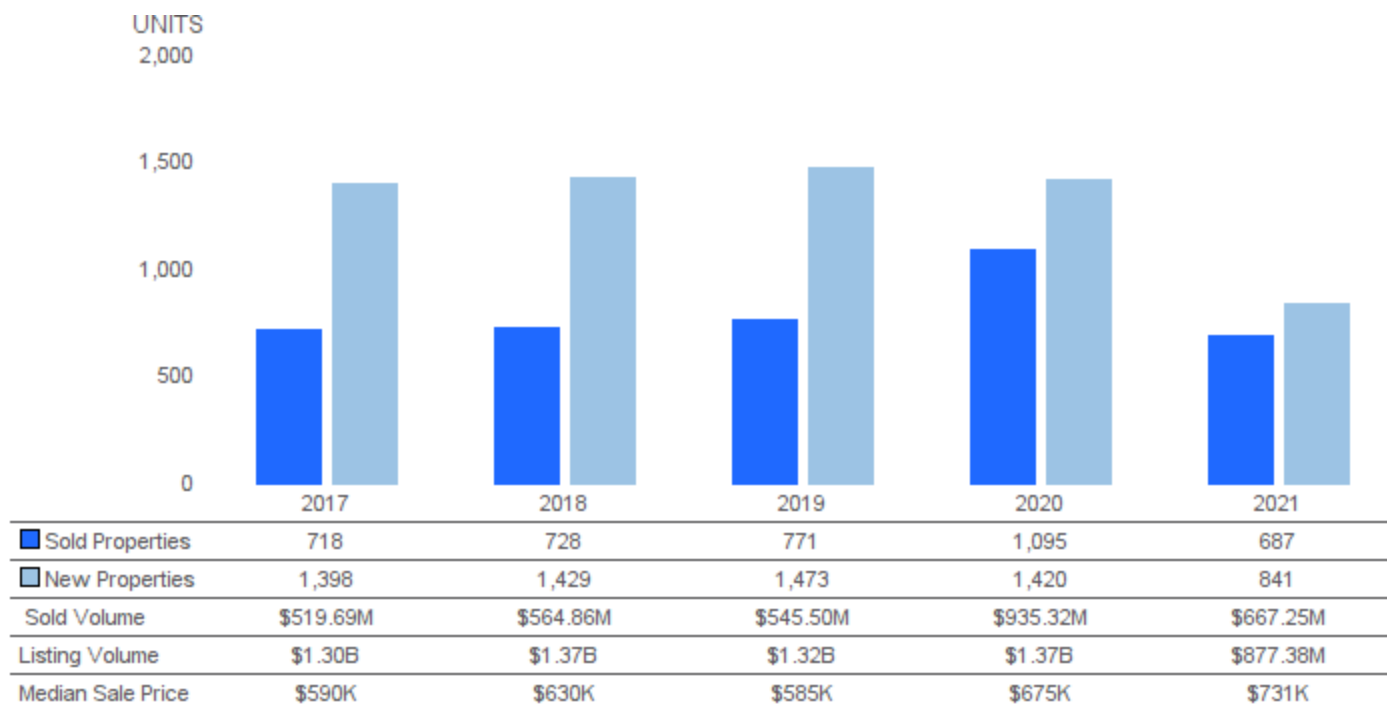
	Month to Date			Year to Date		
	August 2021	August 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	76	117	-35.04% ↓	833	1068	-22% ↓
Sold Listings	108	153	-29.41% ↓	678	651	4.15% ↑
Median List Price (Solds)	\$749,500	\$725,000	3.38% ↑	\$719,000	\$665,000	8.12% ↑
Median Sold Price	\$776,250	\$715,000	8.57% ↑	\$727,016	\$650,000	11.85% ↑
Median Days on Market	38	60	-36.67% ↓	39	67	-41.79% ↓
Average List Price (Solds)	\$1,108,560	\$968,234	14.49% ↑	\$967,861	\$825,702	17.22% ↑
Average Sold Price	\$1,093,759	\$951,429	14.96% ↑	\$964,344	\$800,622	20.45% ↑
Average Days on Market	47	91	-48.35% ↓	56	96	-41.67% ↓
List/Sold Price Ratio	101.4%	98.4%	3% ↑	100.9%	97.3%	3.74% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2021 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

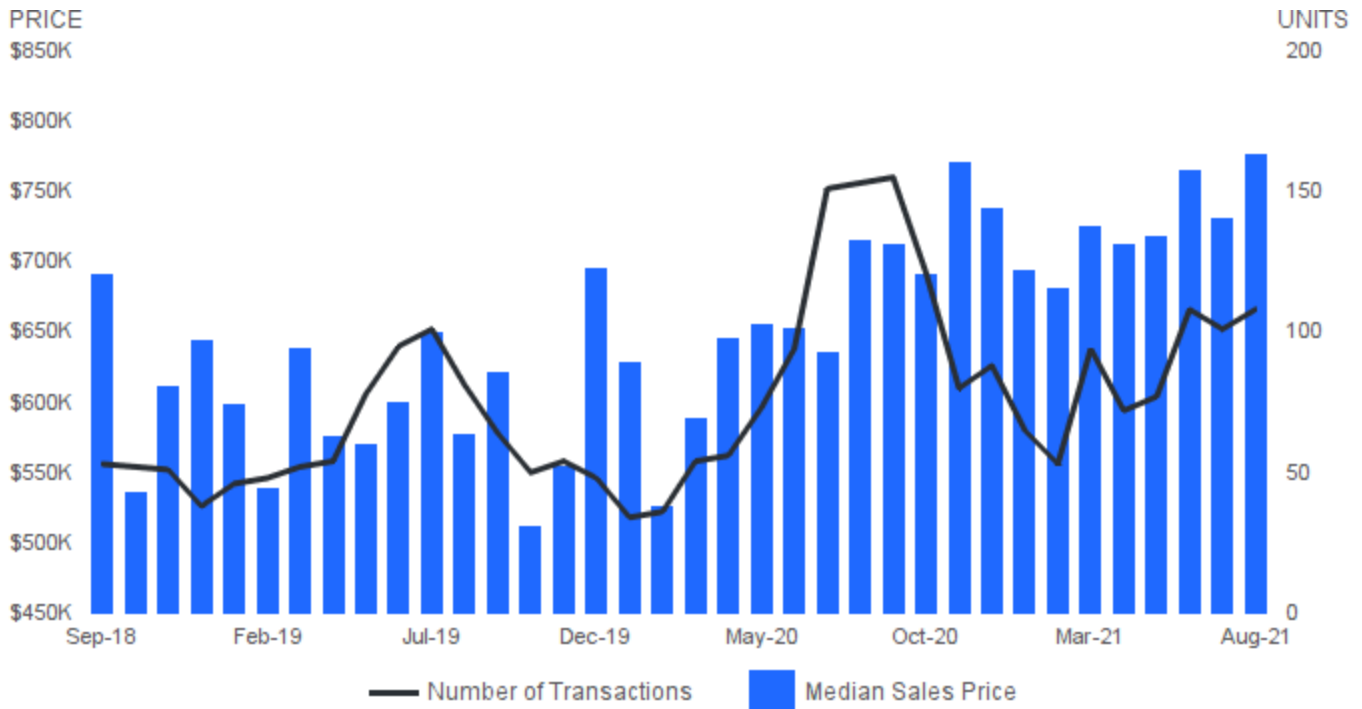


MEDIAN SALES PRICE AND NUMBER OF SALES

August 2021 | 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.

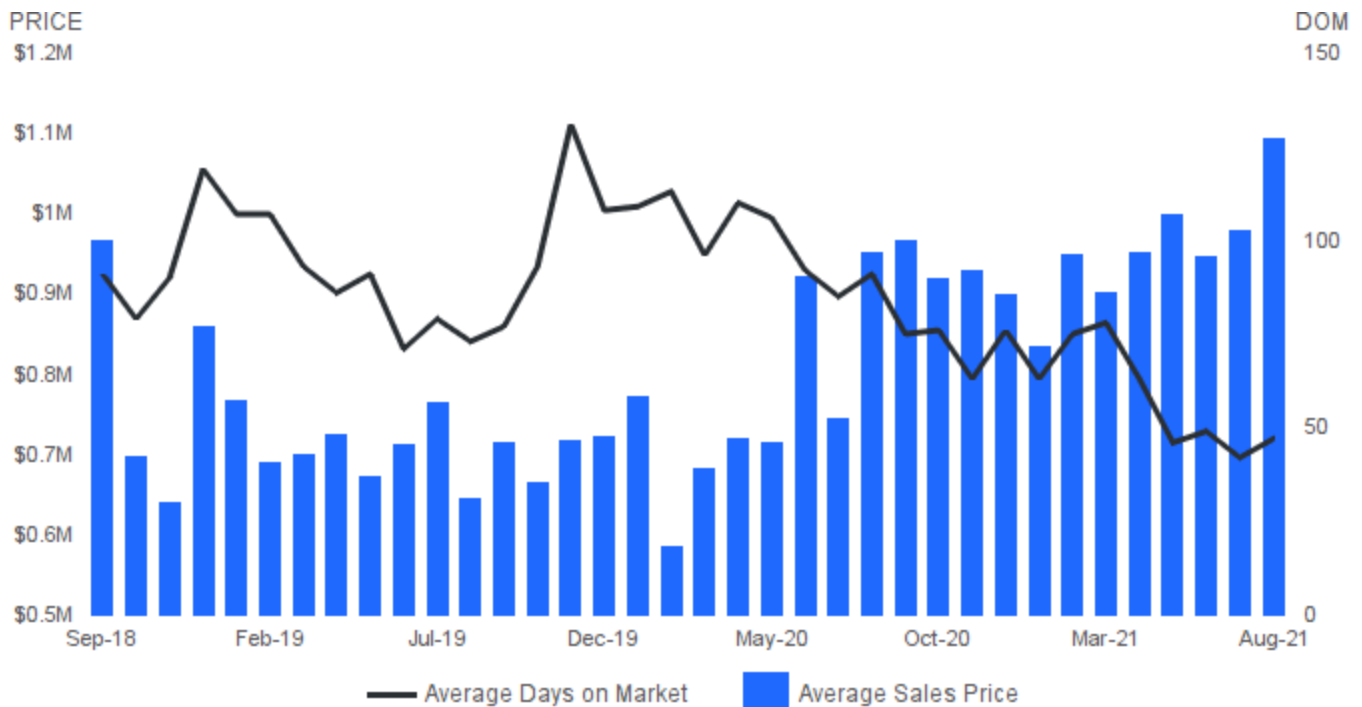


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

August 2021 | 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 2021 | Single Family Homes ?

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

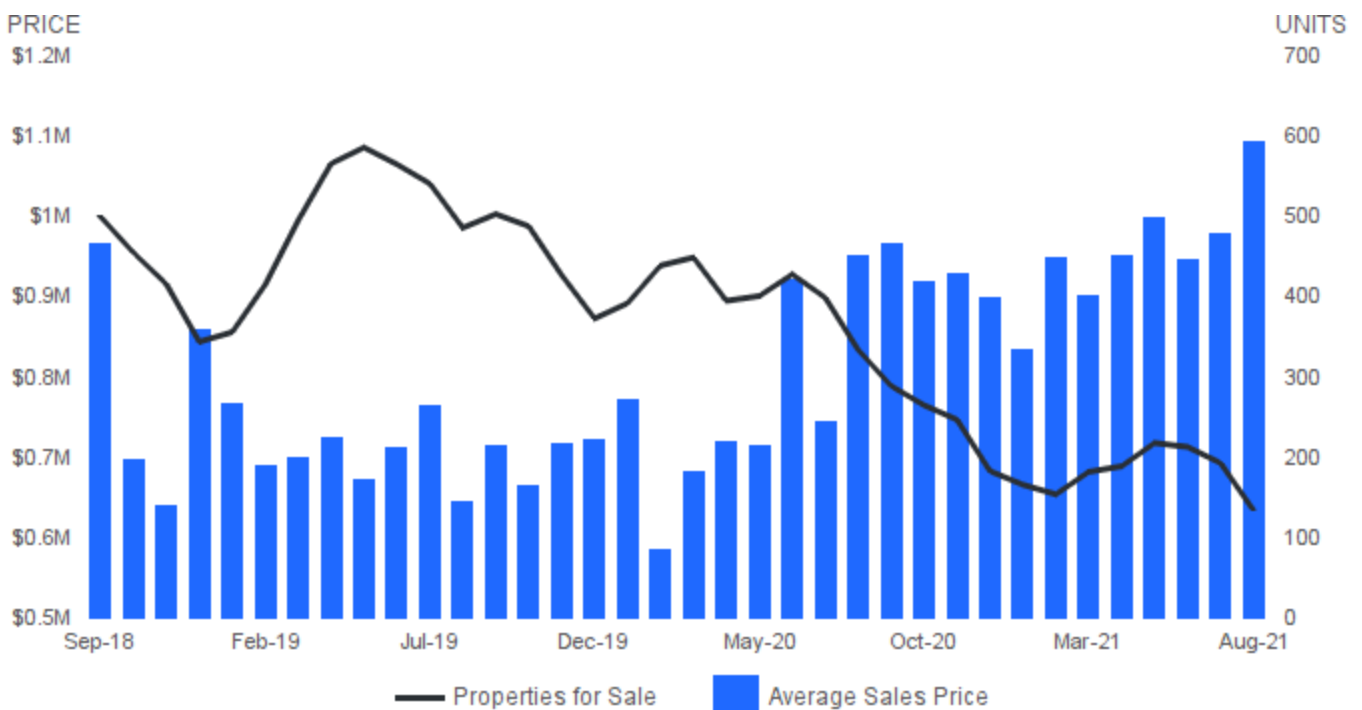


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 2021 | 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.

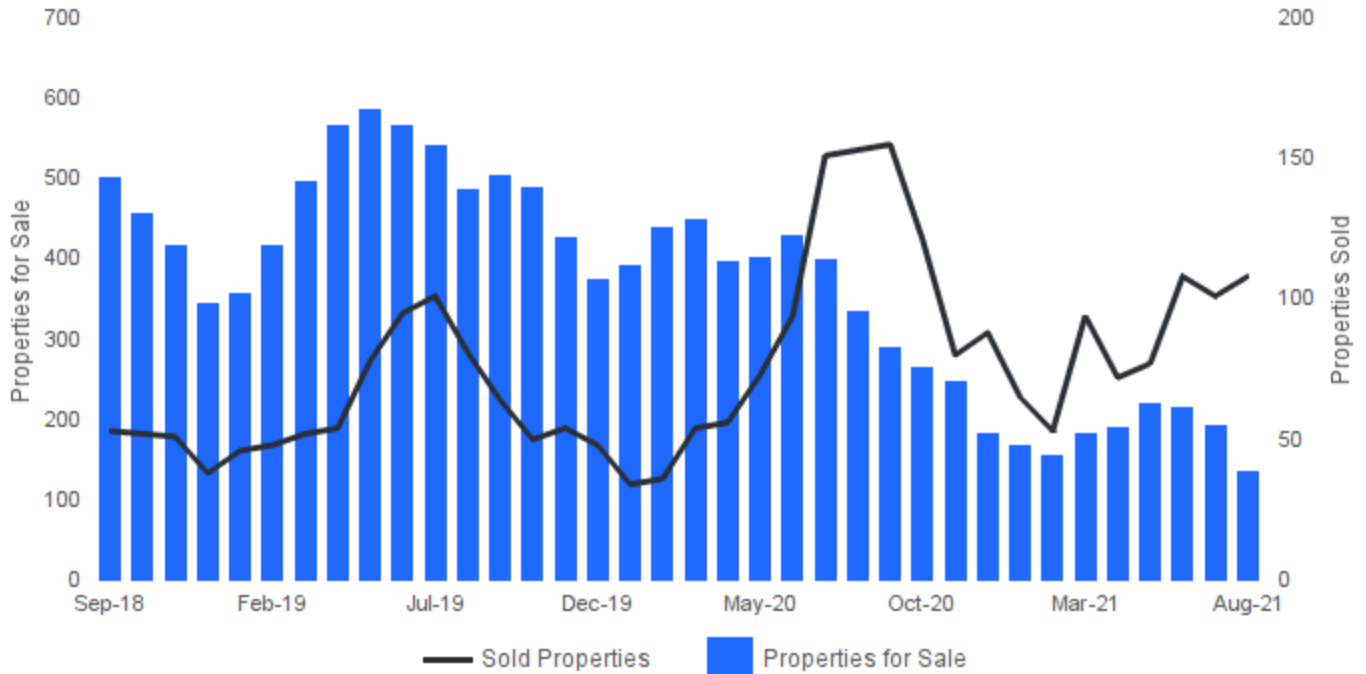


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



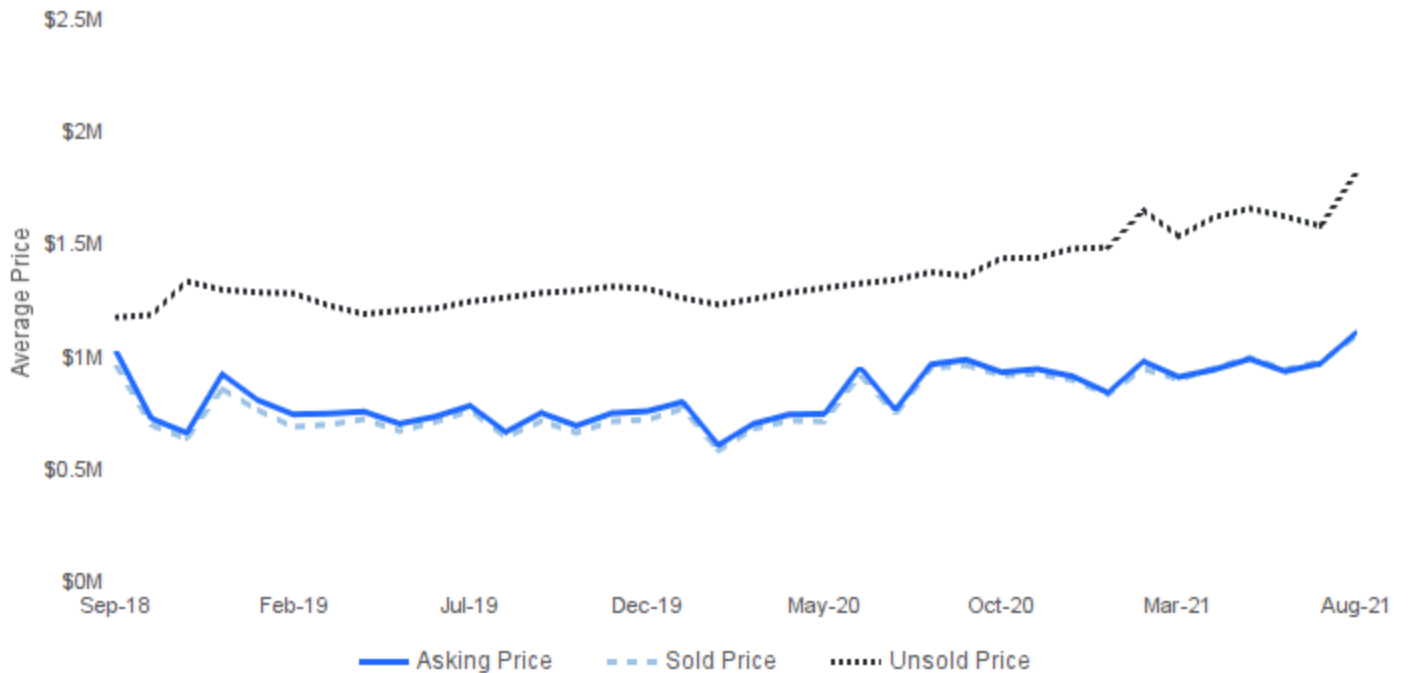
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 2021 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

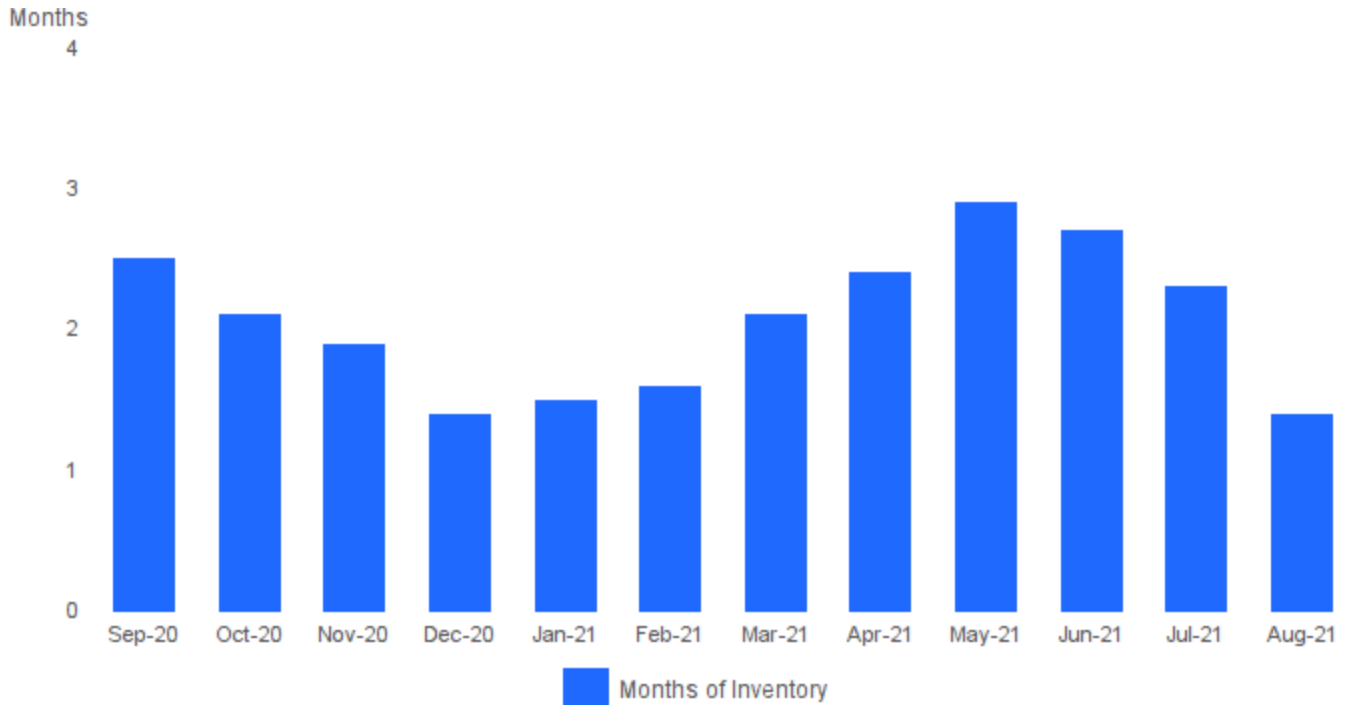
Sold Price | the average selling price



ABSORPTION RATE

August 2021 | 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.

