

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

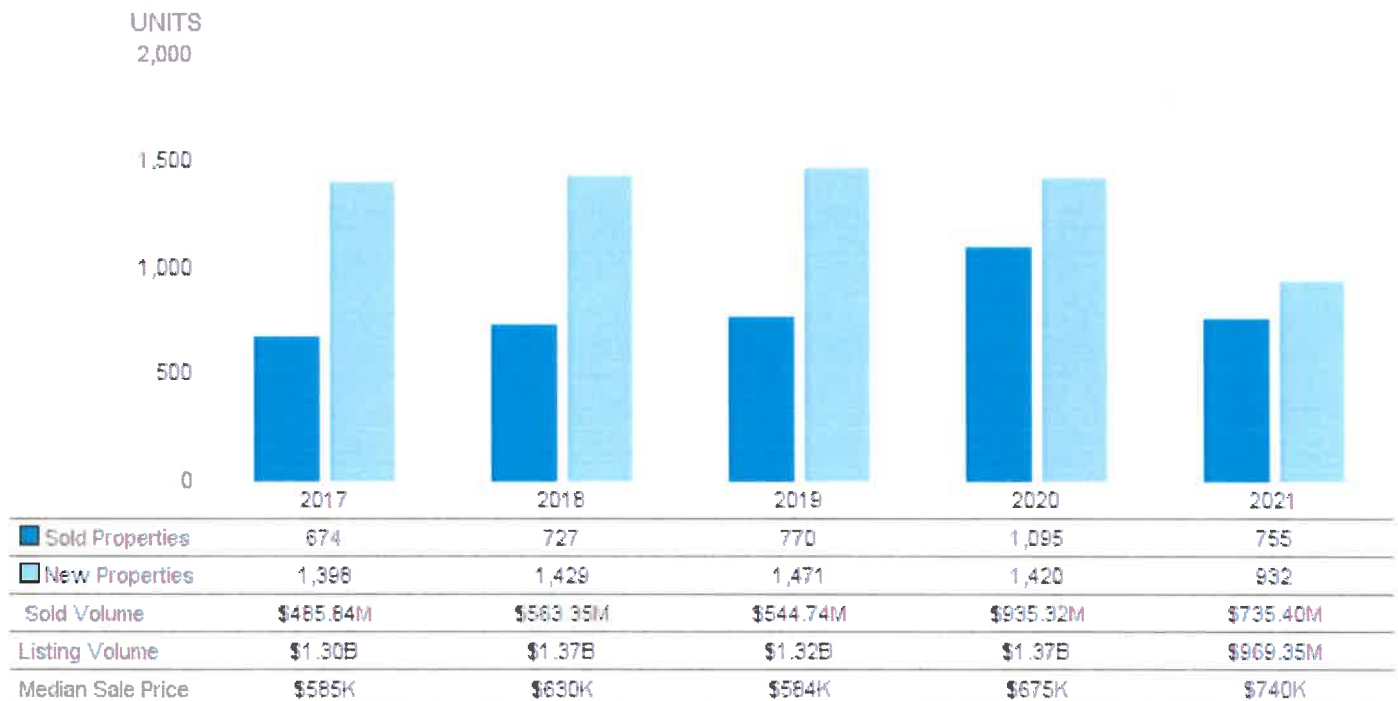
September 2021 | Single Family Homes ?

	Month to Date			Year to Date		
	September 2021	September 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	87	112	-22.32% ↓	920	1180	-22.03% ↓
Sold Listings	74	155	-52.26% ↓	752	806	-6.7% ↓
Median List Price (Solds)	\$798,500	\$699,000	14.23% ↑	\$725,000	\$675,000	7.41% ↑
Median Sold Price	\$812,500	\$712,000	14.12% ↑	\$737,500	\$655,000	12.6% ↑
Median Days on Market	39	55	-29.09% ↓	39	64	-39.06% ↓
Average List Price (Solds)	\$1,063,121	\$989,450	7.45% ↑	\$977,235	\$857,192	14% ↑
Average Sold Price	\$1,061,110	\$965,297	9.93% ↑	\$973,866	\$832,290	17.01% ↑
Average Days on Market	48	75	-36% ↓	55	92	-40.22% ↓
List/Sold Price Ratio	100.8%	99.1%	1.7% ↑	100.9%	97.6%	3.35% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 2021 | Single Family Homes ?

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

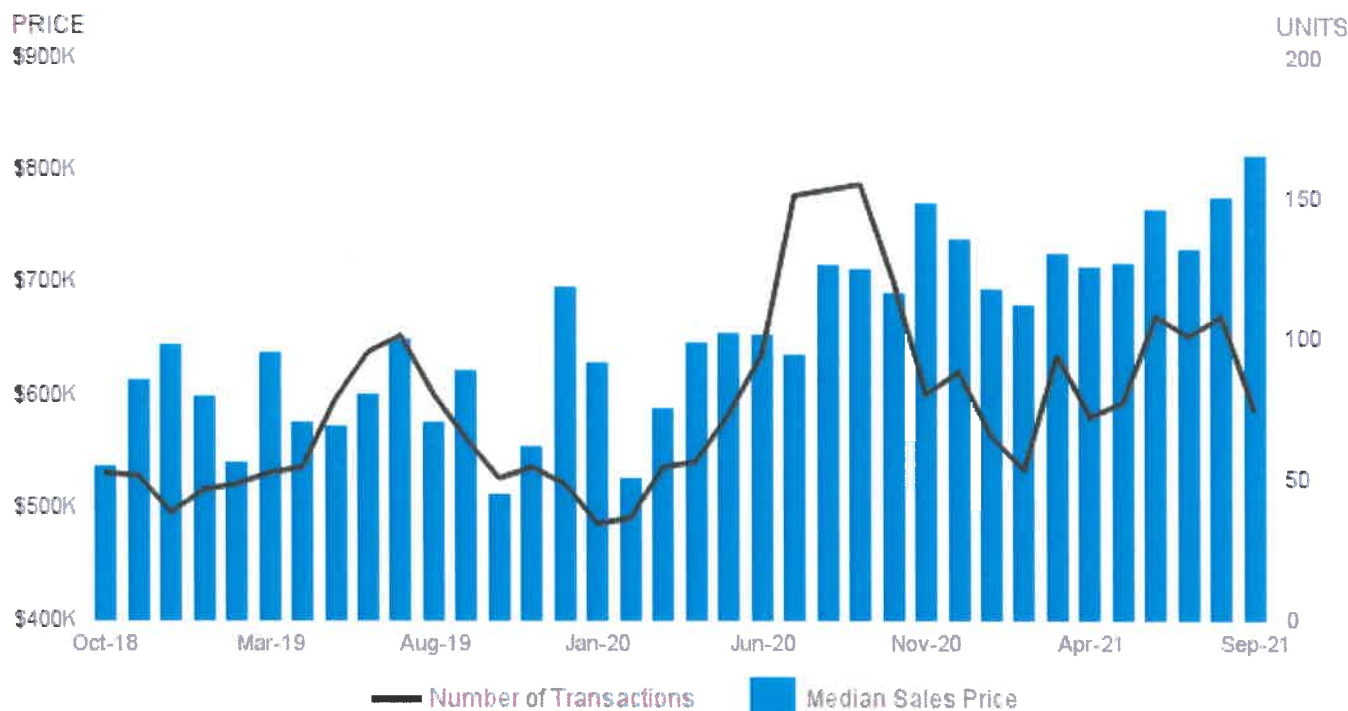


MEDIAN SALES PRICE AND NUMBER OF SALES

September 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.

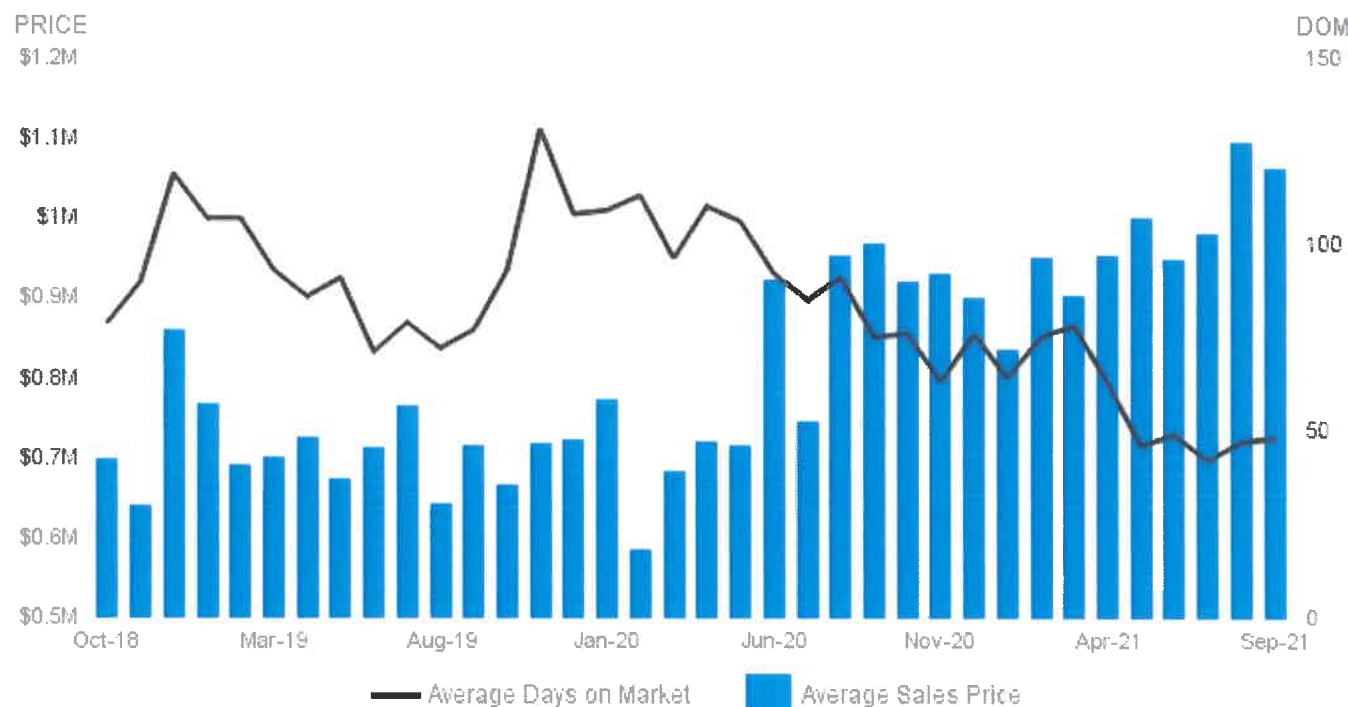


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 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

September 2021 | Single Family Homes

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

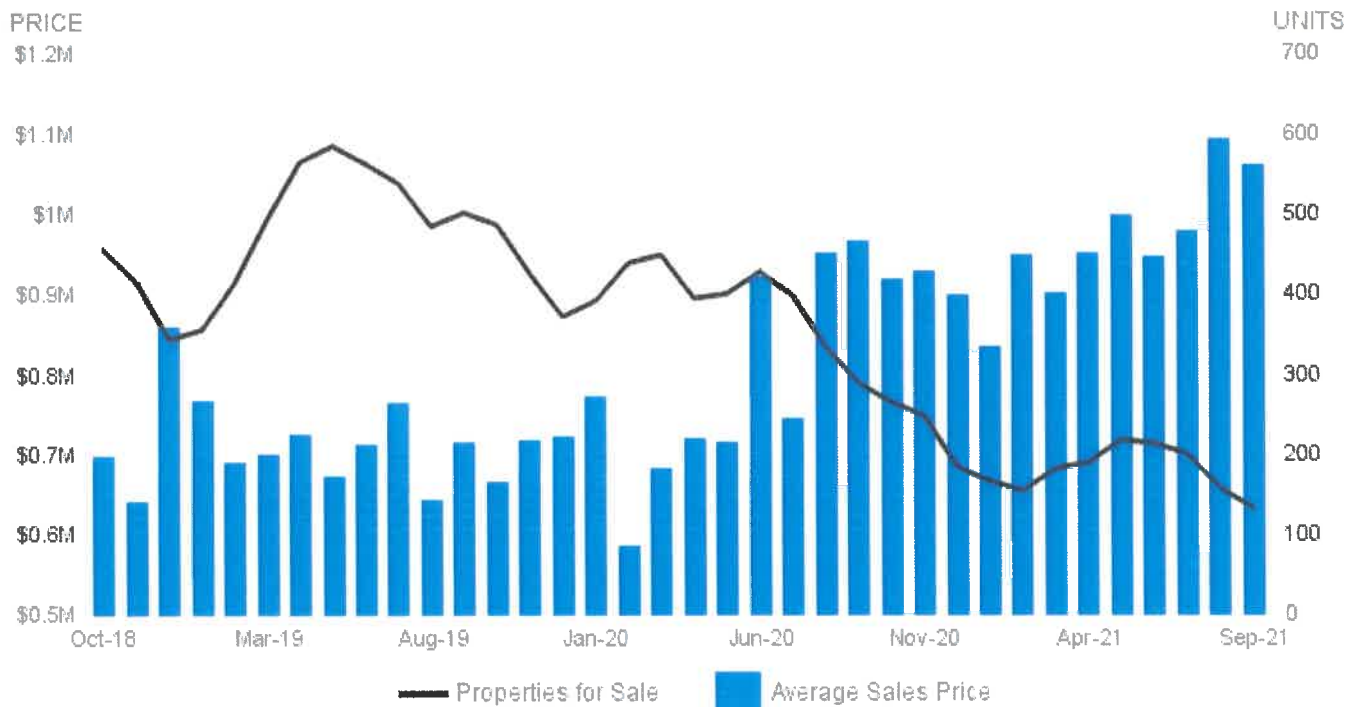


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 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

September 2021 | Single Family Homes [?](#)

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

Sold Properties | Number of properties sold.



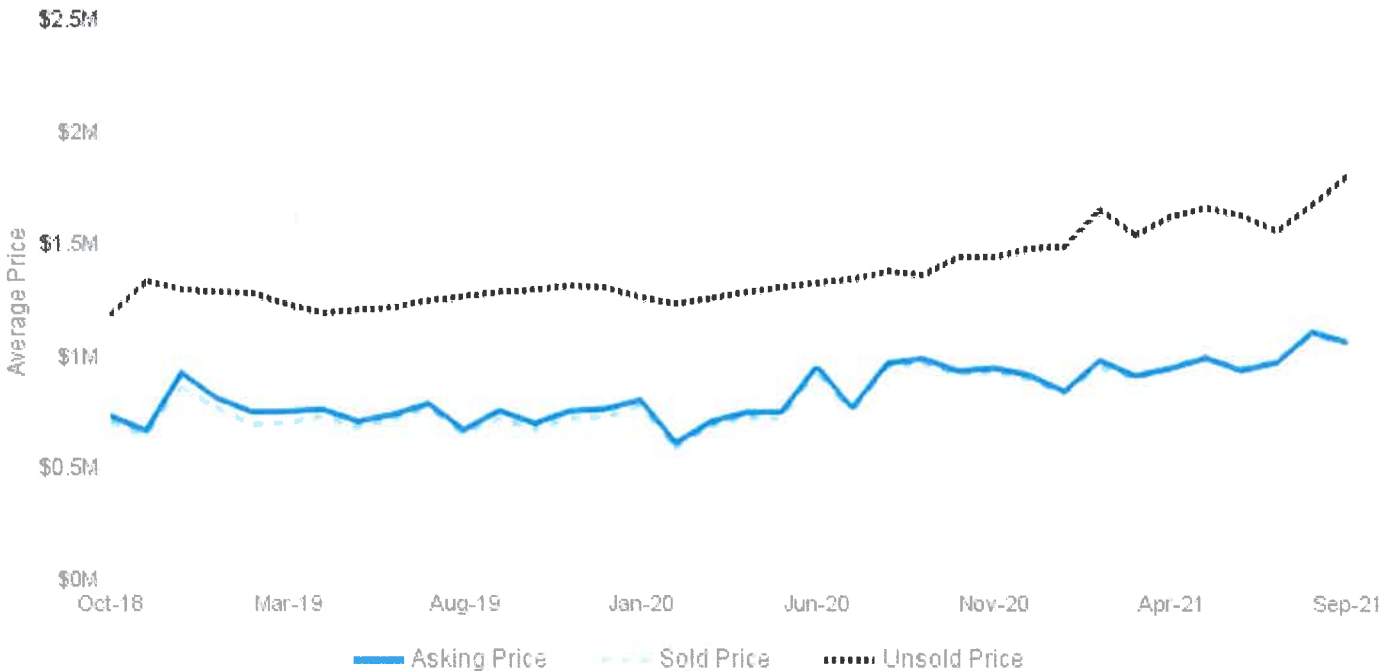
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 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

September 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

September 2021 | Single Family Homes 

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.

