

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

October 2021 | Single Family Homes ?

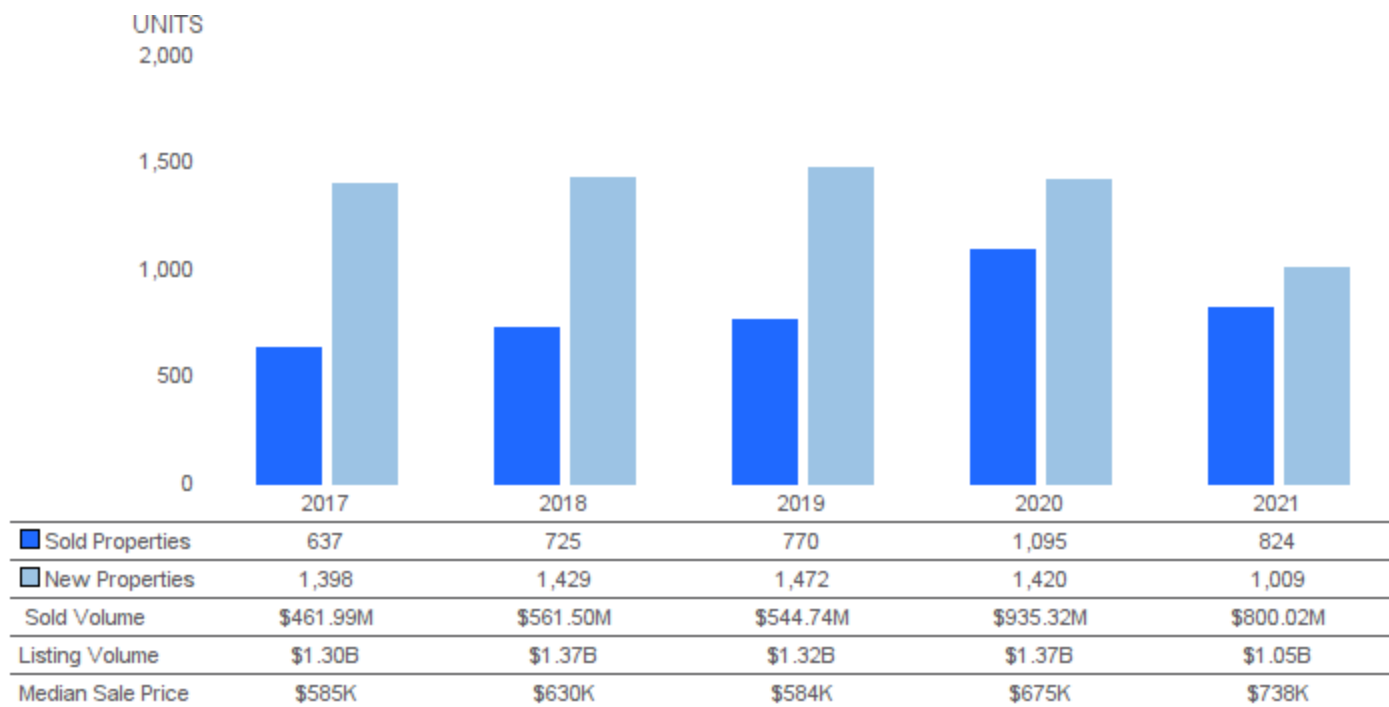
	Month to Date			Year to Date		
	October 2021	October 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	83	117	-29.06% ↓	1003	1297	-22.67% ↓
Sold Listings	67	121	-44.63% ↓	820	927	-11.54% ↓
Median List Price (Solds)	\$699,000	\$699,000	0%	\$725,000	\$675,000	7.41% ↑
Median Sold Price	\$685,000	\$690,000	-0.72% ↓	\$735,000	\$660,000	11.36% ↑
Median Days on Market	50	50	0%	39	62	-37.1% ↓
Average List Price (Solds)	\$916,844	\$933,286	-1.76% ↓	\$972,752	\$867,125	12.18% ↑
Average Sold Price	\$910,067	\$919,147	-0.99% ↓	\$969,112	\$843,628	14.87% ↑
Average Days on Market	55	76	-27.63% ↓	55	90	-38.89% ↓
List/Sold Price Ratio	99.4%	98.8%	0.64% ↑	100.8%	97.8%	3.07% ↑

SOLD AND NEW PROPERTIES (UNITS)

October 2021 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

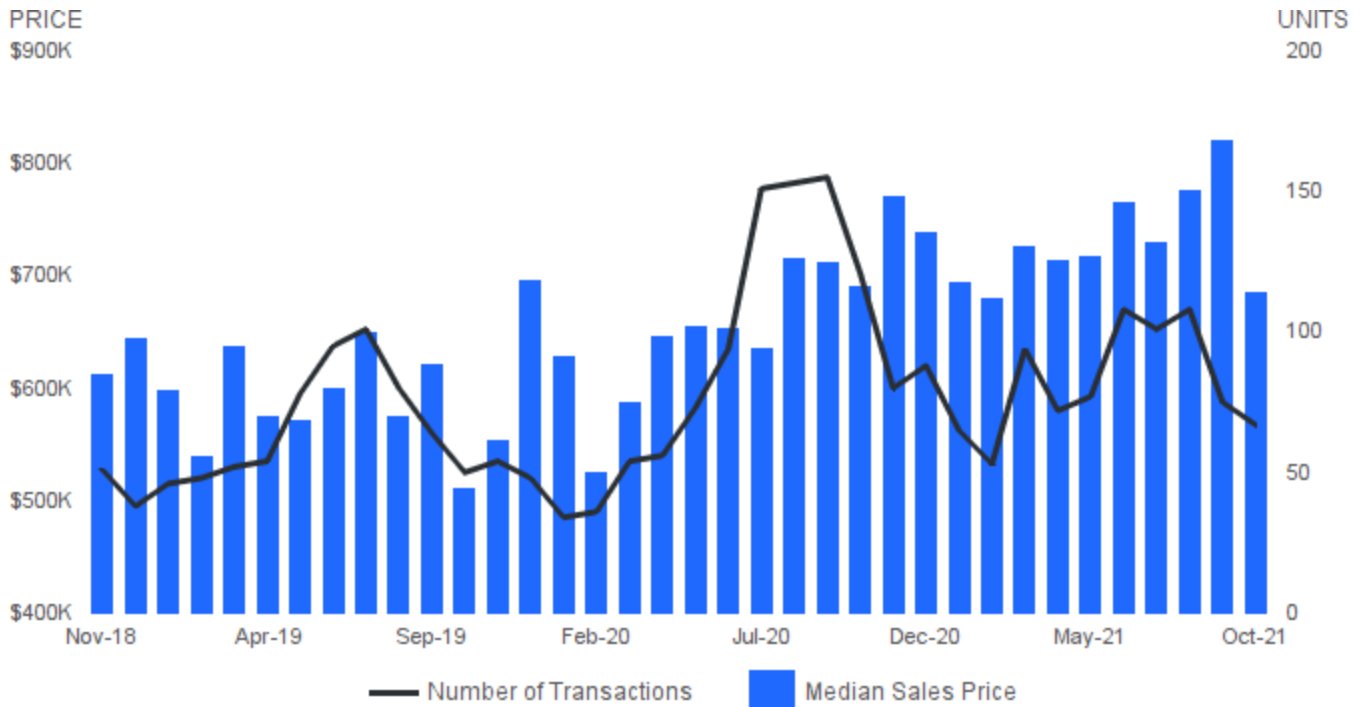


MEDIAN SALES PRICE AND NUMBER OF SALES

October 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.

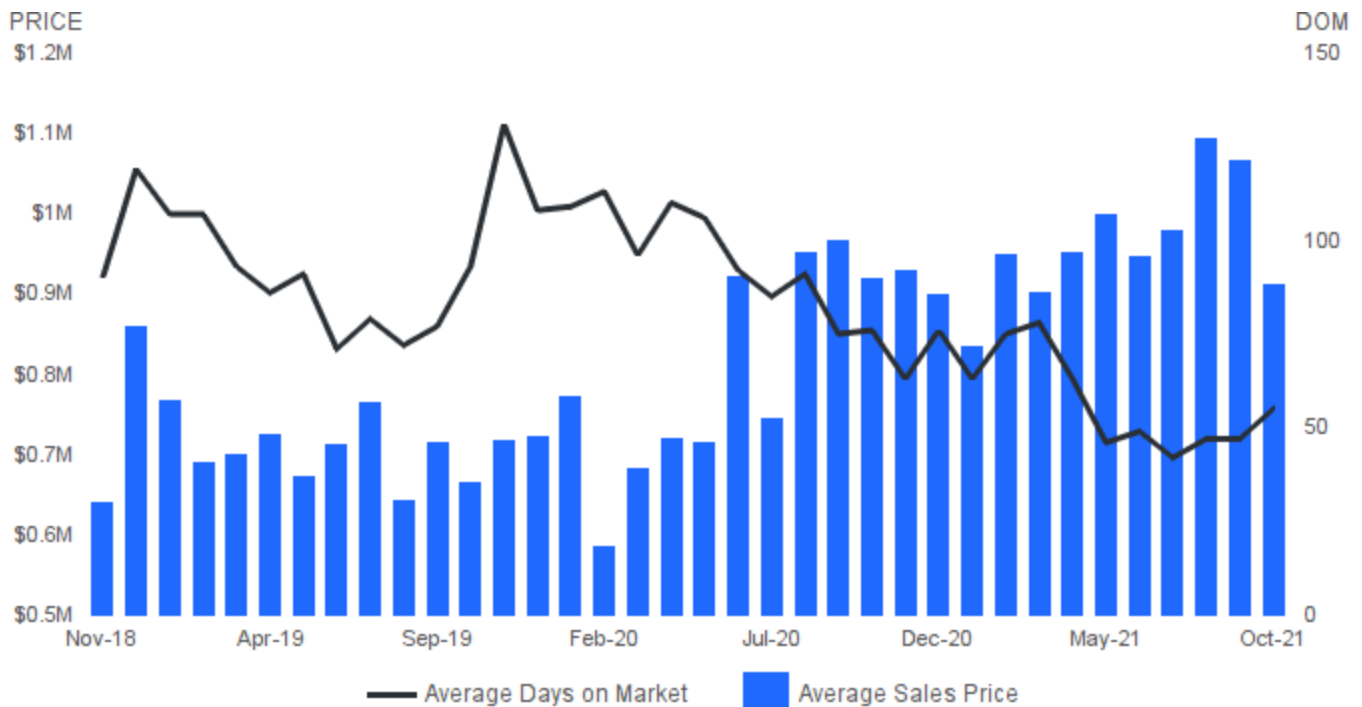


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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

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

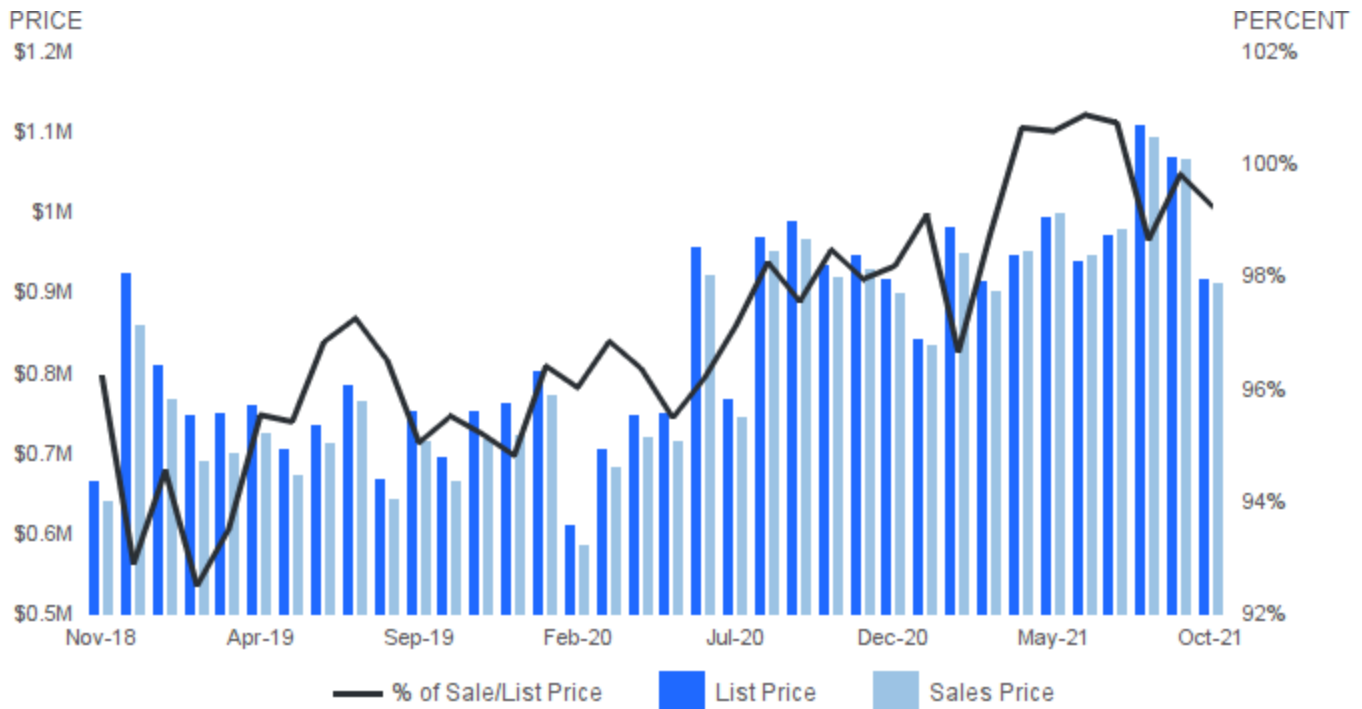
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

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

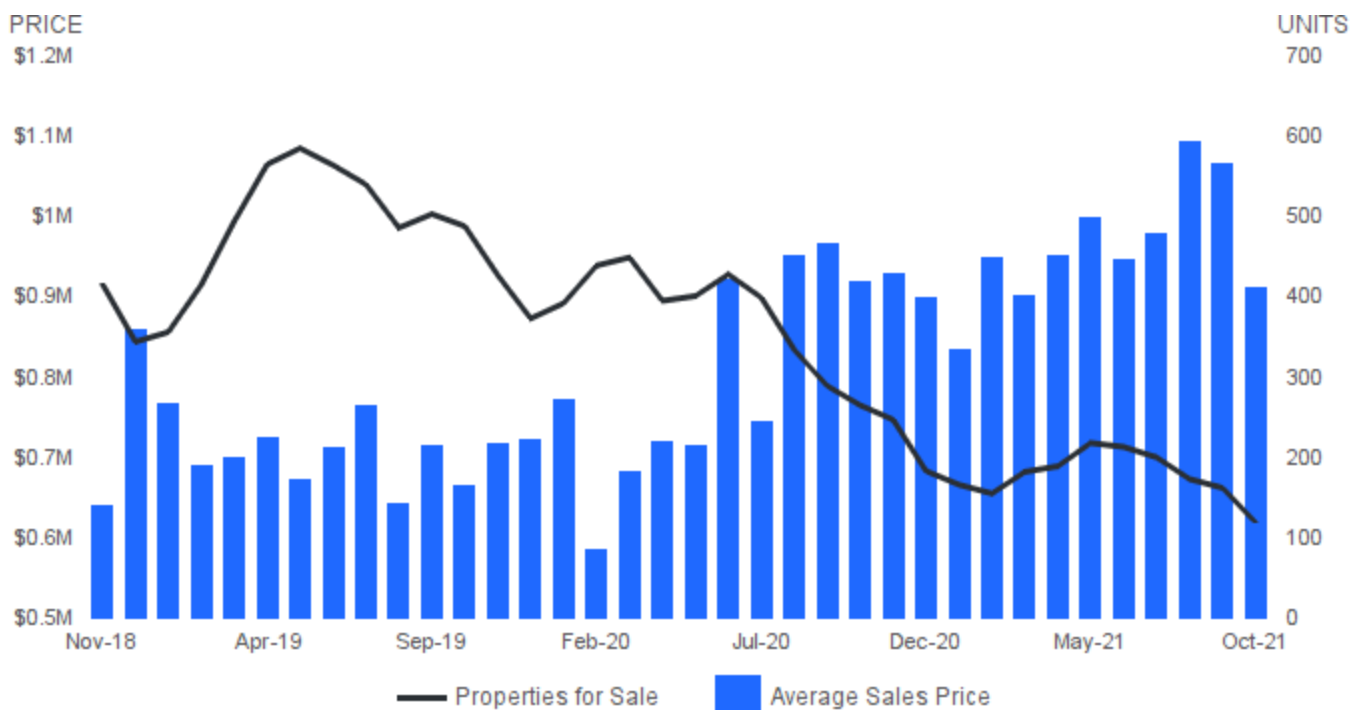


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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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.

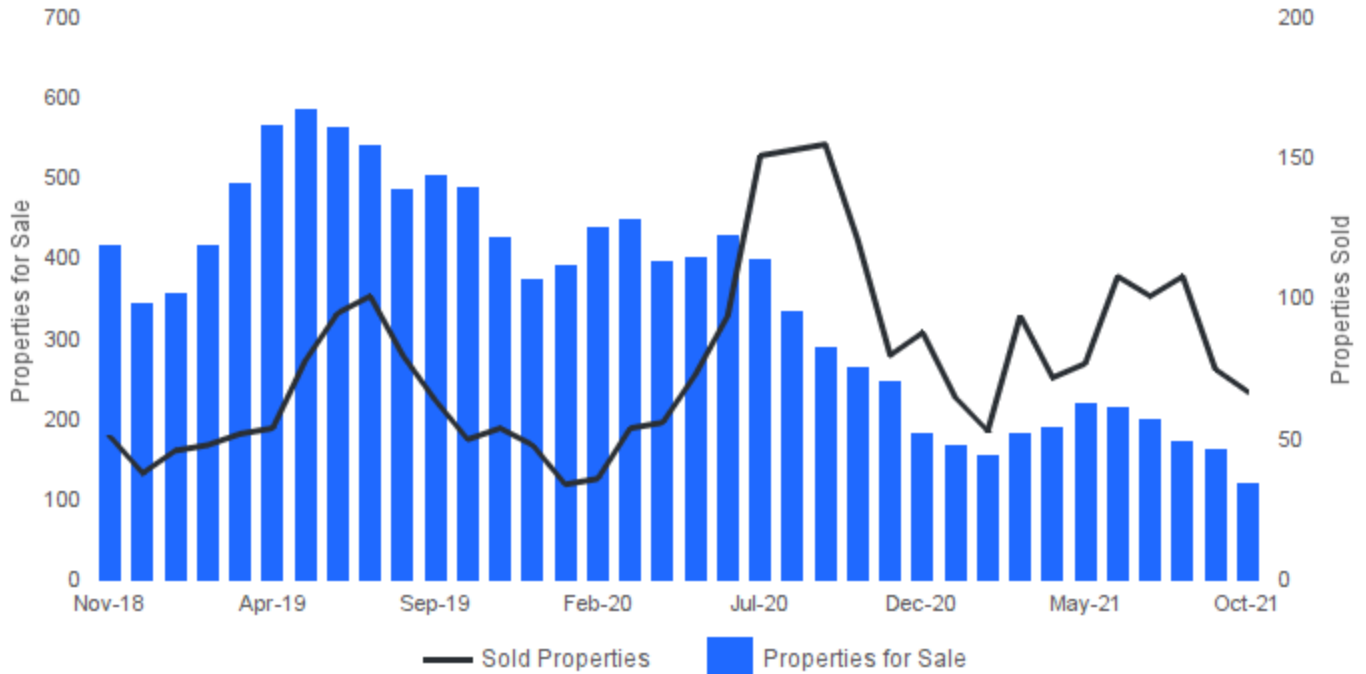


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



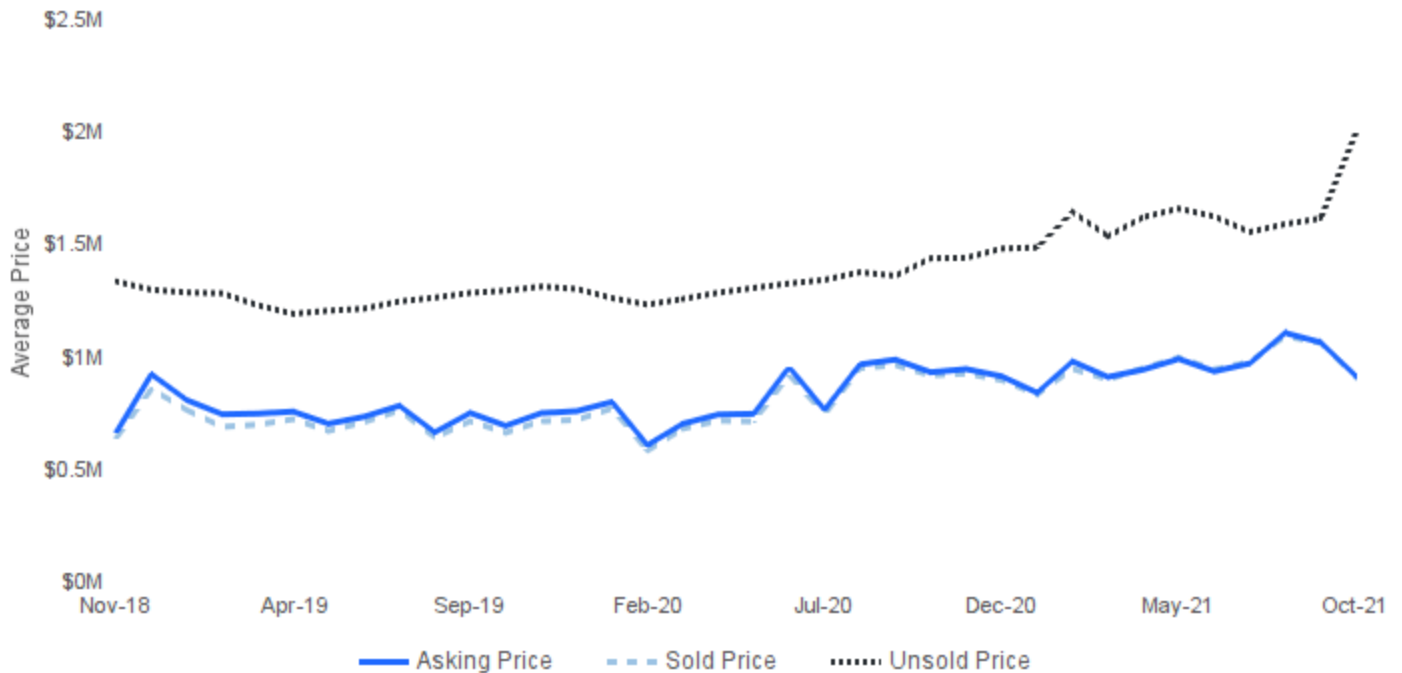
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2021 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

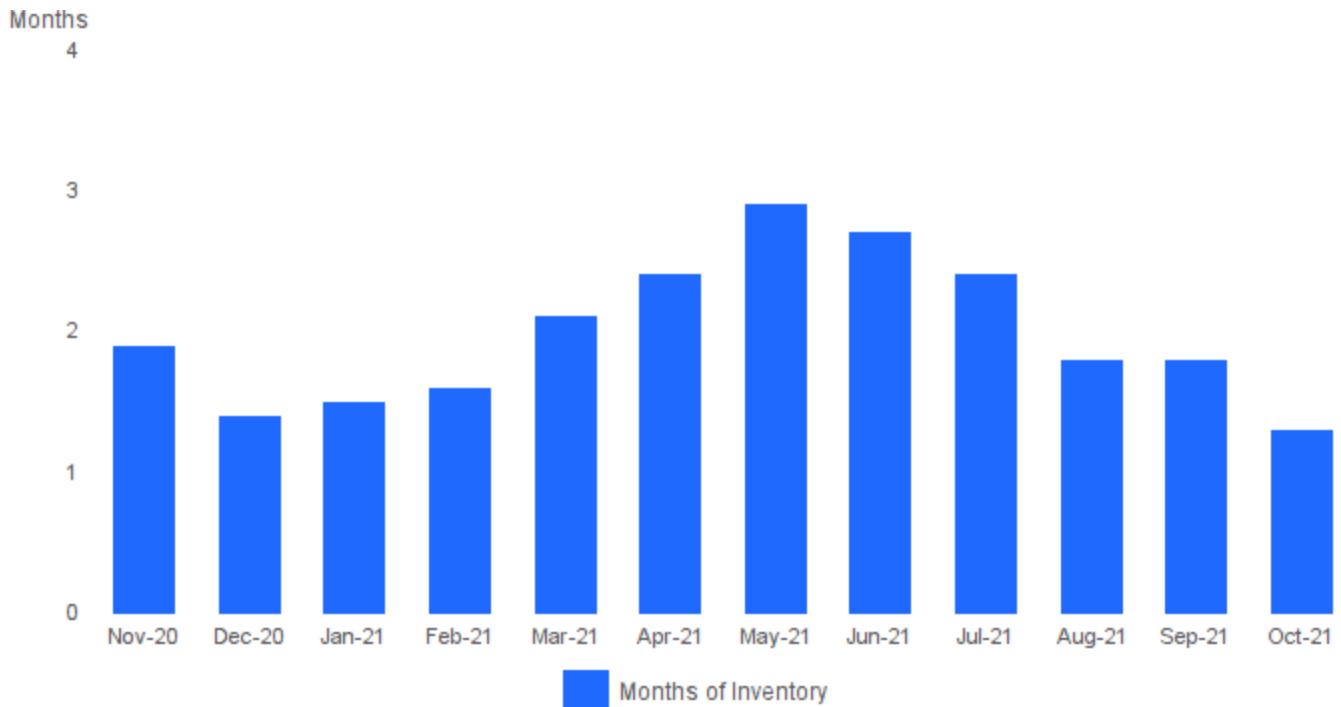
Sold Price | the average selling price



ABSORPTION RATE

October 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.

