

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

November 2021 | Single Family Homes ?

	Month to Date			Year to Date		
	November 2021	November 2020	% Change	YTD 2021	YTD 2020	% Change
New Listings	39	74	-47.3% ↓	1043	1371	-23.92% ↓
Sold Listings	63	80	-21.25% ↓	883	1007	-12.31% ↓
Median List Price (Solds)	\$649,000	\$792,000	-18.06% ↓	\$724,000	\$679,000	6.63% ↑
Median Sold Price	\$650,000	\$770,000	-15.58% ↓	\$727,500	\$665,000	9.4% ↑
Median Days on Market	46	42	9.52% ↑	40	60	-33.33% ↓
Average List Price (Solds)	\$836,399	\$946,984	-11.68% ↓	\$963,024	\$873,469	10.25% ↑
Average Sold Price	\$841,347	\$927,682	-9.31% ↓	\$959,996	\$850,305	12.9% ↑
Average Days on Market	50	63	-20.63% ↓	55	88	-37.5% ↓
List/Sold Price Ratio	100.1%	98.4%	1.72% ↑	100.7%	97.8%	2.96% ↑

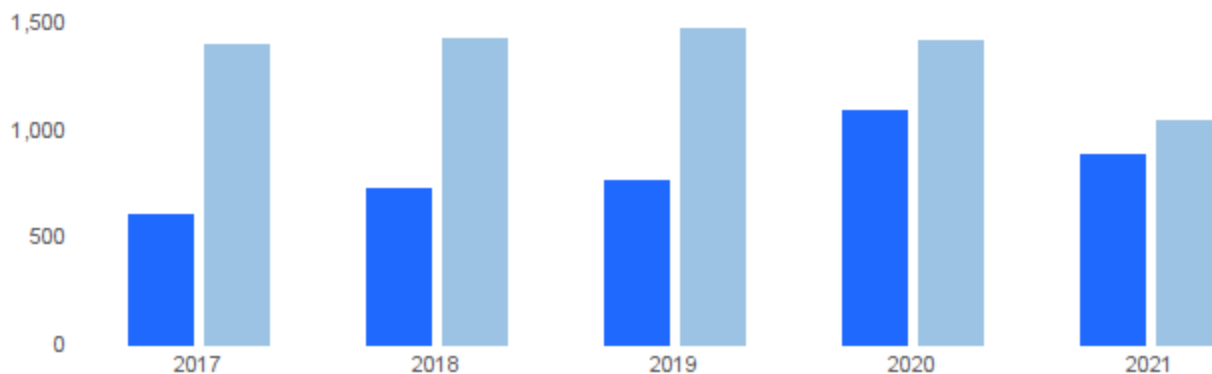
SOLD AND NEW PROPERTIES (UNITS)

November 2021 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
2,000

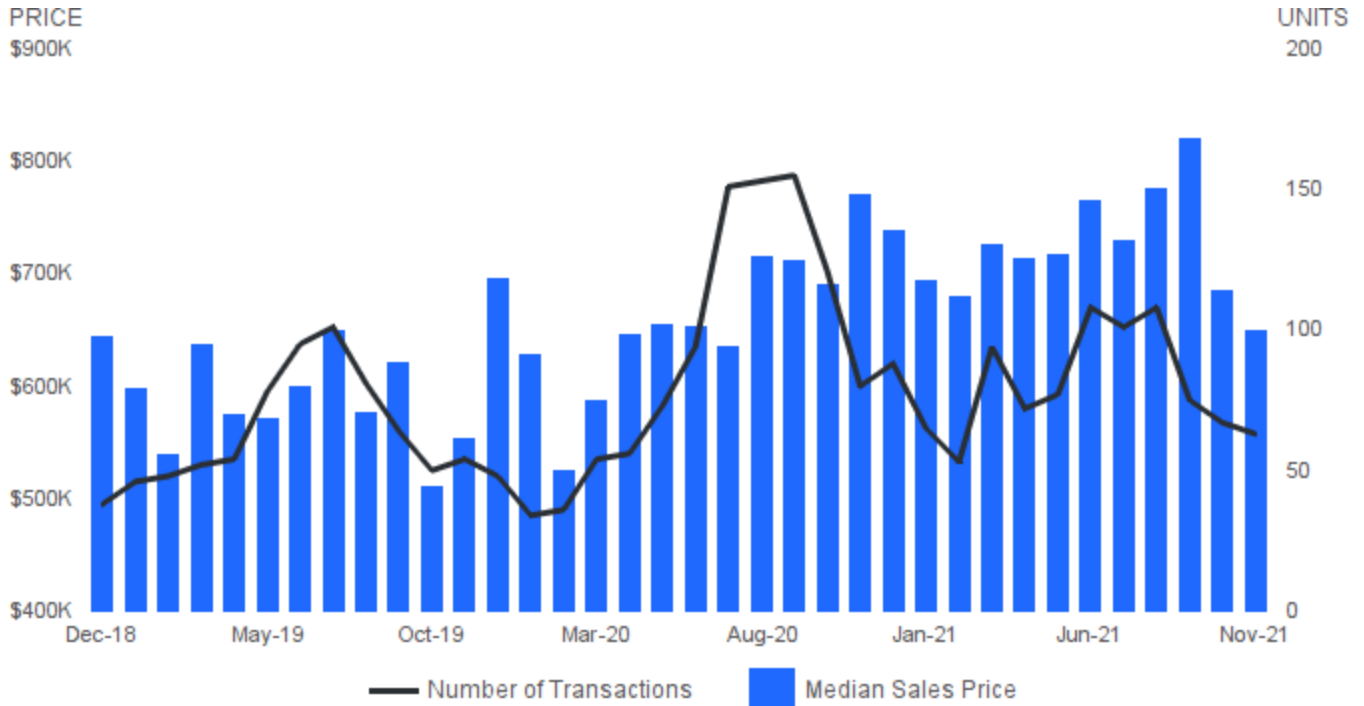


Sold Properties	608	725	771	1,095	886
New Properties	1,398	1,429	1,472	1,420	1,050
Sold Volume	\$439.30M	\$561.50M	\$545.50M	\$935.32M	\$850.82M
Listing Volume	\$1.30B	\$1.37B	\$1.32B	\$1.37B	\$1.09B
Median Sale Price	\$585K	\$630K	\$585K	\$675K	\$729K

MEDIAN SALES PRICE AND NUMBER OF SALES

November 2021 | Single Family Homes ?

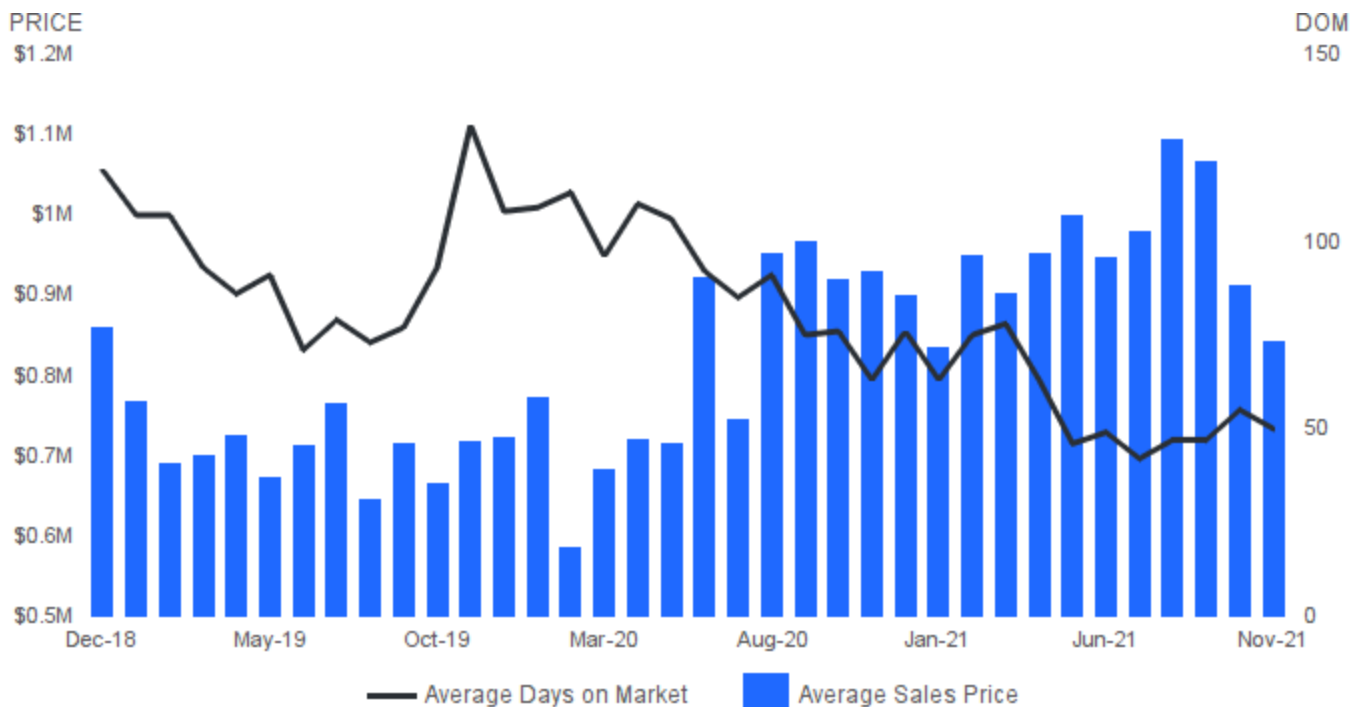
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 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

November 2021 | Single Family Homes ?

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

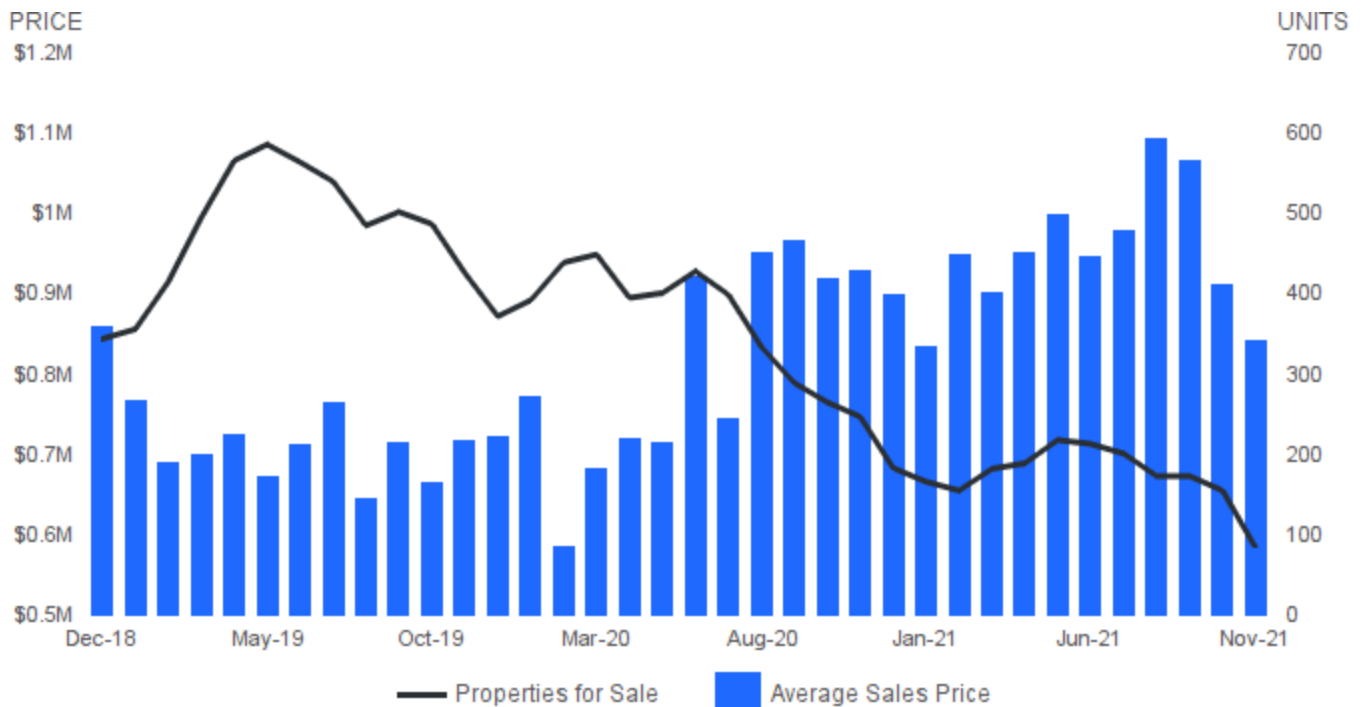


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 2021 | Single Family Homes ?

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

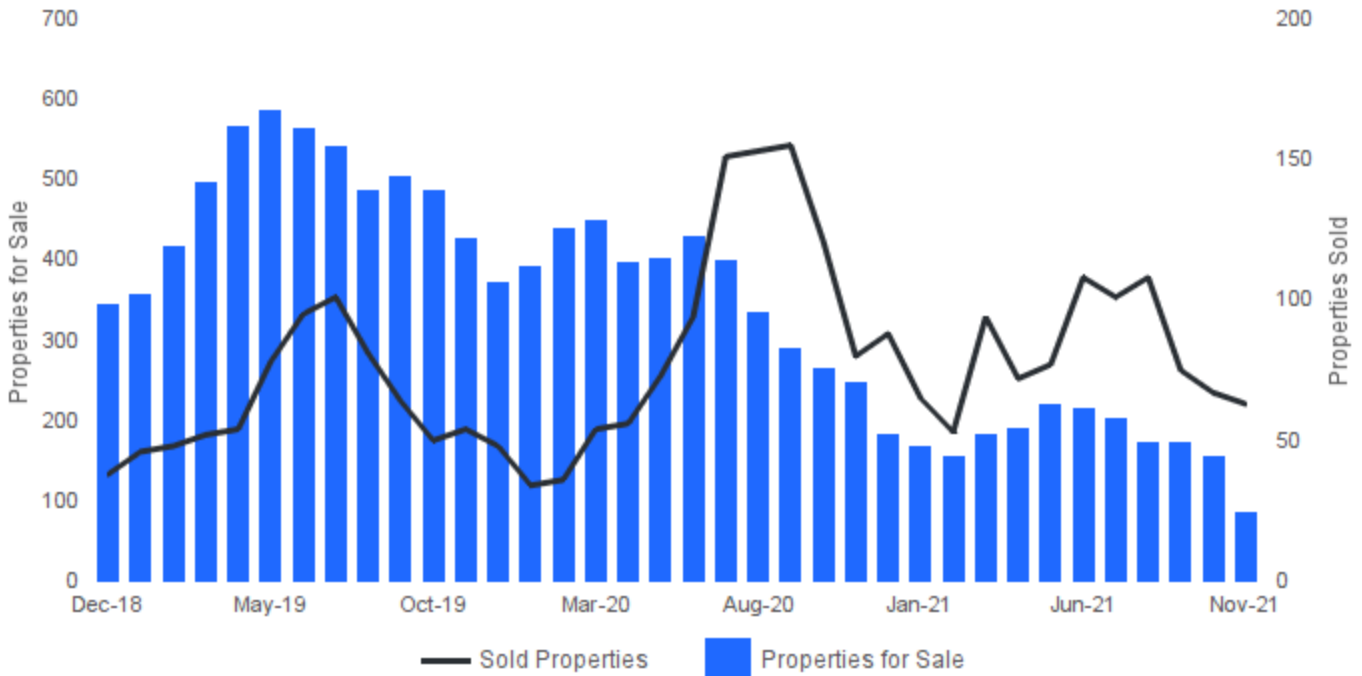
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

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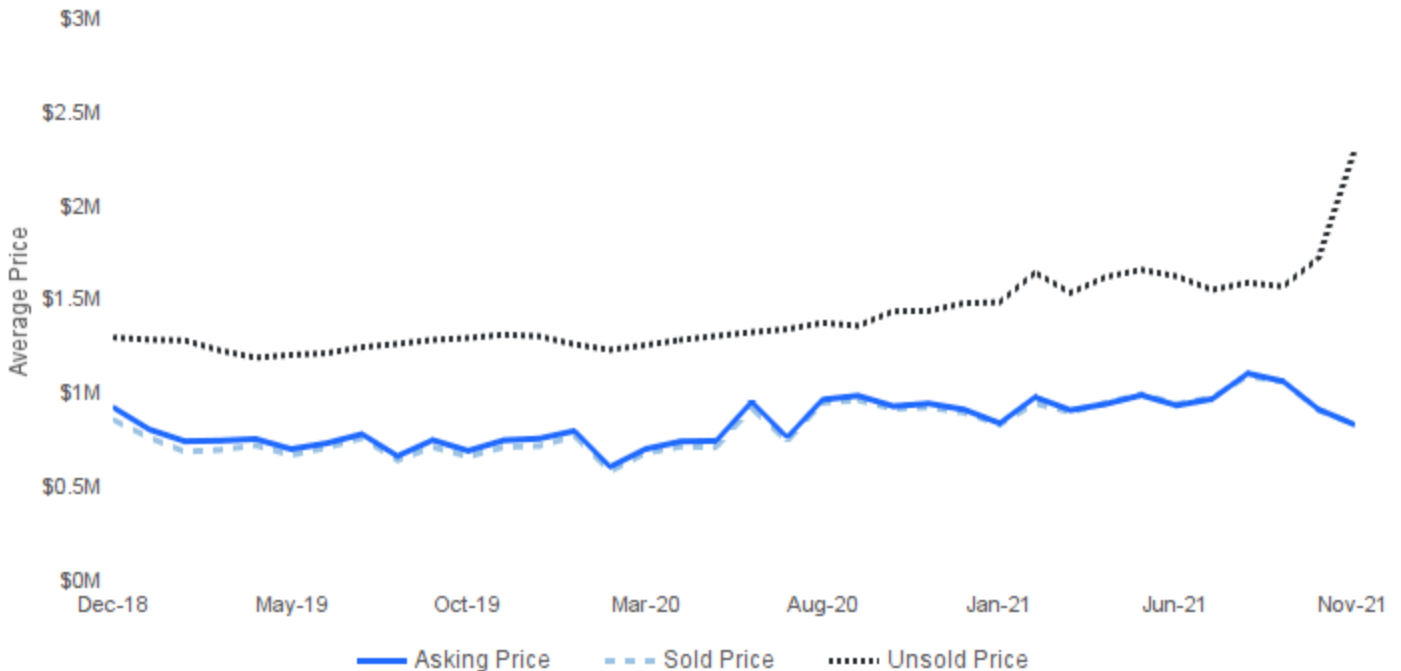
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

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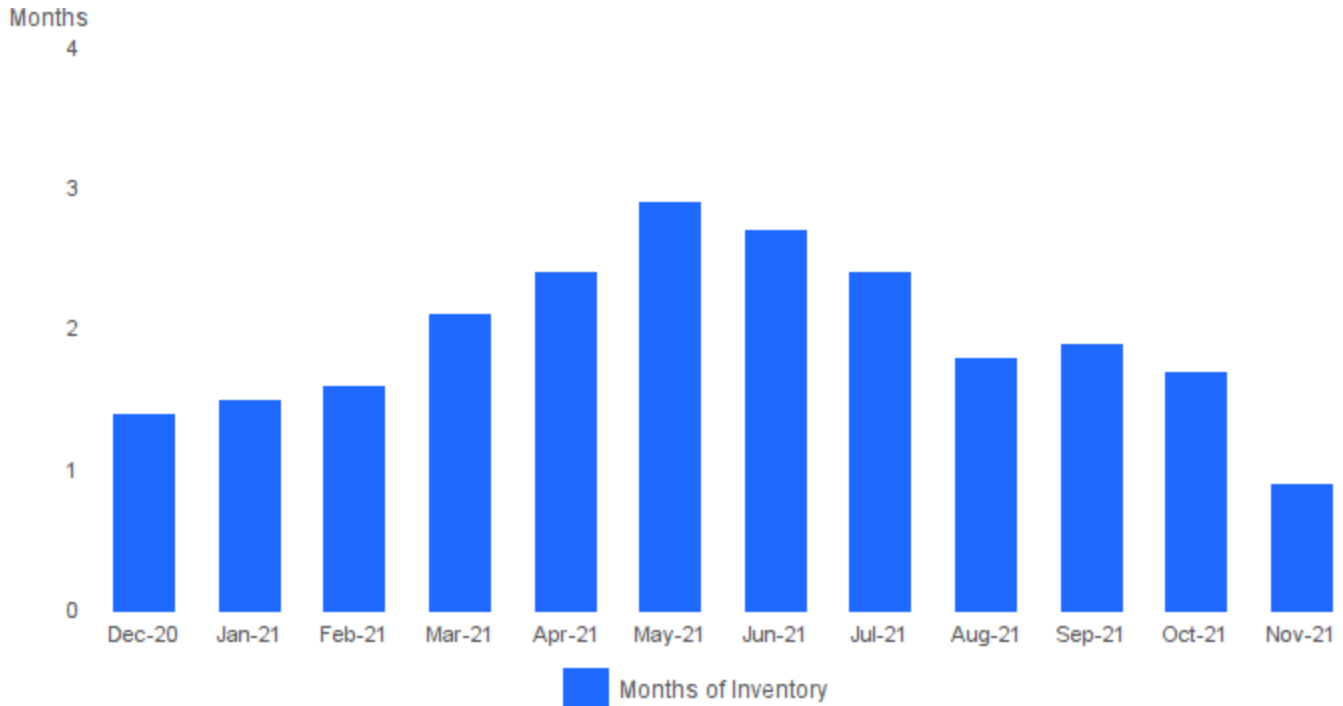
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

November 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.

