

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

April 2022 | Single Family Homes ?

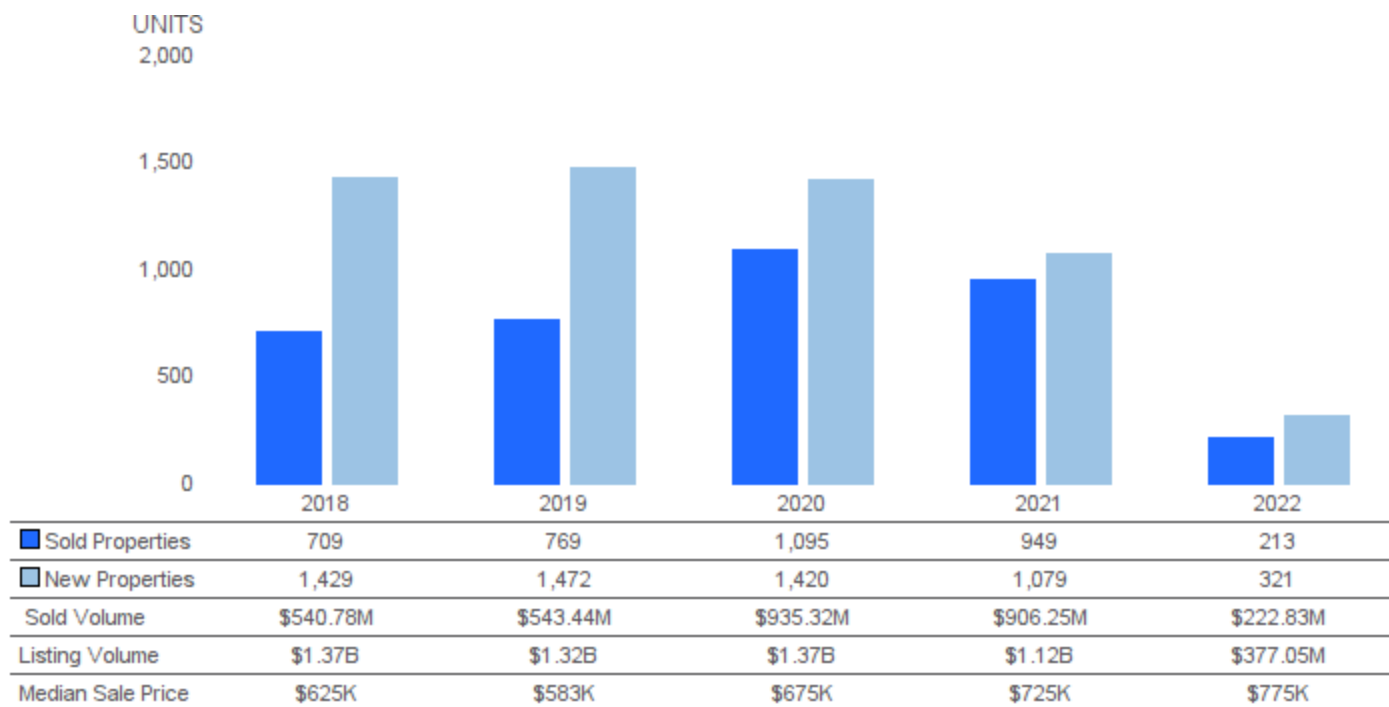
	Month to Date			Year to Date		
	April 2022	April 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	112	131	-14.5% ↓	308	414	-25.6% ↓
Sold Listings	66	72	-8.33% ↓	208	284	-26.76% ↓
Median List Price (Solds)	\$786,950	\$716,650	9.81% ↑	\$731,950	\$699,000	4.71% ↑
Median Sold Price	\$815,000	\$712,500	14.39% ↑	\$767,500	\$700,000	9.64% ↑
Median Days on Market	30	40	-25% ↓	38	47	-19.15% ↓
Average List Price (Solds)	\$1,194,107	\$945,448	26.3% ↑	\$1,019,611	\$917,709	11.1% ↑
Average Sold Price	\$1,248,135	\$951,627	31.16% ↑	\$1,043,760	\$907,649	15% ↑
Average Days on Market	46	63	-26.98% ↓	53	71	-25.35% ↓
List/Sold Price Ratio	104.9%	102%	2.82% ↑	102.4%	99.9%	2.51% ↑

SOLD AND NEW PROPERTIES (UNITS)

April 2022 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

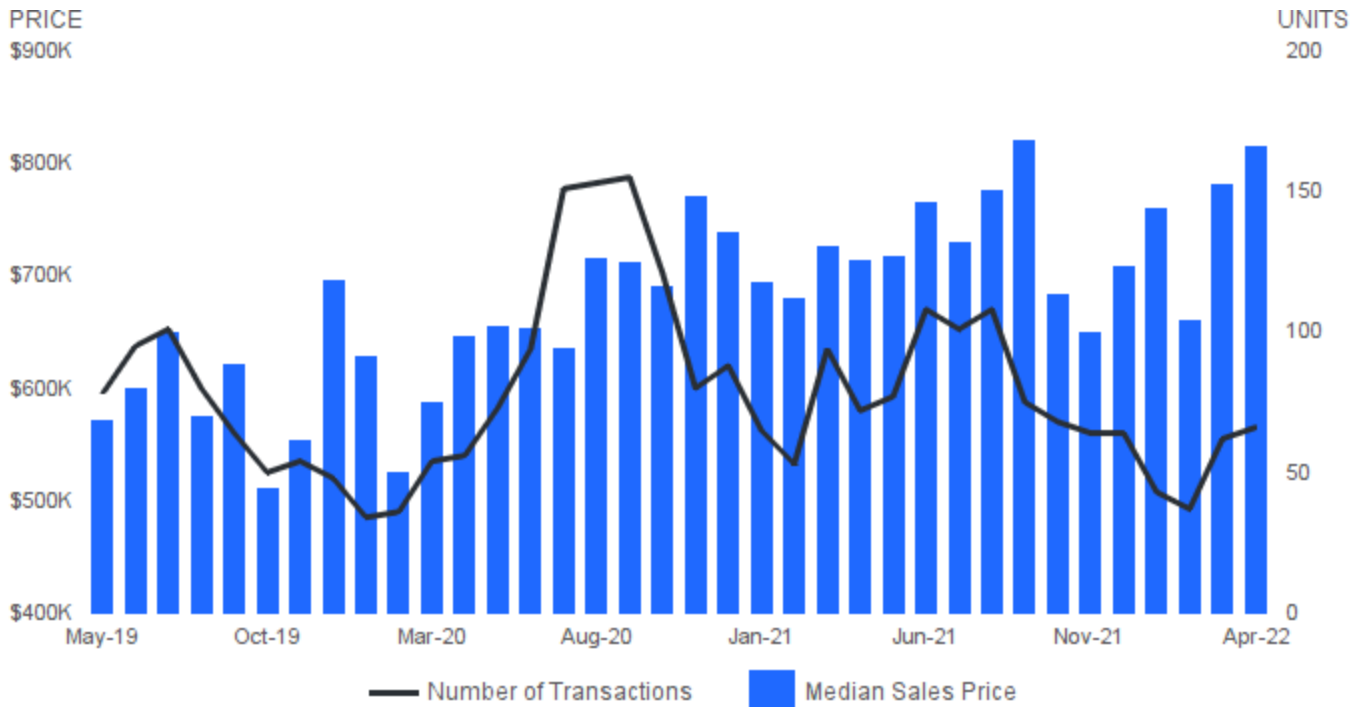


MEDIAN SALES PRICE AND NUMBER OF SALES

April 2022 | 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.

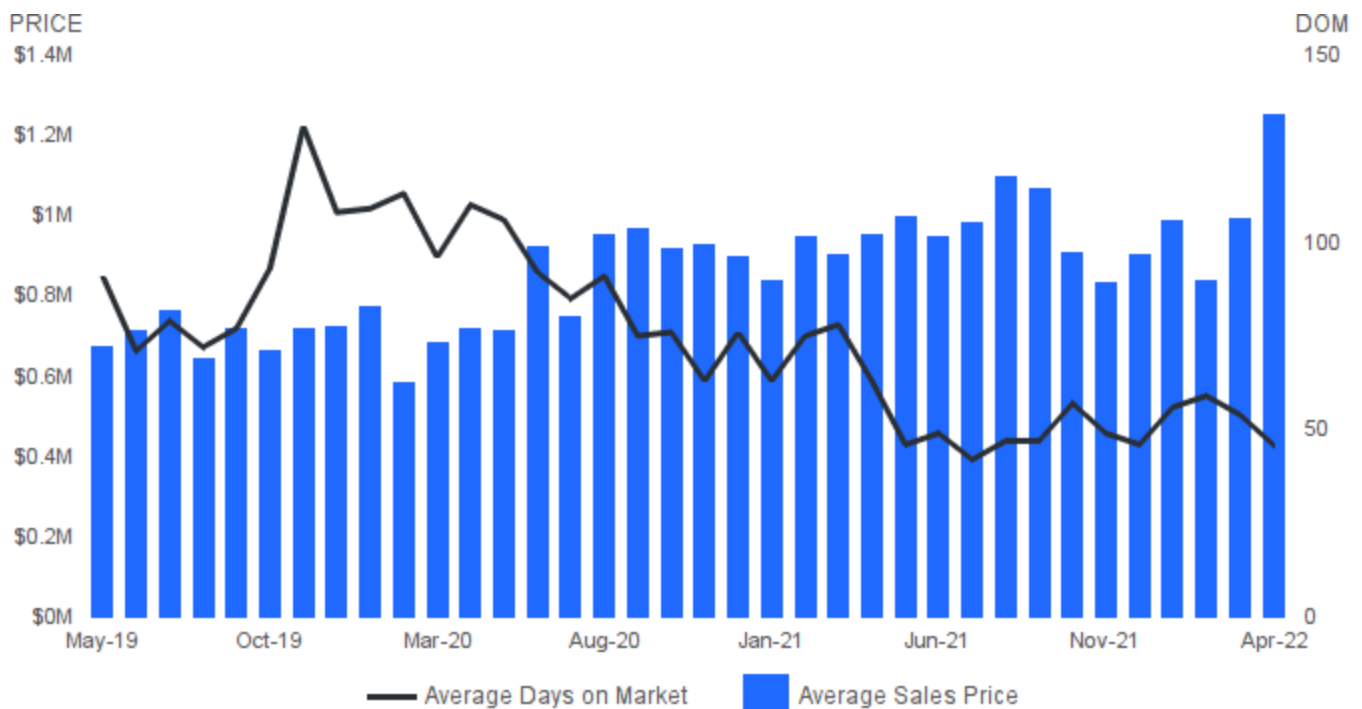


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2022 | Single Family Homes ?

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

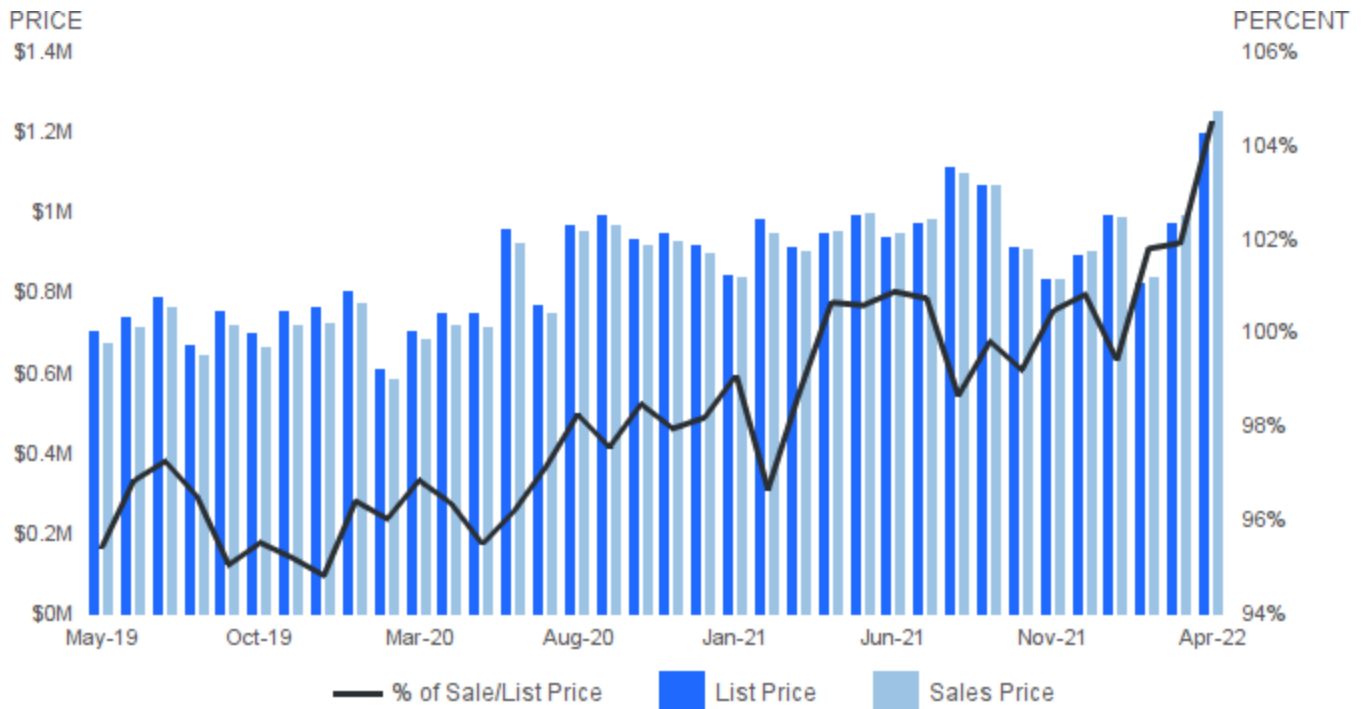
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2022 | Single Family Homes ?

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

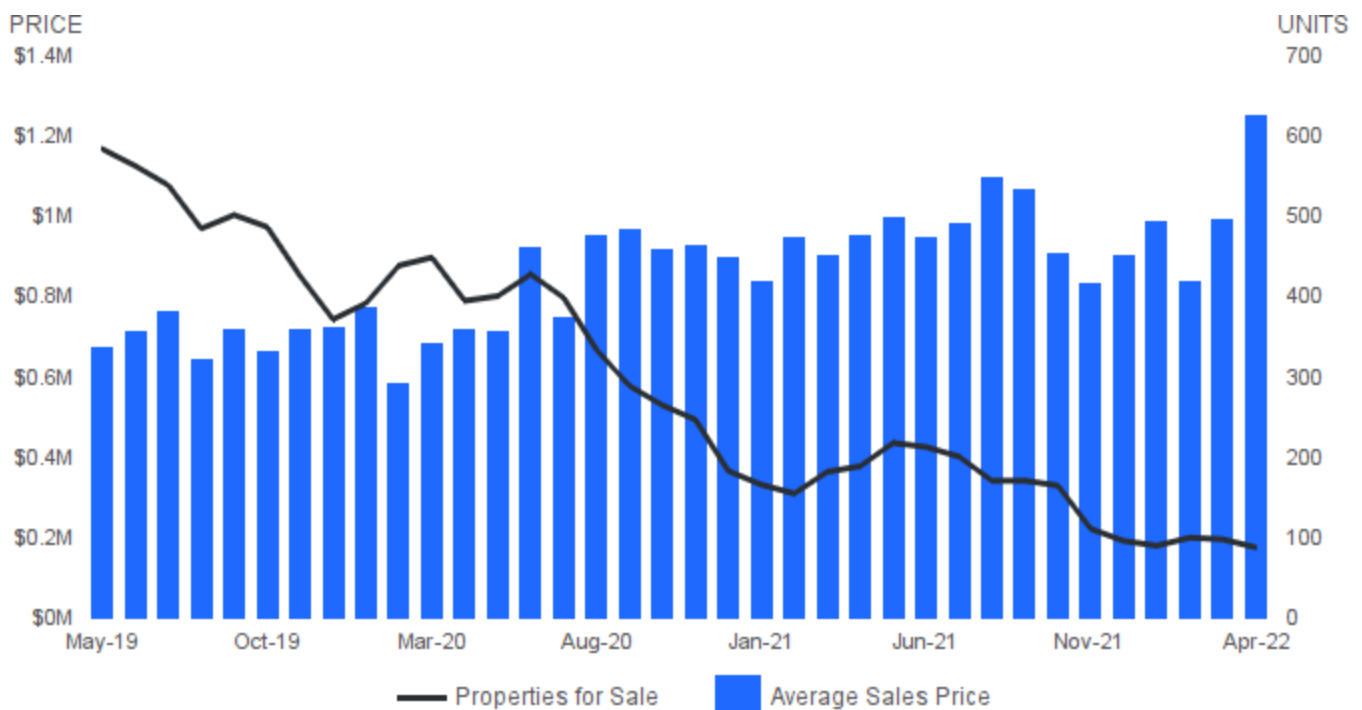


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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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.

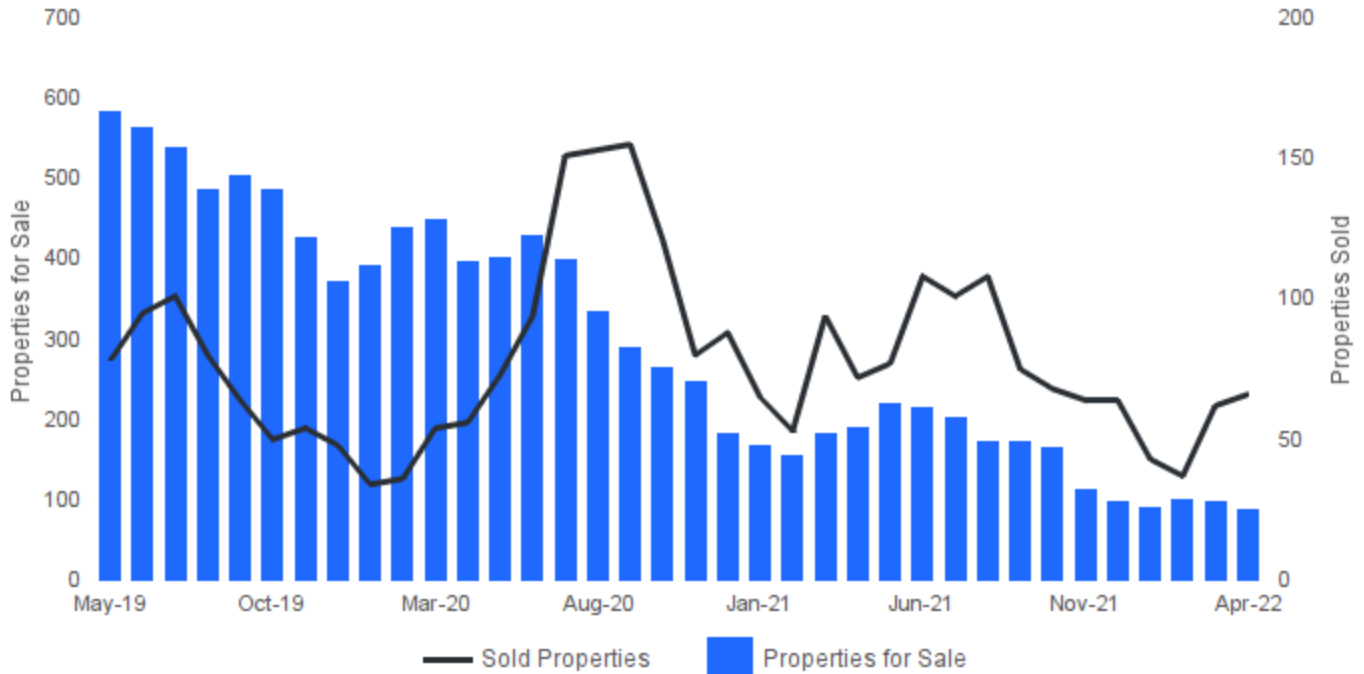


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

Sold Properties | Number of properties sold.



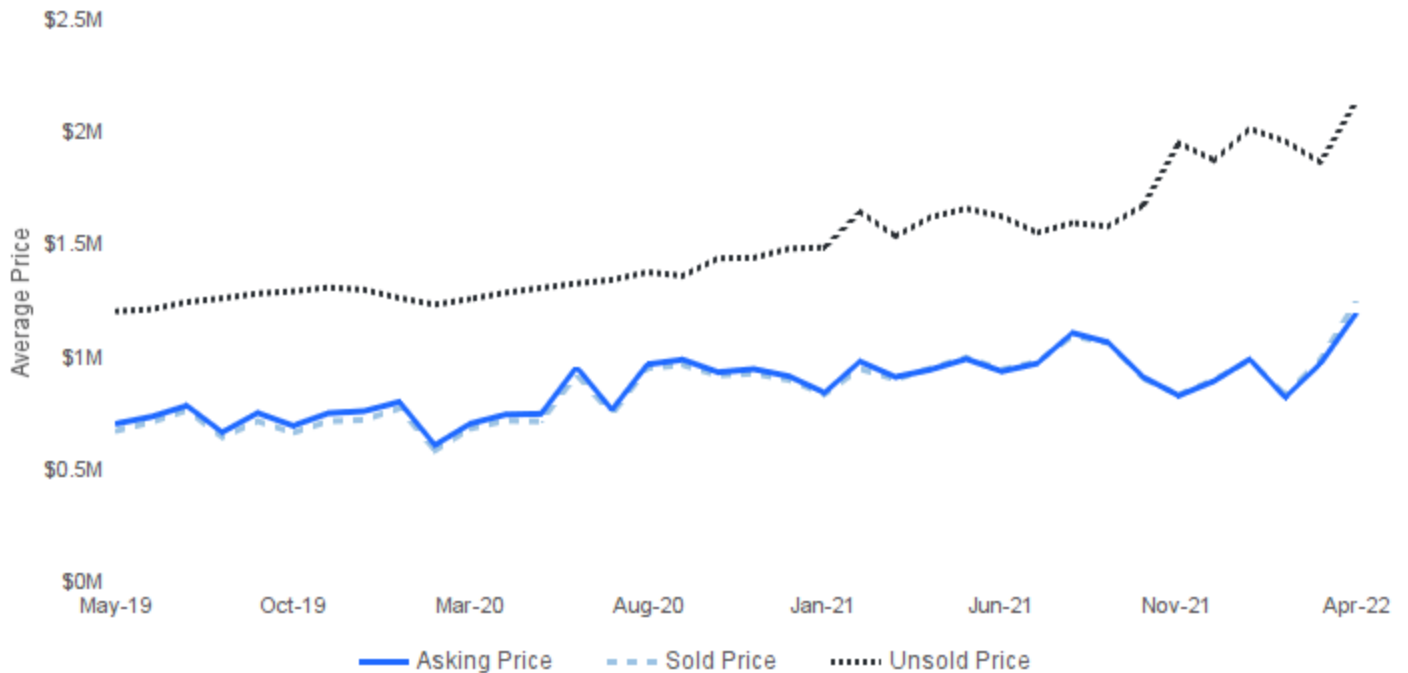
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2022 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

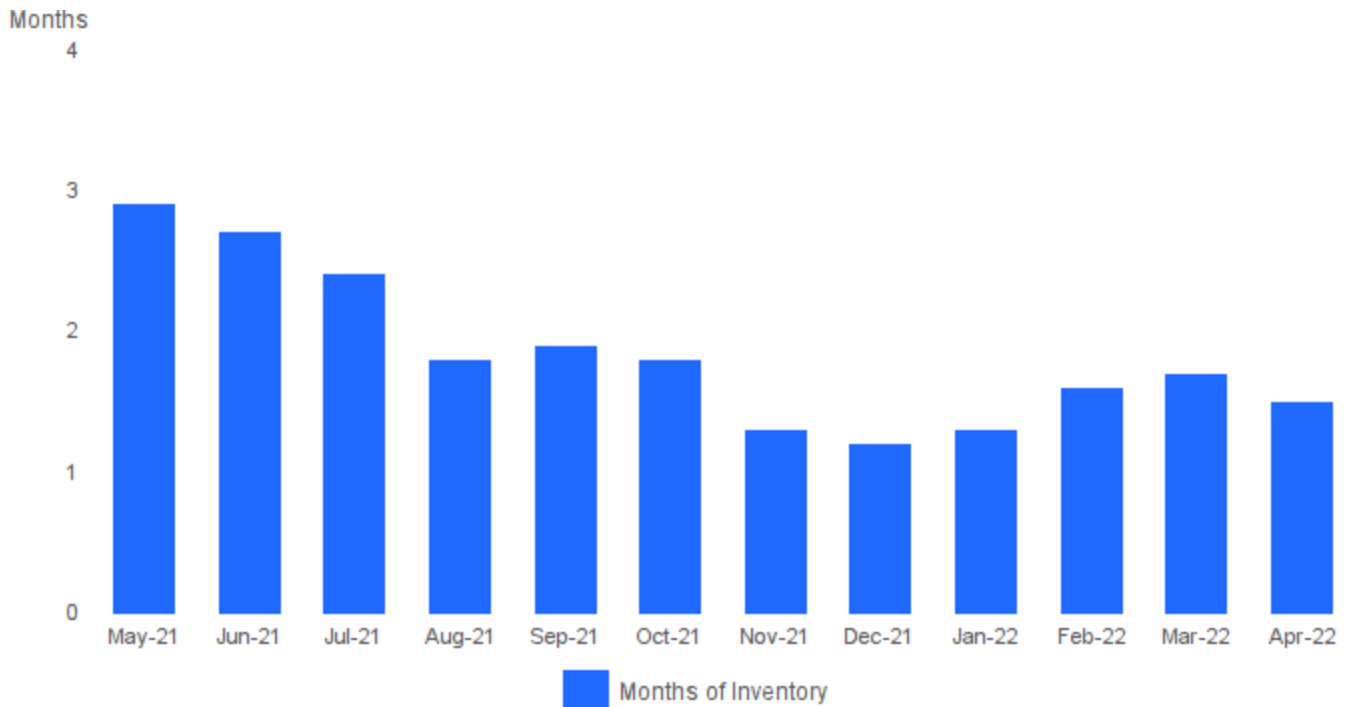
Sold Price | the average selling price



ABSORPTION RATE

April 2022 | 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.

