

# AREA REPORT

## FAIRFIELD

### FULL MARKET SUMMARY

December 2022 | Single Family Homes ?

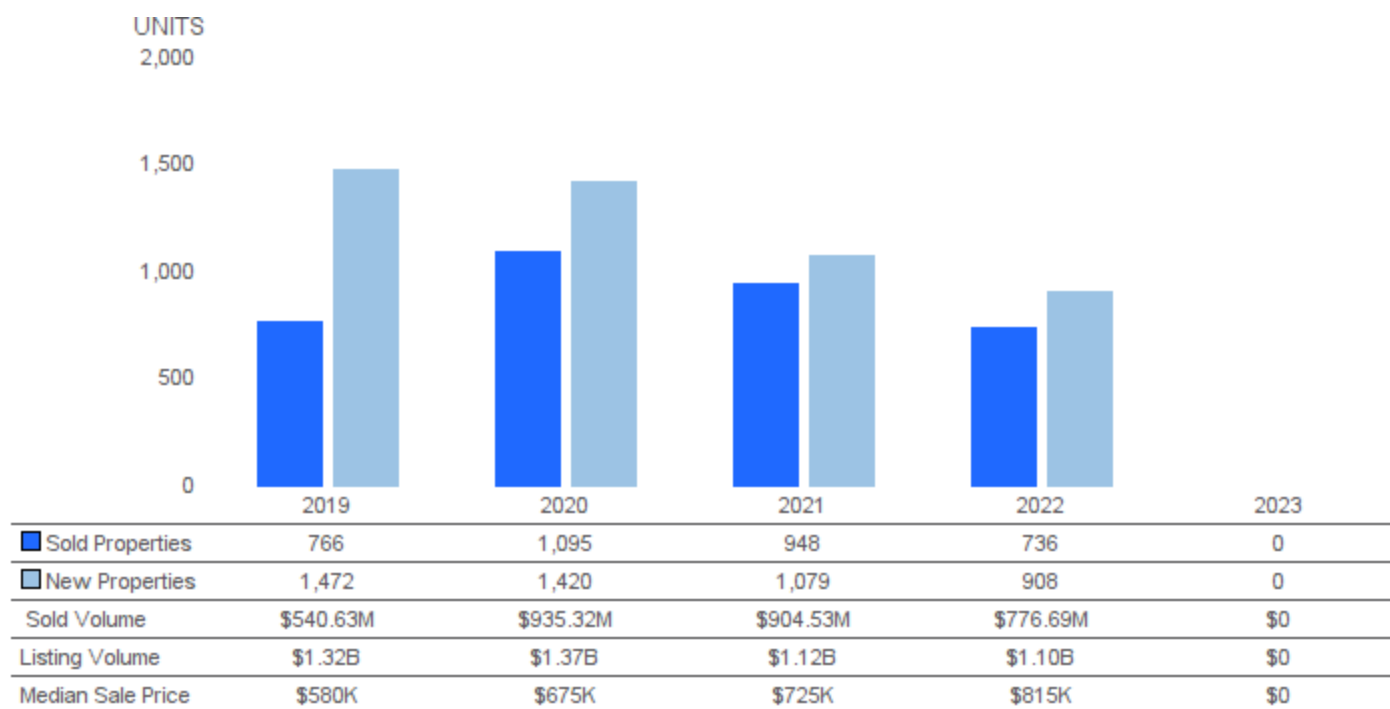
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	18	36	-50% ↓	908	1079	-15.85% ↓
Sold Listings	50	64	-21.88% ↓	736	948	-22.36% ↓
Median List Price (Solds)	\$682,000	\$707,000	-3.54% ↓	\$799,000	\$719,000	11.13% ↑
Median Sold Price	\$722,500	\$707,500	2.12% ↑	\$815,000	\$725,000	12.41% ↑
Median Days on Market	33	34	-2.94% ↓	32	39	-17.95% ↓
Average List Price (Solds)	\$971,463	\$894,198	8.64% ↑	\$1,035,561	\$956,380	8.28% ↑
Average Sold Price	\$967,669	\$901,575	7.33% ↑	\$1,055,284	\$954,142	10.6% ↑
Average Days on Market	46	46	0%	44	53	-16.98% ↓
List/Sold Price Ratio	100%	101.1%	-1.01% ↓	102.2%	100.7%	1.49% ↑

### SOLD AND NEW PROPERTIES (UNITS)

December 2022 | Single Family Homes ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

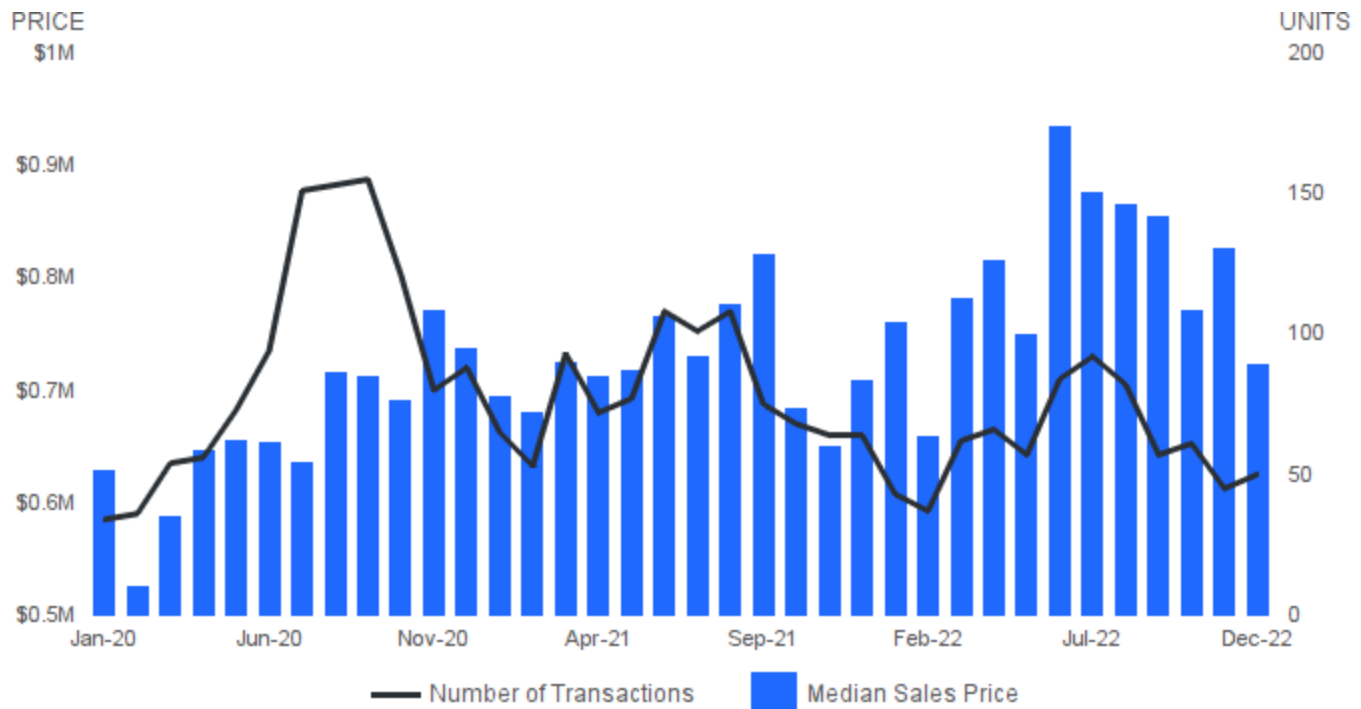


## MEDIAN SALES PRICE AND NUMBER OF SALES

December 2022 | Single Family Homes <sup>?</sup>

**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.

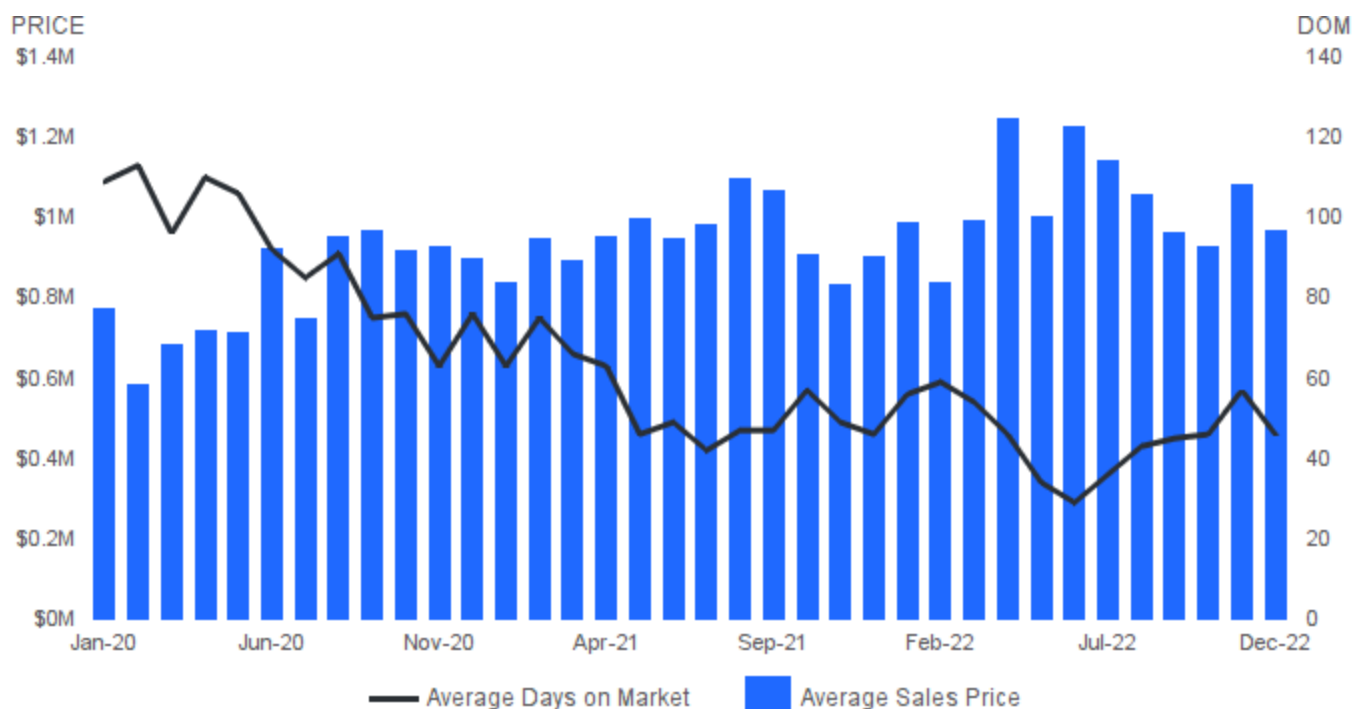


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | Single Family Homes <sup>?</sup>

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

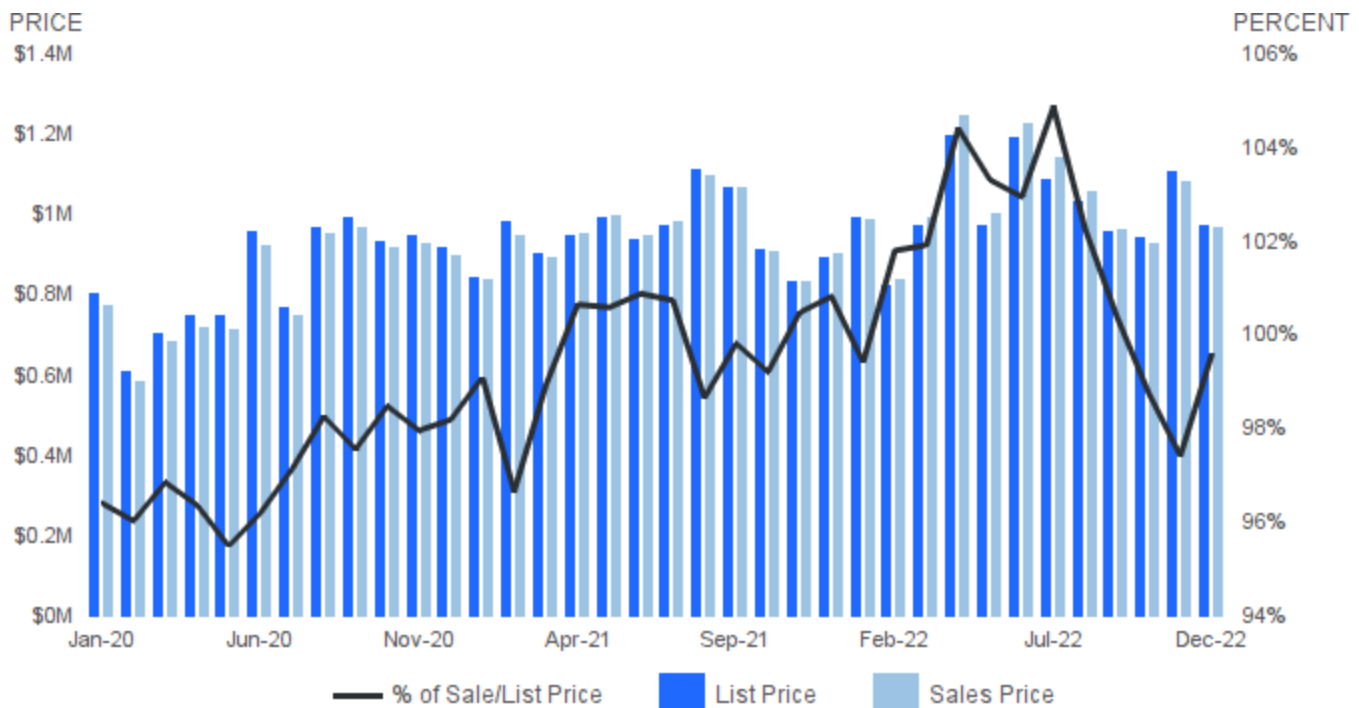
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2022 | Single Family Homes ?

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

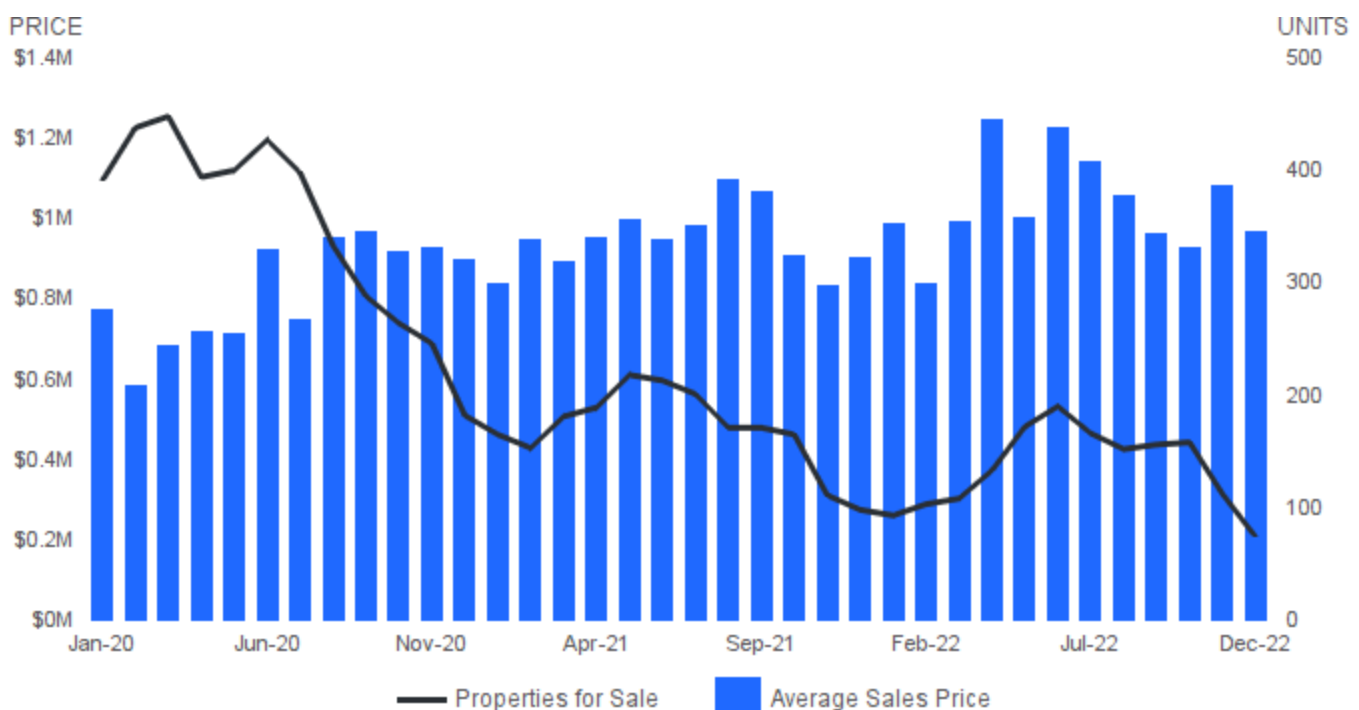


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2022 | 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.

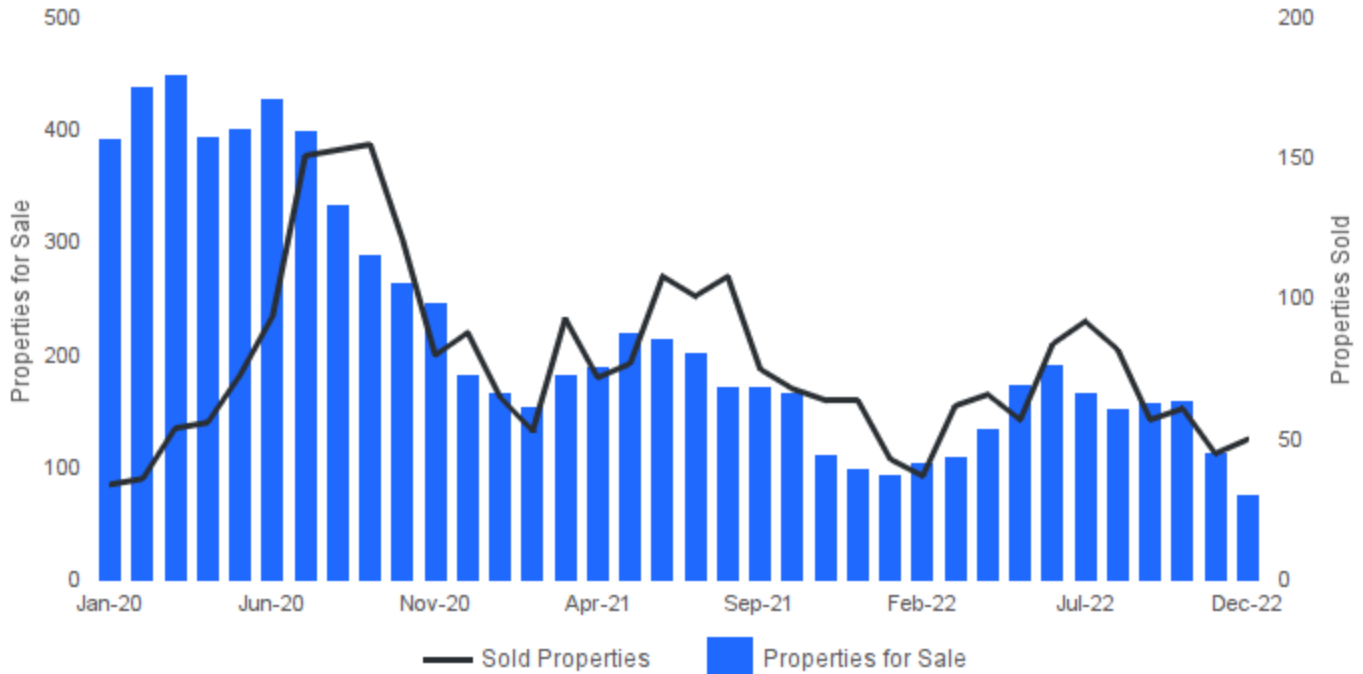


## PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2022 | Single Family Homes <sup>?</sup>

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

**Sold Properties** | Number of properties sold.



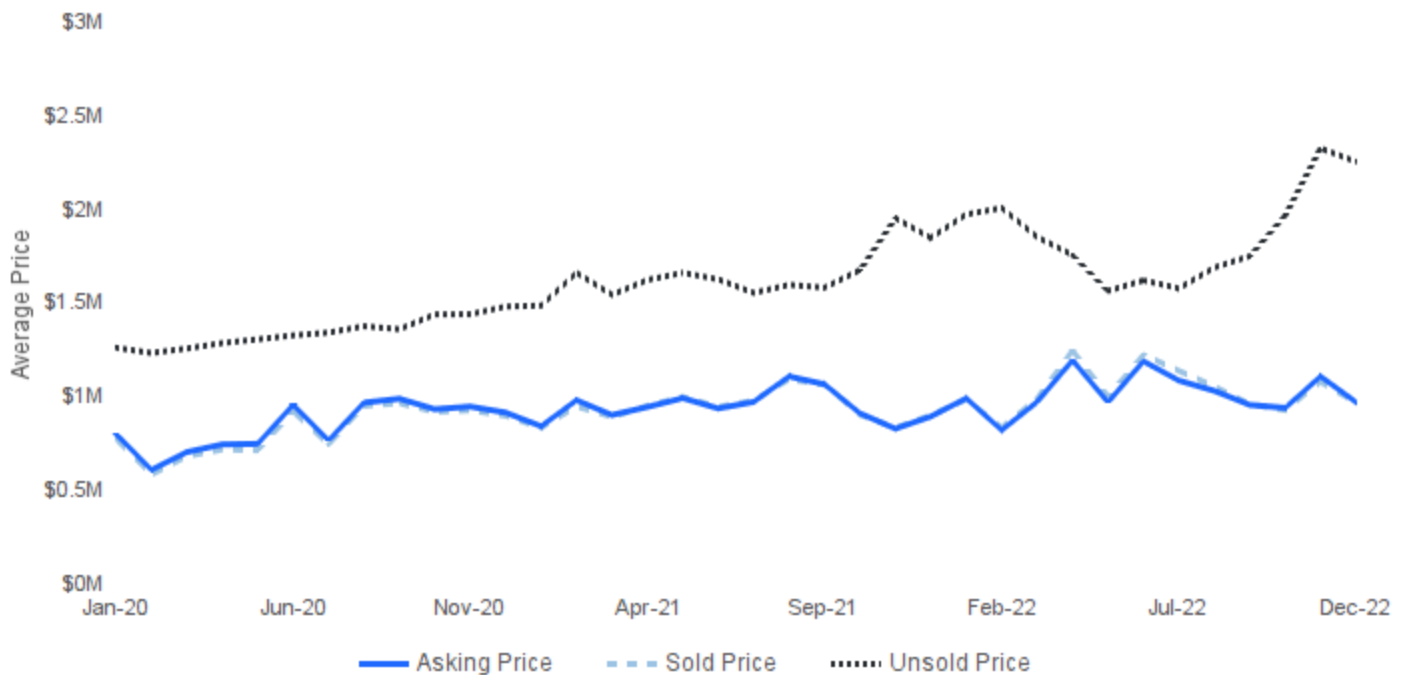
## AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family Homes <sup>?</sup>

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

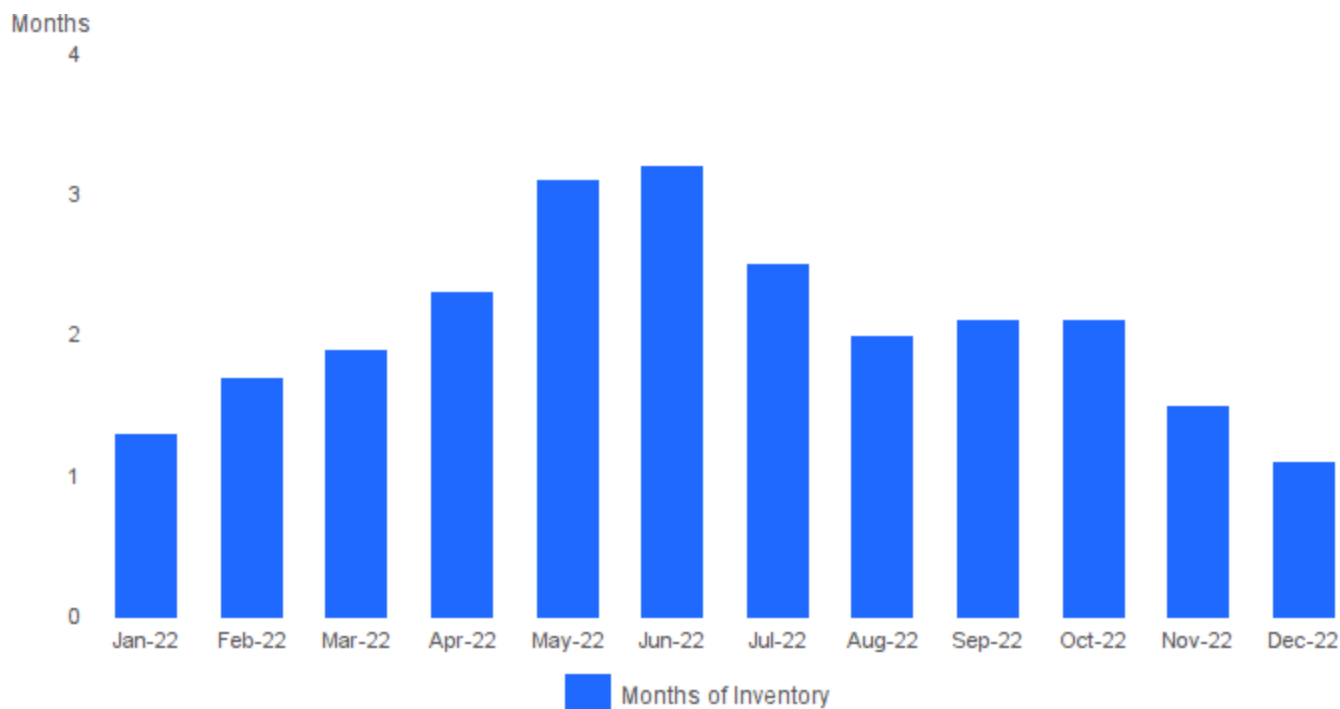
**Sold Price** | the average selling price



## ABSORPTION RATE

December 2022 | Single Family Homes <sup>?</sup>

**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

December 2022 | Single Family Homes <sup>?</sup>

**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.

