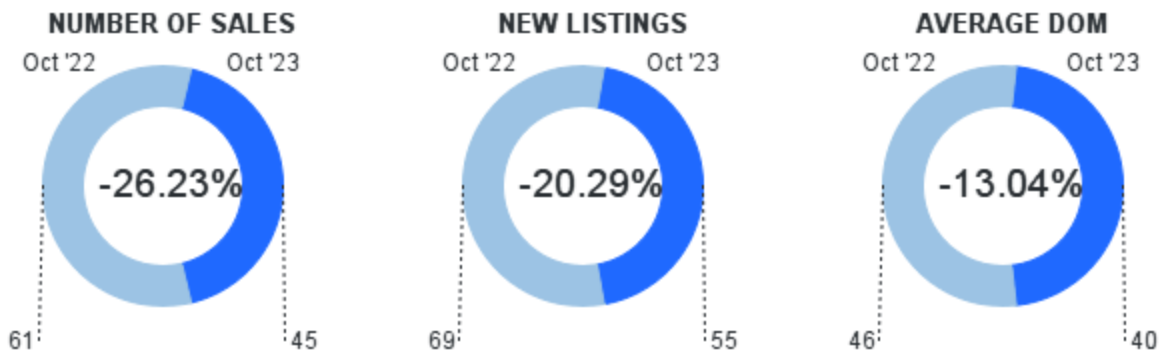



# FAIRFIELD | October 2023

## REAL ESTATE SNAPSHOT - Change since this time last year


### Single Family Homes



**9.09%**   
**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**17.26%**   
**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**14.30%**   
**MEDIAN LIST PRICE**  
**(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

**14.00%**   
**AVERAGE LIST PRICE**  
**(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

 Oct '22     Oct '23

# AREA REPORT

## FAIRFIELD

### FULL MARKET SUMMARY

October 2023 | Single Family Homes ?

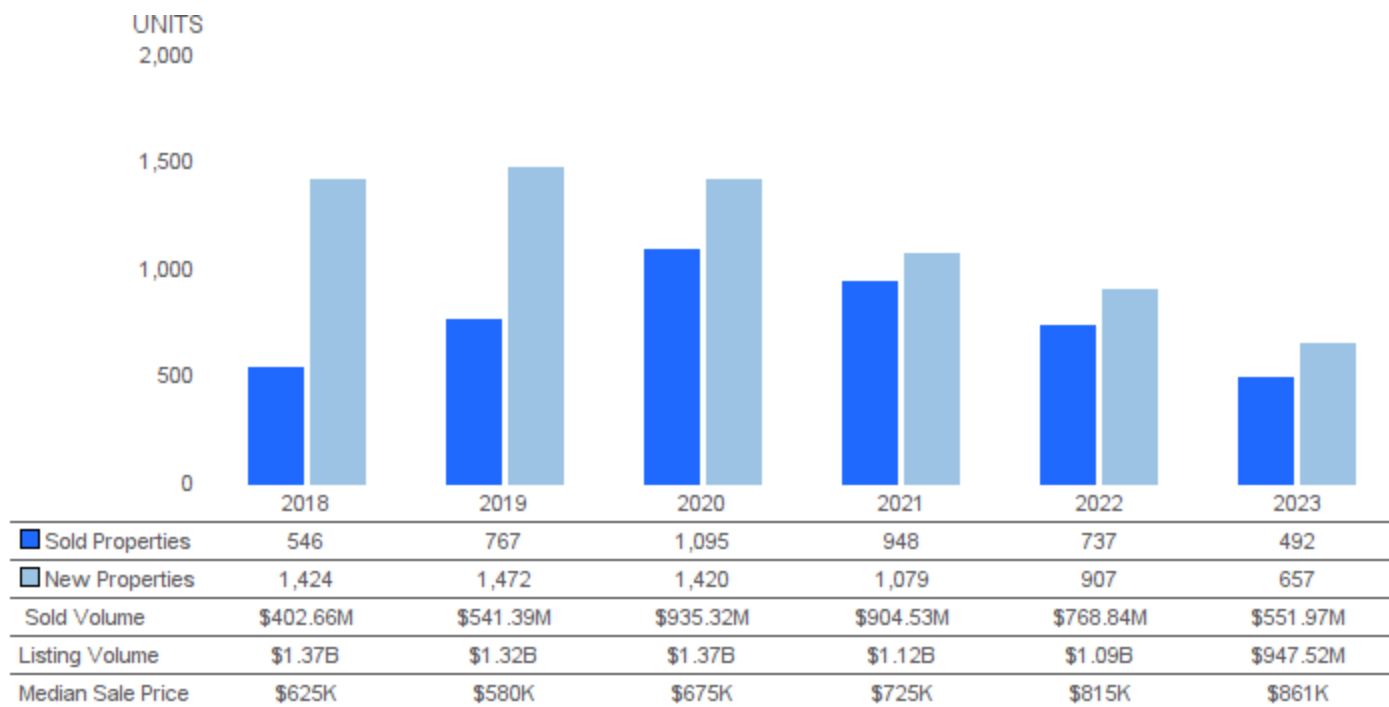
	Month to Date			Year to Date		
	October 2023	October 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	657	854	-23.07% ↓	55	69	-20.29% ↓
Sold Listings	492	640	-23.13% ↓	45	61	-26.23% ↓
Median List Price (Solds)	\$825,000	\$799,000	3.25% ↑	\$879,000	\$769,000	14.3% ↑
Median Sold Price	\$860,500	\$819,500	5% ↑	\$840,000	\$770,000	9.09% ↑
Median Days on Market	27	31	-12.9% ↓	27	33	-18.18% ↓
Average List Price (Solds)	\$1,104,102	\$1,022,291	8% ↑	\$1,072,038	\$940,414	14% ↑
Average Sold Price	\$1,121,890	\$1,048,275	7.02% ↑	\$1,088,984	\$928,727	17.26% ↑
Average Days on Market	46	43	6.98% ↑	40	46	-13.04% ↓
List/Sold Price Ratio	103.1%	102.8%	0.28% ↑	103.3%	98.2%	5.15% ↑

### SOLD AND NEW PROPERTIES (UNITS)

October 2023 | Single Family Homes ?

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

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

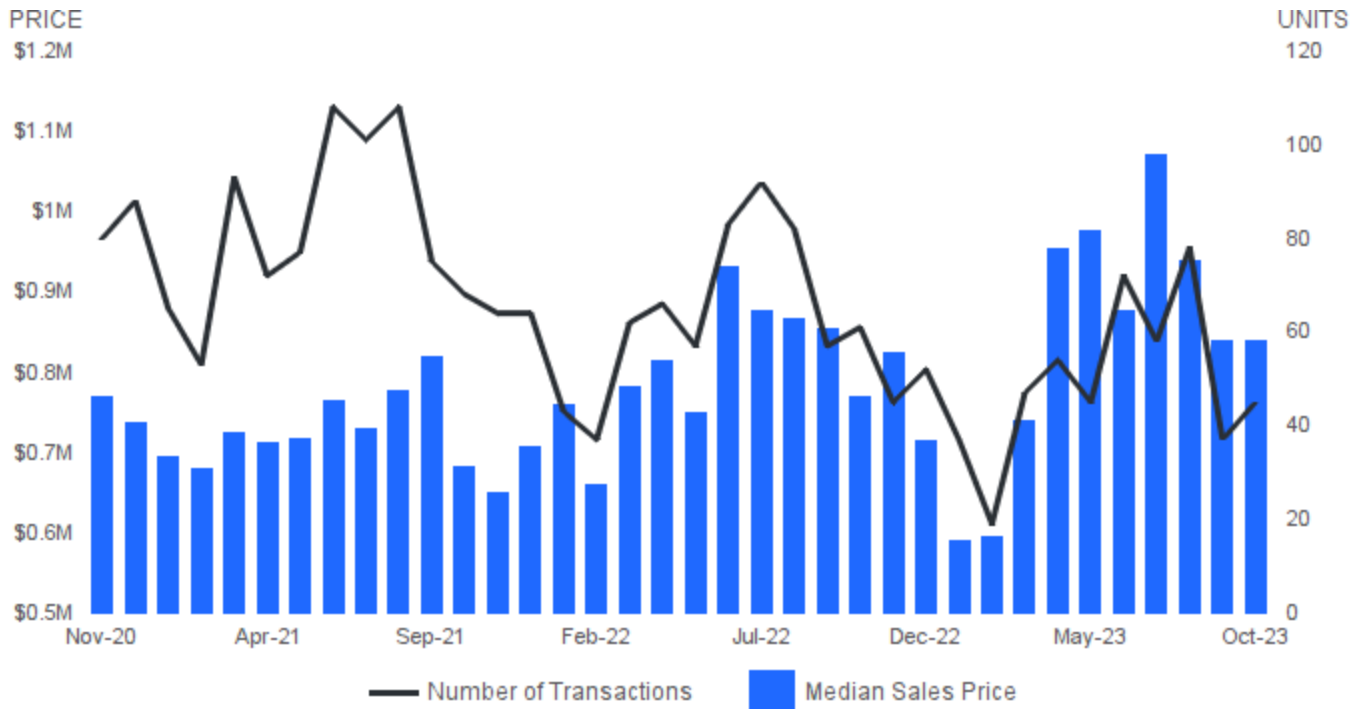


## MEDIAN SALES PRICE AND NUMBER OF SALES

October 2023 | 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.

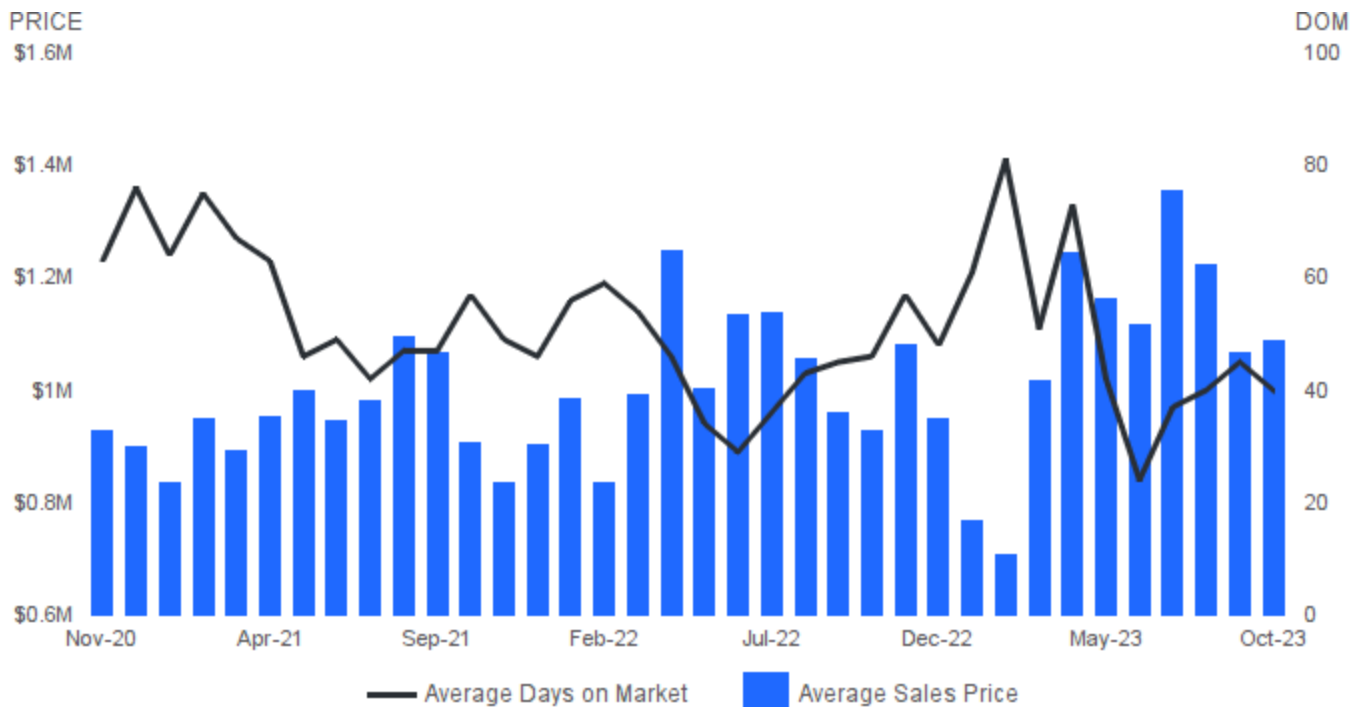


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2023 | Single Family Homes ?

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

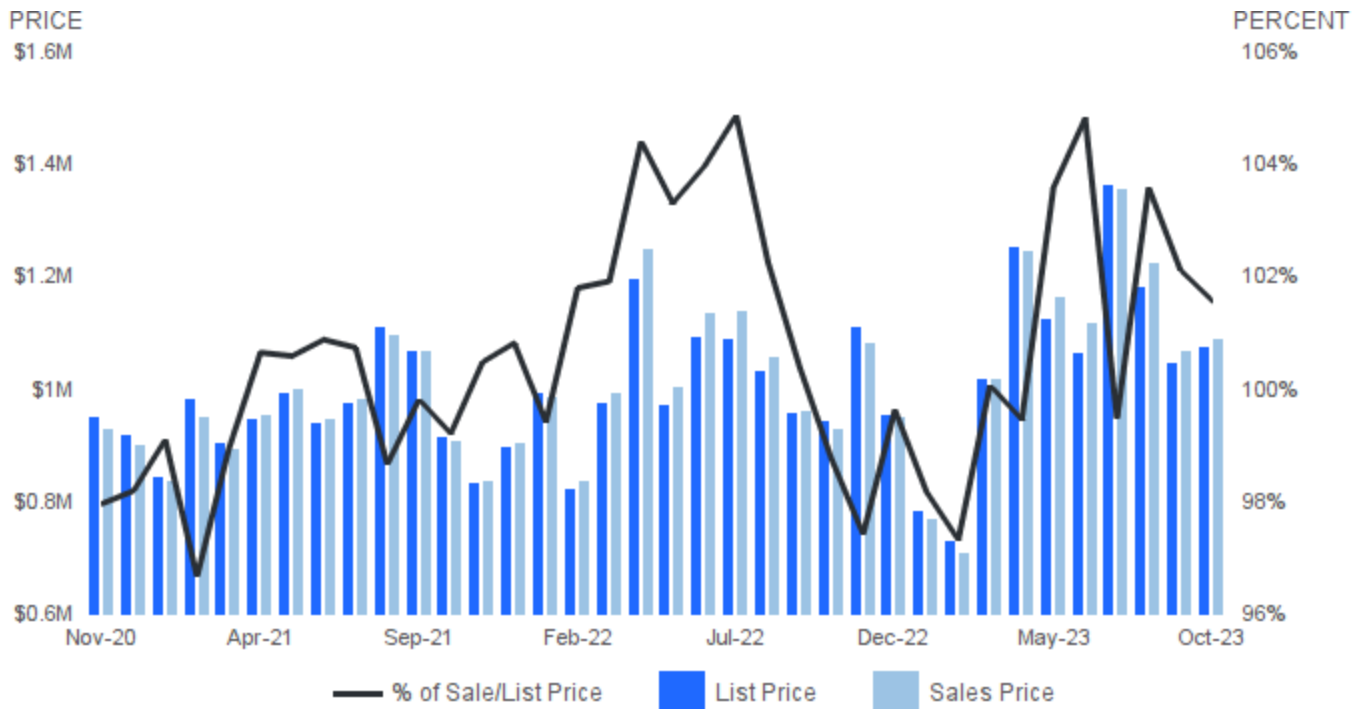
**Average Days on Market** | Average days on market for all properties sold.



# SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2023 | 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

October 2023 | 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.

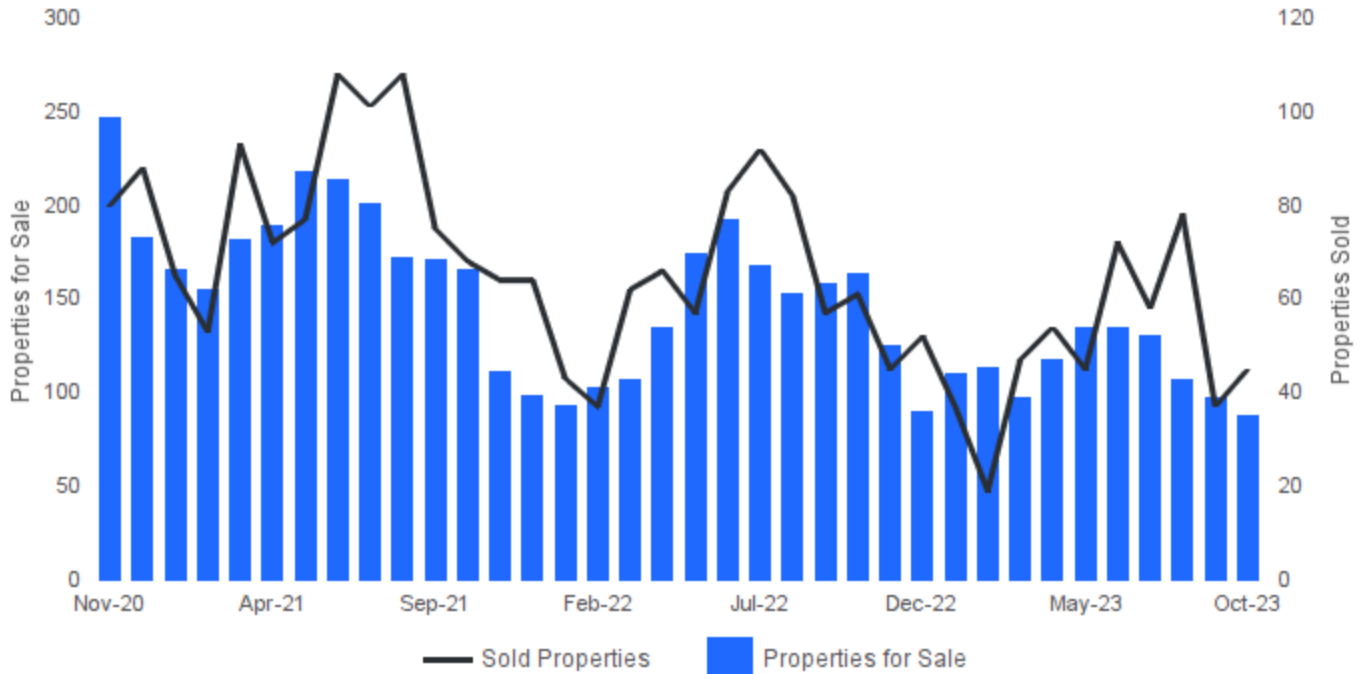


# PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2023 | Single Family Homes ?

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

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



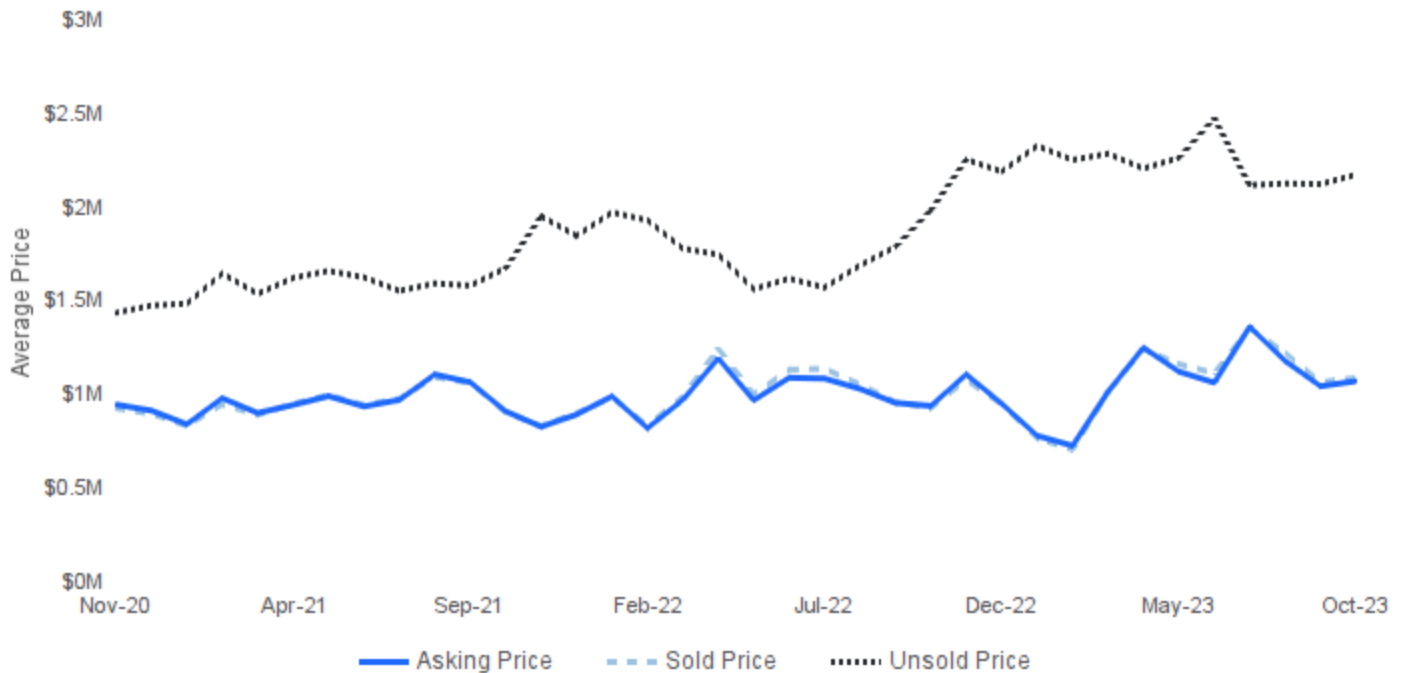
# AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2023 | Single Family Homes ?

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

**Sold Price** | the average selling price

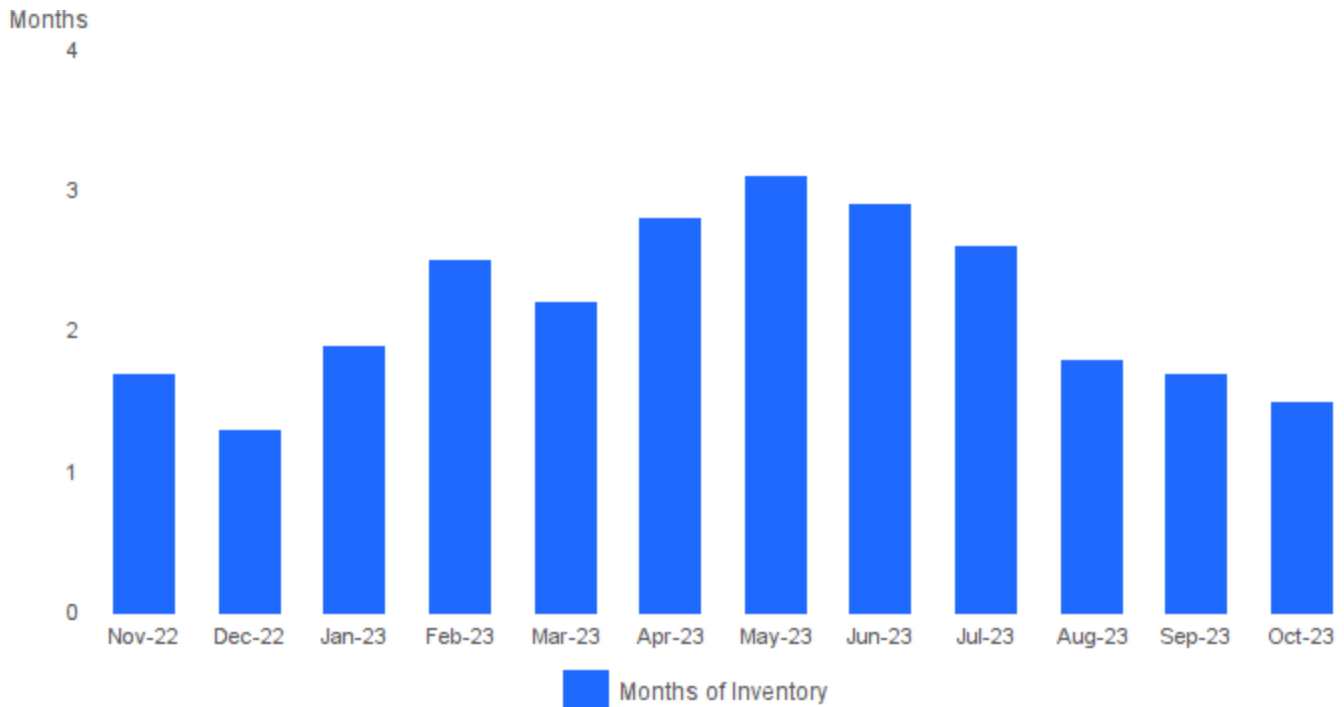
**Unsold Price** | the average active list price



# ABSORPTION RATE

October 2023 | 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

October 2023 | 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.

