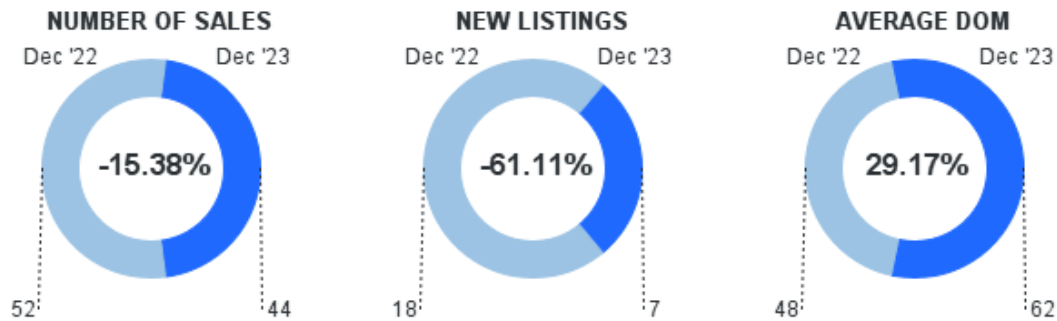


FAIRFIELD | December 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



28.39% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

19.78% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

40.46% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

19.86% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Dec '22  Dec '23

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

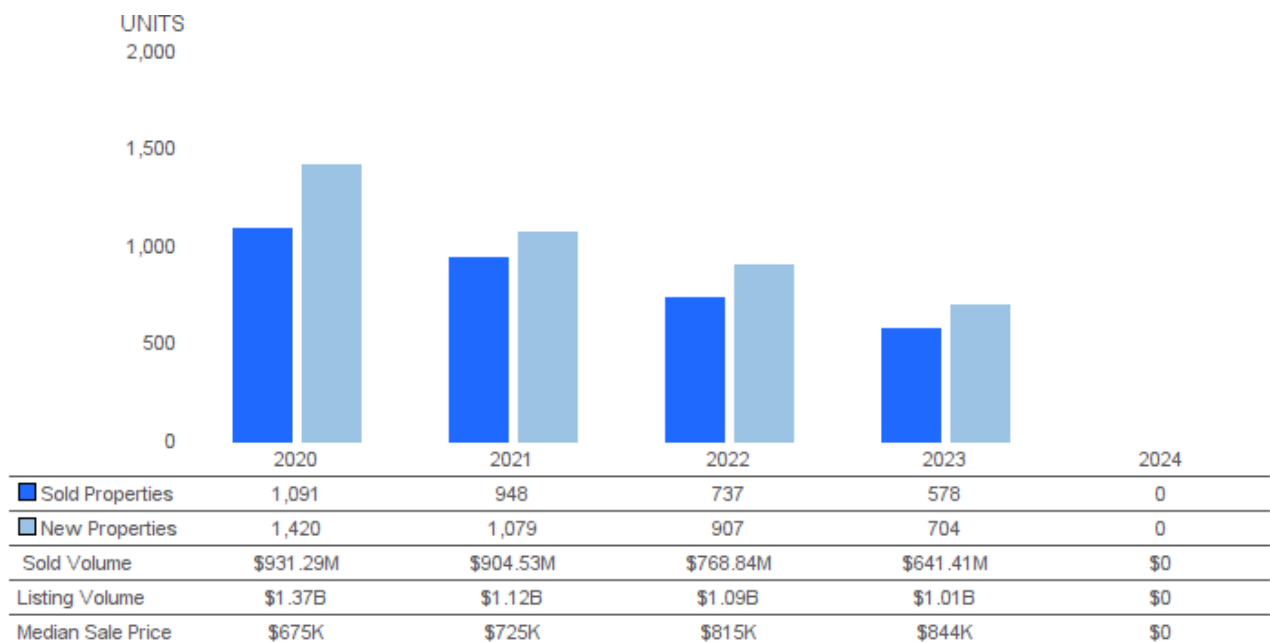
December 2023 | Single Family Homes ?

	Month to Date			Year to Date		
	December 2023	December 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	7	18	-61.11% ↓	704	907	-22.38% ↓
Sold Listings	44	52	-15.38% ↓	578	737	-21.57% ↓
Median List Price (Solds)	\$937,000	\$667,100	40.46% ↑	\$804,900	\$799,000	0.74% ↑
Median Sold Price	\$918,000	\$715,000	28.39% ↑	\$844,000	\$815,000	3.56% ↑
Median Days on Market	34	34	0%	27	32	-15.63% ↓
Average List Price (Solds)	\$1,141,615	\$952,446	19.86% ↑	\$1,095,164	\$1,022,628	7.09% ↑
Average Sold Price	\$1,136,596	\$948,912	19.78% ↑	\$1,109,705	\$1,043,198	6.38% ↑
Average Days on Market	62	48	29.17% ↑	47	44	6.82% ↑
List/Sold Price Ratio	101.8%	100.1%	1.71% ↑	102.8%	102.2%	0.58% ↑

SOLD AND NEW PROPERTIES (UNITS)

December 2023 | Single Family Homes ?

Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.

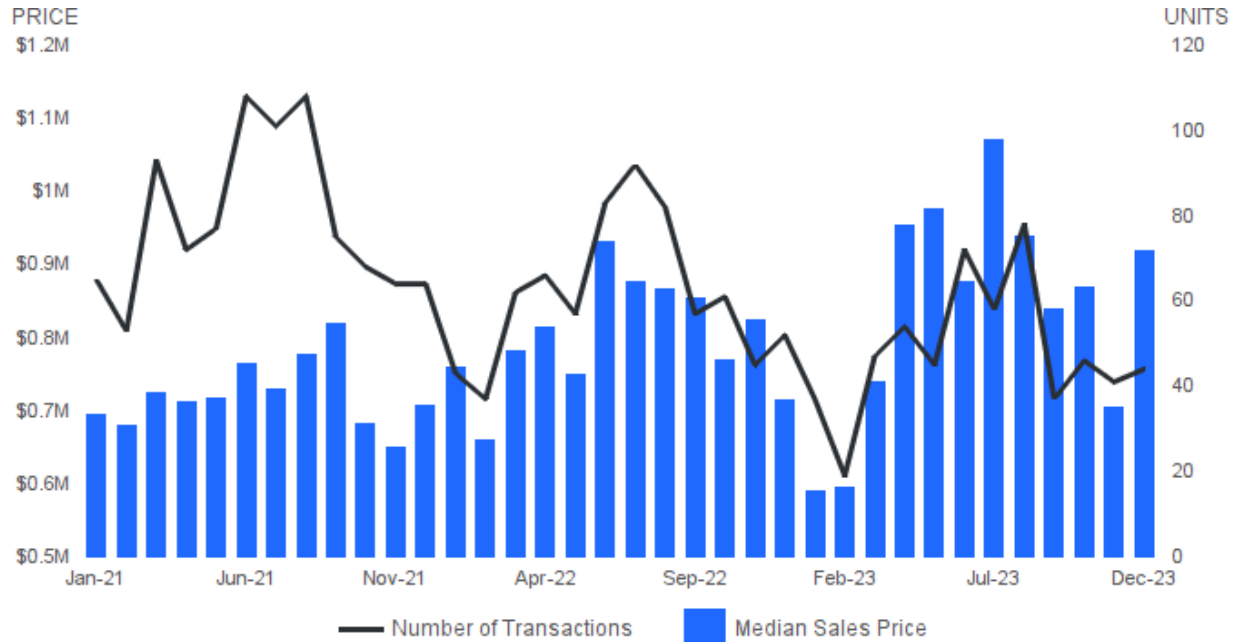


MEDIAN SALES PRICE AND NUMBER OF SALES

December 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.

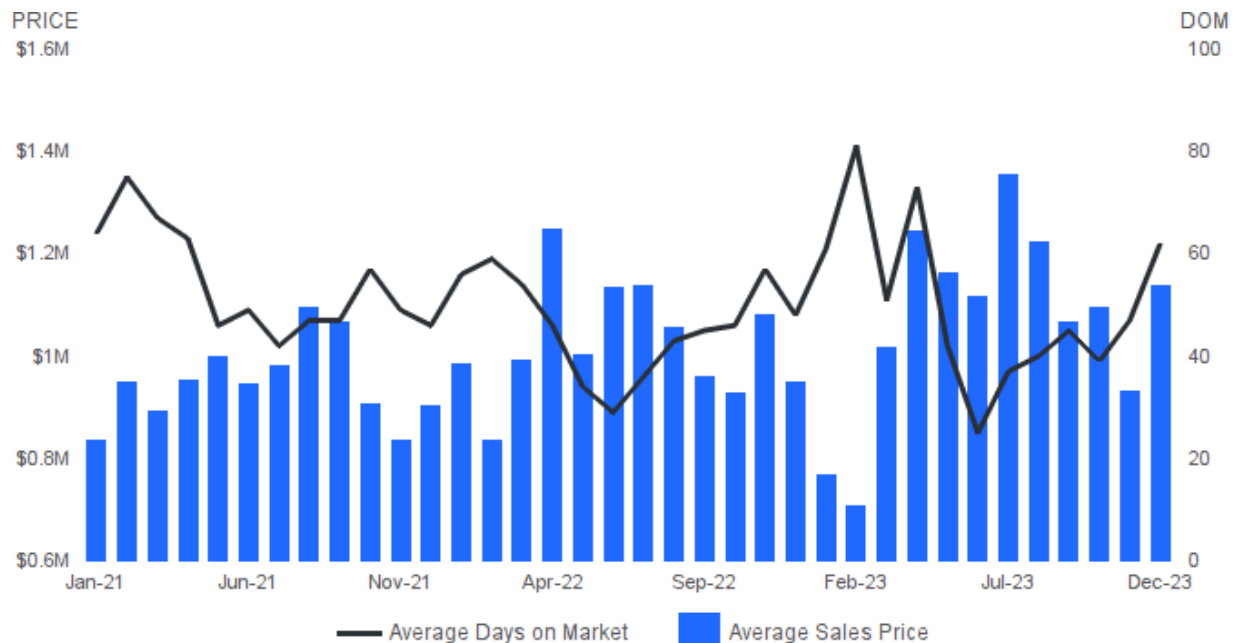


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2023 | Single Family Homes ?

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

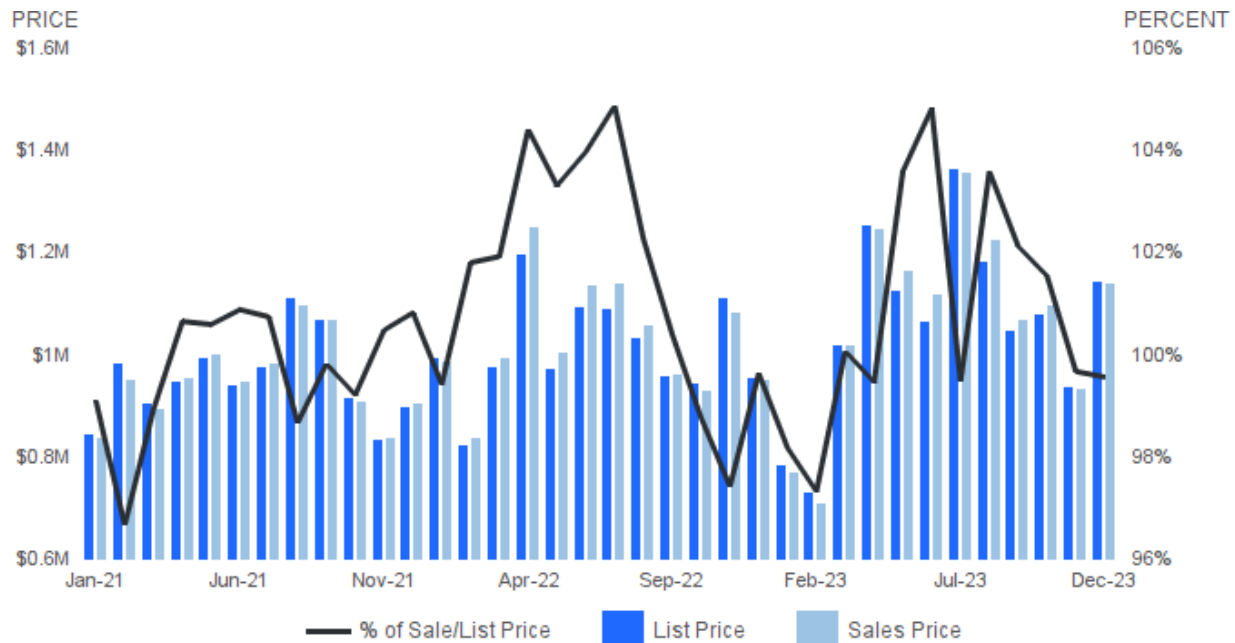
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 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

December 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

December 2023 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



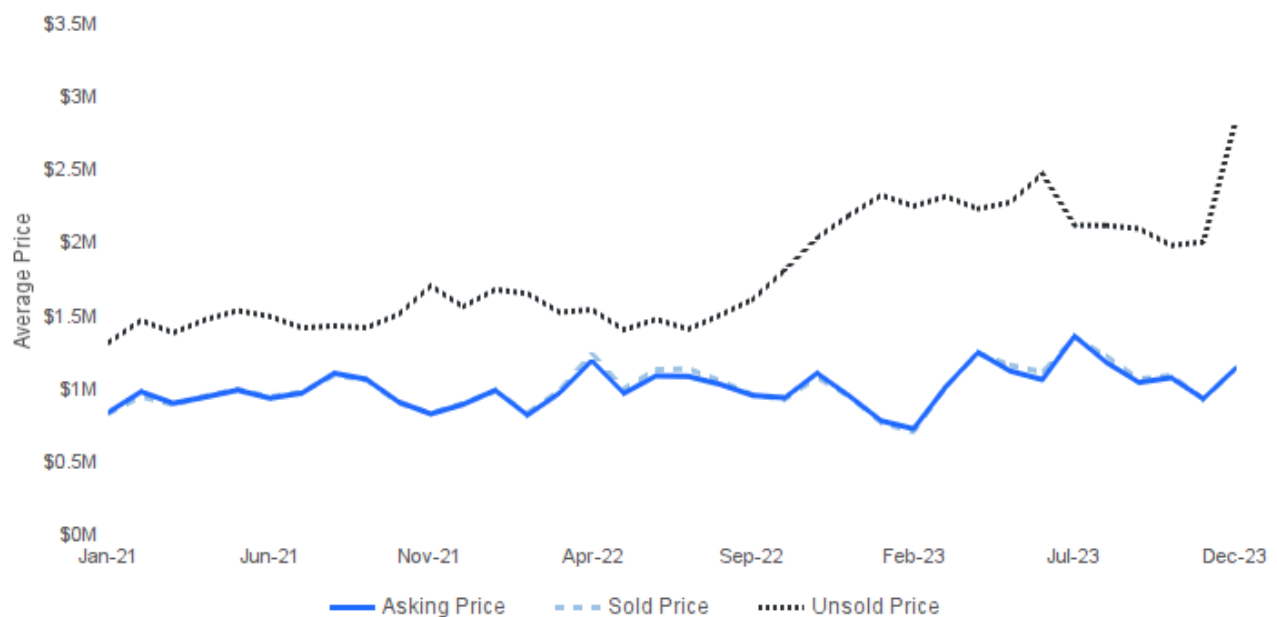
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2023 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

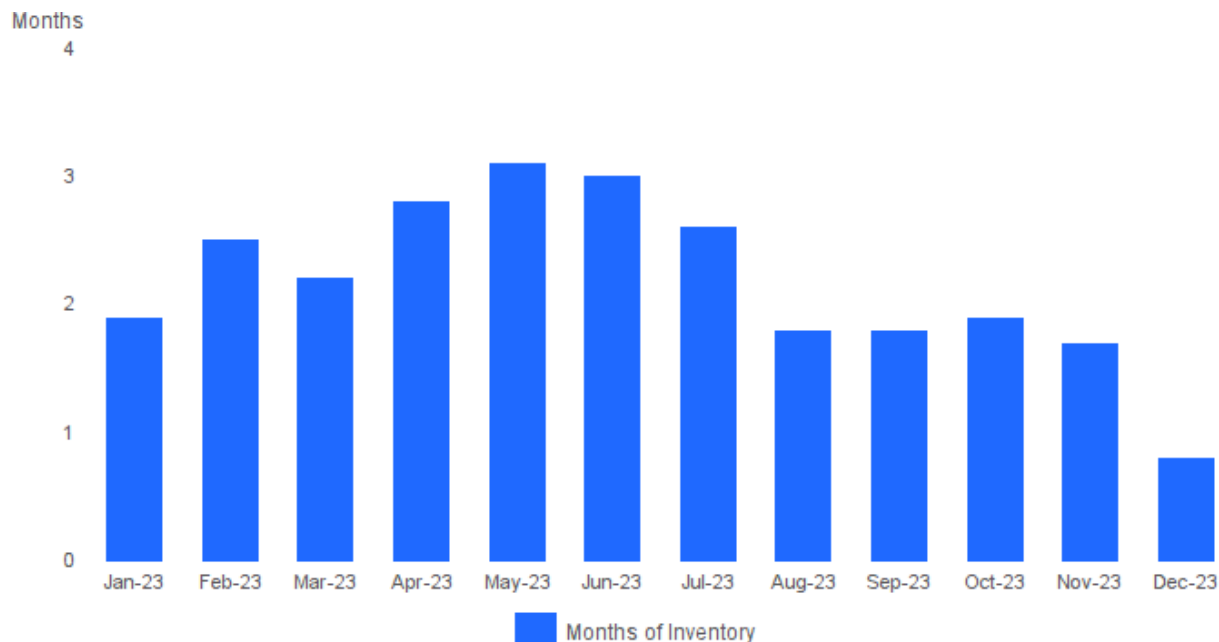
Unsold Price | the average active list price



ABSORPTION RATE

December 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

December 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.

