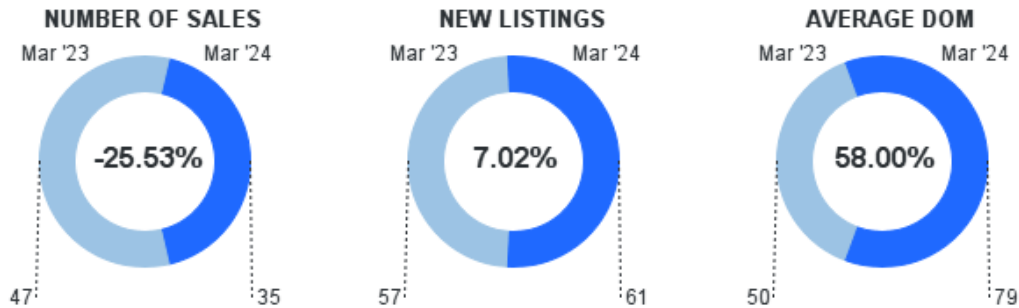



FAIRFIELD | March 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



14.86% 


MEDIAN SALES PRICE
SINGLE FAMILY HOMES

4.22% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

14.45% 

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

3.89% 

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

 Mar '23  Mar '24

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

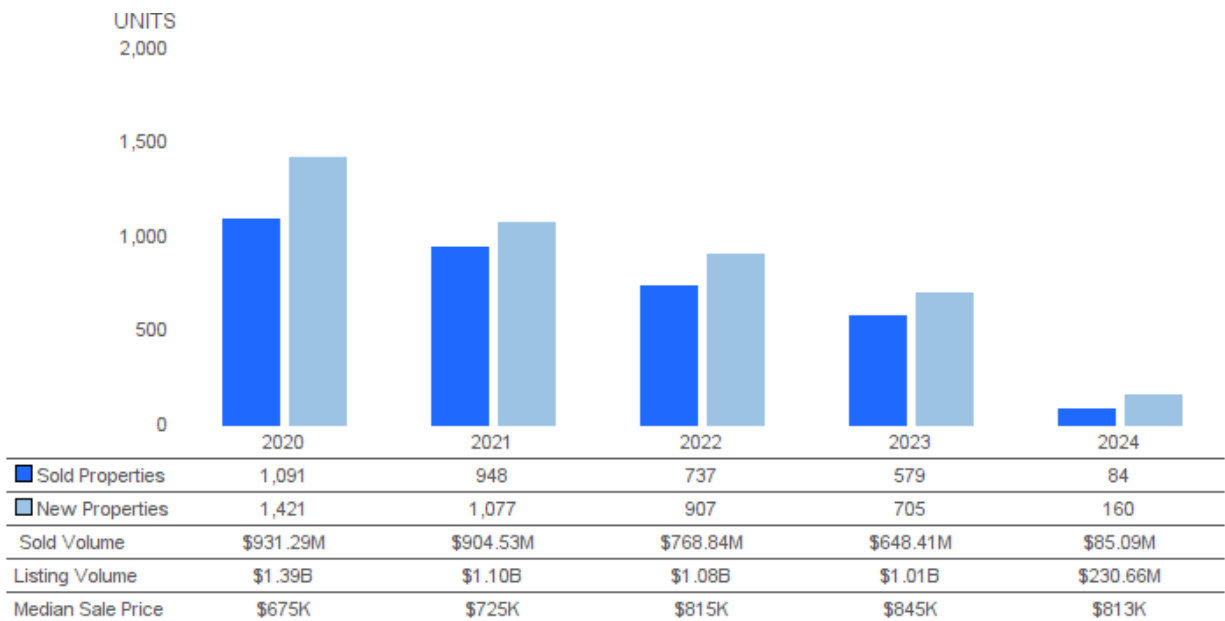
March 2024 | Single Family Homes ?

	Month to Date			Year to Date		
	March 2024	March 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	61	57	7.02% ↑	160	169	-5.33% ↓
Sold Listings	35	47	-25.53% ↓	84	103	-18.45% ↓
Median List Price (Solds)	\$800,000	\$699,000	14.45% ↑	\$800,000	\$650,000	23.08% ↑
Median Sold Price	\$850,000	\$740,000	14.86% ↑	\$812,500	\$705,000	15.25% ↑
Median Days on Market	55	22	150% ↑	47	36	30.56% ↑
Average List Price (Solds)	\$1,054,494	\$1,015,055	3.89% ↑	\$1,013,059	\$878,000	15.38% ↑
Average Sold Price	\$1,058,671	\$1,015,781	4.22% ↑	\$1,012,926	\$869,584	16.48% ↑
Average Days on Market	79	50	58% ↑	60	60	0%
List/Sold Price Ratio	102.3%	101.6%	0.68% ↑	100.9%	99.6%	1.3% ↑

SOLD AND NEW PROPERTIES (UNITS)

March 2024 | Single Family Homes ?

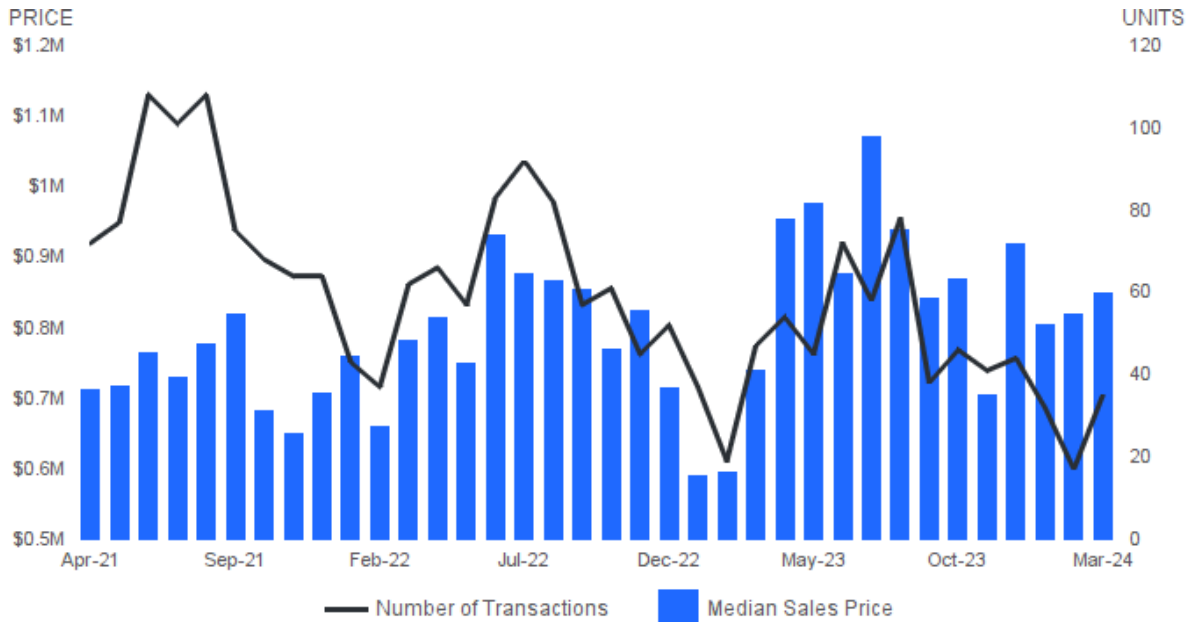
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

March 2024 | Single Family Homes ?

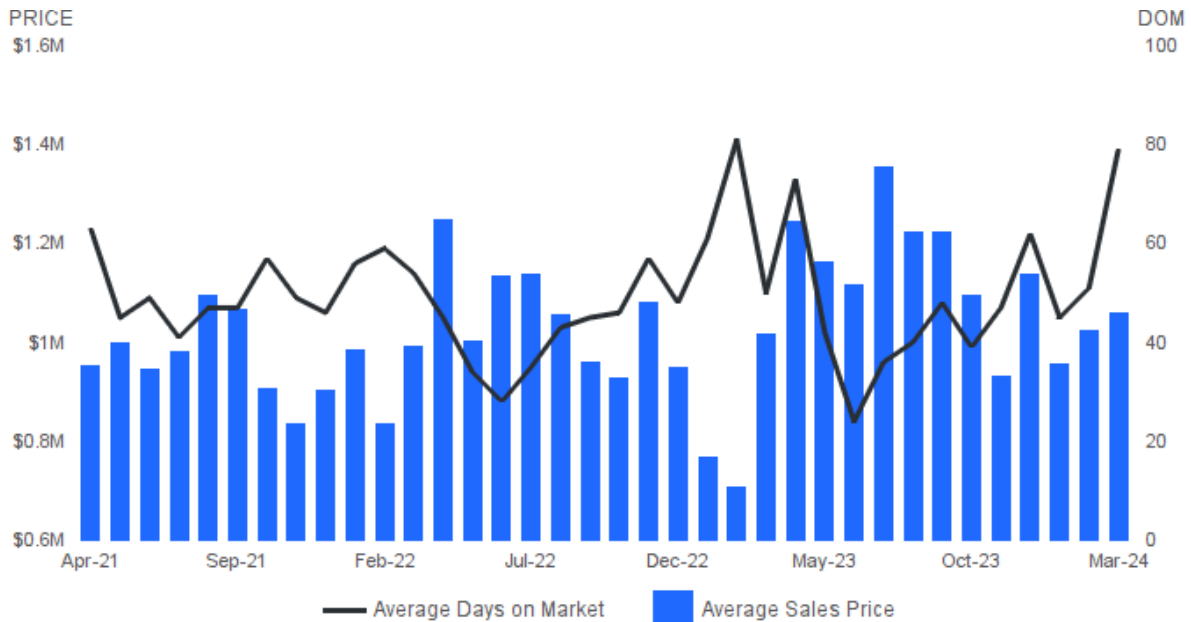
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2024 | 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

March 2024 | 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

March 2024 | 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.

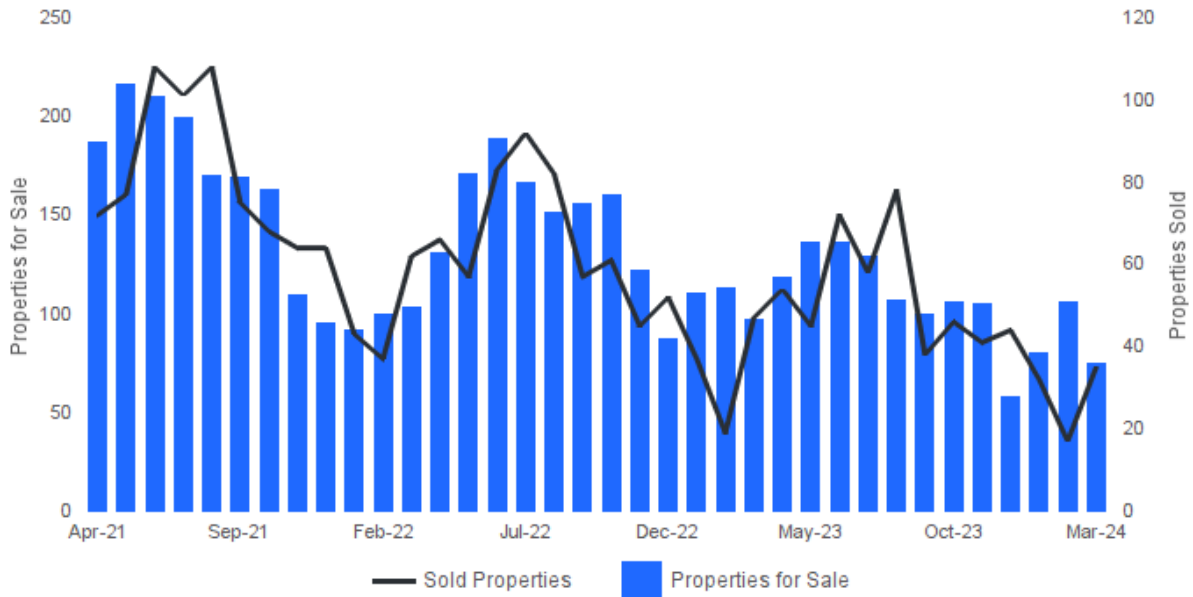


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2024 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



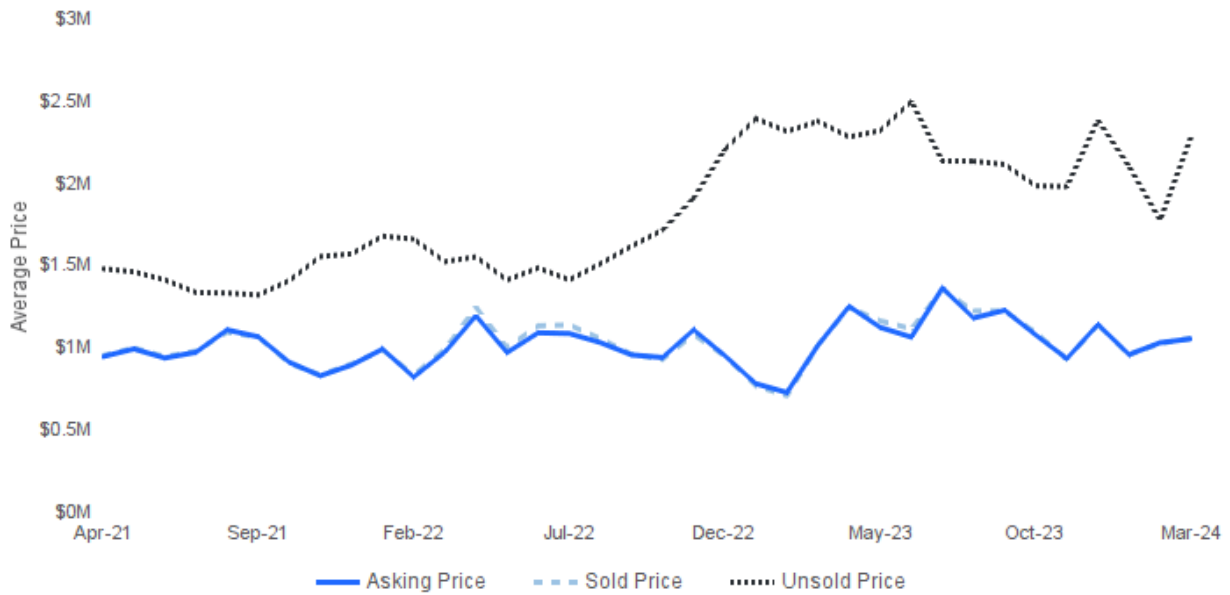
AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2024 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

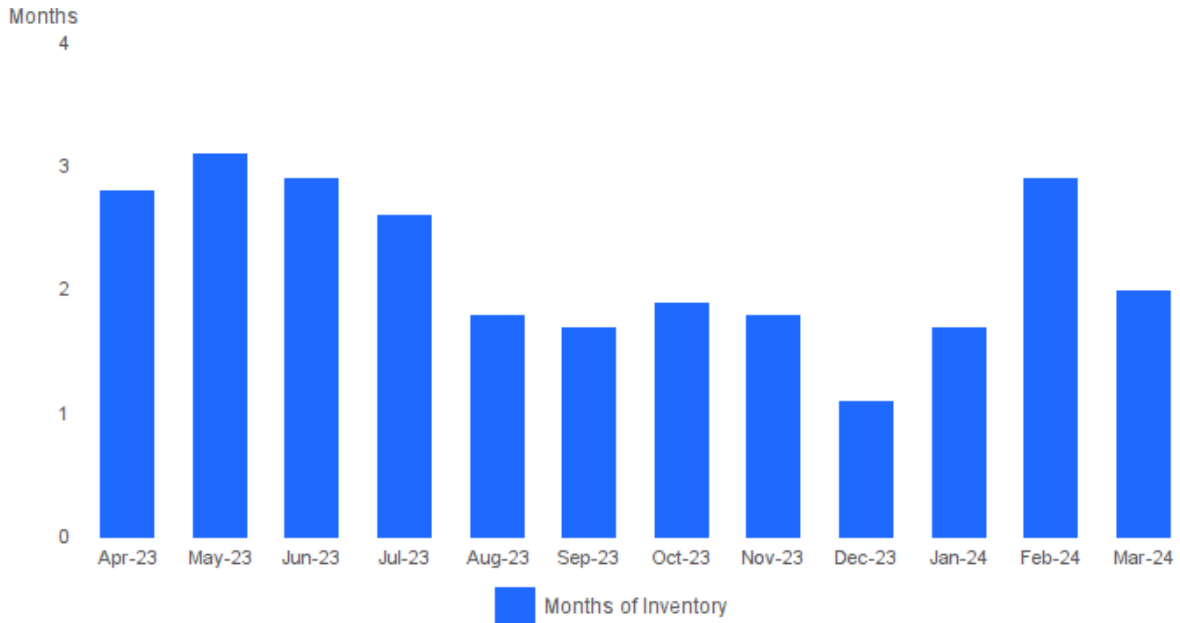
Unsold Price | the average active list price



ABSORPTION RATE

March 2024 | 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

March 2024 | 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.

