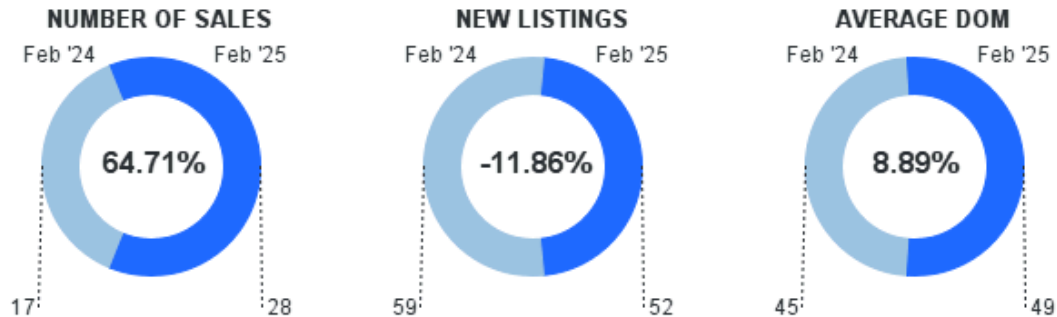


## FAIRFIELD | February 2025


REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



25.61% 

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

32.80% 

AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

18.69% 

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

32.73% 

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

 Feb '24  Feb '25

# AREA REPORT

## FAIRFIELD

### FULL MARKET SUMMARY

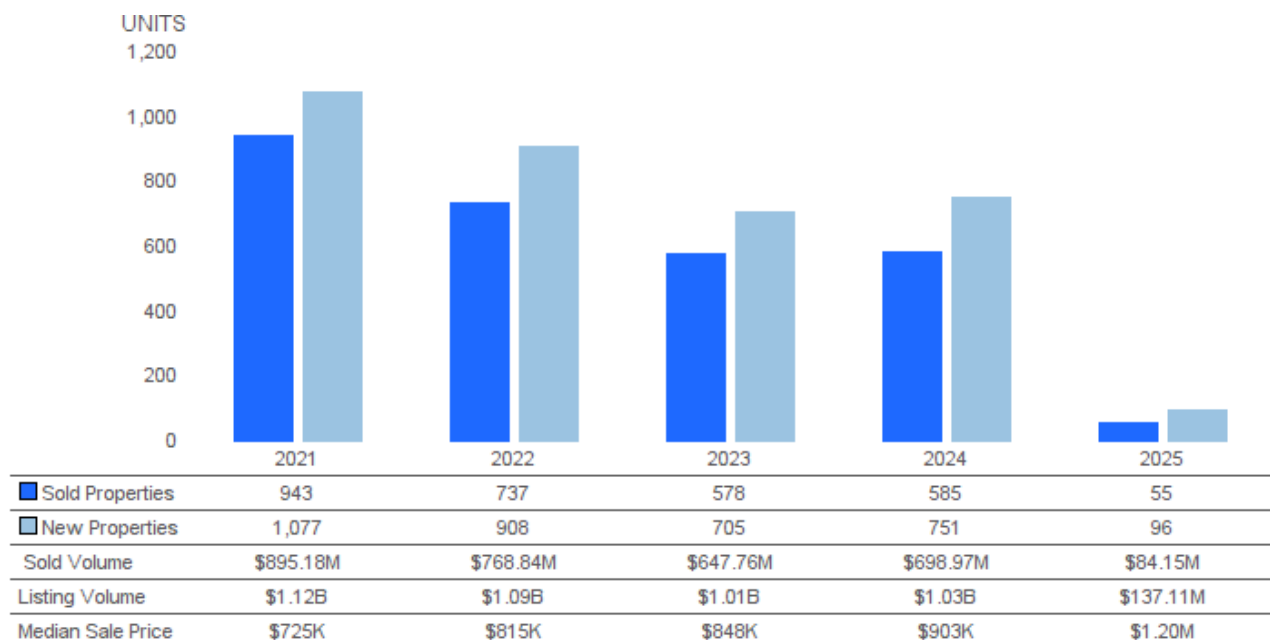
February 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	February 2025	February 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	52	59	-11.86% ↓	96	99	-3.03% ↓
Sold Listings	28	17	64.71% ↑	55	49	12.24% ↑
Median List Price (Solds)	\$949,500	\$800,000	18.69% ↑	\$1,099,500	\$800,000	37.44% ↑
Median Sold Price	\$1,030,000	\$820,000	25.61% ↑	\$1,200,000	\$805,000	49.07% ↑
Median Days on Market	35	37	-5.41% ↓	24	36	-33.33% ↓
Average List Price (Solds)	\$1,368,260	\$1,030,847	32.73% ↑	\$1,537,600	\$983,463	56.35% ↑
Average Sold Price	\$1,361,142	\$1,024,994	32.8% ↑	\$1,529,981	\$980,252	56.08% ↑
Average Days on Market	49	45	8.89% ↑	42	44	-4.55% ↓
List/Sold Price Ratio	100.5%	100.2%	0.32% ↑	100.5%	99.9%	0.57% ↑

### SOLD AND NEW PROPERTIES (UNITS)

February 2025 | 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

February 2025 | Single Family Homes ?

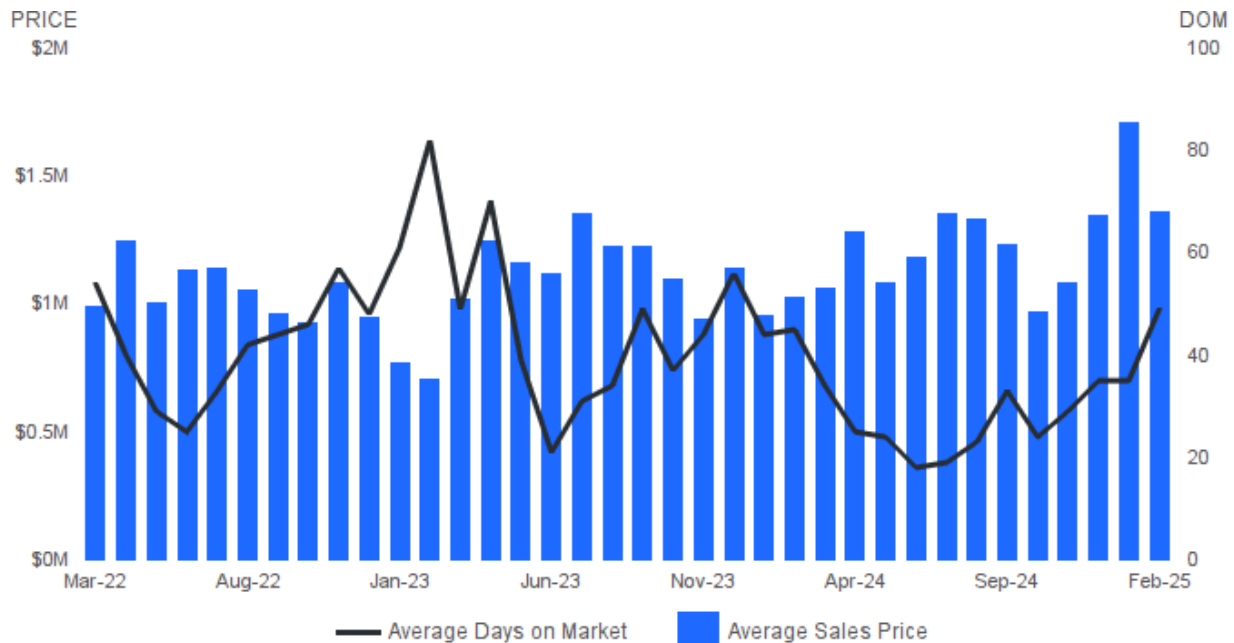
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2025 | 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

February 2025 | Single Family Homes ?

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

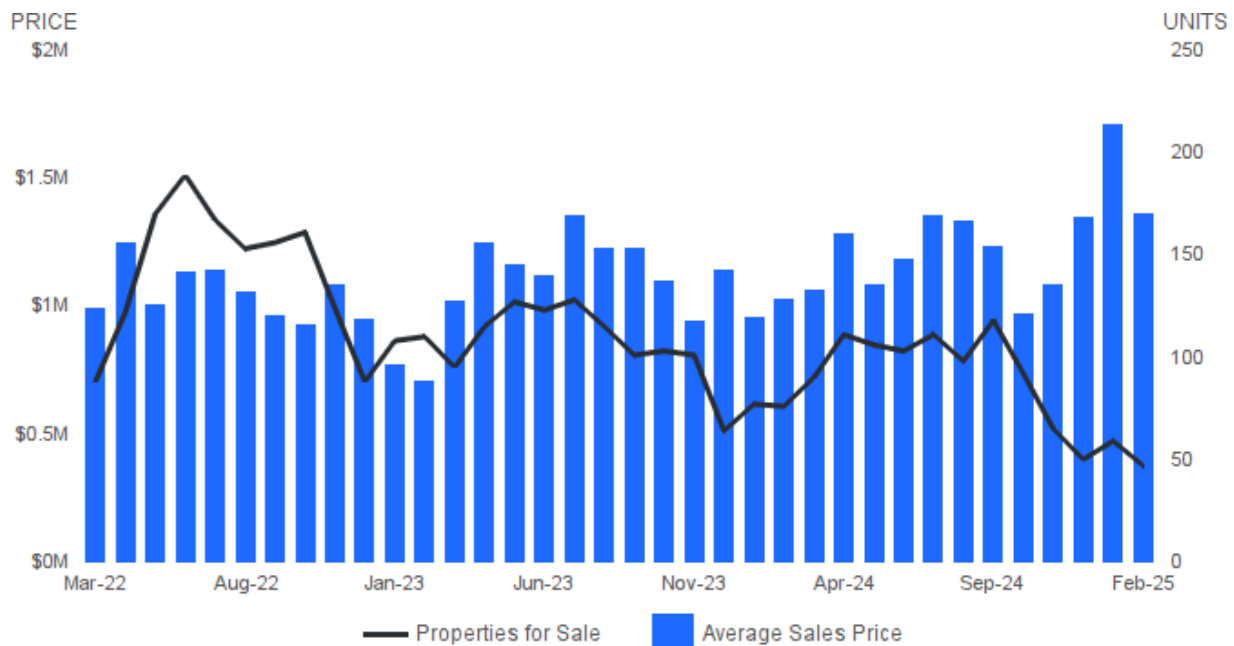


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2025 | 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

February 2025 | Single Family Homes ?

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

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



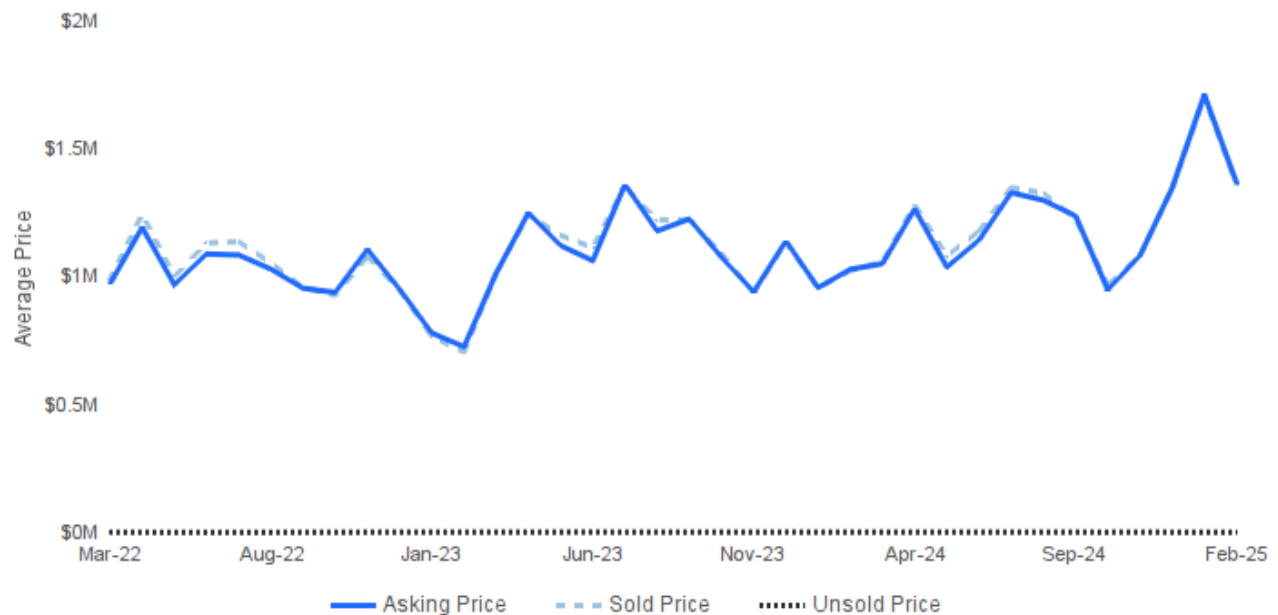
## AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2025 | Single Family Homes ?

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

**Sold Price** | the average selling price

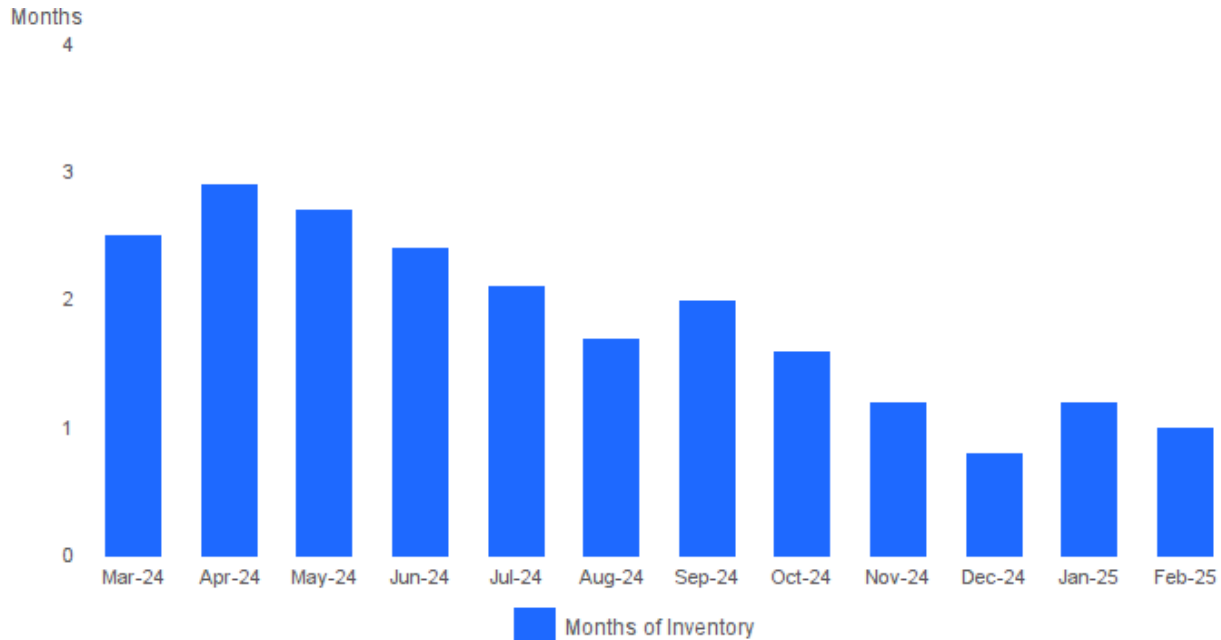
**Unsold Price** | the average active list price



## ABSORPTION RATE

February 2025 | 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

February 2025 | 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.

