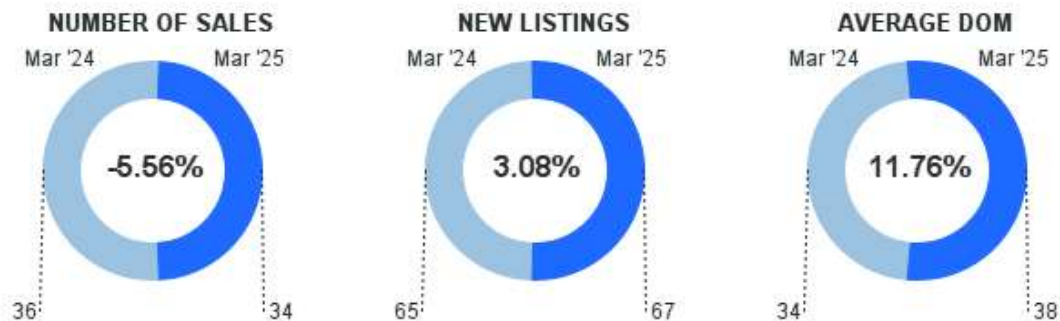


FAIRFIELD | March 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



32.27% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

21.11% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

31.04% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

20.24% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Mar '24  Mar '25

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

March 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	March 2025	March 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	67	65	3.08% ↑	166	164	1.22% ↑
Sold Listings	34	36	-5.56% ↓	89	85	4.71% ↑
Median List Price (Solds)	\$1,074,500	\$819,999	31.04% ↑	\$1,099,500	\$800,000	37.44% ↑
Median Sold Price	\$1,137,500	\$860,000	32.27% ↑	\$1,200,000	\$820,000	46.34% ↑
Median Days on Market	11	16	-31.25% ↓	18	27	-33.33% ↓
Average List Price (Solds)	\$1,265,885	\$1,052,841	20.24% ↑	\$1,433,798	\$1,012,847	41.56% ↑
Average Sold Price	\$1,283,588	\$1,059,819	21.11% ↑	\$1,435,853	\$1,013,951	41.61% ↑
Average Days on Market	38	34	11.76% ↑	40	40	0%
List/Sold Price Ratio	102.8%	102.5%	0.28% ↑	101.4%	101%	0.36% ↑

SOLD AND NEW PROPERTIES (UNITS)

March 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

March 2025 | Single Family Homes ?

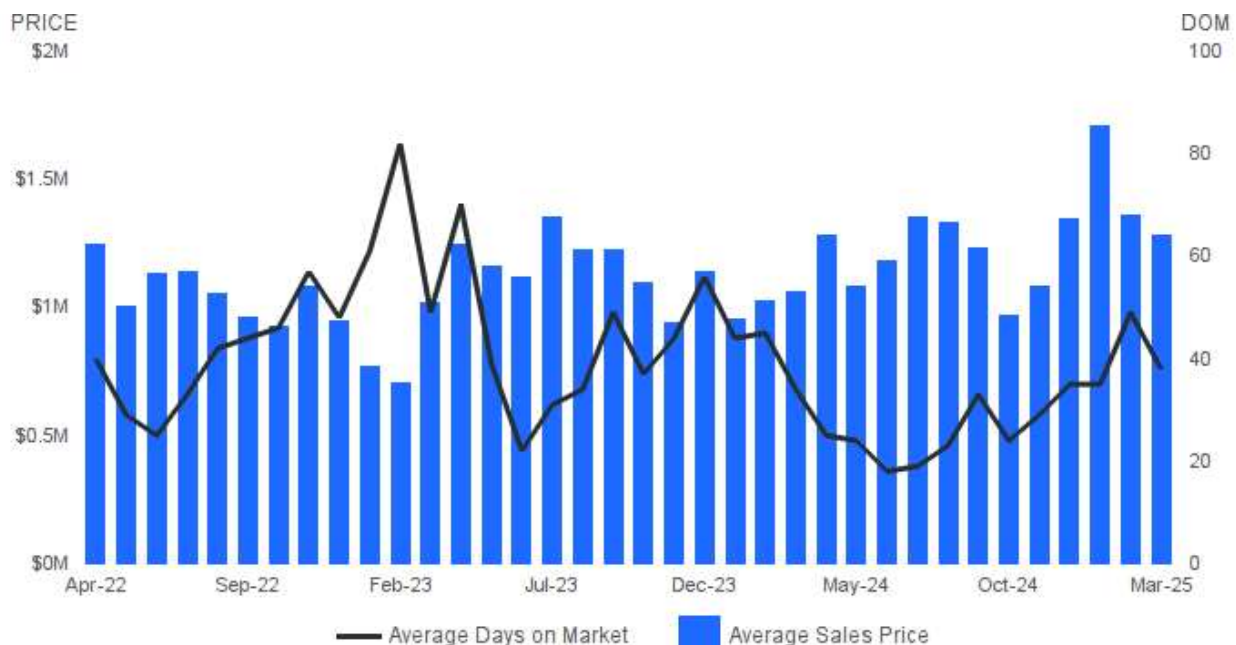
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2025 | Single Family Homes ?

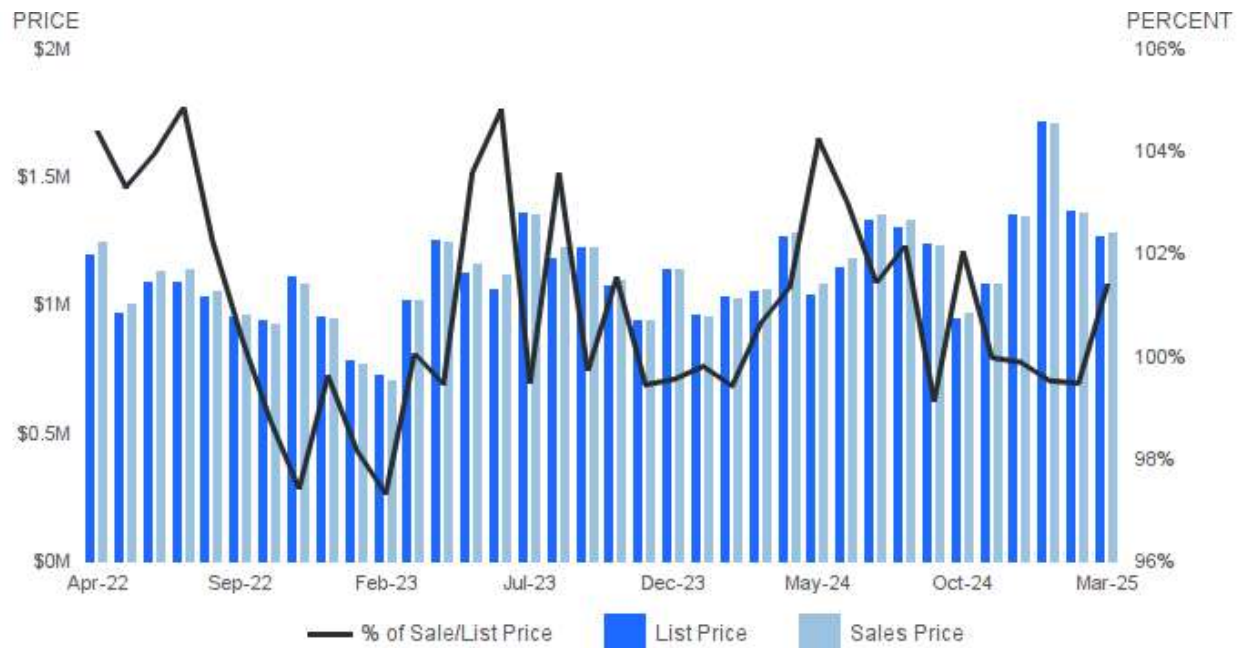
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2025 | Single Family Homes ?

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

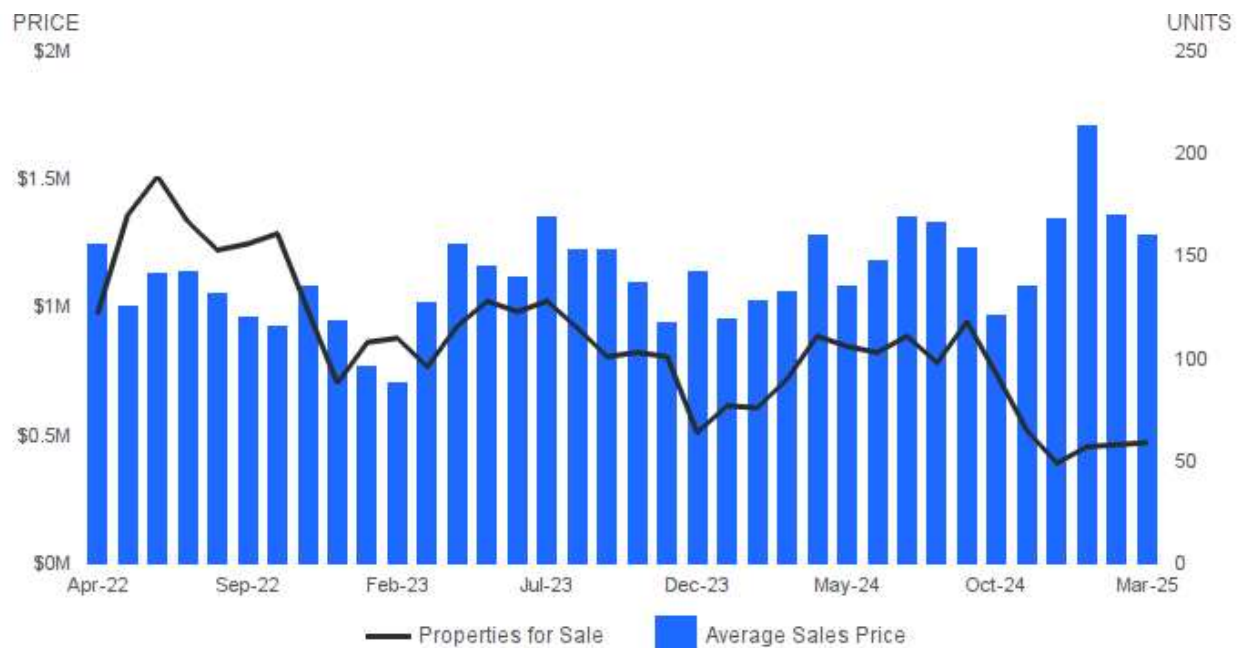


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 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.

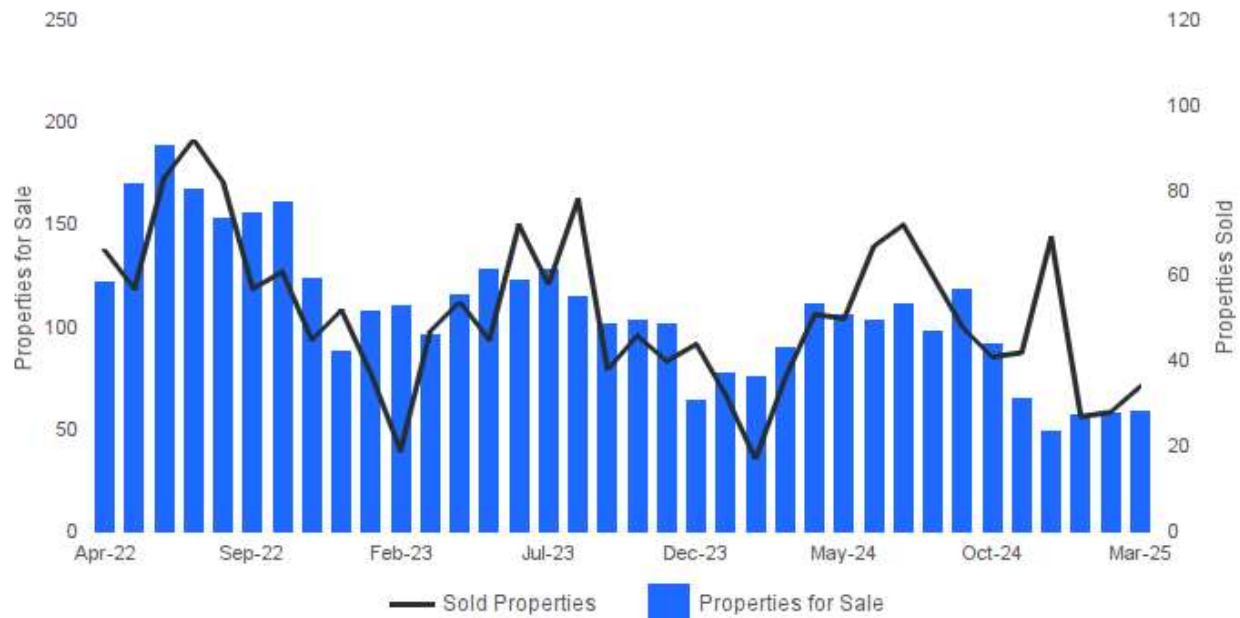


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2025 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



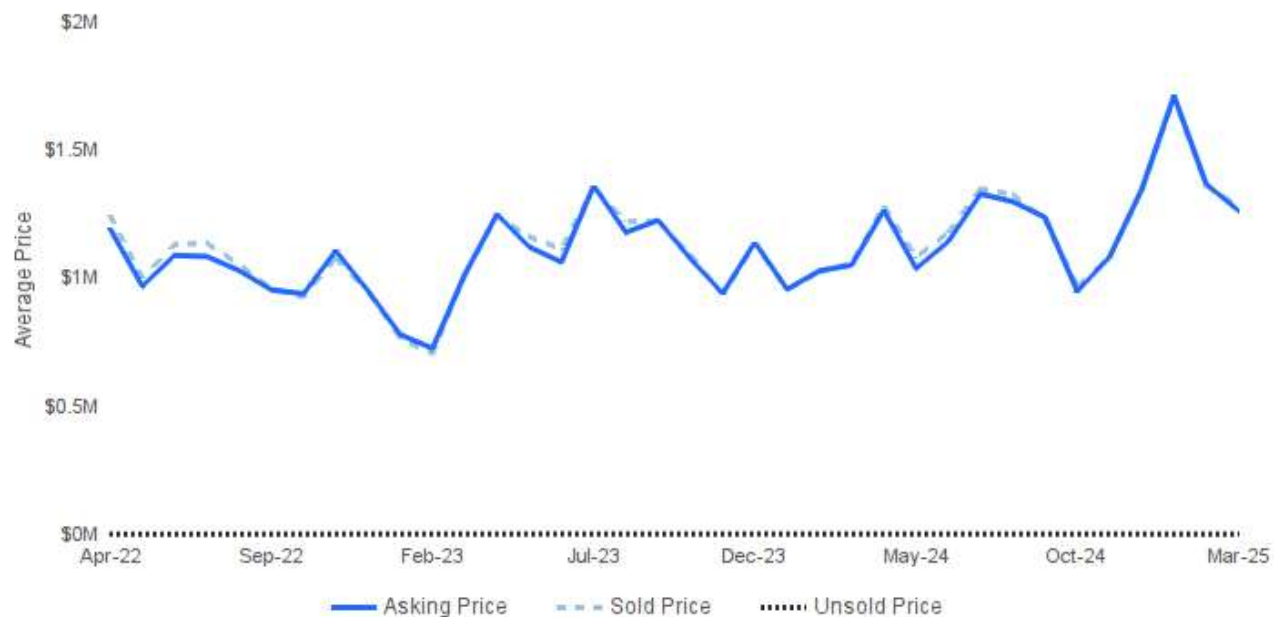
AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

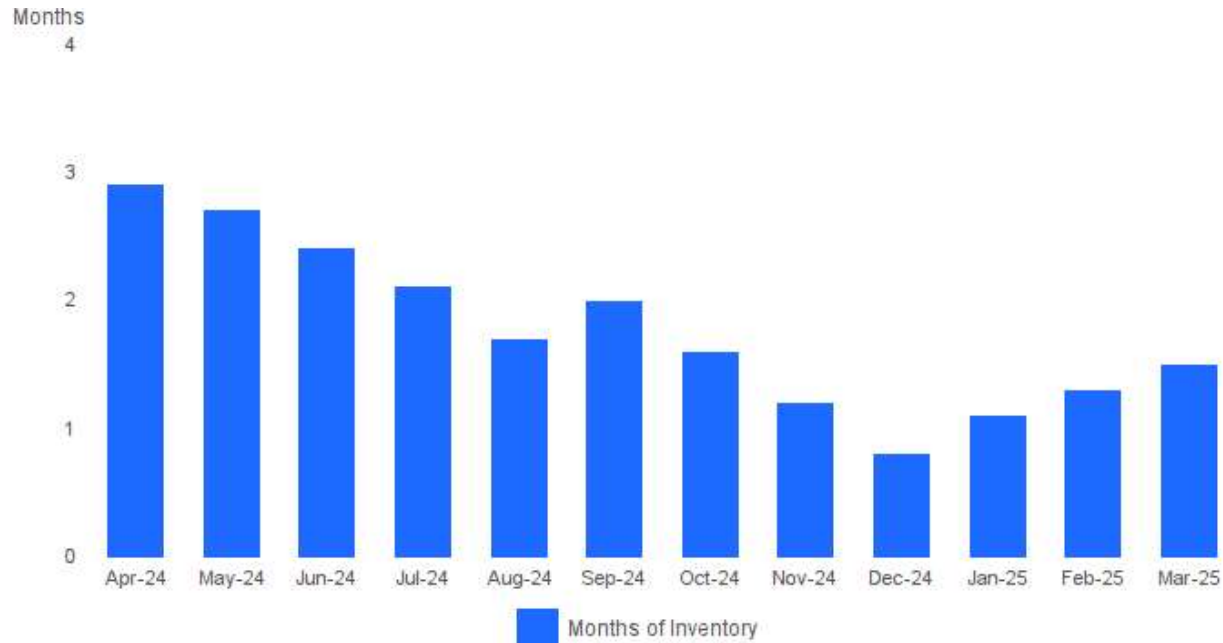
Unsold Price | the average active list price



ABSORPTION RATE

March 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

March 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.

