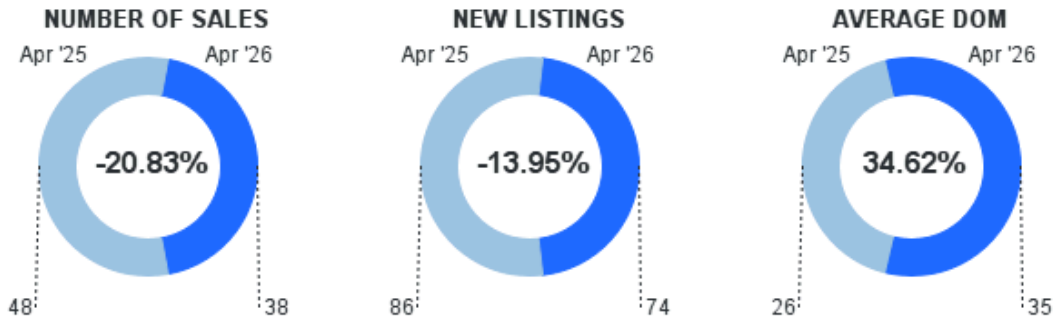


FAIRFIELD | April 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



14.99%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

8.67%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

17.81%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

5.88%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

Apr '25 Apr '26

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

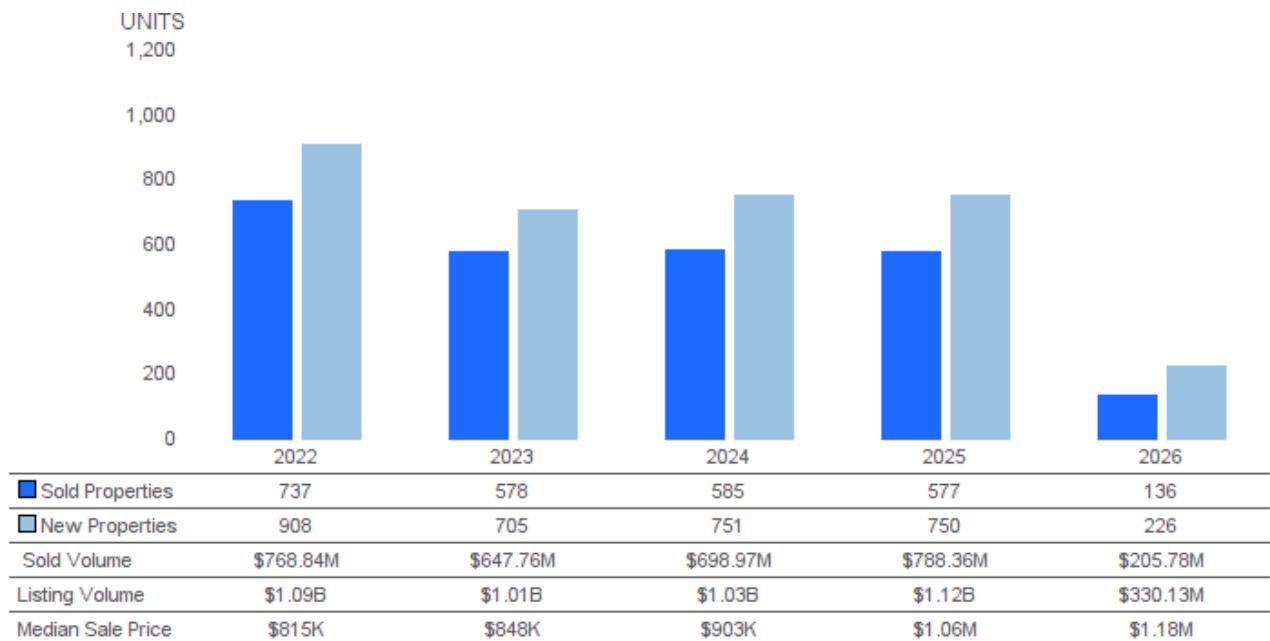
April 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	April 2026	April 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	74	86	-13.95% ↓	226	257	-12.06% ↓
Sold Listings	38	48	-20.83% ↓	136	137	-0.73% ↓
Median List Price (Solds)	\$1,012,500	\$859,450	17.81% ↑	\$1,049,500	\$949,000	10.59% ↑
Median Sold Price	\$1,083,750	\$942,500	14.99% ↑	\$1,175,000	\$1,000,000	17.5% ↑
Median Days on Market	18	10	80% ↑	16	13	23.08% ↑
Average List Price (Solds)	\$1,557,378	\$1,470,920	5.88% ↑	\$1,470,267	\$1,446,805	1.62% ↑
Average Sold Price	\$1,613,473	\$1,484,687	8.67% ↑	\$1,513,106	\$1,452,963	4.14% ↑
Average Days on Market	35	26	34.62% ↑	35	36	-2.78% ↓
List/Sold Price Ratio	104.8%	103.8%	0.97% ↑	104.3%	102.2%	2.03% ↑

SOLD AND NEW PROPERTIES (UNITS)

April 2026 | Single Family Homes ?

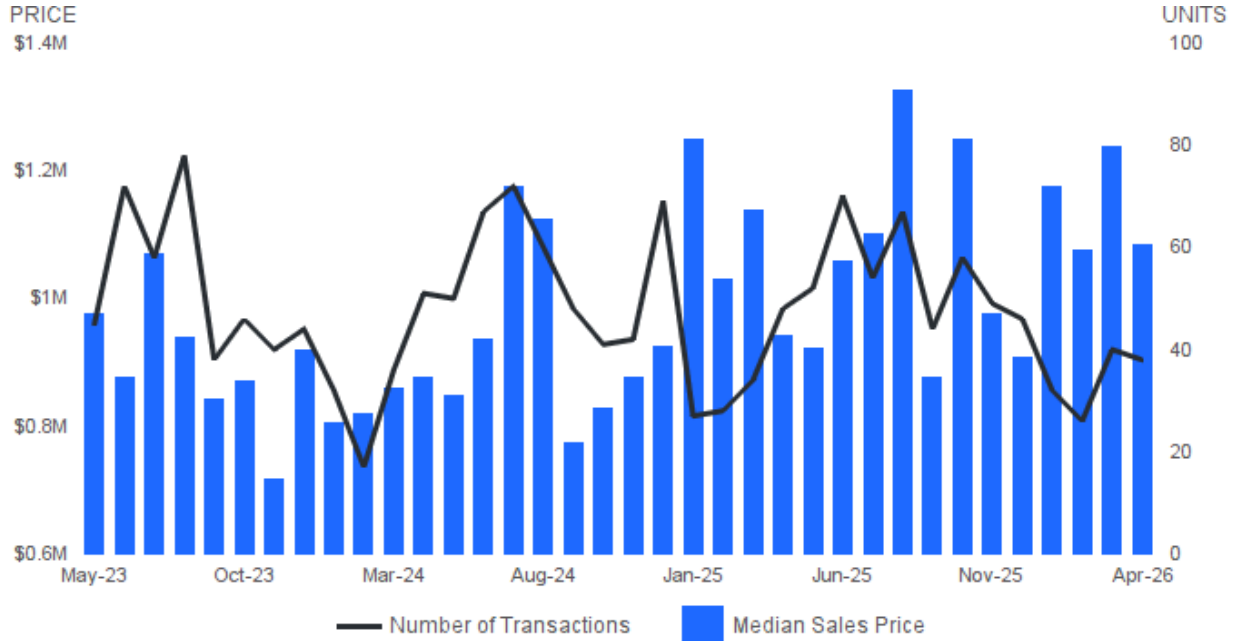
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

April 2026 | 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

April 2026 | 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

April 2026 | Single Family Homes ?

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

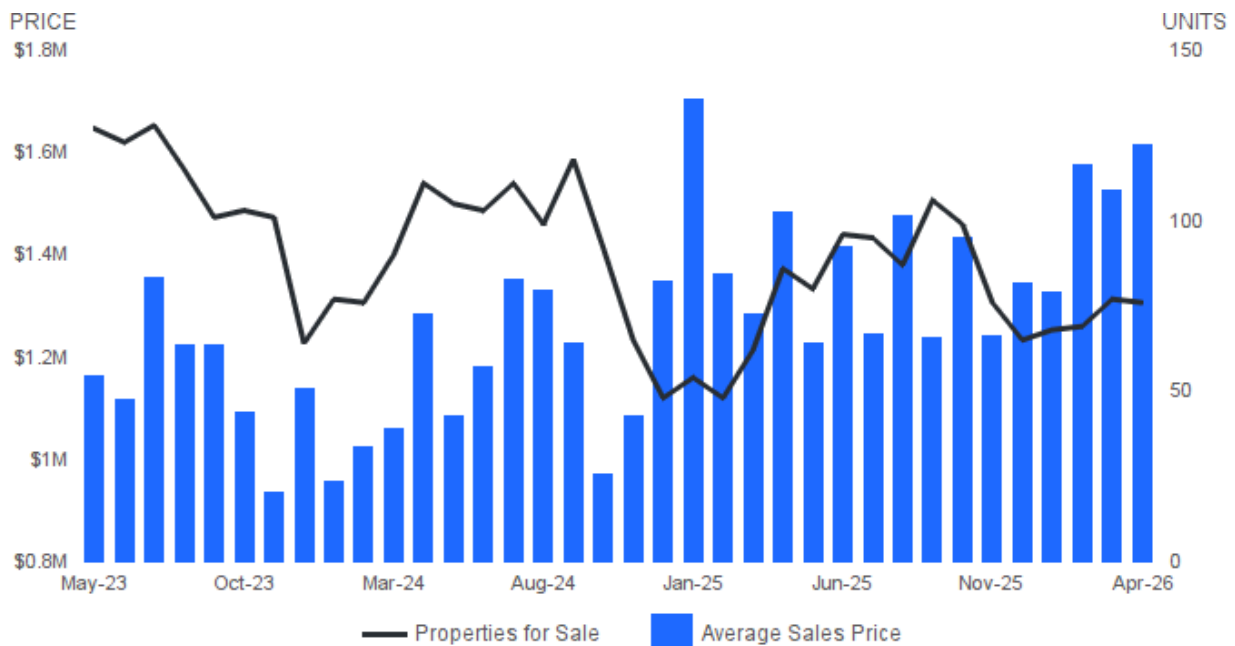


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2026 | Single Family Homes ?

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

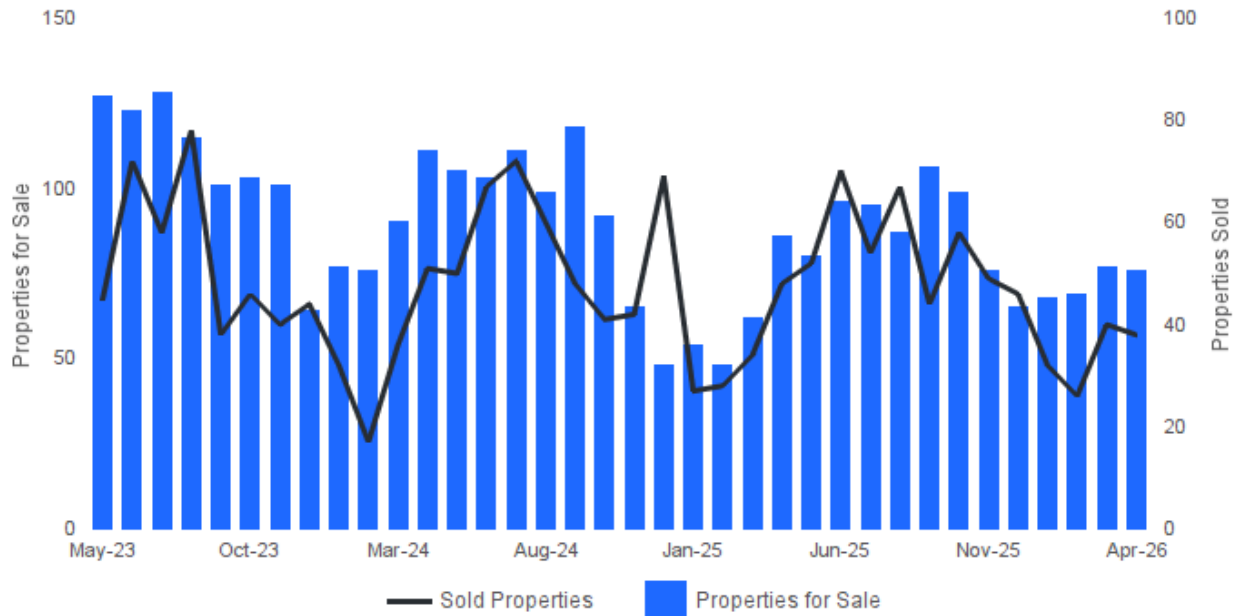
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2026 | Single Family Homes ?

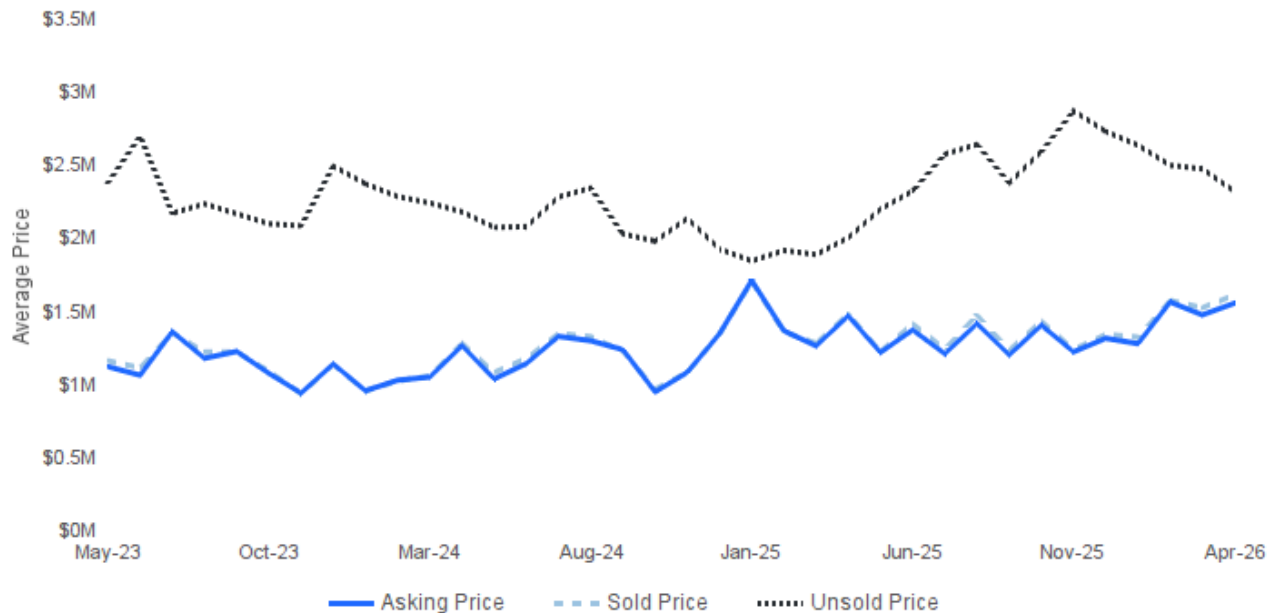
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2026 | Single Family Homes ?

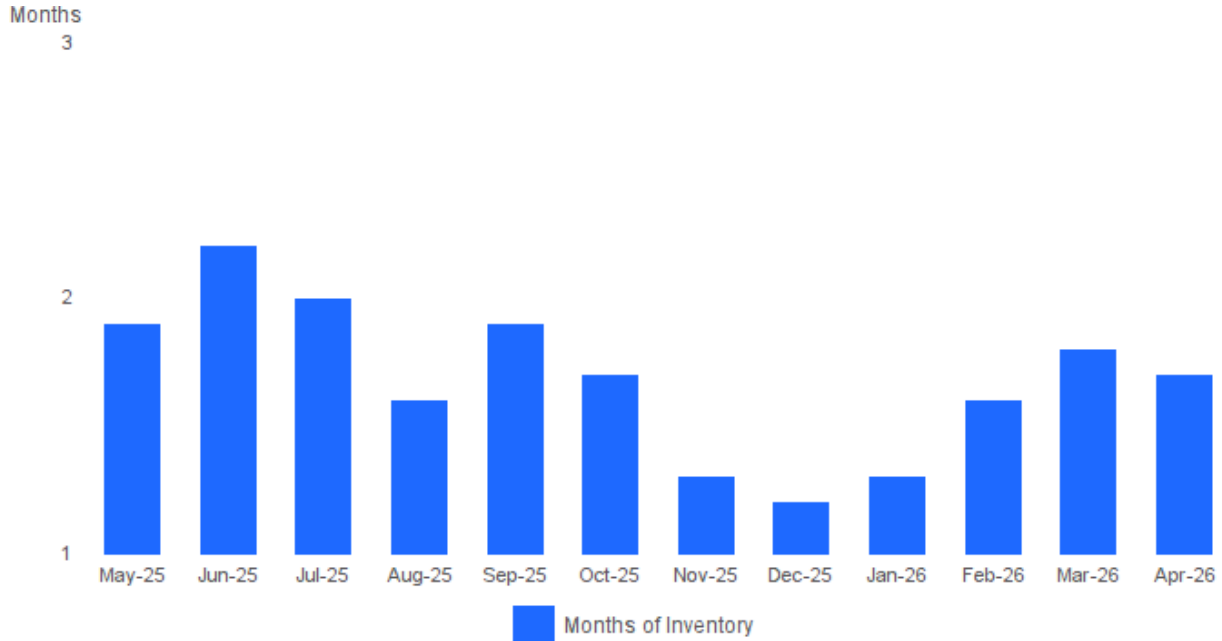
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

April 2026 | 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

April 2026 | 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.

