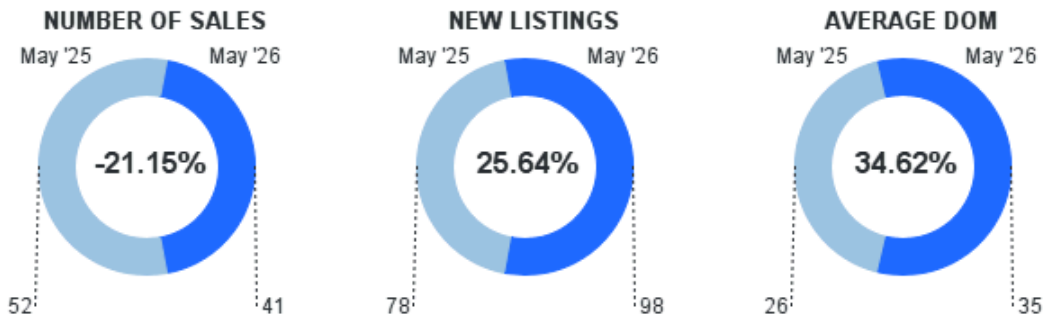


FAIRFIELD | May 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



38.21%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

14.28%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

37.90%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

9.96%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

May '25 May '26

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

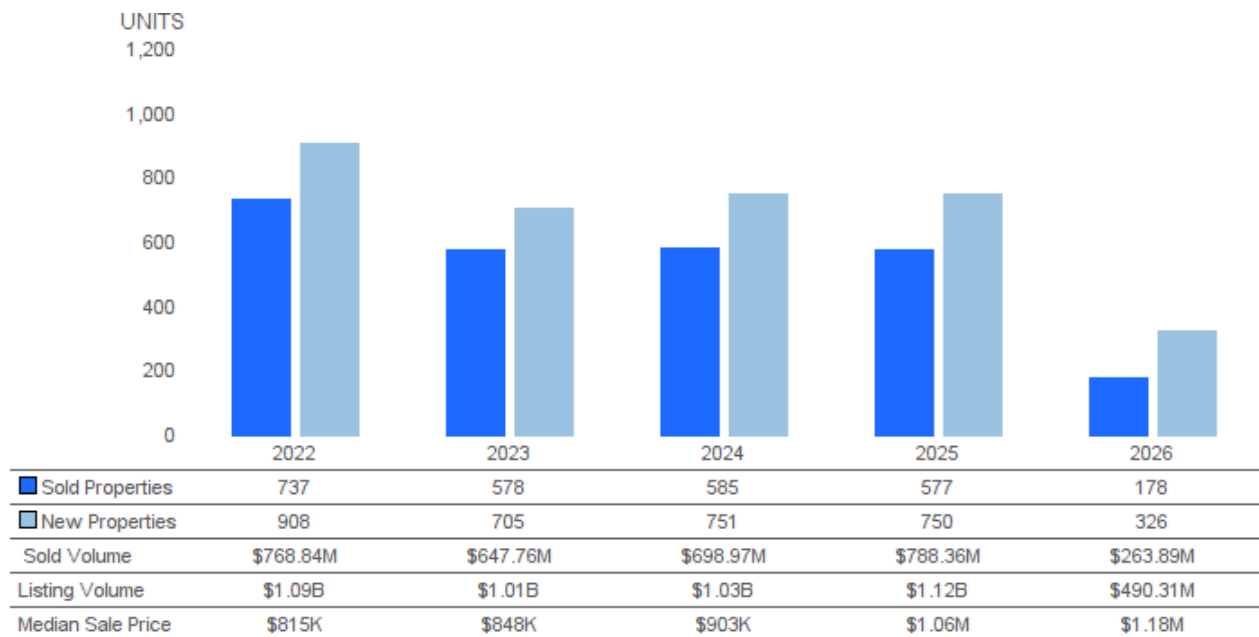
May 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	May 2026	May 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	98	78	25.64% ↑	326	335	-2.69% ↓
Sold Listings	41	52	-21.15% ↓	178	189	-5.82% ↓
Median List Price (Solds)	\$1,199,000	\$869,450	37.9% ↑	\$1,050,000	\$918,000	14.38% ↑
Median Sold Price	\$1,275,000	\$922,500	38.21% ↑	\$1,175,000	\$975,000	20.51% ↑
Median Days on Market	15	9	66.67% ↑	15	12	25% ↑
Average List Price (Solds)	\$1,341,792	\$1,220,275	9.96% ↑	\$1,435,780	\$1,384,479	3.71% ↑
Average Sold Price	\$1,402,451	\$1,227,255	14.28% ↑	\$1,482,545	\$1,390,864	6.59% ↑
Average Days on Market	35	26	34.62% ↑	35	33	6.06% ↑
List/Sold Price Ratio	105.5%	104.1%	1.32% ↑	104.5%	102.7%	1.75% ↑

SOLD AND NEW PROPERTIES (UNITS)

May 2026 | Single Family Homes ?

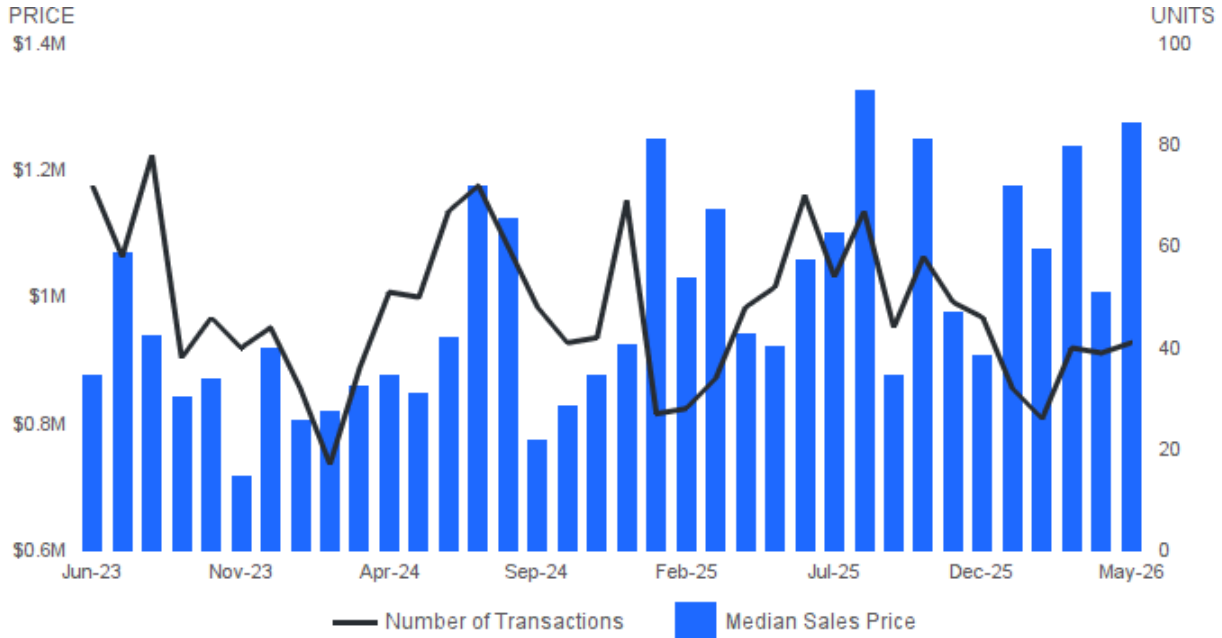
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

May 2026 | Single Family Homes ?

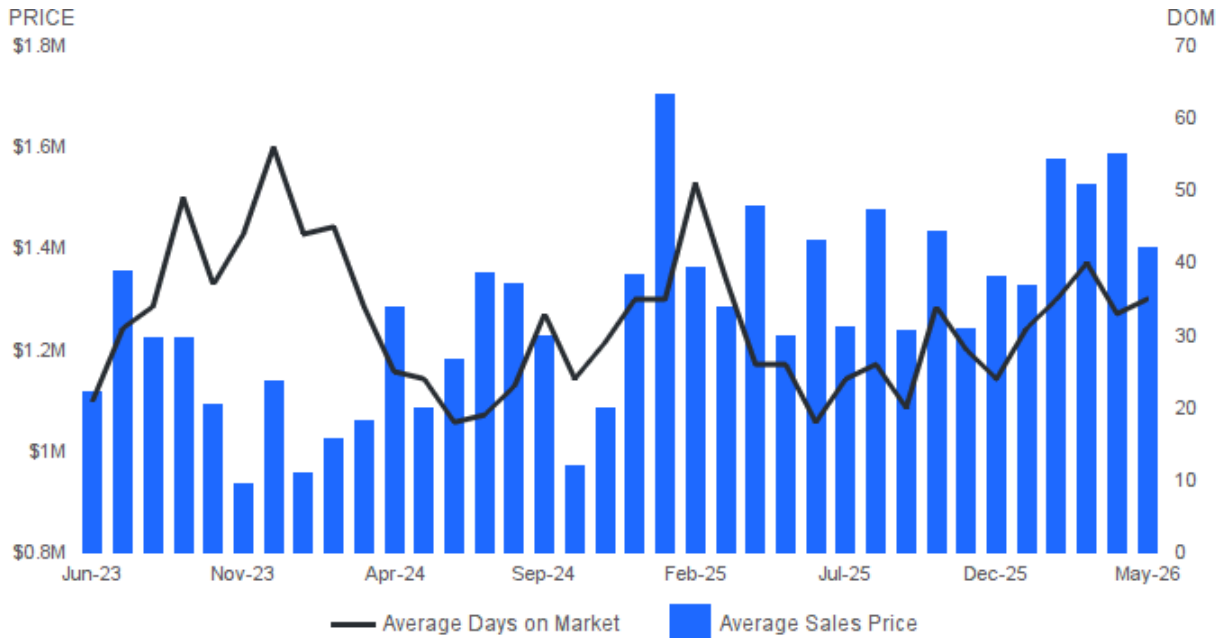
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 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

May 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

May 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.

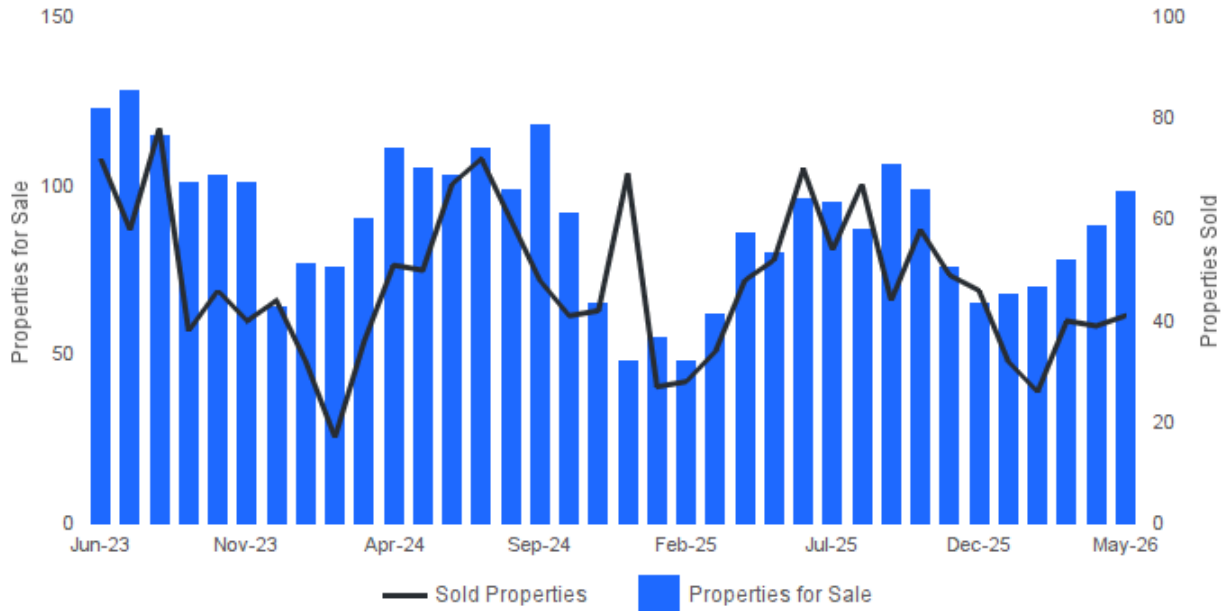


PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2026 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



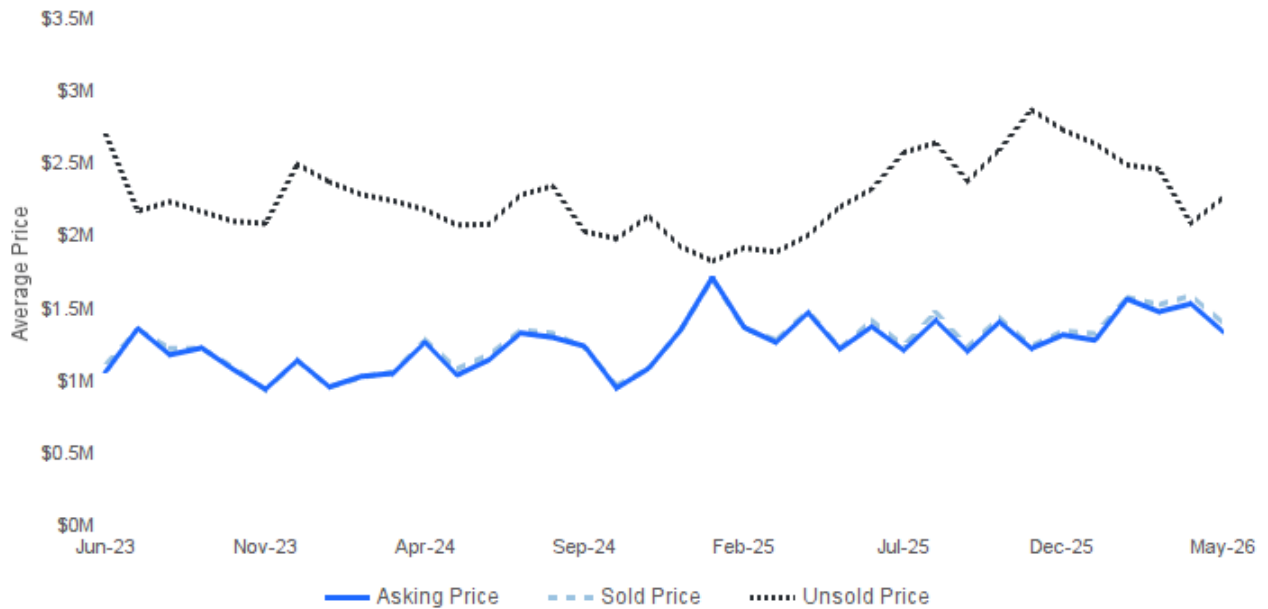
AVERAGE ASKING/SOLD/UNSOLD PRICE

May 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

May 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

May 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.

