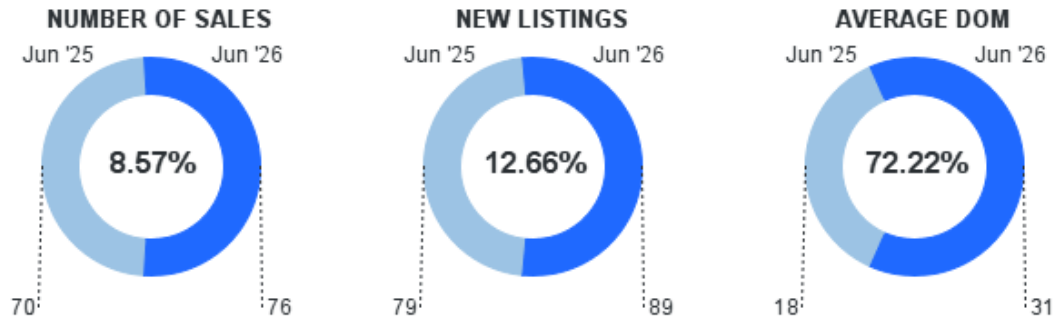


FAIRFIELD | June 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



9.98% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-7.44% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-4.55% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

-9.21% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Jun '25  Jun '26

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

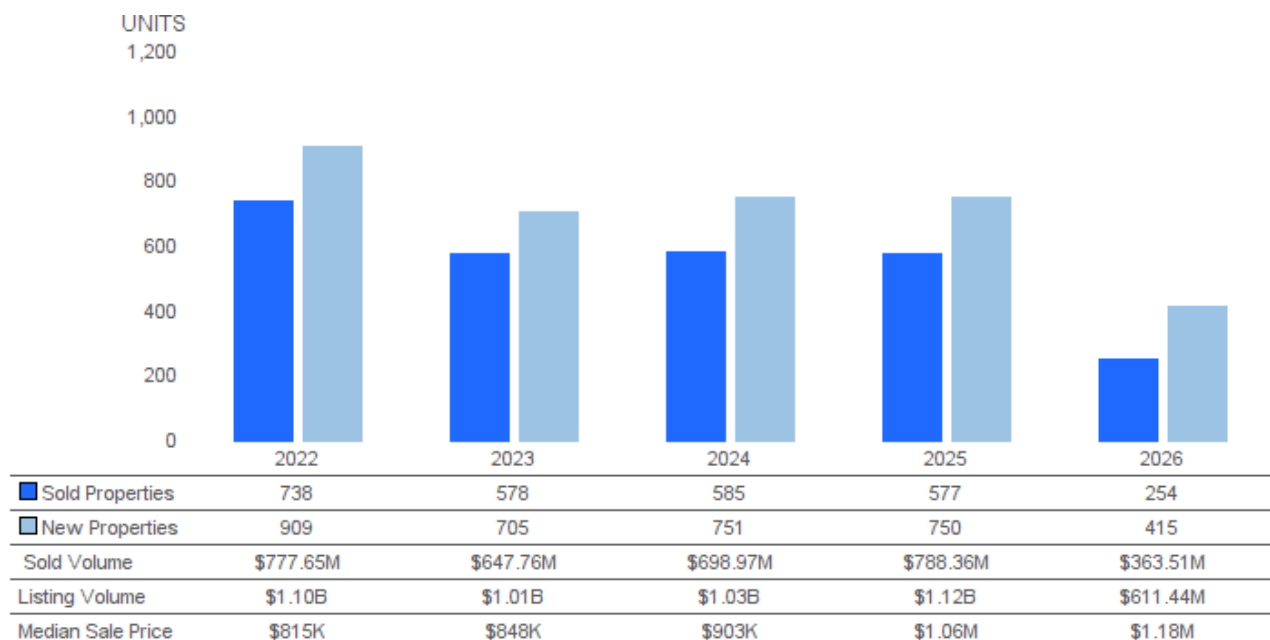
June 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	June 2026	June 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	89	79	12.66%	415	414	0.24%
Sold Listings	76	70	8.57%	254	259	-1.93%
Median List Price (Solds)	\$1,049,499	\$1,099,500	-4.55%	\$1,050,000	\$950,000	10.53%
Median Sold Price	\$1,162,500	\$1,057,000	9.98%	\$1,175,000	\$1,000,815	17.4%
Median Days on Market	15	12	25%	15	12	25%
Average List Price (Solds)	\$1,247,449	\$1,374,017	-9.21%	\$1,379,429	\$1,381,651	-0.16%
Average Sold Price	\$1,310,756	\$1,416,190	-7.44%	\$1,431,143	\$1,397,708	2.39%
Average Days on Market	31	18	72.22%	34	29	17.24%
List/Sold Price Ratio	105.6%	104%	1.52%	104.9%	103.1%	1.73%

SOLD AND NEW PROPERTIES (UNITS)

June 2026 | Single Family Homes ?

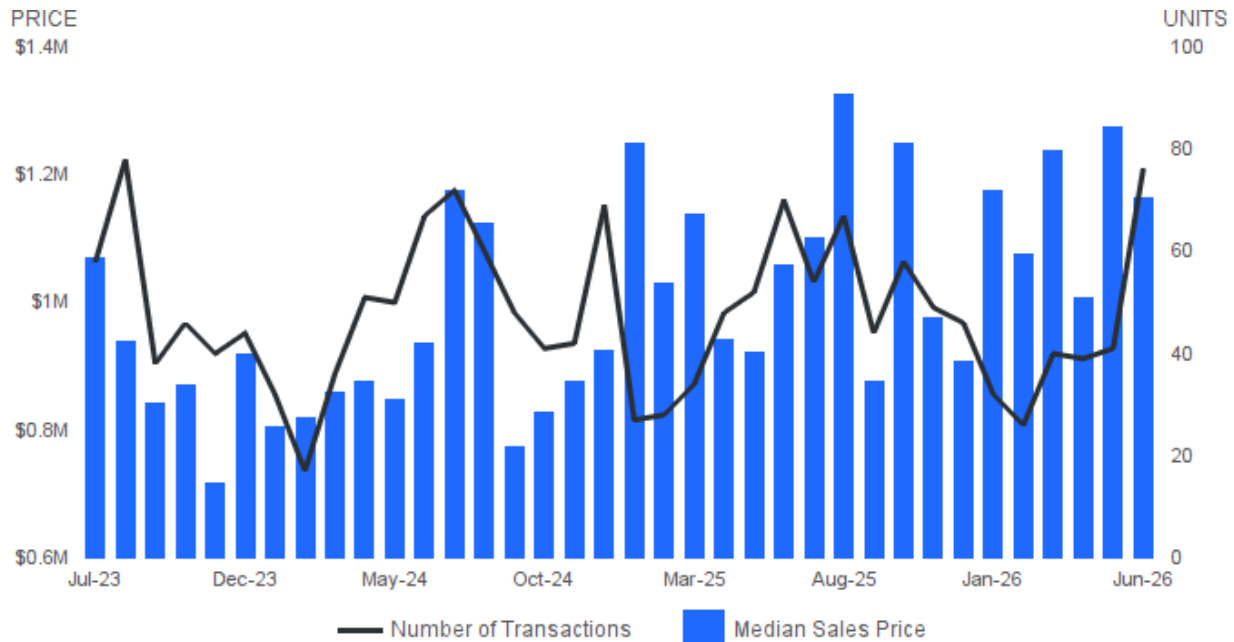
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

June 2026 | Single Family Homes ?

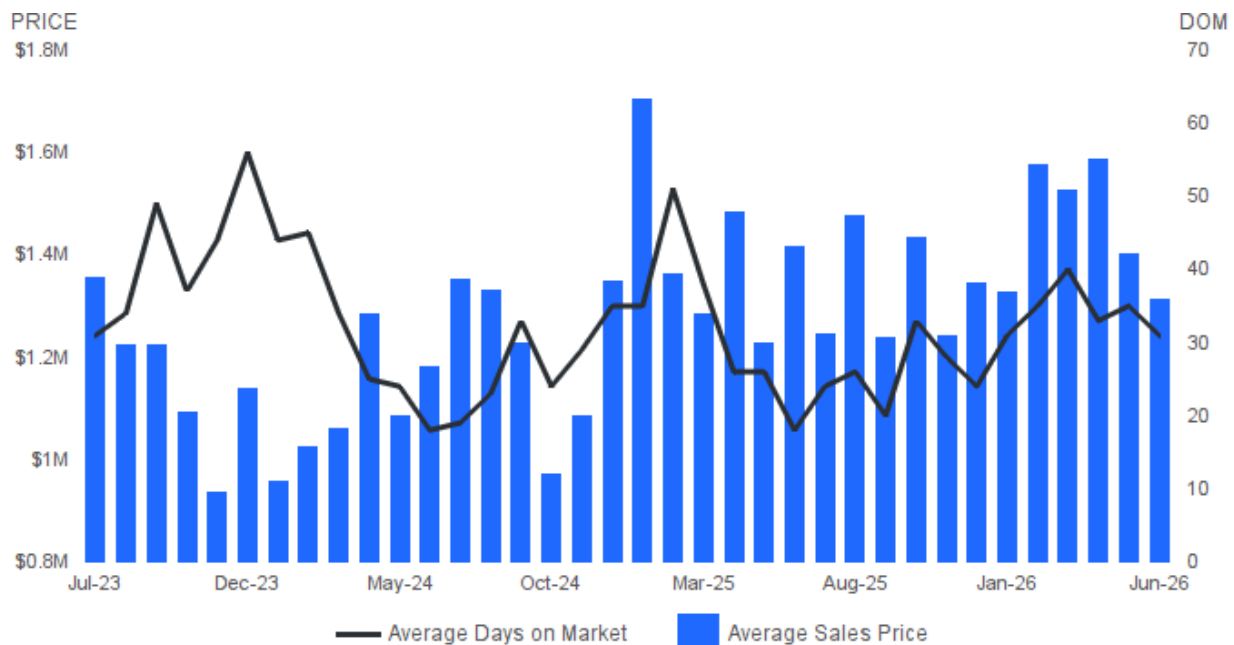
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2026 | Single Family Homes ?

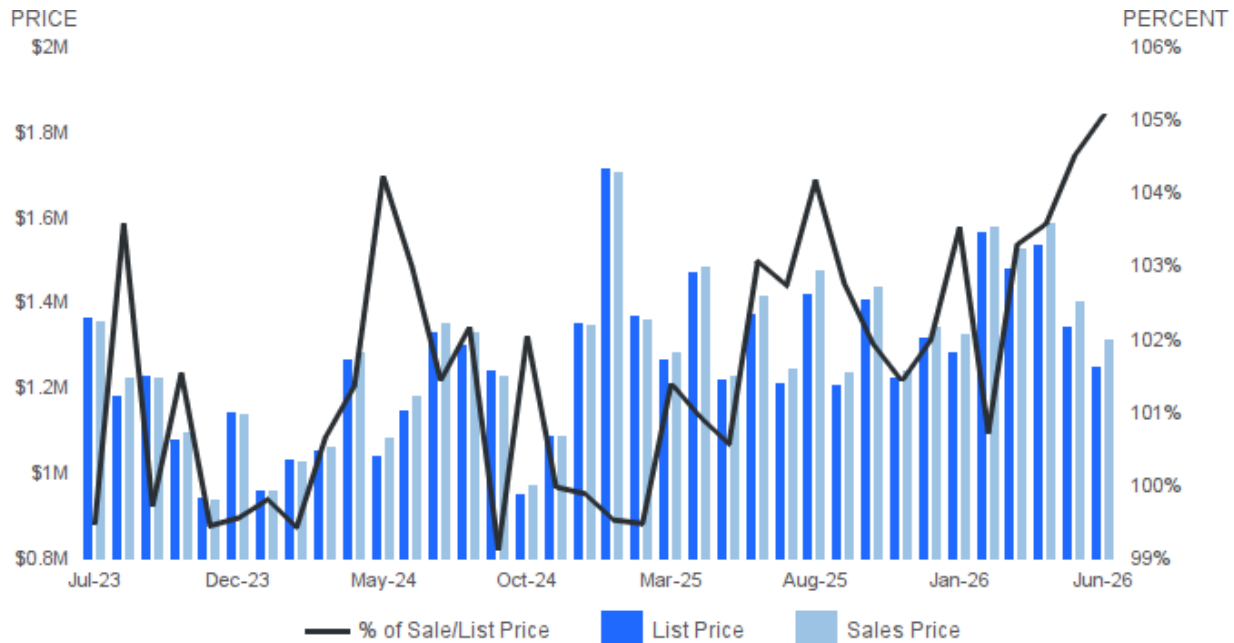
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 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

June 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.

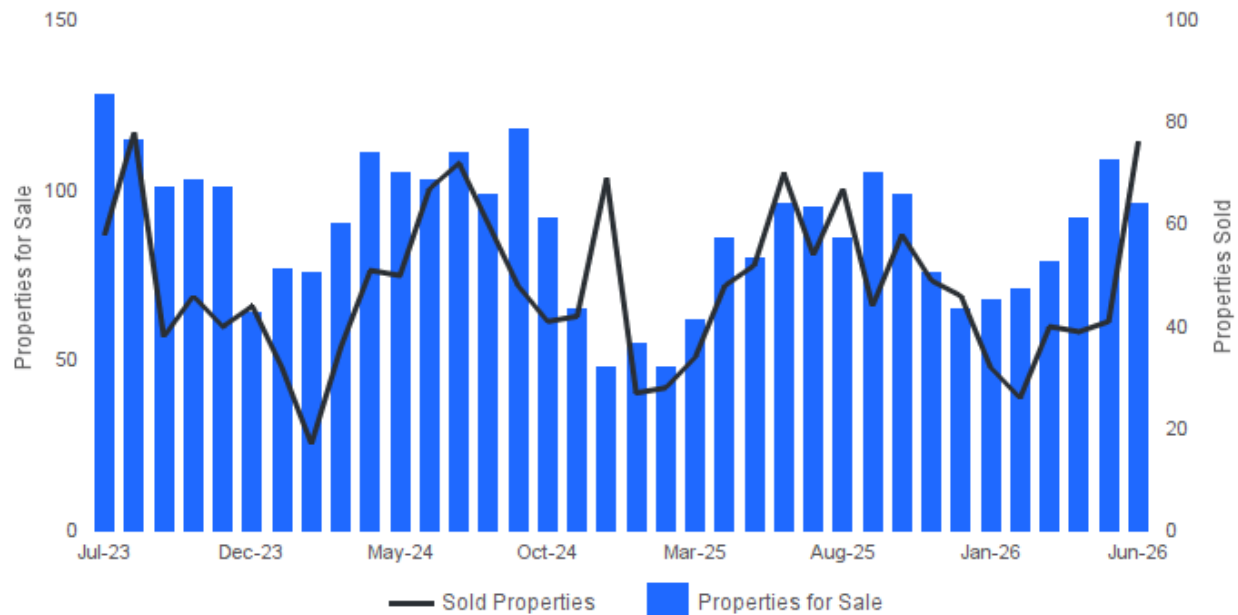


PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2026 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



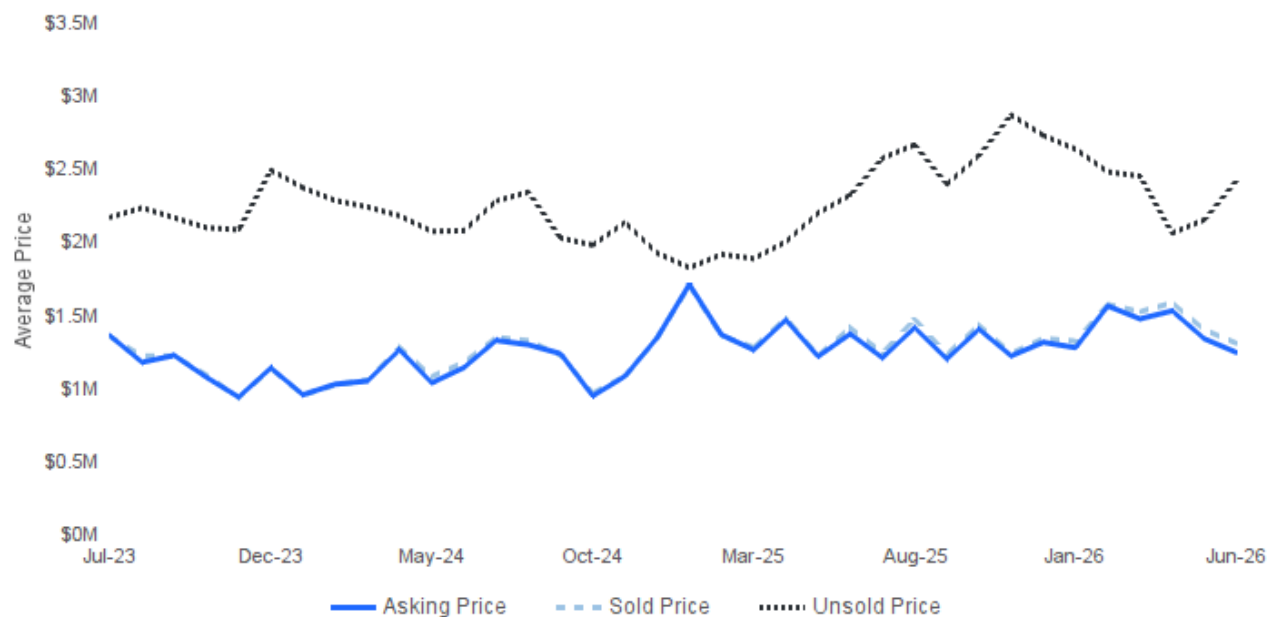
AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2026 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

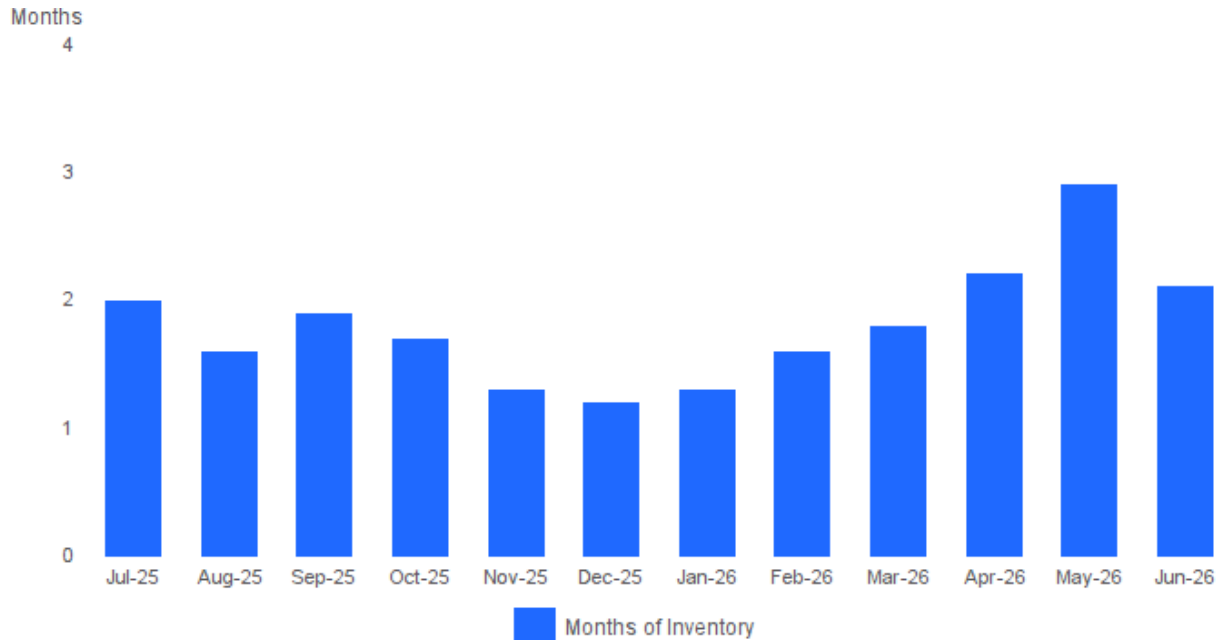
Unsold Price | the average active list price



ABSORPTION RATE

June 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

June 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.

