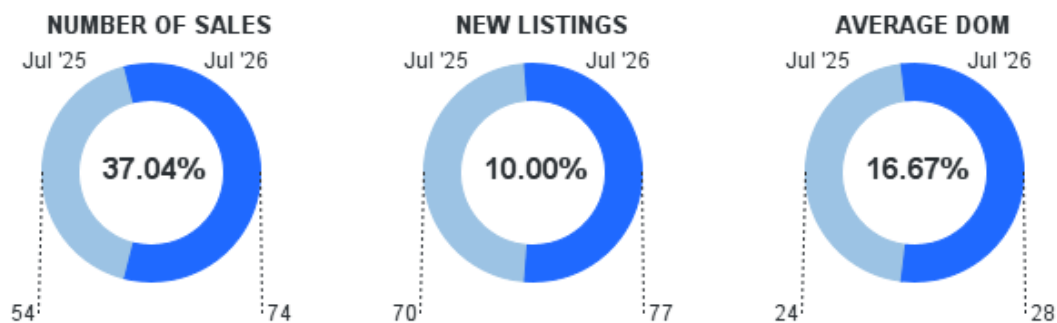


FAIRFIELD | July 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



8.18% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

16.11% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

10.29% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

14.71% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Jul '25

 Jul '26

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

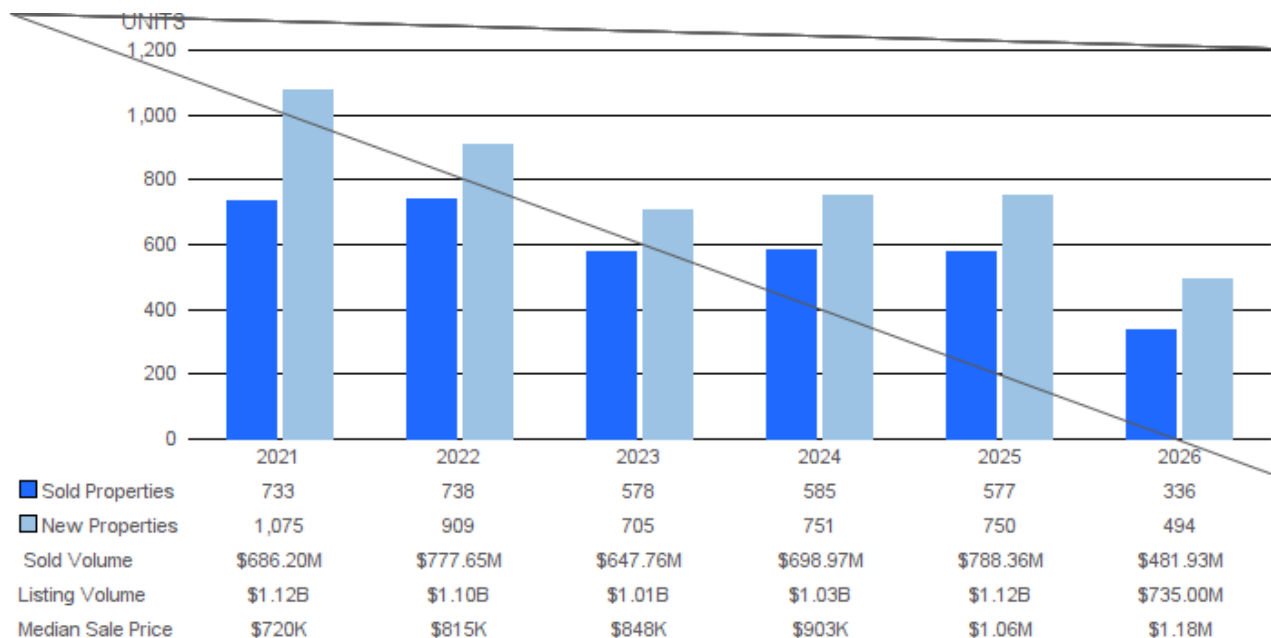
July 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	July 2026	July 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	77	70	10%	494	484	2.07%
Sold Listings	74	54	37.04%	336	313	7.35%
Median List Price (Solds)	\$1,099,000	\$996,500	10.29%	\$1,074,500	\$995,000	7.99%
Median Sold Price	\$1,190,000	\$1,100,000	8.18%	\$1,175,000	\$1,025,000	14.63%
Median Days on Market	18	13	38.46%	16	12	33.33%
Average List Price (Solds)	\$1,389,141	\$1,211,049	14.71%	\$1,379,826	\$1,352,218	2.04%
Average Sold Price	\$1,444,689	\$1,244,220	16.11%	\$1,434,306	\$1,371,228	4.6%
Average Days on Market	28	24	16.67%	32	28	14.29%
List/Sold Price Ratio	105.3%	104.2%	1.11%	105.2%	103.3%	1.82%

SOLD AND NEW PROPERTIES (UNITS)

July 2026 | Single Family Homes ?

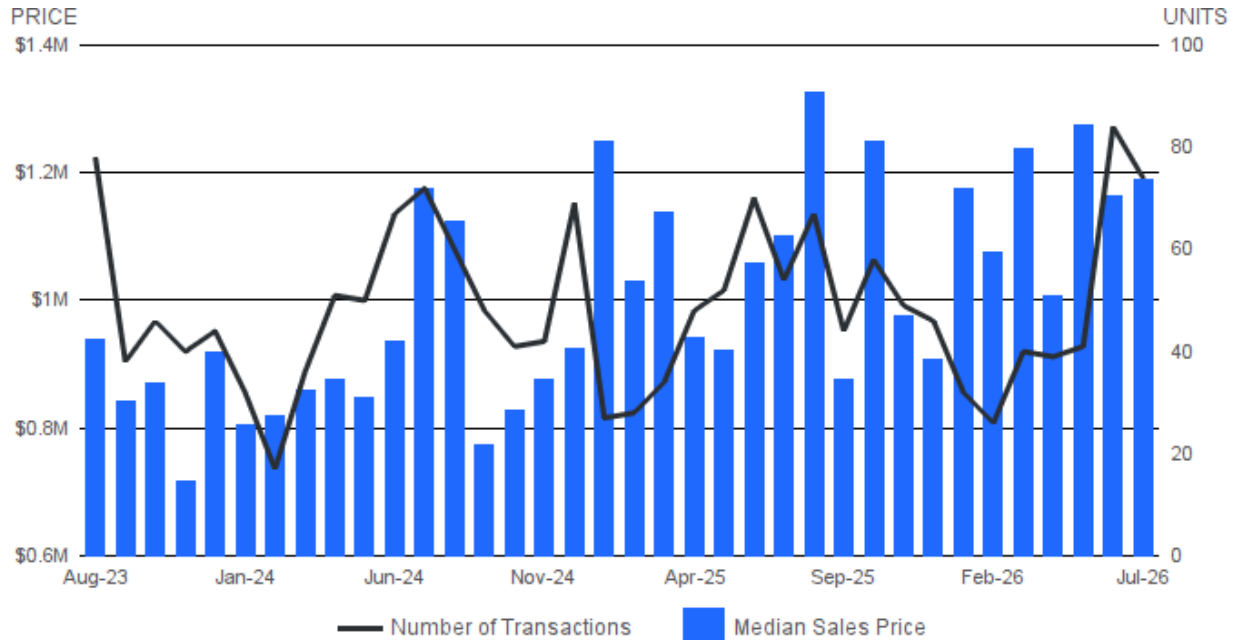
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

July 2026 | Single Family Homes ?

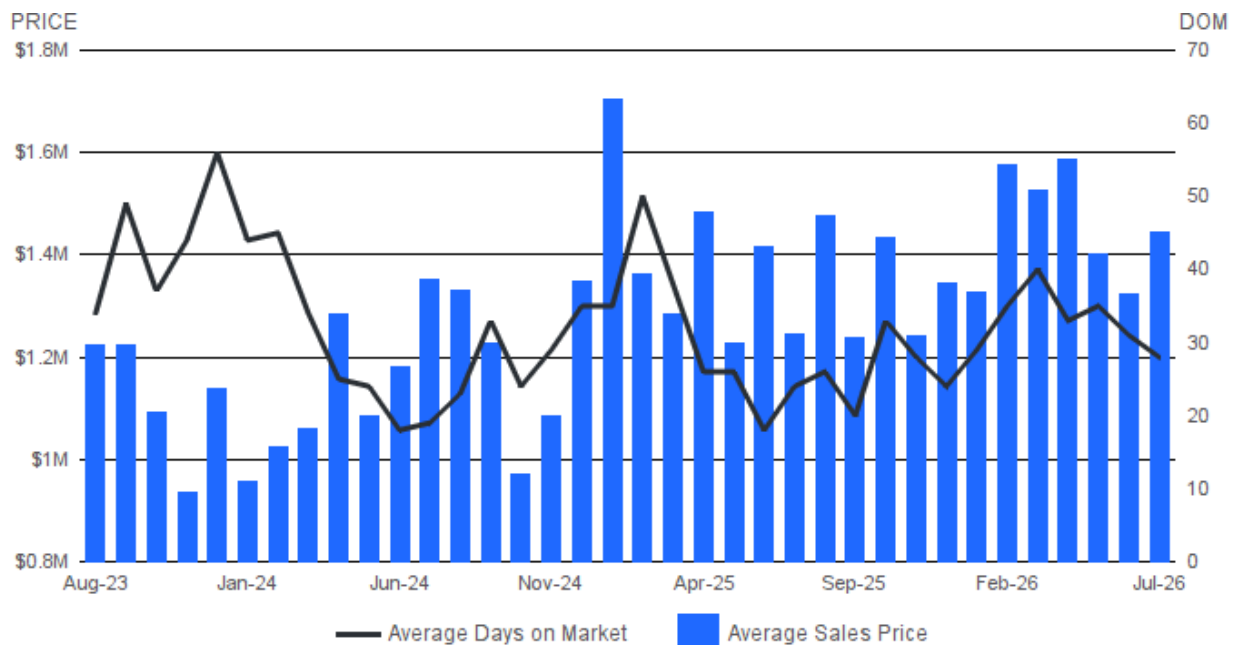
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2026 | Single Family Homes ?

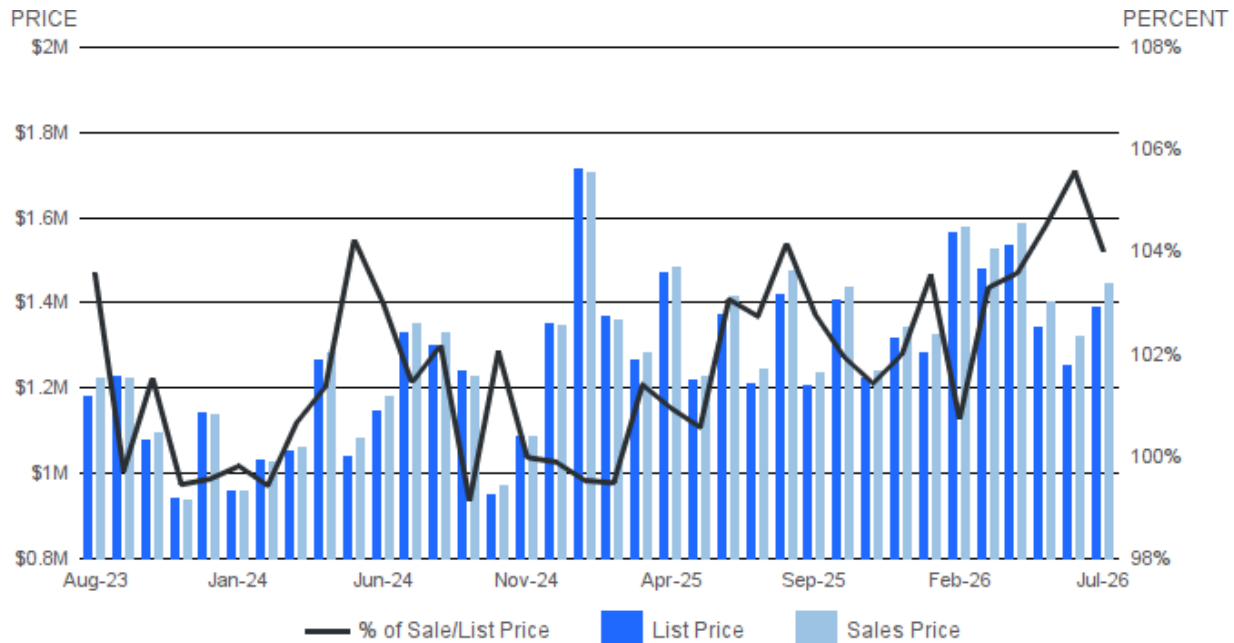
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 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

July 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.

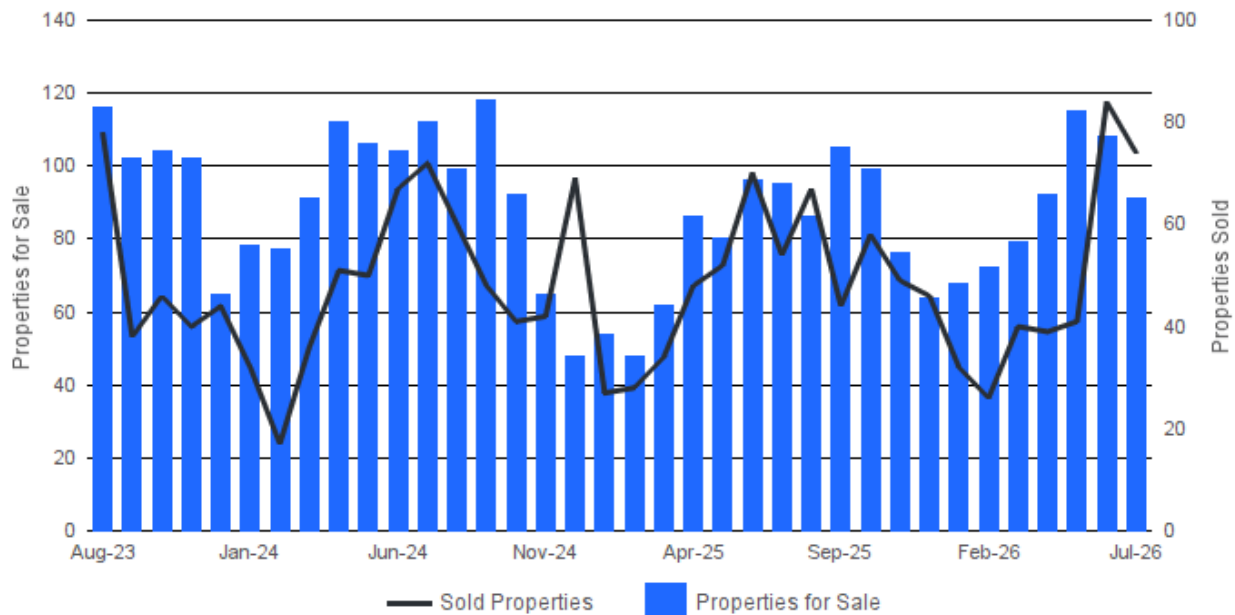


PROPERTIES FOR SALE AND SOLD PROPERTIES

July 2026 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



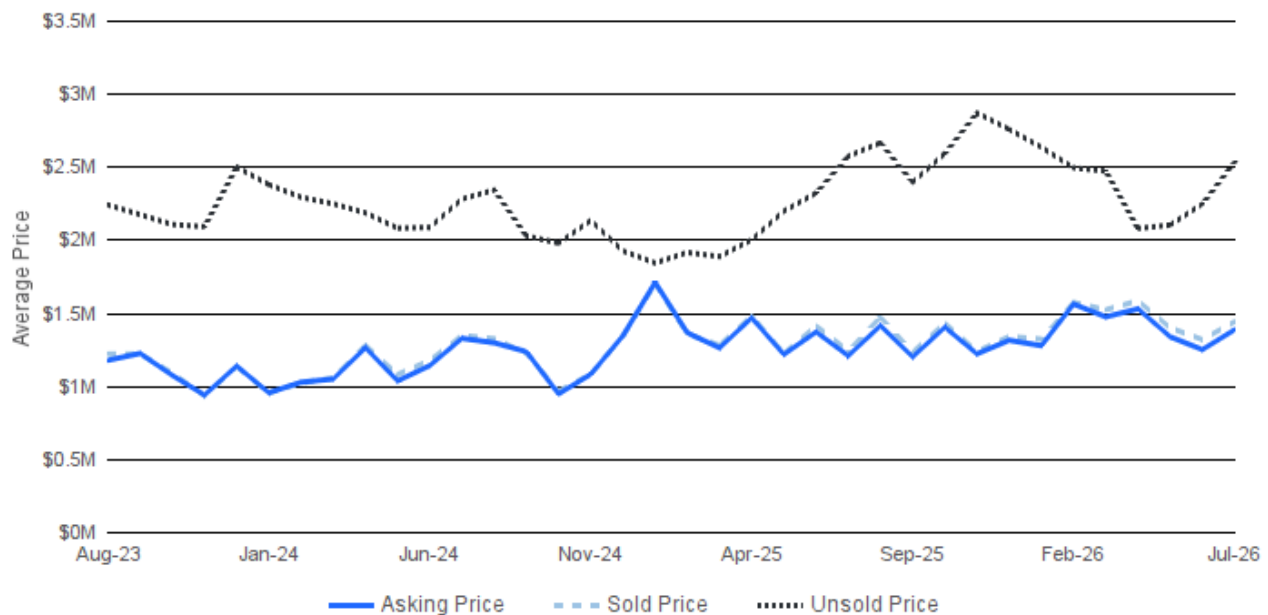
AVERAGE ASKING/SOLD/UNSOLD PRICE

July 2026 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

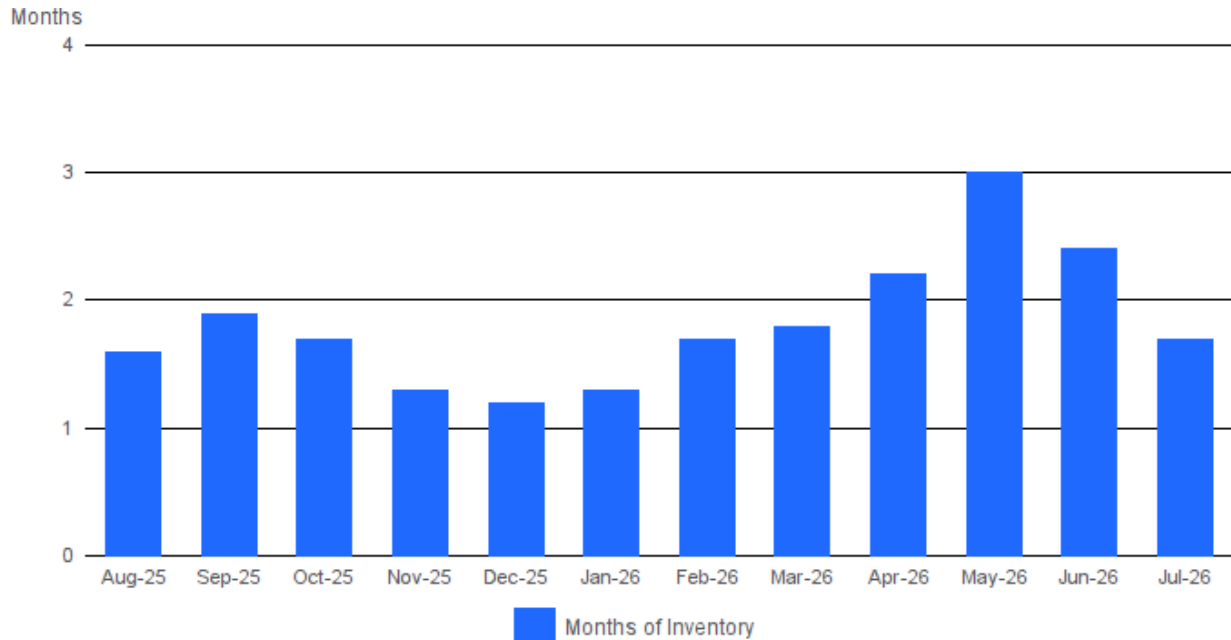
Unsold Price | the average active list price



ABSORPTION RATE

July 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

July 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.

