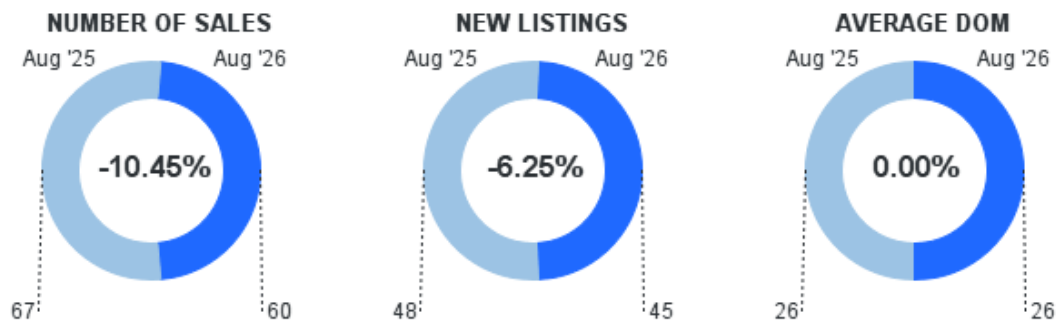


FAIRFIELD | August 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-10.75% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-6.80% ↓

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-11.73% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

-7.41% ↓

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY HOMES

■ Aug '25 ■ Aug '26

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

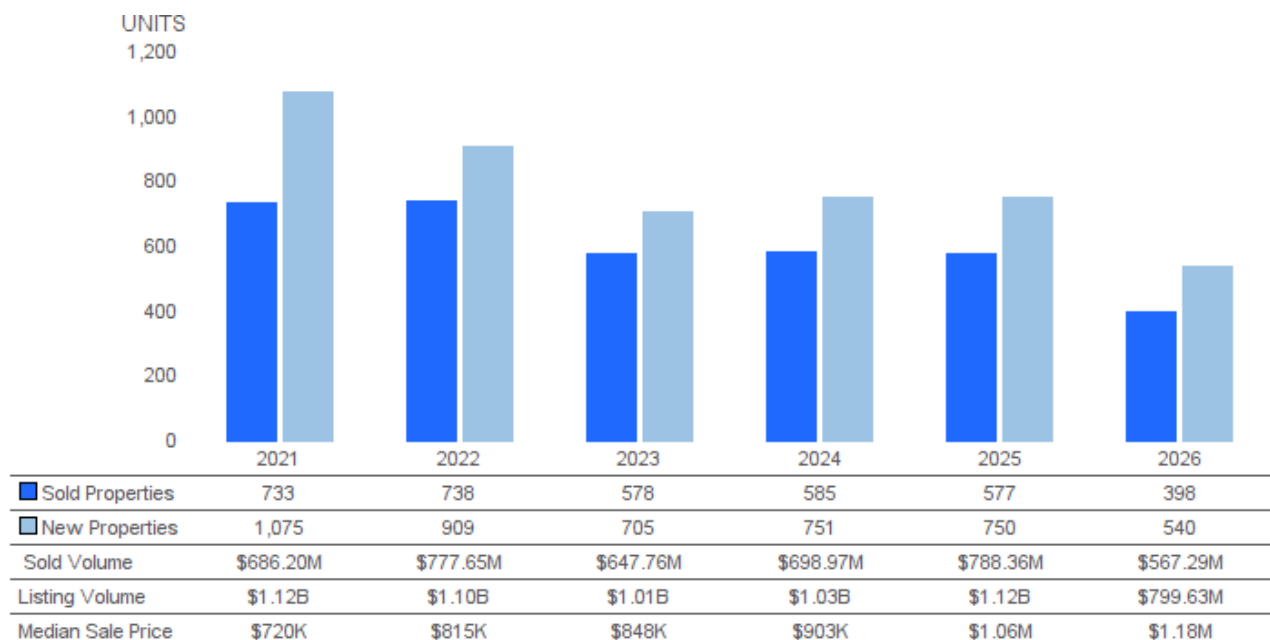
August 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	August 2026	August 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	45	48	-6.25% ↓	540	532	1.5% ↑
Sold Listings	60	67	-10.45% ↓	398	380	4.74% ↑
Median List Price (Solds)	\$1,099,000	\$1,245,000	-11.73% ↓	\$1,099,000	\$999,900	9.91% ↑
Median Sold Price	\$1,182,500	\$1,325,000	-10.75% ↓	\$1,175,000	\$1,100,000	6.82% ↑
Median Days on Market	19	11	72.73% ↑	17	12	41.67% ↑
Average List Price (Solds)	\$1,312,386	\$1,417,417	-7.41% ↓	\$1,369,765	\$1,363,714	0.44% ↑
Average Sold Price	\$1,376,066	\$1,476,486	-6.8% ↓	\$1,425,341	\$1,389,787	2.56% ↑
Average Days on Market	26	26	0%	31	28	10.71% ↑
List/Sold Price Ratio	106.2%	104.9%	1.24% ↑	105.3%	103.6%	1.66% ↑

SOLD AND NEW PROPERTIES (UNITS)

August 2026 | Single Family Homes ?

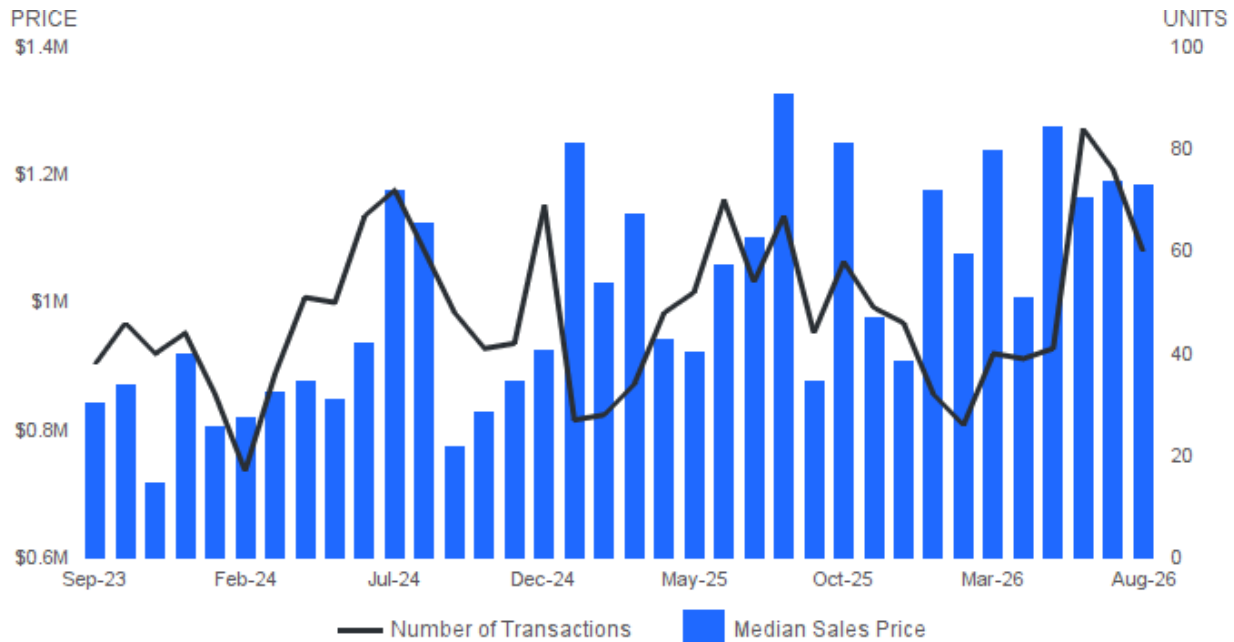
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

August 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

August 2026 | Single Family Homes ?

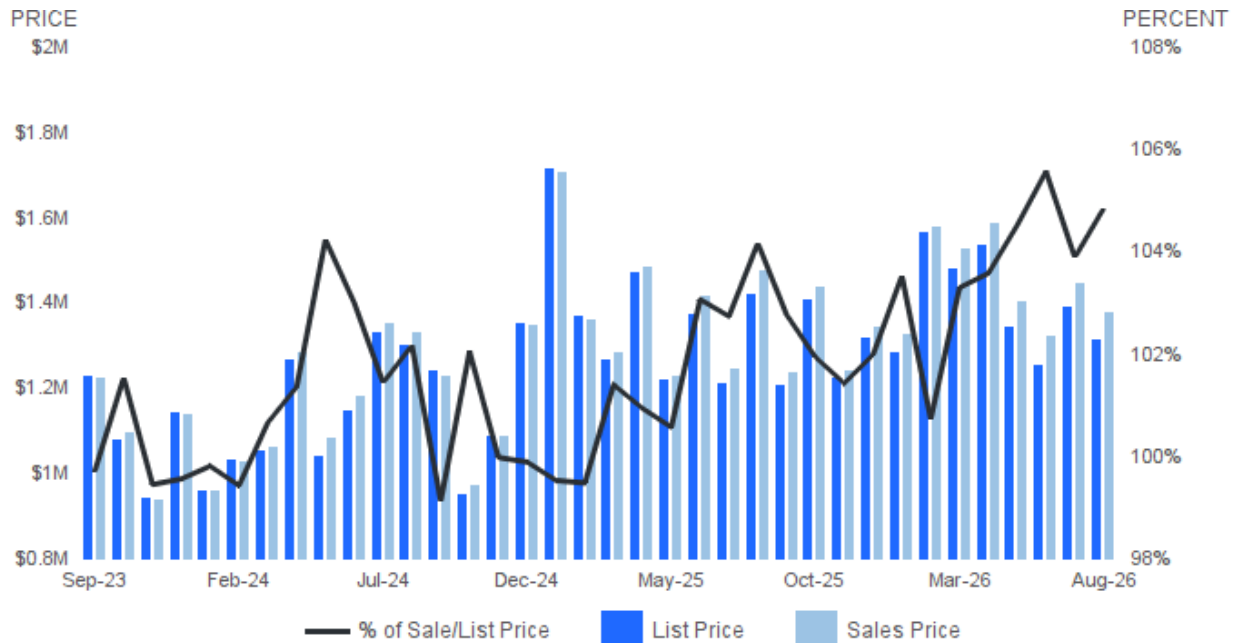
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

August 2026 | Single Family Homes ?

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

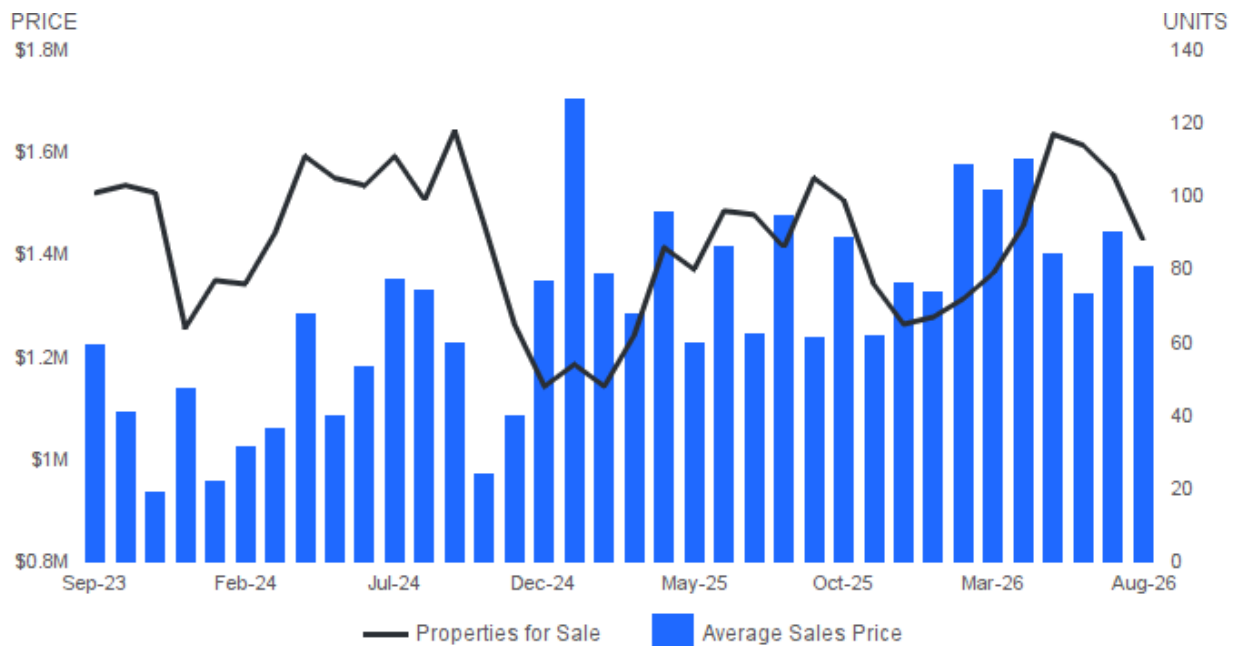


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

August 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.

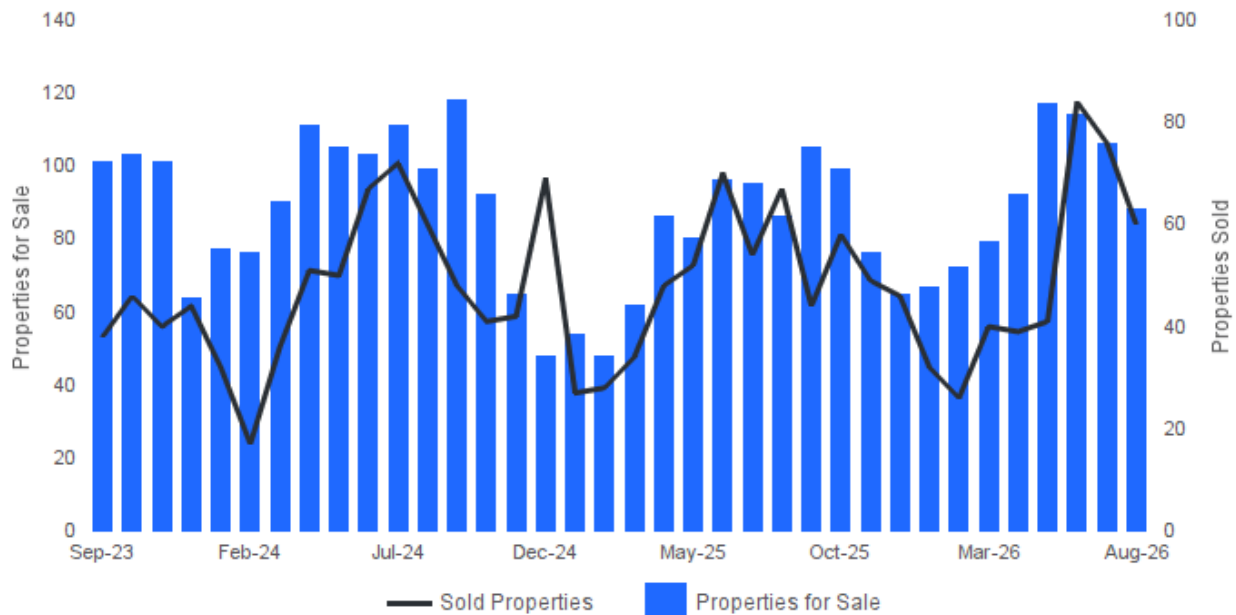


PROPERTIES FOR SALE AND SOLD PROPERTIES

August 2026 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



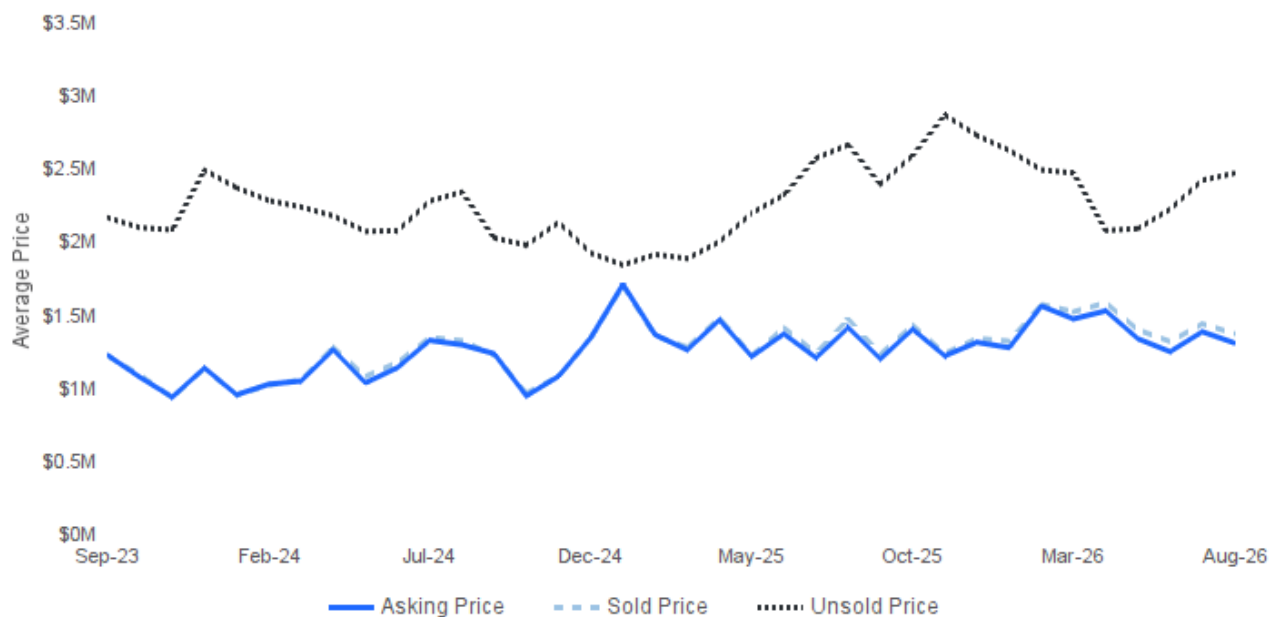
AVERAGE ASKING/SOLD/UNSOLD PRICE

August 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

August 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

August 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.

