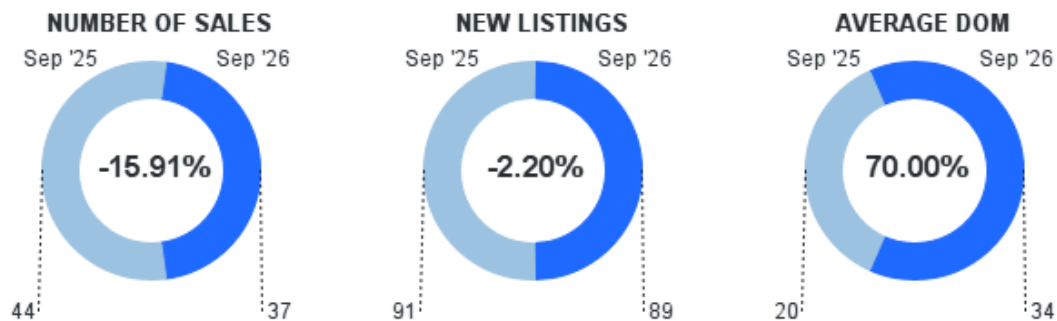


FAIRFIELD | September 2026

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



42.86% 

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

15.67% 

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

41.14% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

14.02% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Sep '25  Sep '26

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

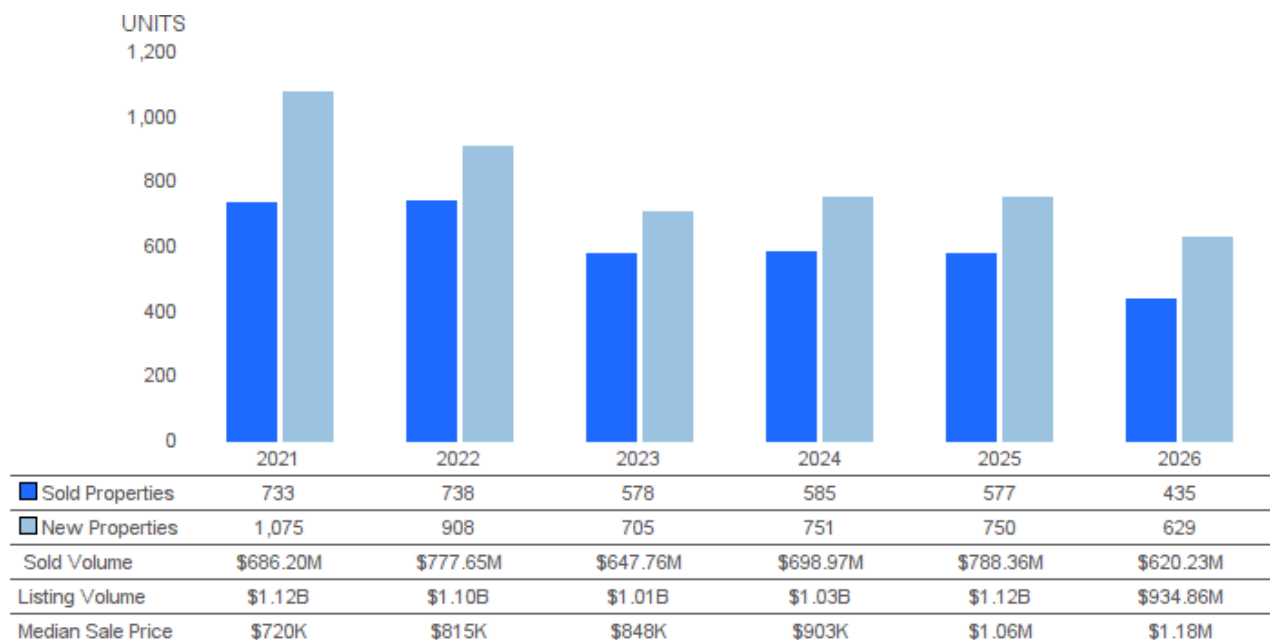
September 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	September 2026	September 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	89	91	-2.2% ↓	629	623	0.96% ↑
Sold Listings	37	44	-15.91% ↓	435	424	2.59% ↑
Median List Price (Solds)	\$1,199,000	\$849,500	41.14% ↑	\$1,099,000	\$999,000	10.01% ↑
Median Sold Price	\$1,250,000	\$875,000	42.86% ↑	\$1,175,000	\$1,085,000	8.29% ↑
Median Days on Market	26	15	73.33% ↑	18	13	38.46% ↑
Average List Price (Solds)	\$1,372,316	\$1,203,606	14.02% ↑	\$1,369,982	\$1,347,099	1.7% ↑
Average Sold Price	\$1,430,837	\$1,236,967	15.67% ↑	\$1,425,809	\$1,373,928	3.78% ↑
Average Days on Market	34	20	70% ↑	32	27	18.52% ↑
List/Sold Price Ratio	105%	102.9%	2.06% ↑	105.3%	103.5%	1.71% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 2026 | Single Family Homes ?

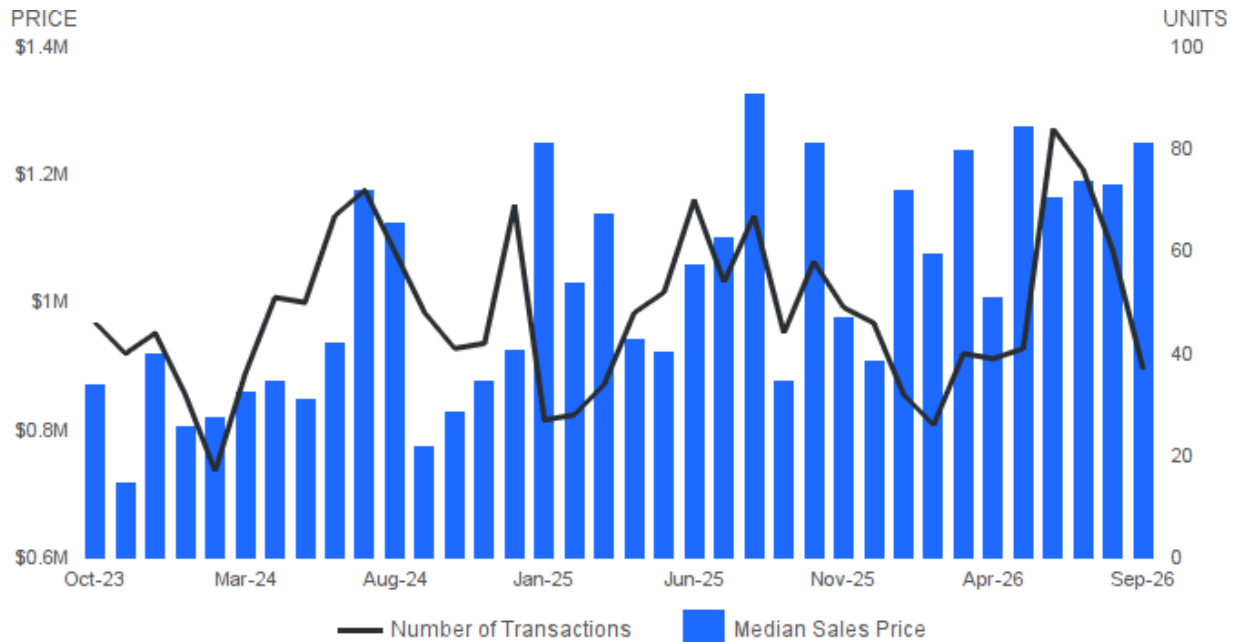
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

September 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

September 2026 | Single Family Homes ?

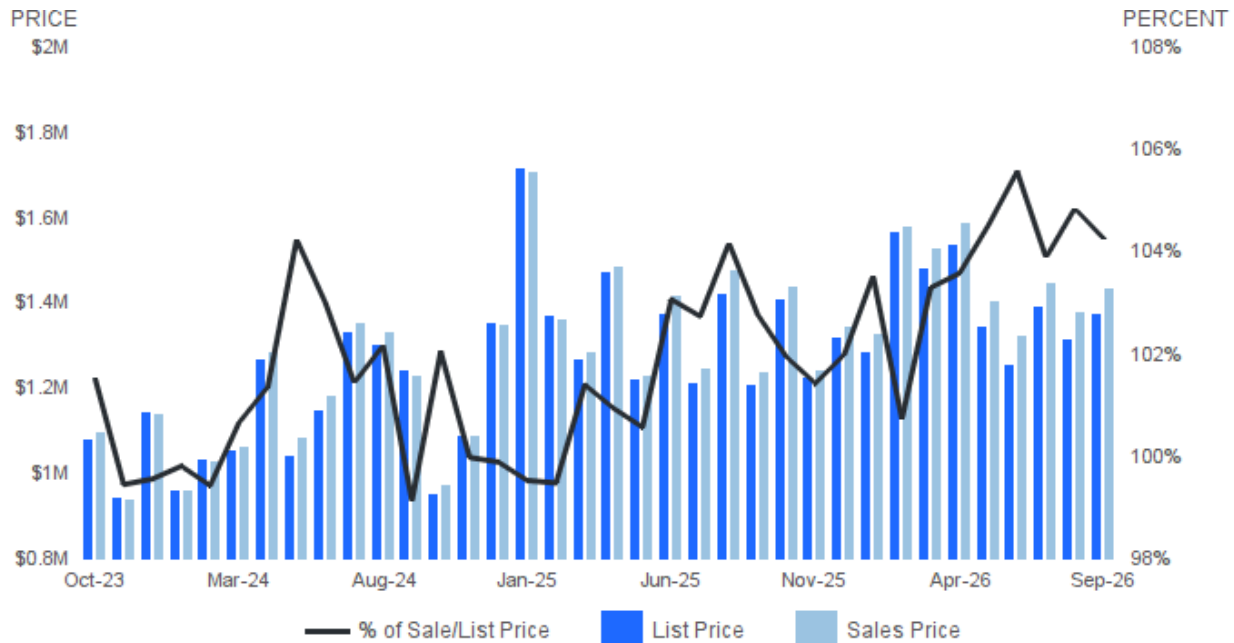
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 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

September 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

September 2026 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



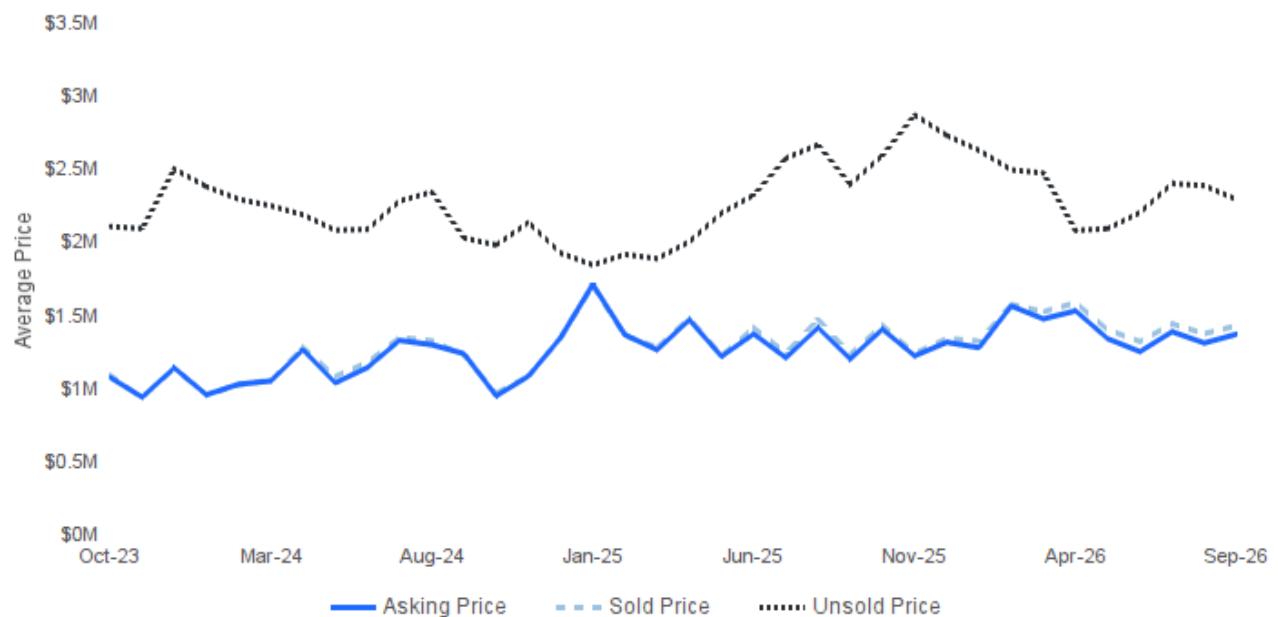
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2026 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

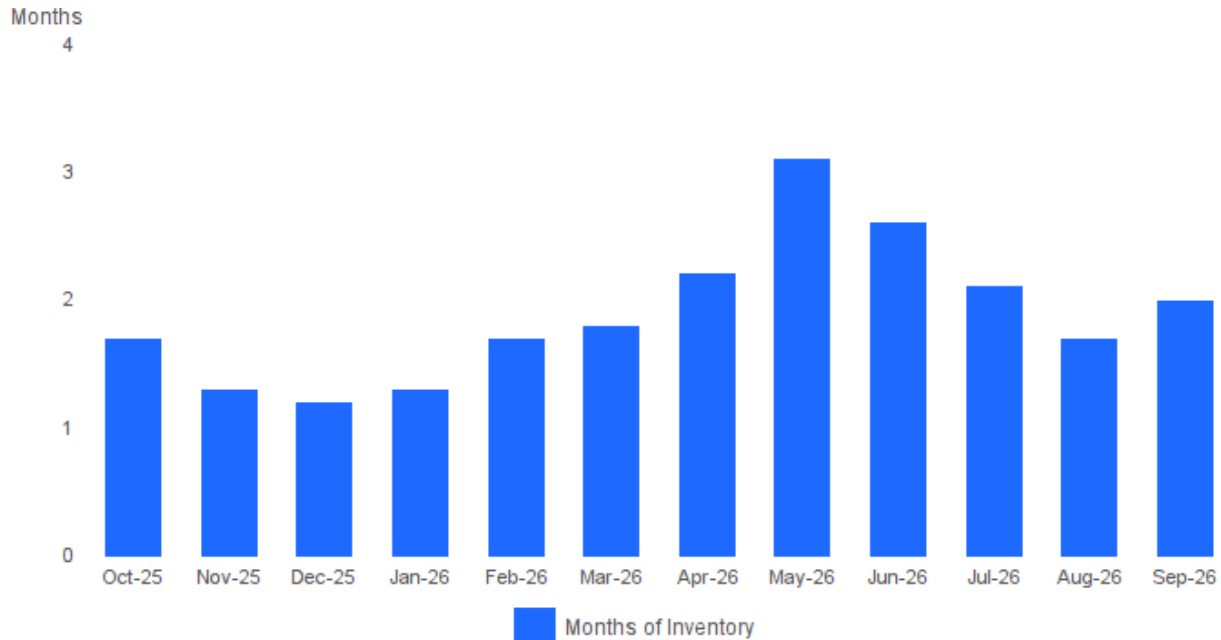
Unsold Price | the average active list price



ABSORPTION RATE

September 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

September 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.

