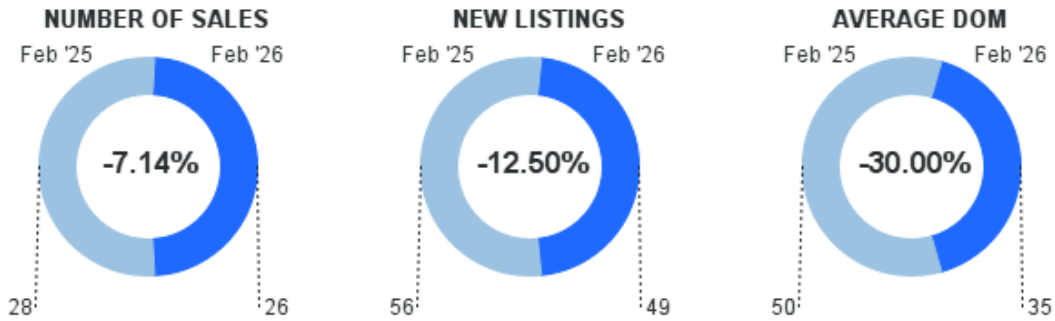



FAIRFIELD | February 2026

REAL ESTATE SNAPSHOT - Change since this time last year


Single Family Homes




4.32% 
MEDIAN SALES PRICE
SINGLE FAMILY HOMES

15.82% 
AVERAGE SALES PRICE
SINGLE FAMILY HOMES

2.37% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

14.38% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

 Feb '25  Feb '26

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

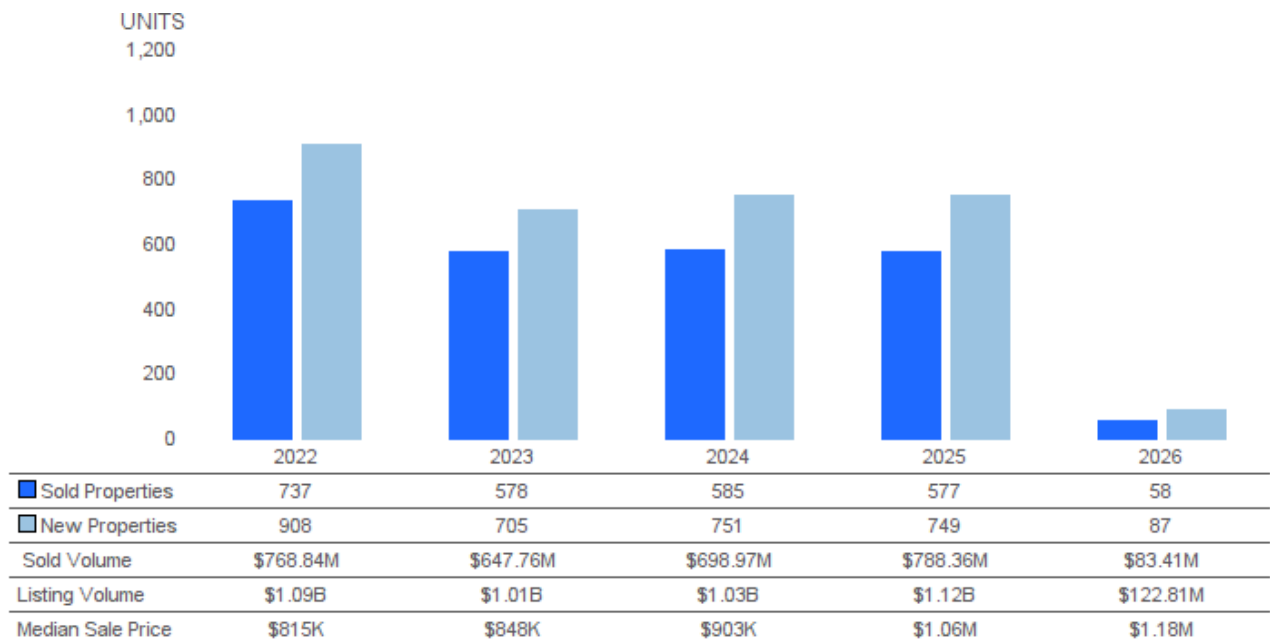
February 2026 | Single Family Homes ?

	Month to Date			Year to Date		
	February 2026	February 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	49	56	-12.5% ↓	87	101	-13.86% ↓
Sold Listings	26	28	-7.14% ↓	58	55	5.45% ↑
Median List Price (Solds)	\$972,000	\$949,500	2.37% ↑	\$1,012,500	\$1,099,500	-7.91% ↓
Median Sold Price	\$1,074,500	\$1,030,000	4.32% ↑	\$1,175,000	\$1,200,000	-2.08% ↓
Median Days on Market	14	35	-60% ↓	13	24	-45.83% ↓
Average List Price (Solds)	\$1,565,030	\$1,368,260	14.38% ↑	\$1,408,024	\$1,537,600	-8.43% ↓
Average Sold Price	\$1,576,445	\$1,361,142	15.82% ↑	\$1,438,132	\$1,529,981	-6% ↓
Average Days on Market	35	50	-30% ↓	32	42	-23.81% ↓
List/Sold Price Ratio	103.8%	100.5%	3.25% ↑	103.9%	100.5%	3.38% ↑

SOLD AND NEW PROPERTIES (UNITS)

February 2026 | Single Family Homes ?

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

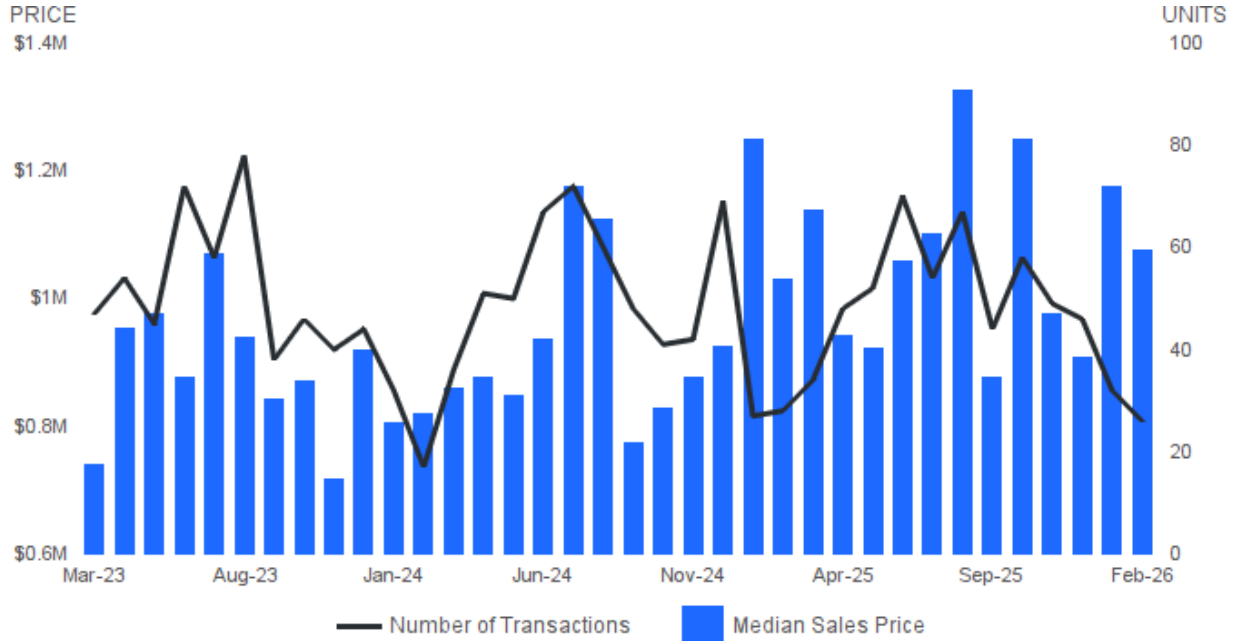


Sold Properties	737	578	585	577	58
New Properties	908	705	751	749	87
Sold Volume	\$768.84M	\$647.76M	\$698.97M	\$788.36M	\$83.41M
Listing Volume	\$1.09B	\$1.01B	\$1.03B	\$1.12B	\$122.81M
Median Sale Price	\$815K	\$848K	\$903K	\$1.06M	\$1.18M

MEDIAN SALES PRICE AND NUMBER OF SALES

February 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

February 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

February 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

February 2026 | Single Family Homes ?

Average Sales Price | Average sales price for all properties sold.

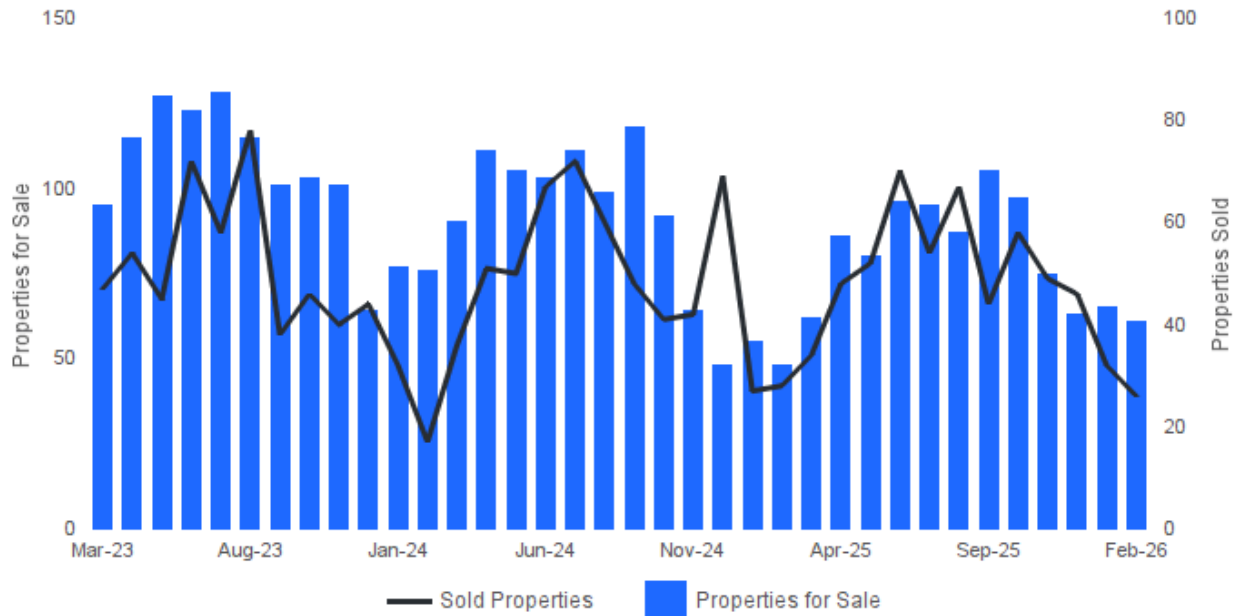
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2026 | Single Family Homes ?

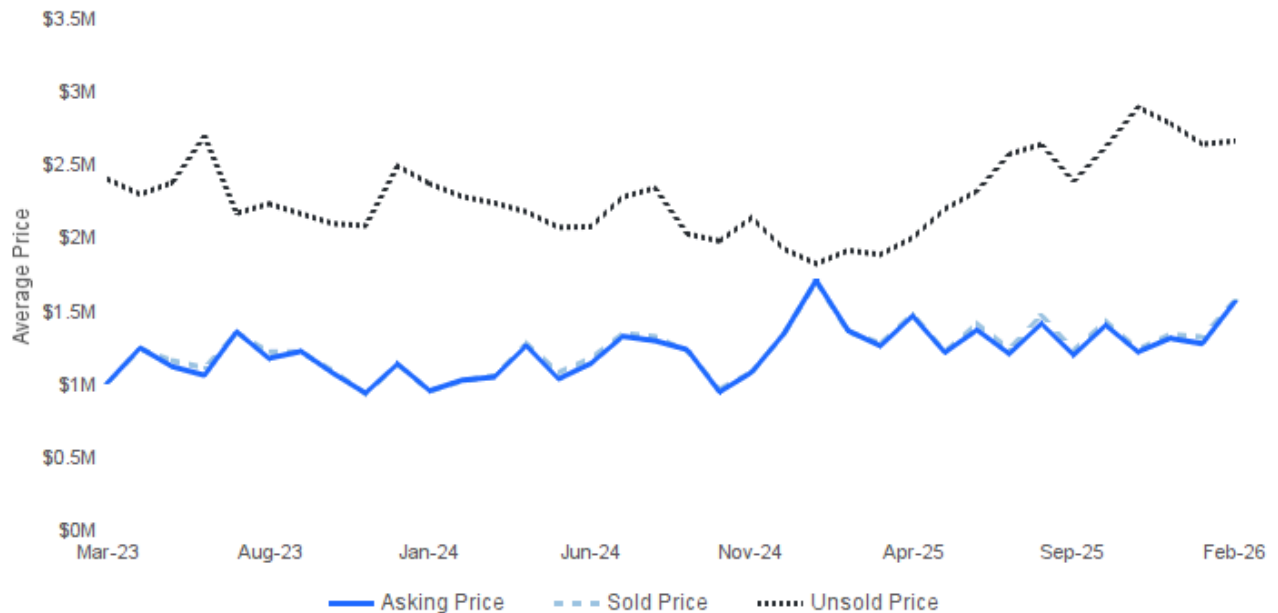
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2026 | Single Family Homes ?

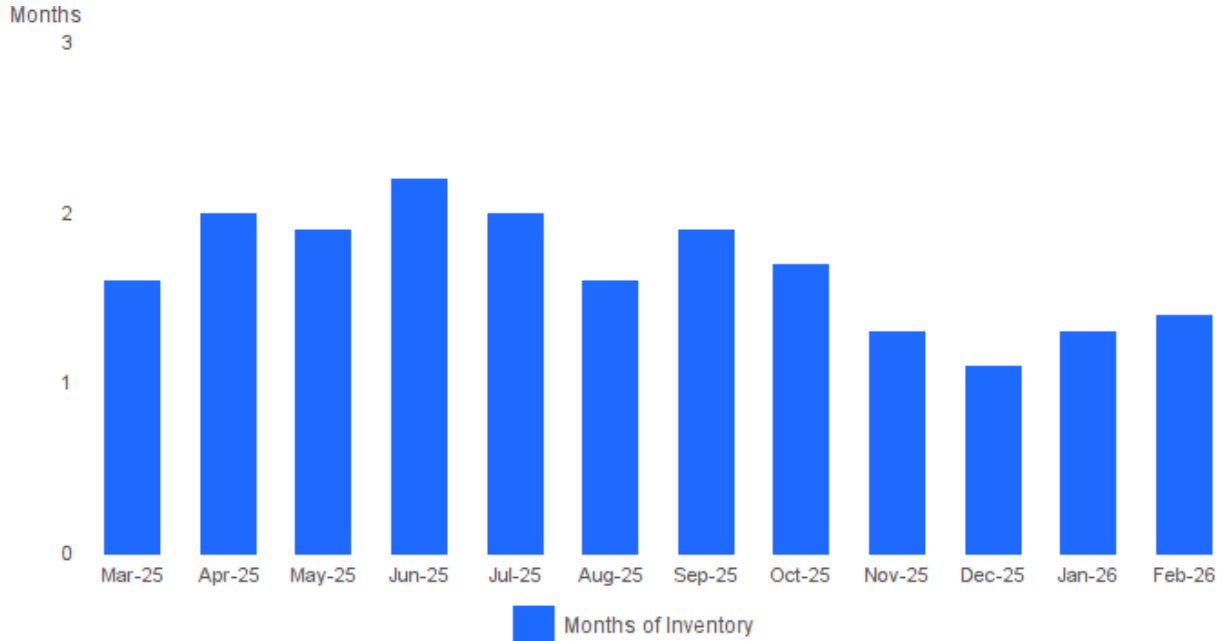
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

February 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

February 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.

