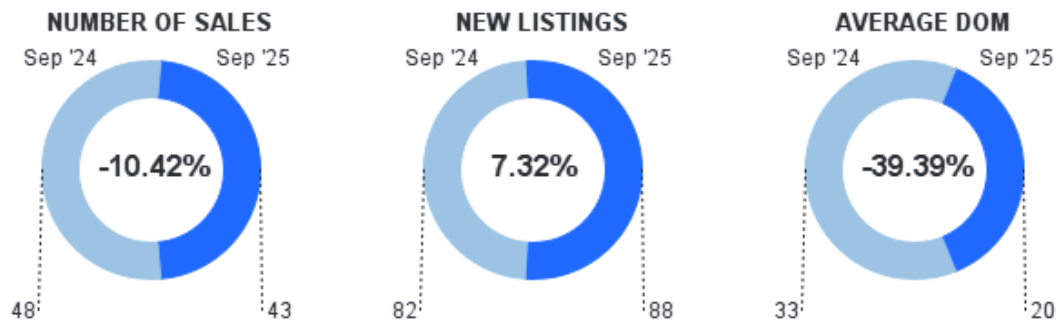


FAIRFIELD | September 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



13.27% ↑

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

1.88% ↑

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

6.99% ↑

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

-1.78% ↓

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

■ Sep '24 ■ Sep '25

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

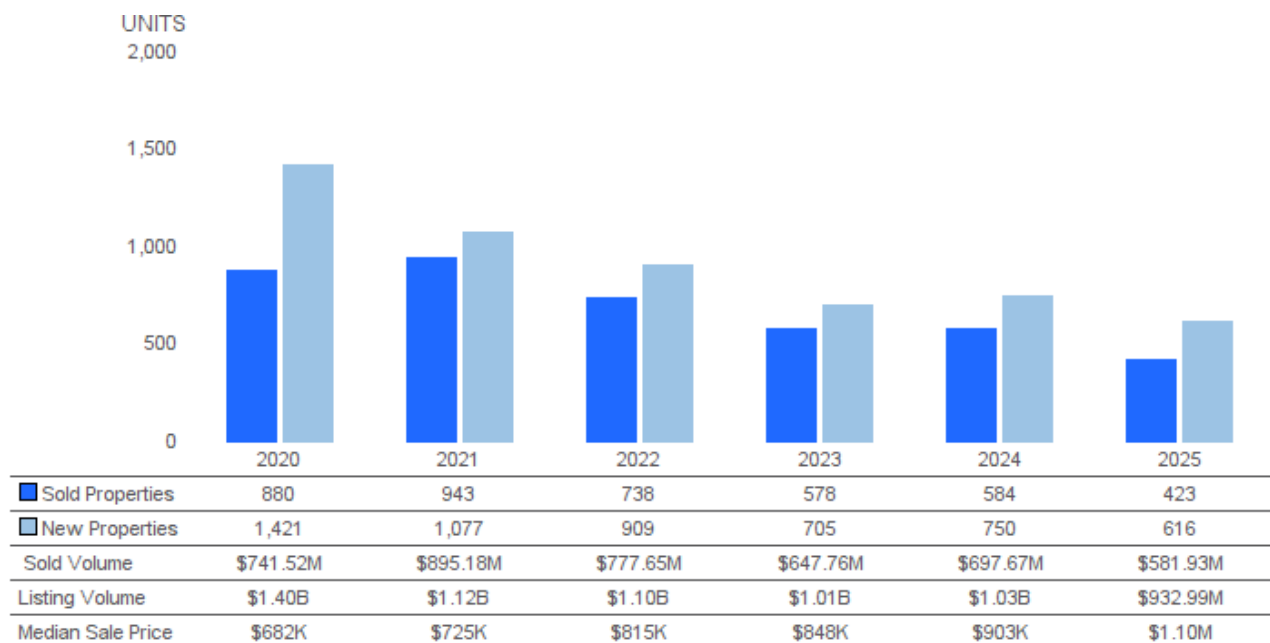
September 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	September 2025	September 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	88	82	7.32% ↑	616	643	-4.2% ↓
Sold Listings	43	48	-10.42% ↓	423	432	-2.08% ↓
Median List Price (Solds)	\$850,000	\$794,500	6.99% ↑	\$999,000	\$875,000	14.17% ↑
Median Sold Price	\$875,000	\$772,500	13.27% ↑	\$1,100,000	\$911,750	20.65% ↑
Median Days on Market	16	20	-20% ↓	13	13	0%
Average List Price (Solds)	\$1,217,109	\$1,239,116	-1.78% ↓	\$1,348,811	\$1,183,767	13.94% ↑
Average Sold Price	\$1,251,396	\$1,228,281	1.88% ↑	\$1,375,719	\$1,202,364	14.42% ↑
Average Days on Market	20	33	-39.39% ↓	27	26	3.85% ↑
List/Sold Price Ratio	103%	100.2%	2.85% ↑	103.5%	102.5%	0.94% ↑

SOLD AND NEW PROPERTIES (UNITS)

September 2025 | Single Family Homes ?

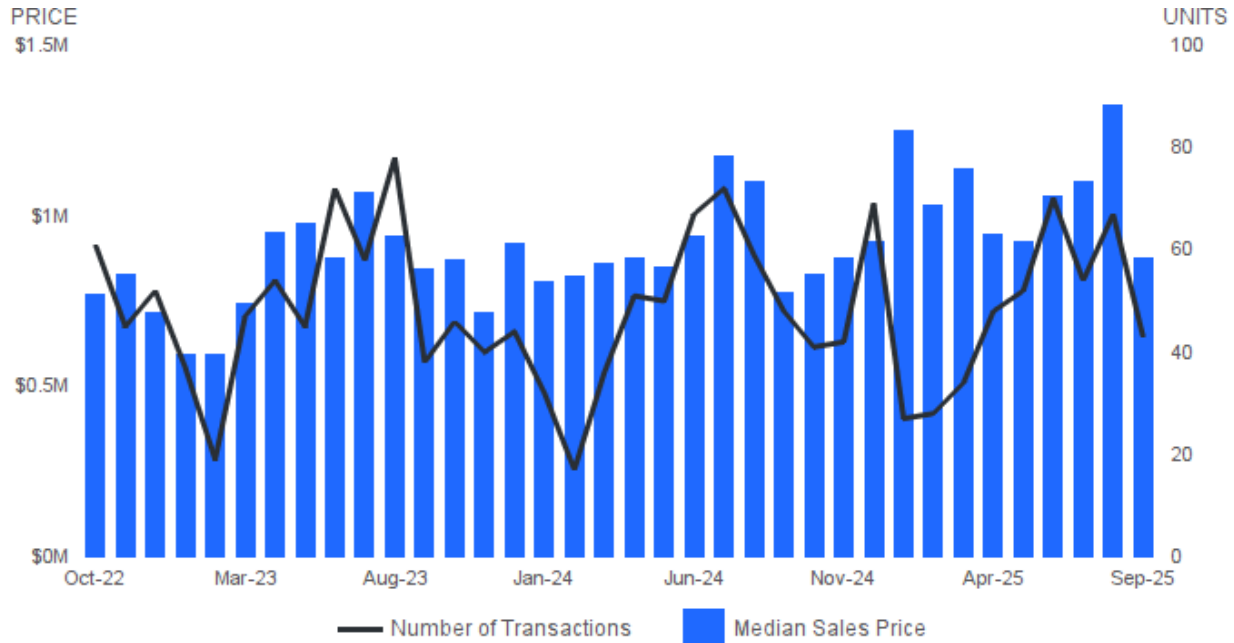
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

September 2025 | Single Family Homes ?

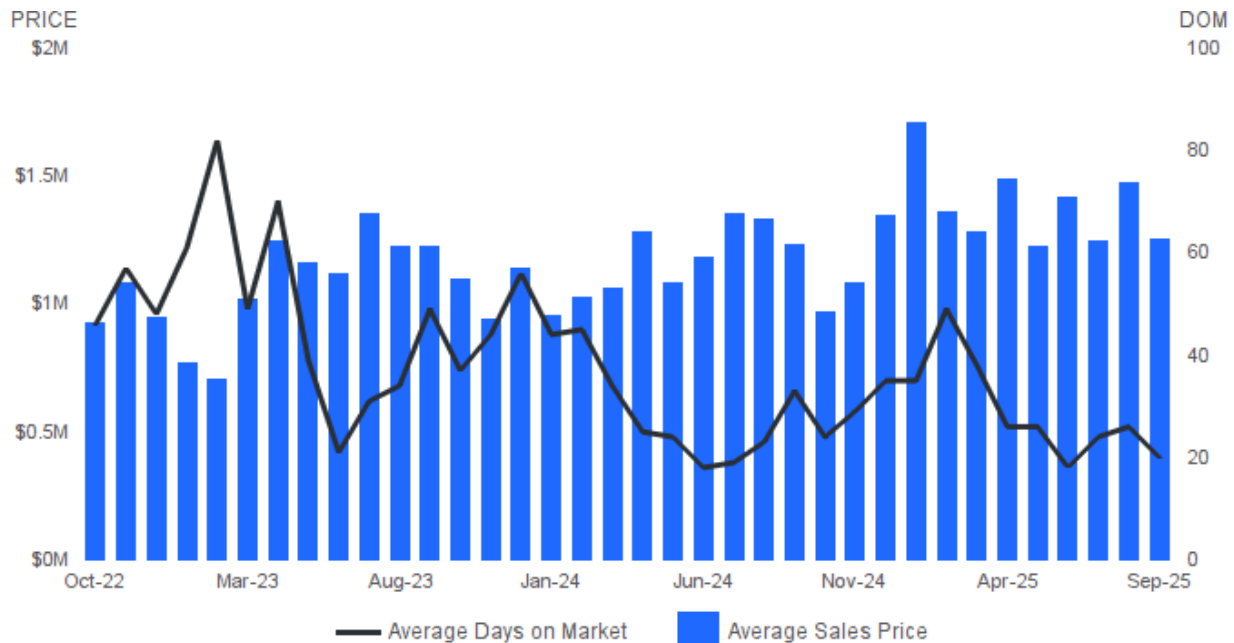
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

September 2025 | Single Family Homes ?

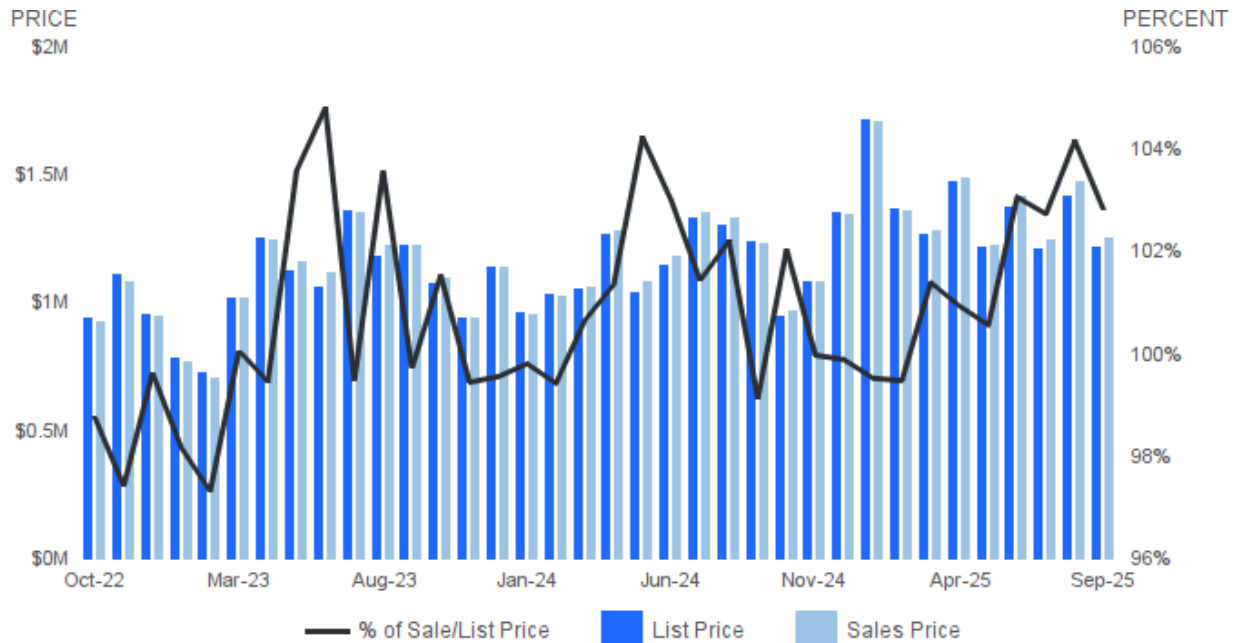
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

September 2025 | Single Family Homes ?

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

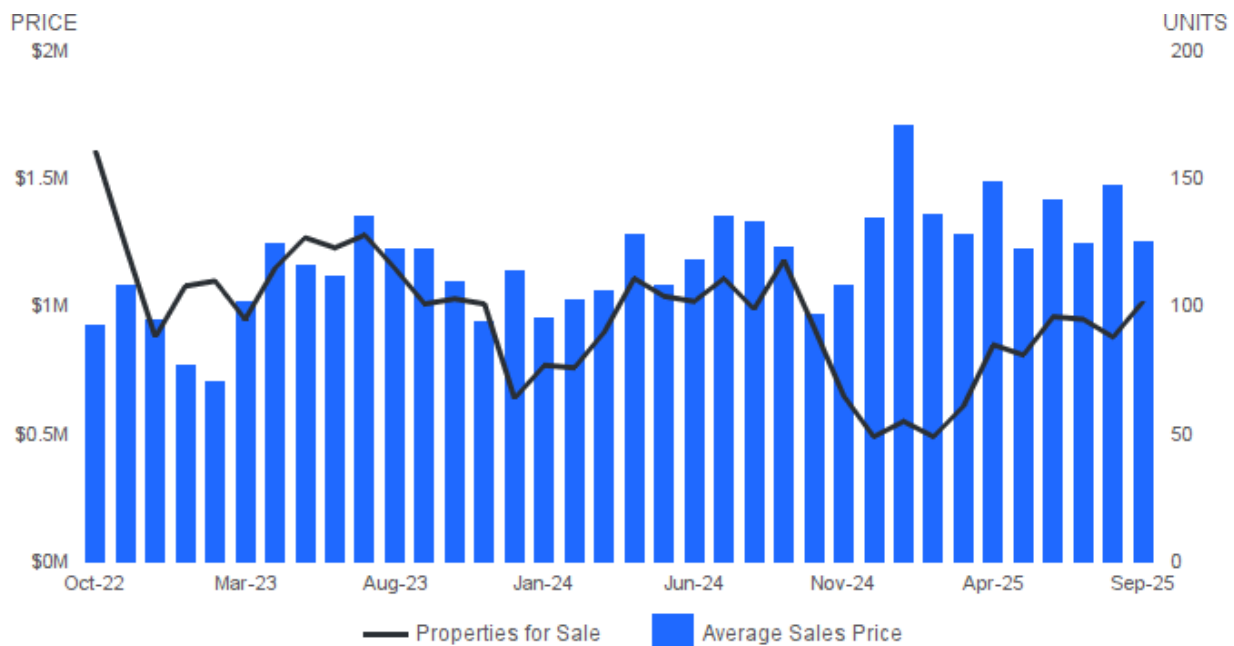


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

September 2025 | 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 2025 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



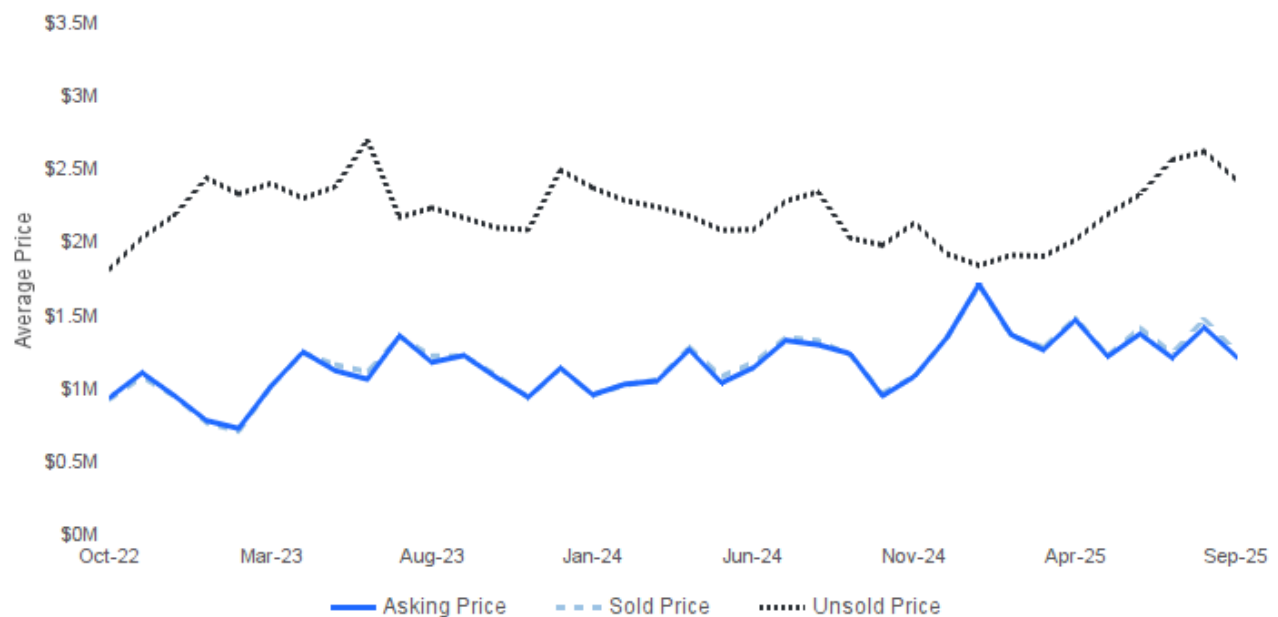
AVERAGE ASKING/SOLD/UNSOLD PRICE

September 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

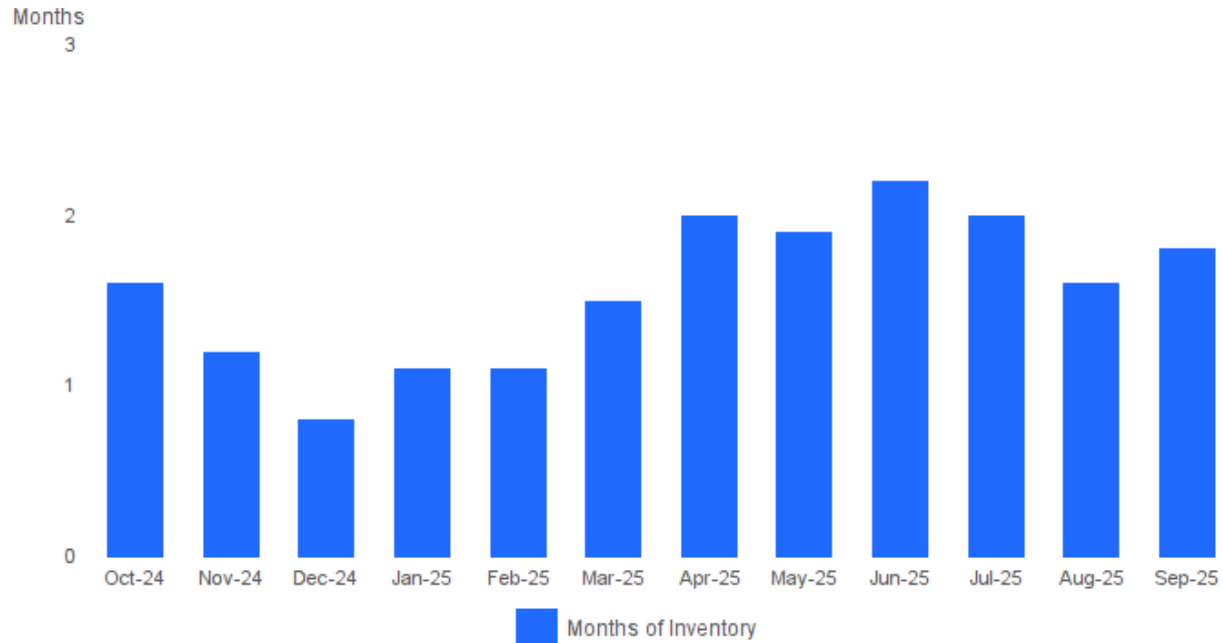
Unsold Price | the average active list price



ABSORPTION RATE

September 2025 | 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 2025 | 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.

