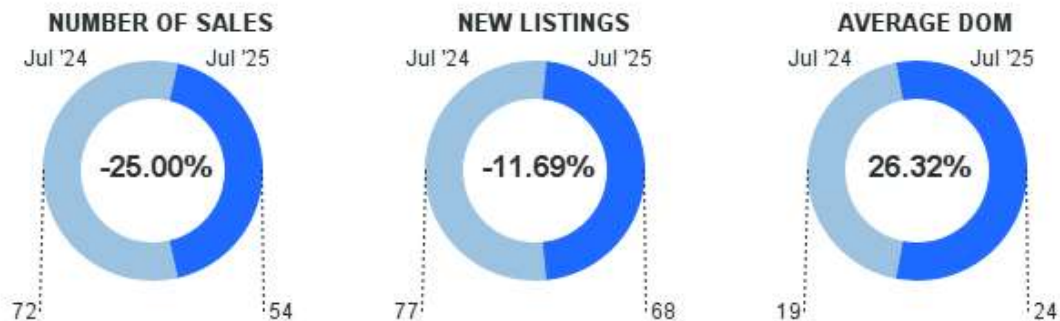


FAIRFIELD | July 2025

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-6.38% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-7.83% ↓

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-12.36% ↓

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

-9.00% ↓

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

■ Jul '24 ■ Jul '25

AREA REPORT

FAIRFIELD

FULL MARKET SUMMARY

July 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	July 2025	July 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	68	77	-11.69% ↓	480	503	-4.57% ↓
Sold Listings	54	72	-25% ↓	313	325	-3.69% ↓
Median List Price (Solds)	\$996,500	\$1,137,000	-12.36% ↓	\$995,000	\$879,000	13.2% ↑
Median Sold Price	\$1,100,000	\$1,175,000	-6.38% ↓	\$1,025,000	\$912,000	12.39% ↑
Median Days on Market	13	11	18.18% ↑	12	13	-7.69% ↓
Average List Price (Solds)	\$1,211,049	\$1,330,773	-9% ↓	\$1,352,218	\$1,154,383	17.14% ↑
Average Sold Price	\$1,244,220	\$1,349,987	-7.83% ↓	\$1,371,228	\$1,175,489	16.65% ↑
Average Days on Market	24	19	26.32% ↑	28	26	7.69% ↑
List/Sold Price Ratio	104.2%	102.3%	1.78% ↑	103.3%	102.8%	0.47% ↑

SOLD AND NEW PROPERTIES (UNITS)

July 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

July 2025 | Single Family Homes ?

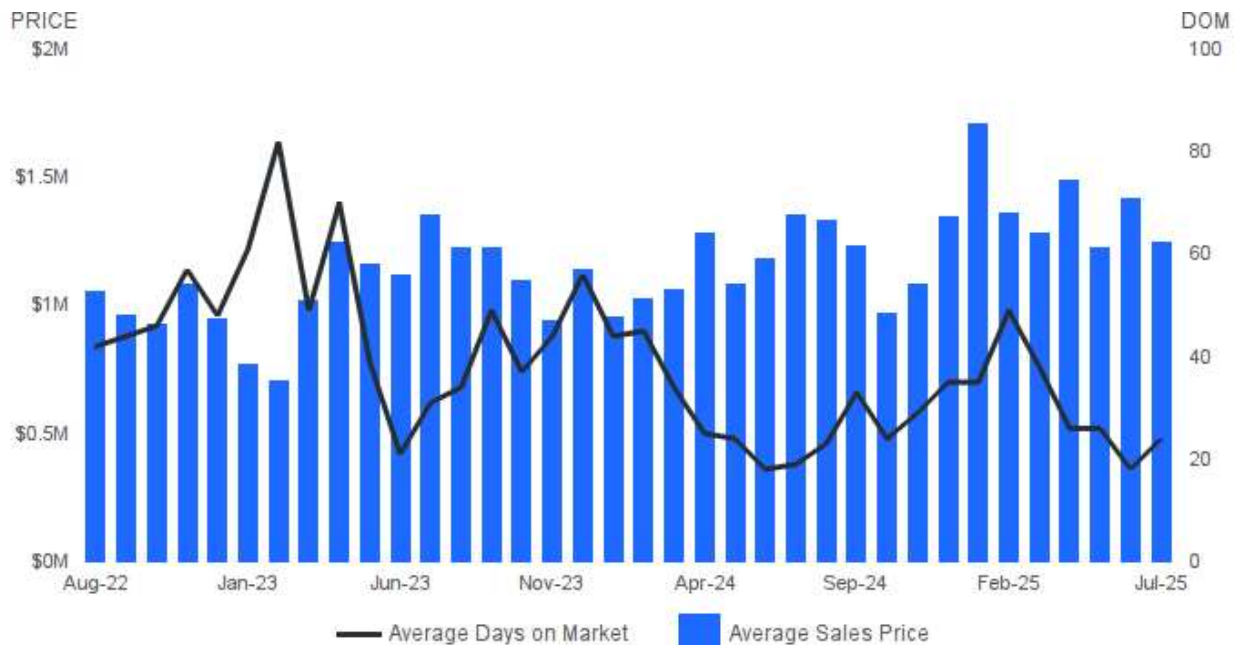
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

July 2025 | Single Family Homes ?

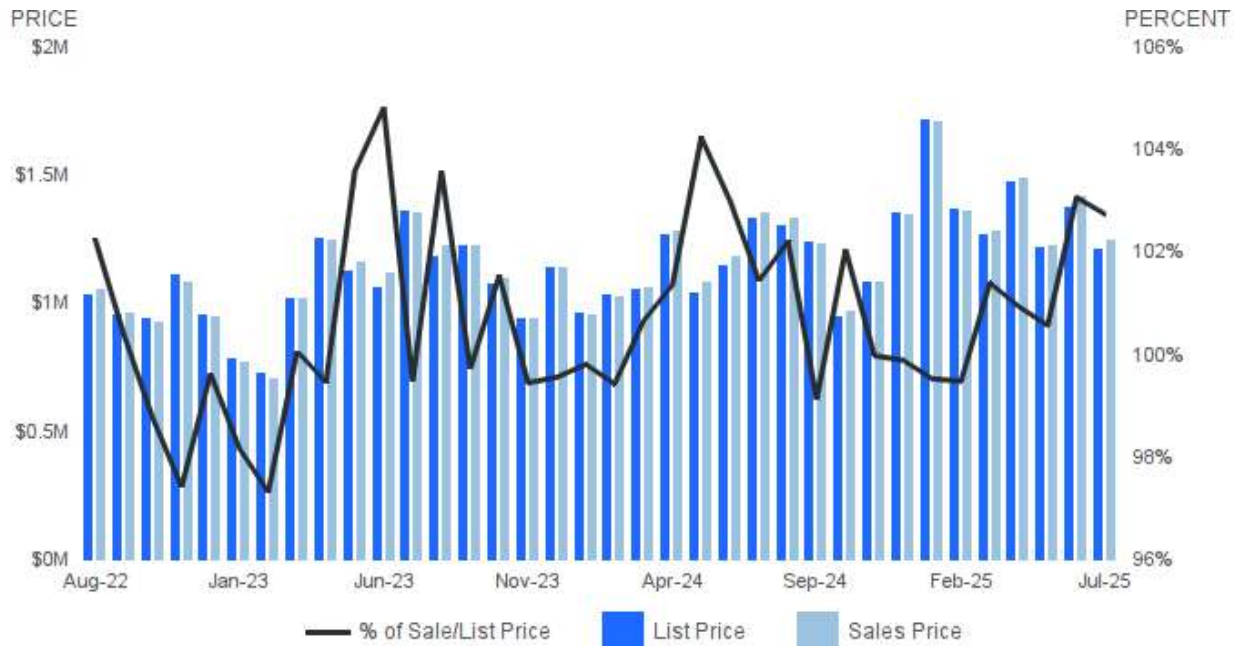
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

July 2025 | Single Family Homes ?

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

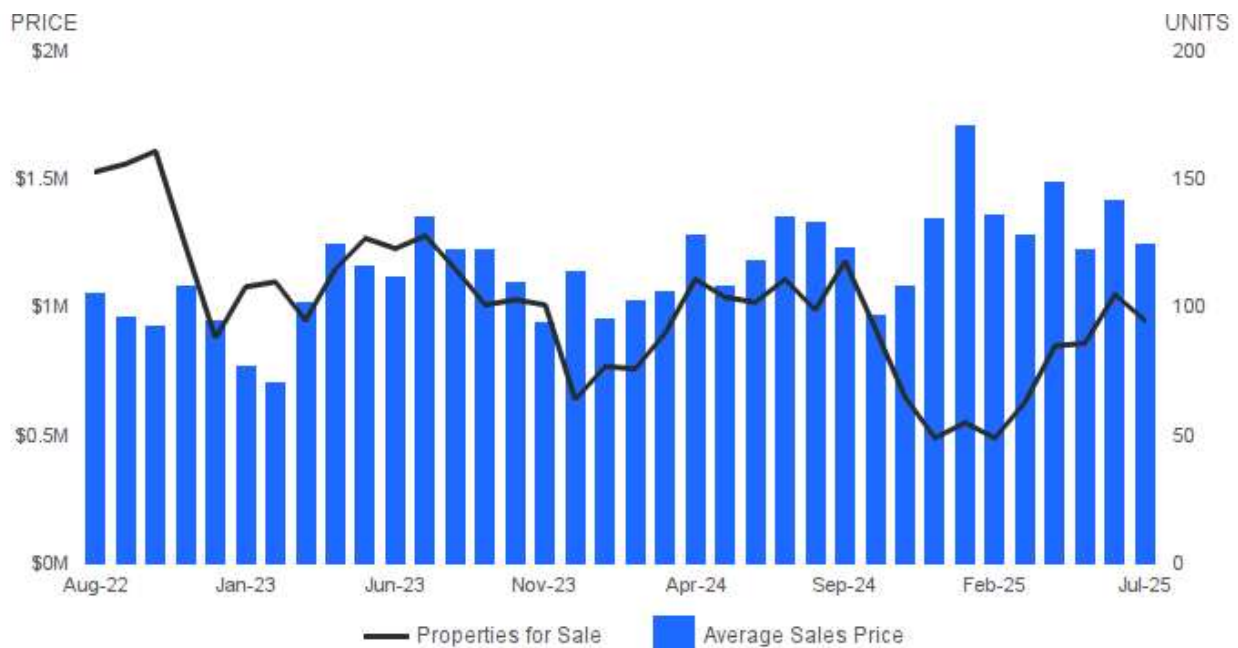


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

July 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

July 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

July 2025 | Single Family Homes ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

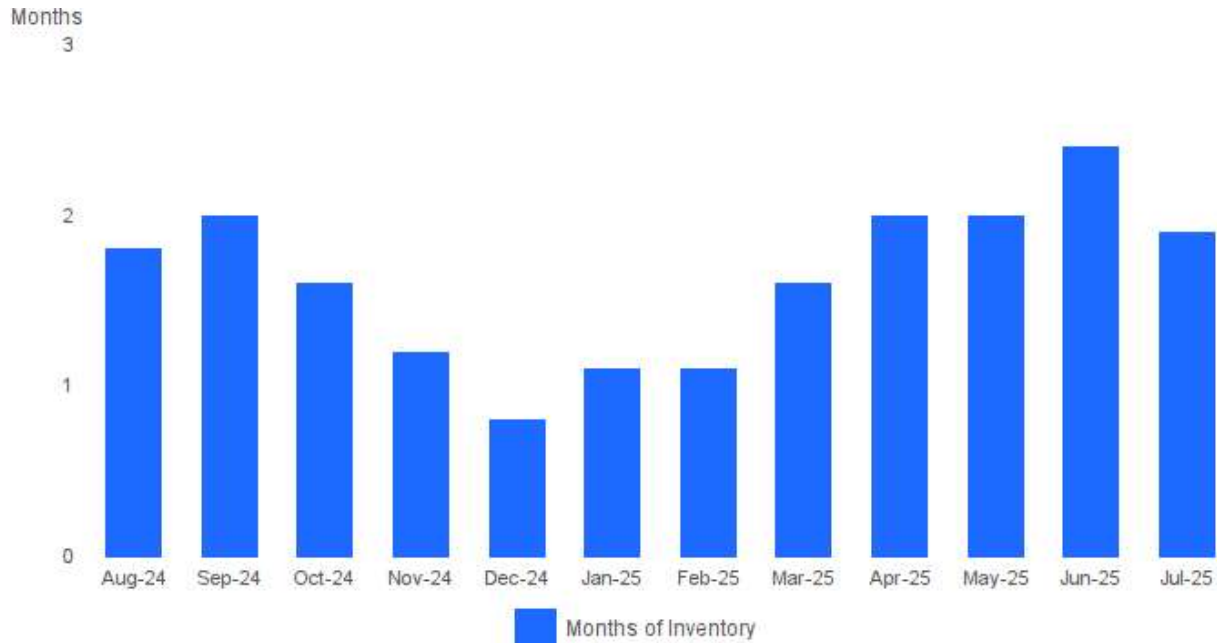
Unsold Price | the average active list price



ABSORPTION RATE

July 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

July 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.

