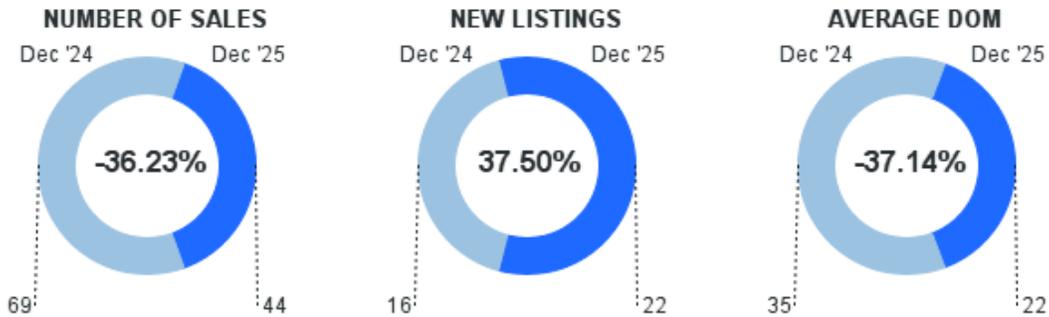


## FAIRFIELD | December 2025

### REAL ESTATE SNAPSHOT - Change since this time last year

#### Single Family Homes



**-1.89%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

**0.61%** ↑

**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

**1.03%** ↑

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

**-1.62%** ↓

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

■ Dec '24   ■ Dec '25

# AREA REPORT

## FAIRFIELD

### FULL MARKET SUMMARY

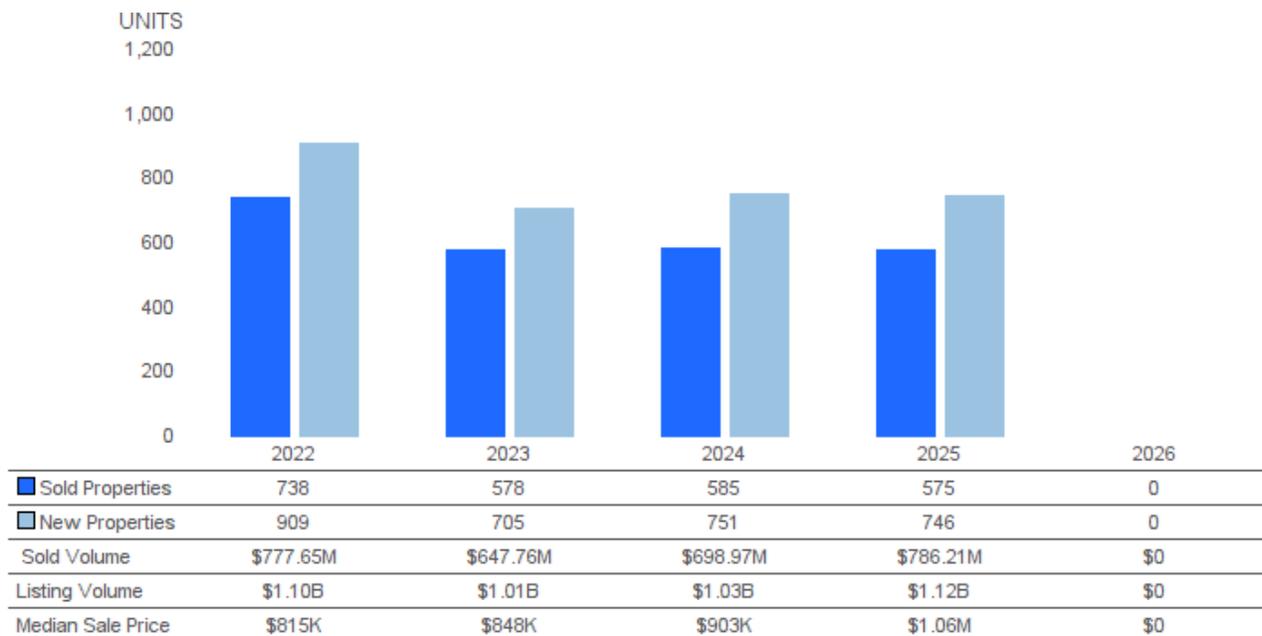
December 2025 | Single Family Homes ?

	Month to Date			Year to Date		
	December 2025	December 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	22	16	37.5% <span>↑</span>	746	751	-0.67% <span>↓</span>
Sold Listings	44	69	-36.23% <span>↓</span>	575	585	-1.71% <span>↓</span>
Median List Price (Solds)	\$889,000	\$879,900	1.03% <span>↑</span>	\$999,000	\$869,000	14.96% <span>↑</span>
Median Sold Price	\$907,500	\$925,000	-1.89% <span>↓</span>	\$1,065,000	\$902,700	17.98% <span>↑</span>
Median Days on Market	16	16	0%	13	14	-7.14% <span>↓</span>
Average List Price (Solds)	\$1,327,038	\$1,348,846	-1.62% <span>↓</span>	\$1,341,124	\$1,179,904	13.66% <span>↑</span>
Average Sold Price	\$1,355,577	\$1,347,364	0.61% <span>↑</span>	\$1,367,326	\$1,194,813	14.44% <span>↑</span>
Average Days on Market	22	35	-37.14% <span>↓</span>	27	27	0%
List/Sold Price Ratio	102.9%	101.6%	1.25% <span>↑</span>	103.1%	102.4%	0.7% <span>↑</span>

### SOLD AND NEW PROPERTIES (UNITS)

December 2025 | Single Family Homes ?

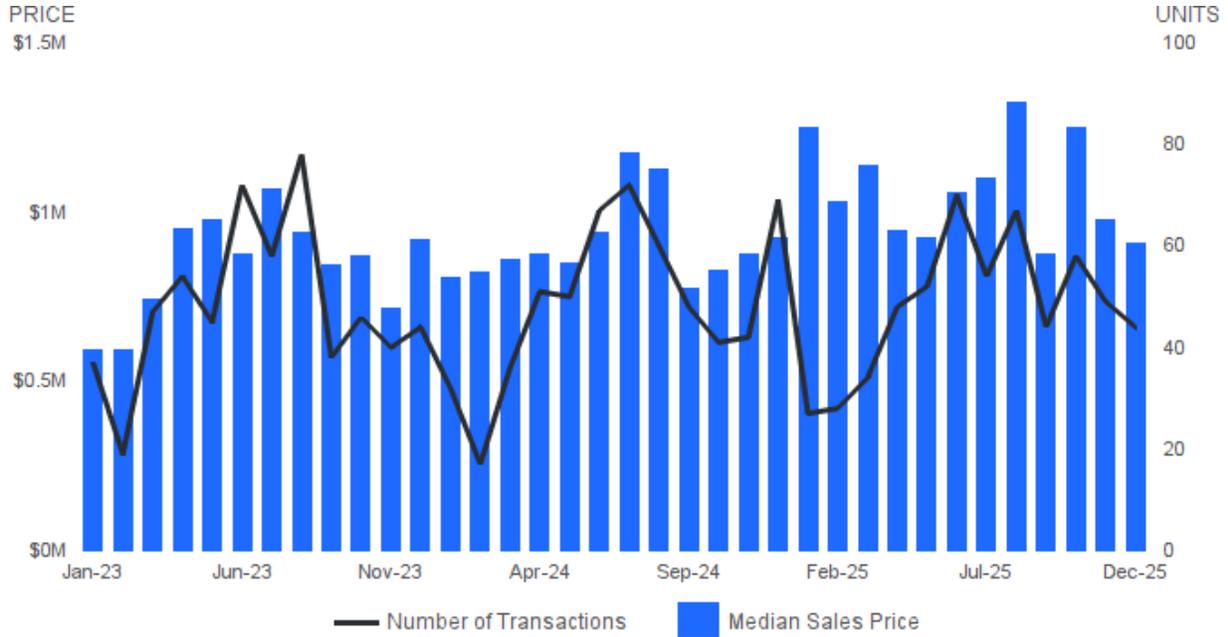
**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

December 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

December 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

December 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

December 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

December 2025 | Single Family Homes ?

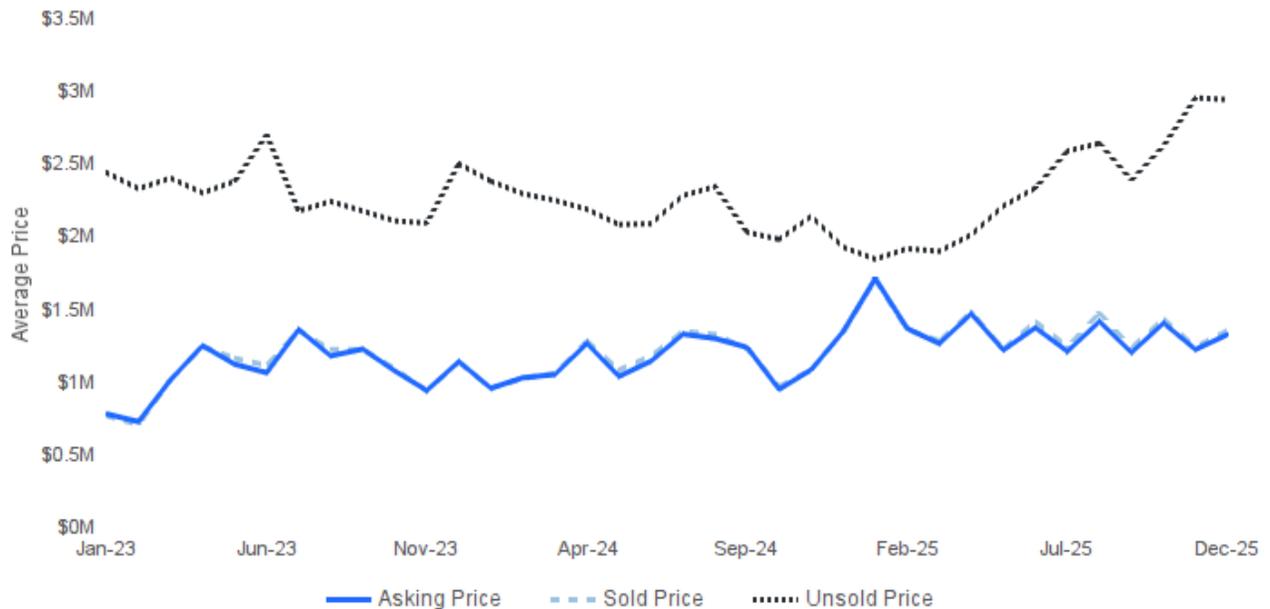
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

December 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

December 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

December 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.

