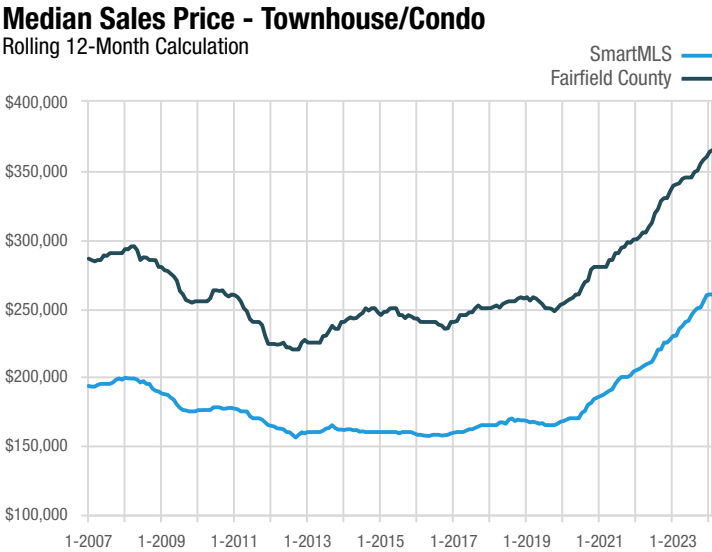
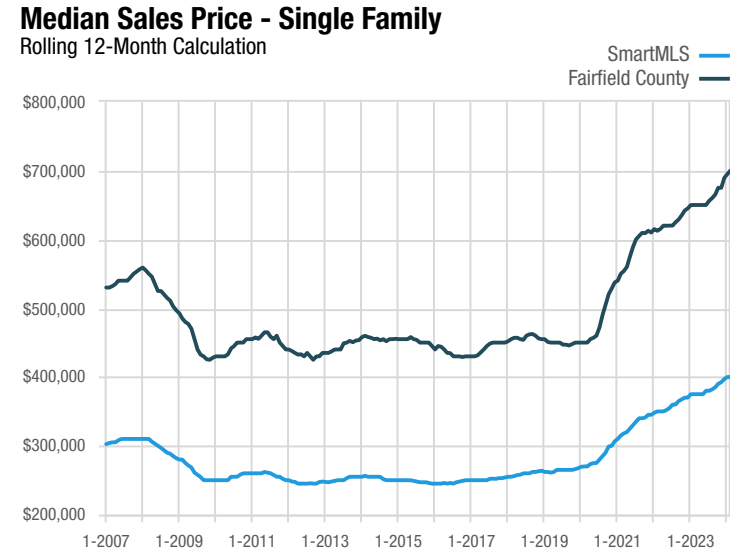


Fairfield County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	502	550	+ 9.6%	971	1,016	+ 4.6%
Pending Sales	401	425	+ 6.0%	777	739	- 4.9%
Closed Sales	301	296	- 1.7%	667	653	- 2.1%
Days on Market Until Sale	62	65	+ 4.8%	57	61	+ 7.0%
Median Sales Price*	\$551,000	\$639,950	+ 16.1%	\$565,000	\$655,000	+ 15.9%
Average Sales Price*	\$788,447	\$928,531	+ 17.8%	\$847,471	\$982,663	+ 16.0%
Percent of List Price Received*	99.4%	101.7%	+ 2.3%	99.4%	101.3%	+ 1.9%
Inventory of Homes for Sale	1,197	1,014	- 15.3%	—	—	—
Months Supply of Inventory	1.9	2.0	+ 5.3%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	238	189	- 20.6%	441	374	- 15.2%
Pending Sales	196	184	- 6.1%	364	342	- 6.0%
Closed Sales	135	138	+ 2.2%	309	294	- 4.9%
Days on Market Until Sale	55	53	- 3.6%	51	48	- 5.9%
Median Sales Price*	\$305,000	\$350,000	+ 14.8%	\$321,000	\$345,000	+ 7.5%
Average Sales Price*	\$390,151	\$421,814	+ 8.1%	\$442,622	\$418,195	- 5.5%
Percent of List Price Received*	99.8%	100.7%	+ 0.9%	99.8%	100.3%	+ 0.5%
Inventory of Homes for Sale	478	342	- 28.5%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.