

Fairfield

Fairfield County

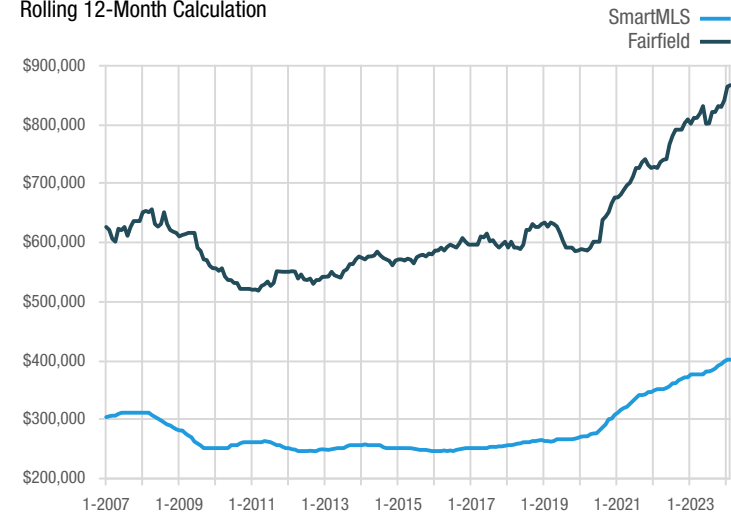
Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	52	56	+ 7.7%	104	96	- 7.7%
Pending Sales	41	39	- 4.9%	64	59	- 7.8%
Closed Sales	19	17	- 10.5%	56	49	- 12.5%
Days on Market Until Sale	82	51	- 37.8%	68	47	- 30.9%
Median Sales Price*	\$595,000	\$820,000	+ 37.8%	\$592,500	\$805,000	+ 35.9%
Average Sales Price*	\$707,579	\$1,024,994	+ 44.9%	\$746,884	\$980,252	+ 31.2%
Percent of List Price Received*	97.4%	100.0%	+ 2.7%	98.0%	99.8%	+ 1.8%
Inventory of Homes for Sale	114	85	- 25.4%	—	—	—
Months Supply of Inventory	2.0	1.8	- 10.0%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	14	12	- 14.3%	22	19	- 13.6%
Pending Sales	5	8	+ 60.0%	9	12	+ 33.3%
Closed Sales	6	4	- 33.3%	13	7	- 46.2%
Days on Market Until Sale	61	50	- 18.0%	55	50	- 9.1%
Median Sales Price*	\$602,500	\$799,500	+ 32.7%	\$475,000	\$690,000	+ 45.3%
Average Sales Price*	\$586,500	\$786,000	+ 34.0%	\$609,231	\$648,857	+ 6.5%
Percent of List Price Received*	97.3%	98.5%	+ 1.2%	98.4%	98.9%	+ 0.5%
Inventory of Homes for Sale	21	18	- 14.3%	—	—	—
Months Supply of Inventory	2.4	1.9	- 20.8%	—	—	—

* 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.

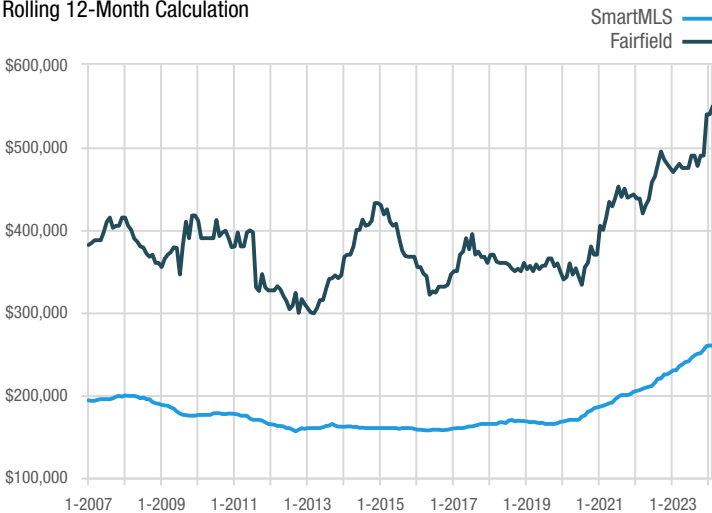
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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.