

Fairfield County

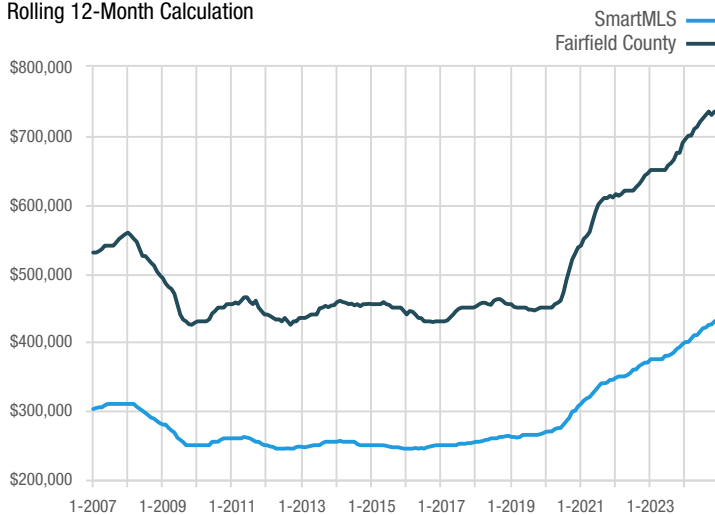
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	234	212	- 9.4%	7,459	7,582	+ 1.6%
Pending Sales	408	443	+ 8.6%	6,257	6,273	+ 0.3%
Closed Sales	489	595	+ 21.7%	6,251	6,219	- 0.5%
Days on Market Until Sale	47	33	- 29.8%	43	32	- 25.6%
Median Sales Price*	\$670,000	\$700,000	+ 4.5%	\$689,250	\$735,000	+ 6.6%
Average Sales Price*	\$999,119	\$1,072,912	+ 7.4%	\$1,040,106	\$1,090,950	+ 4.9%
Percent of List Price Received*	102.1%	101.9%	- 0.2%	103.0%	102.7%	- 0.3%
Inventory of Homes for Sale	952	787	- 17.3%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Key Metrics						
New Listings	143	126	- 11.9%	2,767	2,721	- 1.7%
Pending Sales	167	191	+ 14.4%	2,471	2,382	- 3.6%
Closed Sales	187	198	+ 5.9%	2,499	2,352	- 5.9%
Days on Market Until Sale	42	34	- 19.0%	42	30	- 28.6%
Median Sales Price*	\$390,000	\$396,000	+ 1.5%	\$362,500	\$385,000	+ 6.2%
Average Sales Price*	\$432,249	\$495,876	+ 14.7%	\$457,646	\$488,953	+ 6.8%
Percent of List Price Received*	101.2%	101.2%	0.0%	101.7%	101.9%	+ 0.2%
Inventory of Homes for Sale	370	339	- 8.4%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

* 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.

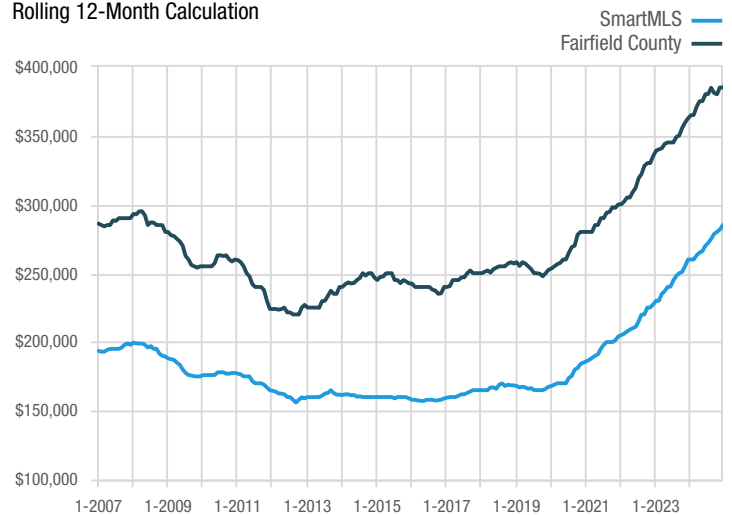
Median Sales Price - Single Family

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.