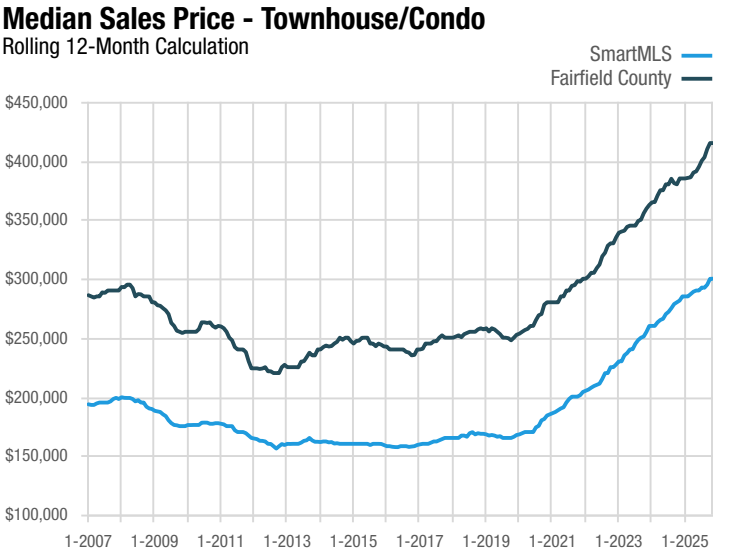
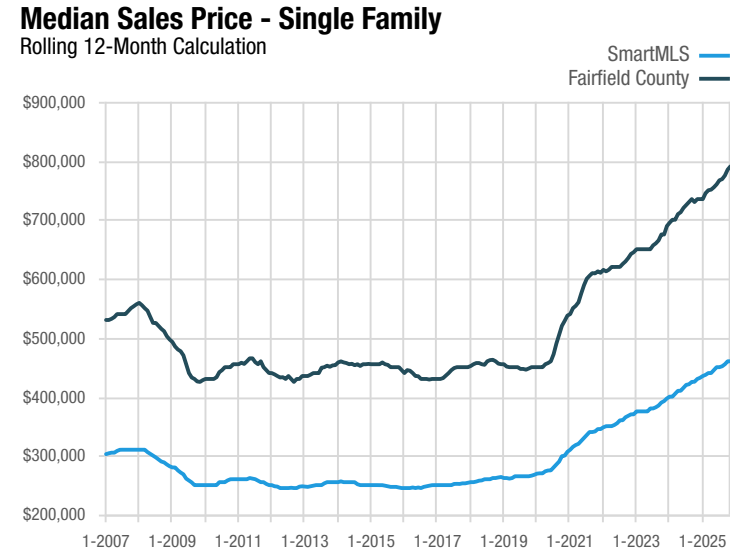


Fairfield County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	404	380	- 5.9%	7,369	7,682	+ 4.2%
Pending Sales	483	475	- 1.7%	5,813	5,953	+ 2.4%
Closed Sales	497	488	- 1.8%	5,625	5,773	+ 2.6%
Days on Market Until Sale	33	34	+ 3.0%	32	30	- 6.3%
Median Sales Price*	\$710,000	\$792,000	+ 11.5%	\$740,000	\$800,000	+ 8.1%
Average Sales Price*	\$1,113,861	\$1,297,926	+ 16.5%	\$1,093,301	\$1,224,800	+ 12.0%
Percent of List Price Received*	101.6%	101.0%	- 0.6%	102.8%	103.0%	+ 0.2%
Inventory of Homes for Sale	1,164	1,117	- 4.0%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	157	199	+ 26.8%	2,596	2,846	+ 9.6%
Pending Sales	187	190	+ 1.6%	2,182	2,323	+ 6.5%
Closed Sales	188	184	- 2.1%	2,158	2,281	+ 5.7%
Days on Market Until Sale	27	24	- 11.1%	30	30	0.0%
Median Sales Price*	\$402,500	\$405,000	+ 0.6%	\$385,000	\$415,500	+ 7.9%
Average Sales Price*	\$494,724	\$478,663	- 3.2%	\$488,409	\$511,608	+ 4.7%
Percent of List Price Received*	101.4%	100.7%	- 0.7%	102.0%	101.3%	- 0.7%
Inventory of Homes for Sale	455	455	0.0%	—	—	—
Months Supply of Inventory	2.3	2.2	- 4.3%	—	—	—

* 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.