

Fairfield

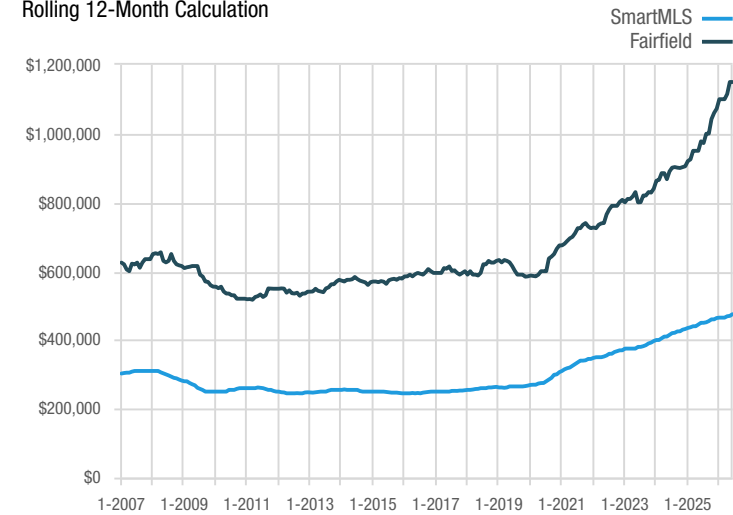
Fairfield County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	76	88	+ 15.8%	407	414	+ 1.7%
Pending Sales	55	66	+ 20.0%	284	277	- 2.5%
Closed Sales	70	81	+ 15.7%	258	256	- 0.8%
Days on Market Until Sale	19	31	+ 63.2%	30	34	+ 13.3%
Median Sales Price*	\$1,057,000	\$1,175,000	+ 11.2%	\$1,005,408	\$1,175,000	+ 16.9%
Average Sales Price*	\$1,416,190	\$1,328,587	- 6.2%	\$1,399,444	\$1,437,908	+ 2.7%
Percent of List Price Received*	104.0%	106.1%	+ 2.0%	103.1%	105.1%	+ 1.9%
Inventory of Homes for Sale	131	140	+ 6.9%	—	—	—
Months Supply of Inventory	2.7	2.9	+ 7.4%	—	—	—

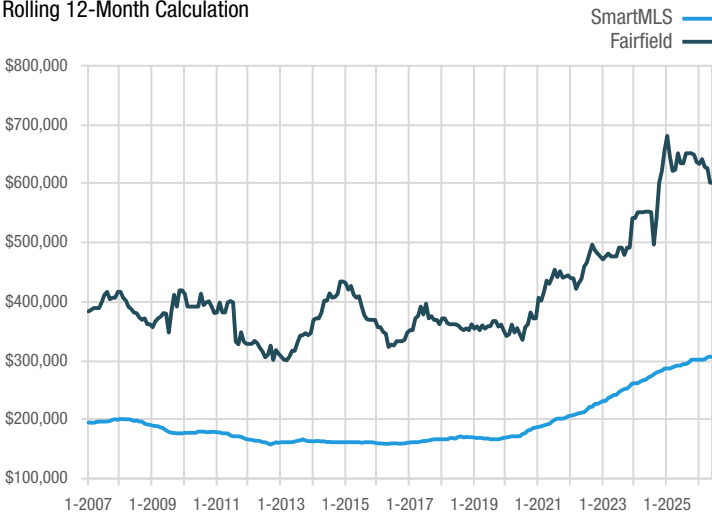
Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	10	18	+ 80.0%	69	80	+ 15.9%
Pending Sales	8	11	+ 37.5%	49	49	0.0%
Closed Sales	9	12	+ 33.3%	48	48	0.0%
Days on Market Until Sale	36	44	+ 22.2%	28	35	+ 25.0%
Median Sales Price*	\$585,000	\$563,500	- 3.7%	\$632,000	\$587,500	- 7.0%
Average Sales Price*	\$552,778	\$723,046	+ 30.8%	\$792,652	\$720,449	- 9.1%
Percent of List Price Received*	101.1%	99.4%	- 1.7%	104.1%	100.1%	- 3.8%
Inventory of Homes for Sale	21	32	+ 52.4%	—	—	—
Months Supply of Inventory	2.5	4.2	+ 68.0%	—	—	—

* 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.