

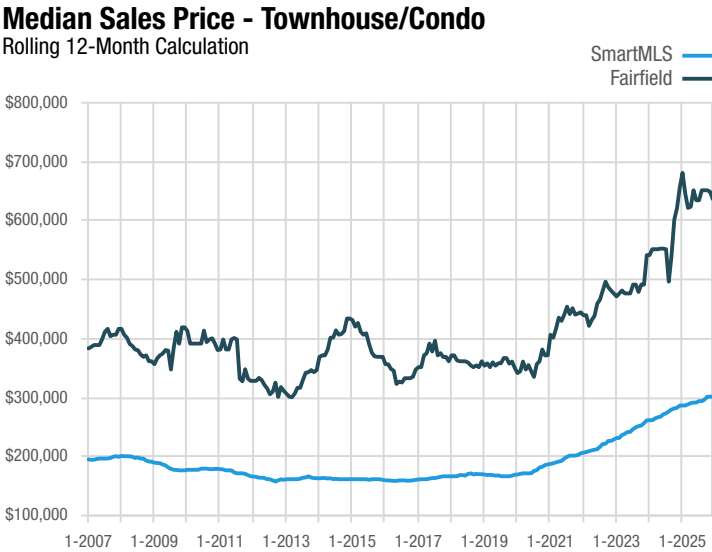
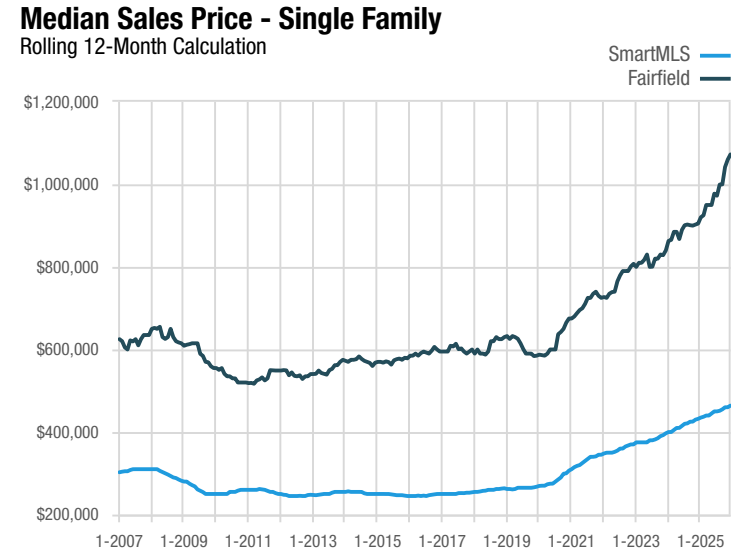
Fairfield

Fairfield County

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	16	22	+ 37.5%	747	741	- 0.8%
Pending Sales	44	37	- 15.9%	578	585	+ 1.2%
Closed Sales	68	45	- 33.8%	583	572	- 1.9%
Days on Market Until Sale	33	24	- 27.3%	27	28	+ 3.7%
Median Sales Price*	\$925,000	\$915,000	- 1.1%	\$905,000	\$1,072,500	+ 18.5%
Average Sales Price*	\$1,356,885	\$1,360,053	+ 0.2%	\$1,196,408	\$1,370,633	+ 14.6%
Percent of List Price Received*	101.9%	103.1%	+ 1.2%	102.4%	103.2%	+ 0.8%
Inventory of Homes for Sale	65	67	+ 3.1%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	4	5	+ 25.0%	119	119	0.0%
Pending Sales	9	3	- 66.7%	101	92	- 8.9%
Closed Sales	9	2	- 77.8%	95	93	- 2.1%
Days on Market Until Sale	42	9	- 78.6%	28	26	- 7.1%
Median Sales Price*	\$665,000	\$501,000	- 24.7%	\$655,000	\$635,000	- 3.1%
Average Sales Price*	\$773,278	\$501,000	- 35.2%	\$753,275	\$788,897	+ 4.7%
Percent of List Price Received*	102.3%	100.2%	- 2.1%	100.9%	103.4%	+ 2.5%
Inventory of Homes for Sale	13	12	- 7.7%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

* 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.