

Search Type: Single Family & Condo; Property Sub Type: Single Family; Status: Closed; Close Date between 02/01/2024 and 02/29/2024; County: Fairfield; State: Connecticut; City: Fairfield

CMA Summary Report

Single Family

Sold - Single Family

#	MLS #	Address	Town	Rooms	Beds	Baths	SFAbvG	Acres	Built	Listed	\$/SqFt	Orig L Price	S%Asmt	L%Asmt	LP	SP	SP:LP	SP:OLP	Close Date	CDOM	DOM	%OLP
1	170606143	32 Arising	Fairfield	6	3	2(2/0)	1,089	0.11	1911	10/27/2023	\$422.41	\$460,000		265%	\$460,000	\$450,000	98%		02/28/2024	123	123	100%
2	170624768	90 Ridgeview	Fairfield	8	3	3(2/1)	1,928	0.22	1937	02/15/2024	\$246.37	\$475,000	154%	154%	\$475,000	\$475,000	100%		02/15/2024	0	0	100%
3	170604670	25 Ginger	Fairfield	5	3	2(1/1)	1,213	0.32	1964	10/18/2023	\$399.84	\$569,000	192%	198%	\$499,900	\$485,000	97%		02/05/2024	92	92	85%
4	170619248	25 New England	Fairfield	5	3	2(2/0)	1,258	0.11	1917	01/17/2024	\$386.33	\$460,000	262%	248%	\$460,000	\$486,000	106%		02/20/2024	8	8	106%
5	170596763	762 Knapps	Fairfield	8	4	3(2/1)	1,712	0.35	1912	09/07/2023	\$312.50	\$589,900	175%	193%	\$589,900	\$535,000	91%		02/07/2024	145	74	91%
6	170601143	1701 Jennings	Fairfield	5	2	2(1/1)	1,390	0.41	1948	09/29/2023	\$420.79	\$659,900	161%	162%	\$589,900	\$584,900	99%		02/05/2024	105	105	89%
7	170607711	23 Mona	Fairfield	6	3	1(1/0)	1,008	0.15	1949	11/01/2023	\$605.16	\$599,900	174%	171%	\$599,900	\$610,000	102%		02/06/2024	42	42	102%
8	170610858	788 Holland Hill	Fairfield	9	4	5(5/0)	2,084	0.20	1867	11/22/2023	\$297.50	\$549,000	177%	156%	\$549,000	\$620,000	113%		02/08/2024	15	15	113%
9	170616726	199 Warwick	Fairfield	9	5	3(2/1)	2,456	0.22	1972	01/05/2024	\$333.88	\$800,000	215%	210%	\$800,000	\$820,000	103%		02/23/2024	63	27	102%
10	170615442	135 Crane	Fairfield	8	4	3(2/1)	2,253	0.11	2016	12/26/2023	\$366.18	\$825,000	189%	186%	\$825,000	\$840,000	102%		02/26/2024	62	62	100%
11	170622244	4200 Congress	Fairfield	8	4	5(4/1)	2,485	2.22	1929	02/01/2024	\$373.84	\$929,000	221%	221%	\$929,000	\$929,000	100%		02/23/2024	22	22	100%
12	170606990	10 Westwood	Fairfield	14	4	4(2/2)	3,824	0.49	1947	10/26/2023	\$247.12	\$1,090,000	198%	210%	\$999,900	\$945,000	95%		02/12/2024	65	65	87%
13	170603425	969 Mill Hill	Fairfield	8	3	3(2/1)	2,891	0.50	1938	10/09/2023	\$480.80	\$1,499,000	234%	252%	\$1,499,000	\$1,390,000	93%		02/01/2024	69	69	93%
14	170618146	359 Fulling Mill	Fairfield	9	5	4(3/1)	3,924	1	1993	01/11/2024	\$407.49	\$1,599,000	221%	204%	\$1,599,000	\$1,725,000	108%		02/27/2024	41	41	100%
15	170609475	200 Fence Row	Fairfield	10	4	5(3/2)	4,206	2.03	1988	11/09/2023	\$423.20	\$1,799,900	212%	215%	\$1,799,900	\$1,780,000	99%		02/16/2024	23	23	99%
16	170605311	280 Fair Oak	Fairfield	10	4	6(3/3)	5,622	2.27	2003	10/20/2023	\$337.96	\$1,899,000	166%	165%	\$1,899,000	\$1,900,000	100%		02/02/2024	14	14	100%
17	170595290	745 Old Academy	Fairfield	15	4	7(4/3)	6,686	2	1834	09/16/2023	\$426.26	\$3,250,000	309%	320%	\$2,950,000	\$2,850,000	97%		02/16/2024	92	92	88%

17 Sold - Single Family Statistics

	High	Low	Average	Median
List Price	\$2,950,000	\$460,000	\$1,030,847	\$800,000
Sold Price	\$2,850,000	\$450,000	\$1,024,994	\$820,000
Cumulative Days On Market	145	8	61	63
Days On Market	123	8	55	52
SP:LP Ratio	113%	91%	100%	100%
SP:OLP Ratio	0%	0%	0%	0%
Acres	2.27	0.11	0.75	0.35
Sq Ft Above Grade	6,686	1,008	2,708	2,253
\$/SqFt	\$605.16	\$246.37	\$381.63	\$386.33
Orig List Price	\$3,250,000	\$460,000	\$1,061,976	\$800,000
%OLP	113%	85%	97%	100%

Total Closed Volume: \$17,424,900

Prepared By: Linda Raymond Lic.#:RES.0777359 | William Raveis Real Estate | 03/06/2024 05:57 PM