

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	CD
1	24054455	54 2nd	Fairfield	7	3	2(2/0)	1,407	0.11	1904	10/22/2024	\$330.49	\$475,000	191%	195%	\$475,000	\$465,000	98%	98%	01/28/2025	48
2	24016036	8 Hazel	Fairfield	6	3	1(1/0)	1,008	0.12	1955	08/14/2024	\$469.25	\$550,000	216%	224%	\$489,000	\$473,000	97%	86%	01/08/2025	116
3	24057625	144 Black Rock	Fairfield	6	4	1(1/0)	1,165	0.11	1960	11/04/2024	\$407.73	\$459,900	189%	183%	\$459,900	\$475,000	103%	103%	01/17/2025	31
4	24061247	157 Oakwood	Fairfield	6	3	2(1/1)	1,282	0.17	1960	12/02/2024	\$471.92	\$575,000	213%	202%	\$575,000	\$605,000	105%	105%	01/15/2025	11
5	24054723	58 Jay	Fairfield	5	3	2(1/1)	1,152	0.60	1963	10/25/2024	\$539.93	\$675,000	202%	212%	\$650,000	\$622,000	96%	92%	01/17/2025	35
6	24058108	399 Adley	Fairfield	9	3	2(1/1)	1,416	0.49	1955	11/05/2024	\$461.16	\$589,000	204%	185%	\$589,000	\$653,000	111%	111%	01/09/2025	5
7	24061095	130 Partridge	Fairfield	5	3	1(1/0)	960	0.22	1959	11/23/2024	\$750.00	\$684,900	229%	218%	\$684,900	\$720,000	105%	105%	01/14/2025	4
8	24060483	834 Holland Hill	Fairfield	8	4	2(2/0)	2,017	0.25	1940	11/18/2024	\$412.49	\$875,000	225%	229%	\$850,000	\$832,000	98%	95%	01/30/2025	46
9	24056084	80 Sasapequan	Fairfield	8	4	4(4/0)	1,893	0.22	1955	11/06/2024	\$443.74	\$799,000	298%	284%	\$799,000	\$840,000	105%	105%	01/07/2025	221
10	24057958	45 Lindbergh	Fairfield	6	3	2(2/0)	1,304	0.12	1929	11/05/2024	\$651.84	\$799,000	256%	241%	\$799,000	\$850,000	106%	106%	01/06/2025	5
11	24060489	78 Oakwood	Fairfield	8	5	3(3/0)	3,055	0.28	1948	11/20/2024	\$327.33	\$999,900	243%	243%	\$999,900	\$1,000,000	100%	100%	01/08/2025	250
12	24058254	64 Shelter Rock	Fairfield	9	4	3(2/1)	2,402	0.46	1960	11/06/2024	\$465.03	\$1,050,000	262%	247%	\$1,050,000	\$1,117,000	106%	106%	01/03/2025	6
13	24049579	268 Ridgeview	Fairfield	9	5	4(3/1)	3,136	0.45	1969	09/26/2024	\$382.65	\$1,250,000	241%	241%	\$1,199,000	\$1,200,000	100%	96%	01/13/2025	45
14	24002570	90 Ridgeview	Fairfield	11	4	4(3/1)	2,300	0.22	1937	12/24/2024	\$543.48	\$1,225,000	405%	397%	\$1,225,000	\$1,250,000	102%	102%	01/31/2025	8
15	24055048	76 Walbin	Fairfield	9	5	6(5/1)	3,288	0.24	1996	10/22/2024	\$380.17	\$1,300,000	181%	188%	\$1,300,000	\$1,250,000	96%	96%	01/06/2025	20
16	24052016	99 Eastlawn	Fairfield	8	4	3(2/1)	2,370	0.13	1939	10/21/2024	\$591.14	\$1,289,000	267%	246%	\$1,289,000	\$1,401,003	109%	109%	01/13/2025	15
17	24050538	615 Hoydens Hill	Fairfield	8	4	4(3/1)	4,136	2.03	1998	10/01/2024	\$374.76	\$1,550,000	222%	222%	\$1,550,000	\$1,550,000	100%	100%	01/24/2025	15
18	24049168	1841 Burr	Fairfield	10	5	5(3/2)	4,369	2.04	1984	09/26/2024	\$389.11	\$1,690,000	220%	219%	\$1,690,000	\$1,700,000	101%	101%	01/31/2025	13
19	24021712	2154 & 2197 Fairfield Beach	Fairfield	6	3	3(2/1)	1,720	0.11	2016	05/30/2024	\$1,017.44	\$1,975,000	218%	246%	\$1,975,000	\$1,750,000	89%	89%	01/30/2025	124
20	24050714	75 Adley	Fairfield	10	5	6(5/1)	3,853	0.31	2024	10/10/2024	\$460.68	\$1,875,000	178%	183%	\$1,825,000	\$1,775,000	97%	95%	01/24/2025	78
21	24050737	581 Riverside	Fairfield	9	4	4(3/1)	3,079	0.39	1937	10/02/2024	\$579.73	\$1,695,000	323%	307%	\$1,695,000	\$1,785,000	105%	105%	01/24/2025	24
22	24028084	380 Pine Creek	Fairfield	4	2	1(1/0)	976	0.28	1978	07/01/2024	\$1,869.88	\$2,300,000	312%	393%	\$2,300,000	\$1,825,000	79%	79%	01/06/2025	178
23	24059451	140 Sherwood Farm	Fairfield	10	5	5(4/1)	4,109	1.29	1998	11/12/2024	\$486.74	\$1,890,000	229%	216%	\$1,890,000	\$2,000,000	106%	106%	01/24/2025	41
24	24053676	1810 Fairfield Beach	Fairfield	7	4	3(2/1)	2,412	0.22	2005	10/15/2024	\$891.38	\$2,149,000	204%	204%	\$2,149,000	\$2,150,000	100%	100%	01/15/2025	91
25	24054301	97 S. Gate	Fairfield	11	5	4(3/1)	4,058	0.86	2017	10/22/2024	\$923.85	\$3,649,000	416%	405%	\$3,649,000	\$3,749,000	103%	103%	01/10/2025	9
26	24071961	531 Fairfield Beach	Fairfield	13	5	0(0/0)	5,500	0.38	2012	01/31/2025	\$681.82	\$3,850,000	179%	184%	\$3,850,000	\$3,750,000	97%	97%	01/31/2025	0
27	24065164	794 Sasco Hill	Fairfield	12	4	6(5/1)	4,835	1.60	1937	01/02/2025	\$2,119.96		369%	369%	\$10,250,000	\$10,250,000	100%	0%	01/02/2025	

27 Sold - Single Family Statistics

	High	Low	Average	Median
List Price	\$10,250,000	\$459,900	\$1,713,211	\$1,225,000
Sold Price	\$10,250,000	\$465,000	\$1,705,074	\$1,250,000
Cumulative Days On Market	250	4	58	31
Days On Market	178	4	38	20
SP:LP Ratio	111%	79%	101%	100%
SP:OLP Ratio	111%	79%	100%	101%
Acres	2.04	0.11	0.51	0.28
Sq Ft Above Grade	5,500	960	2,563	2,370
\$/SqFt	\$2,119.96	\$327.33	\$645.32	\$471.92
Orig List Price	\$3,850,000	\$459,900	\$1,393,027	\$1,237,500
%OLP	111%	79%	100%	101%

Total Closed Volume: \$46,037,003

Prepared By: Linda Raymond Lic. #: RES.0777359 | William Raveis Real Estate | 02/14/2025 08:51 PM