

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  | 24072229  | 26 Rena        | Fairfield | 5     | 3    | 2(1/1) | 915    | 0.11  | 1954  | 02/01/2025 | \$573.77 | \$529,900    | 244%   | 246%       | \$529,900   | \$525,000   | 99%   | 99%    | 03/17/2025 | 4    | 4   | 99%  |
| 2  | 24067226  | 335 Suburban   | Fairfield | 6     | 3    | 2(2/0) | 1,373  | 0.14  | 1948  | 01/04/2025 | \$455.21 | \$569,000    | 330%   | 301%       | \$569,000   | \$625,000   | 110%  | 110%   | 03/12/2025 | 8    | 8   | 110% |
| 3  | 24064048  | 160 Grandview  | Fairfield | 6     | 4    | 2(2/0) | 1,411  | 0.45  | 1950  | 12/16/2024 | \$450.74 | \$669,900    | 202%   | 208%       | \$649,900   | \$636,000   | 98%   | 95%    | 03/03/2025 | 42   | 42  | 95%  |
| 4  | 24070393  | 45 Arbor       | Fairfield | 6     | 2    | 2(2/0) | 1,075  | 0.14  | 1944  | 01/29/2025 | \$595.35 | \$700,000    | 224%   | 245%       | \$700,000   | \$640,000   | 91%   | 91%    | 03/20/2025 | 16   | 16  | 91%  |
| 5  | 24075522  | 30 Valley      | Fairfield | 5     | 2    | 1(1/0) | 1,450  | 0.24  | 1952  | 02/19/2025 | \$444.83 | \$549,900    | 234%   | 199%       | \$549,900   | \$645,000   | 117%  | 117%   | 03/25/2025 | 6    | 6   | 117% |
| 6  | 24077006  | 97 Pepperidge  | Fairfield | 7     | 3    | 2(2/0) | 1,236  | 0.22  | 1964  | 02/27/2025 | \$550.16 | \$630,000    | 235%   | 218%       | \$630,000   | \$680,000   | 108%  | 108%   | 03/21/2025 | 3    | 3   | 108% |
| 7  | 24045470  | 112 Soundview  | Fairfield | 8     | 4    | 4(2/2) | 2,530  | 0.11  | 1999  | 09/10/2024 | \$288.54 | \$899,000    | 233%   | 240%       | \$750,000   | \$730,000   | 97%   | 81%    | 03/24/2025 | 95   | 95  | 81%  |
| 8  | 24074671  | 80 Brookridge  | Fairfield | 6     | 2    | 2(1/1) | 1,195  | 0.23  | 1940  | 02/15/2025 | \$610.88 | \$699,000    | 279%   | 267%       | \$699,000   | \$730,000   | 104%  | 104%   | 03/31/2025 | 10   | 10  | 104% |
| 9  | 24071332  | 1510 Stillson  | Fairfield | 7     | 3    | 2(1/1) | 1,640  | 0.37  | 1962  | 01/29/2025 | \$457.32 | \$740,000    | 183%   | 180%       | \$740,000   | \$750,000   | 101%  | 101%   | 03/03/2025 | 119  | 7   | 101% |
| 10 | 24066802  | 261 Papurah    | Fairfield | 8     | 4    | 2(1/1) | 2,014  | 0.82  | 1961  | 01/05/2025 | \$401.19 | \$899,900    | 206%   | 210%       | \$825,000   | \$808,000   | 98%   | 90%    | 03/31/2025 | 35   | 35  | 90%  |
| 11 | 24057794  | 552 Knapps     | Fairfield | 6     | 5    | 5(4/1) | 2,602  | 0.11  | 2024  | 10/29/2024 | \$327.06 | \$924,900    | 398%   | 397%       | \$849,500   | \$851,000   | 100%  | 92%    | 03/19/2025 | 109  | 109 | 92%  |
| 12 | 24080066  | 1215 Unquowa   | Fairfield | 6     | 3    | 2(2/0) | 1,358  | 0.22  | 1943  | 03/12/2025 | \$636.97 | \$800,000    | 285%   | 263%       | \$800,000   | \$865,000   | 108%  | 108%   | 03/28/2025 | 5    | 5   | 108% |
| 13 | 24066709  | 10 Burroughs   | Fairfield | 7     | 4    | 3(2/1) | 2,585  | 0.38  | 1949  | 01/07/2025 | \$342.36 | \$949,000    | 192%   | 195%       | \$899,000   | \$885,000   | 98%   | 93%    | 03/12/2025 | 14   | 14  | 93%  |
| 14 | 24072071  | 875 Stillson   | Fairfield | 6     | 3    | 3(2/1) | 2,060  | 0.29  | 1972  | 02/01/2025 | \$438.83 | \$918,000    | 288%   | 292%       | \$918,000   | \$904,000   | 98%   | 98%    | 03/14/2025 | 7    | 7   | 98%  |
| 15 | 24069165  | 278 Woodrow    | Fairfield | 8     | 4    | 3(3/0) | 2,016  | 0.11  | 1998  | 01/22/2025 | \$483.63 | \$1,049,000  | 233%   | 250%       | \$1,049,000 | \$975,000   | 93%   | 93%    | 03/28/2025 | 42   | 24  | 93%  |
| 16 | 24008442  | 170 Longdean   | Fairfield | 8     | 5    | 2(2/0) | 1,456  | 0.14  | 1979  | 02/19/2025 | \$755.49 | \$1,100,000  | 312%   | 312%       | \$1,100,000 | \$1,100,000 | 100%  | 100%   | 03/18/2025 | 27   | 27  | 100% |
| 17 | 24076690  | 126 Edge Hill  | Fairfield | 8     | 3    | 4(3/1) | 1,804  | 0.17  | 1928  | 02/26/2025 | \$609.76 | \$874,900    | 276%   | 220%       | \$874,900   | \$1,100,000 | 126%  | 126%   | 03/28/2025 | 5    | 5   | 126% |
| 18 | 24071498  | 623 Reef       | Fairfield | 6     | 3    | 1(1/0) | 1,395  | 0.28  | 1950  | 01/28/2025 | \$842.29 | \$1,100,000  | 290%   | 271%       | \$1,100,000 | \$1,175,000 | 107%  | 107%   | 03/28/2025 | 11   | 11  | 107% |
| 19 | 24064717  | 181 Longdean   | Fairfield | 8     | 3    | 3(3/0) | 1,774  | 0.14  | 1979  | 12/17/2024 | \$676.44 | \$1,365,000  | 303%   | 316%       | \$1,250,000 | \$1,200,000 | 96%   | 88%    | 03/13/2025 | 61   | 61  | 88%  |
| 20 | 24074034  | 307 Eastlawn   | Fairfield | 8     | 4    | 2(2/0) | 2,020  | 0.14  | 1939  | 02/18/2025 | \$655.94 | \$1,299,000  | 285%   | 280%       | \$1,299,000 | \$1,325,000 | 102%  | 102%   | 03/28/2025 | 9    | 9   | 102% |
| 21 | 24070413  | 387 Birch      | Fairfield | 6     | 3    | 1(1/0) | 1,781  | 0.22  | 1957  | 01/23/2025 | \$772.04 | \$899,000    | 224%   | 146%       | \$899,000   | \$1,375,000 | 153%  | 153%   | 03/14/2025 | 6    | 6   | 153% |
| 22 | 170619741 | 149 High Ridge | Fairfield | 8     | 4    | 4(3/1) | 3,300  | 0.46  | 2024  | 01/20/2024 | \$484.85 | \$1,595,000  | 445%   | 159500000% | \$1,595,000 | \$1,600,000 | 100%  | 100%   | 03/24/2025 | 12   | 12  | 100% |
| 23 | 24071973  | 1076 Fairfield | Fairfield | 8     | 4    | 3(3/0) | 2,660  | 0.30  | 2003  | 02/07/2025 | \$601.50 | \$1,495,000  | 218%   | 202%       | \$1,495,000 | \$1,600,000 | 107%  | 107%   | 03/25/2025 | 6    | 6   | 107% |

|    |          |                      |           |    |   |        |       |      |      |            |            |             |      |      |             |             |      |      |            |     |     |      |
|----|----------|----------------------|-----------|----|---|--------|-------|------|------|------------|------------|-------------|------|------|-------------|-------------|------|------|------------|-----|-----|------|
|    |          | Beach                |           |    |   |        |       |      |      |            |            |             |      |      |             |             |      |      |            |     |     |      |
| 24 | 24024049 | 220 Stonewall        | Fairfield | 12 | 6 | 4(3/1) | 4,845 | 2.07 | 1982 | 06/11/2024 | \$334.16   | \$1,799,000 | 218% | 229% | \$1,699,000 | \$1,619,000 | 95%  | 90%  | 03/21/2025 | 262 | 262 | 90%  |
| 25 | 24046233 | 20 Longdean          | Fairfield | 8  | 4 | 4(3/1) | 2,997 | 0.14 | 2018 | 09/05/2024 | \$542.21   | \$1,850,000 | 196% | 202% | \$1,675,000 | \$1,625,000 | 97%  | 88%  | 03/28/2025 | 156 | 156 | 88%  |
| 26 | 24074345 | 255 Hillside         | Fairfield | 8  | 4 | 4(3/1) | 2,998 | 2.41 | 1995 | 02/18/2025 | \$542.03   | \$1,599,000 | 247% | 243% | \$1,599,000 | \$1,625,000 | 102% | 102% | 03/25/2025 | 7   | 7   | 102% |
| 27 | 24068410 | 56 Howard            | Fairfield | 9  | 4 | 4(3/1) | 3,042 | 0.12 | 2011 | 01/10/2025 | \$545.69   | \$1,695,000 | 262% | 268% | \$1,695,000 | \$1,660,000 | 98%  | 98%  | 03/26/2025 | 8   | 8   | 98%  |
| 28 | 24068843 | 214 Highlawn         | Fairfield | 9  | 5 | 4(3/1) | 3,780 | 0.24 | 2024 | 01/15/2025 | \$444.44   | \$1,739,000 | 2%   | 2%   | \$1,739,000 | \$1,680,000 | 97%  | 97%  | 03/18/2025 | 114 | 51  | 97%  |
| 29 | 24018679 | 1895 Fairfield Beach | Fairfield | 6  | 3 | 2(1/1) | 1,572 | 0.10 | 1917 | 05/17/2024 | \$1,195.93 | \$1,995,000 | 236% | 250% | \$1,995,000 | \$1,880,000 | 94%  | 94%  | 03/14/2025 | 175 | 175 | 94%  |
| 30 | 24070354 | 792 Hulls Farm       | Fairfield | 10 | 4 | 6(5/1) | 3,954 | 2.93 | 1980 | 01/21/2025 | \$518.46   | \$1,895,000 | 292% | 270% | \$1,895,000 | \$2,050,000 | 108% | 108% | 03/14/2025 | 8   | 8   | 108% |
| 31 | 24033219 | 627 Hoydens Hill     | Fairfield | 12 | 4 | 4(3/1) | 5,556 | 3.44 | 1998 | 08/03/2024 | \$392.19   | \$2,179,000 | 238% | 238% | \$2,179,000 | \$2,179,000 | 100% | 100% | 03/06/2025 | 38  | 38  | 100% |
| 32 | 24071538 | 400 Bronson          | Fairfield | 12 | 5 | 4(4/0) | 4,000 | 0.38 | 2025 | 01/29/2025 | \$550.00   | \$2,399,000 | 797% | 869% | \$2,399,000 | \$2,200,000 | 92%  | 92%  | 03/17/2025 | 226 | 31  | 92%  |
| 33 | 24071036 | 10 Harbor            | Fairfield | 6  | 4 | 5(4/1) | 3,120 | 0.39 | 1986 | 02/04/2025 | \$849.36   | \$2,495,000 | 433% | 407% | \$2,495,000 | \$2,650,000 | 106% | 106% | 03/28/2025 | 5   | 5   | 106% |
| 34 | 24058824 | 989 Pequot           | Fairfield | 9  | 3 | 4(3/1) | 3,834 | 0.46 | 1998 | 12/05/2024 | \$717.27   | \$2,899,000 | 225% | 237% | \$2,899,000 | \$2,750,000 | 95%  | 95%  | 03/21/2025 | 31  | 31  | 95%  |

34 Sold - Single Family Statistics

|                           | High        | Low       | Average     | Median      |
|---------------------------|-------------|-----------|-------------|-------------|
| List Price                | \$2,899,000 | \$529,900 | \$1,265,885 | \$1,074,500 |
| Sold Price                | \$2,750,000 | \$525,000 | \$1,283,588 | \$1,137,500 |
| Cumulative Days On Market | 262         | 3         | 49          | 13          |
| Days On Market            | 262         | 3         | 38          | 12          |
| SP:LP Ratio               | 153%        | 91%       | 103%        | 100%        |
| SP:OLP Ratio              | 153%        | 81%       | 101%        | 100%        |
| Acres                     | 3.44        | 0.10      | 0.54        | 0.24        |
| Sq Ft Above Grade         | 5,556       | 915       | 2,393       | 2,018       |
| \$/SqFt                   | \$1,195.93  | \$288.54  | \$561.38    | \$543.95    |
| Orig List Price           | \$2,899,000 | \$529,900 | \$1,288,218 | \$1,074,500 |
| %OLP                      | 153%        | 81%       | 101%        | 100%        |

Total Closed Volume: \$43,642,000

Prepared By: Linda Raymond Lic.#:RES.0777359 | William Raveis Real Estate | 04/12/2025 02:02 PM