

CMA Summary Report

Single Family

Sold - Single Family

#	MLS #	Address	Town	Rooms	Beds	Baths	SFBaVg	Acres	Built	Listed	S/SqFt	Orig L Price	S%Asmt	L%Asmt	LP	SP	SP:LP	SP:OLP	Close Date	CDOM	DOM	%OLP
1	24019691	236 Woodside	Fairfield	10	3	2(2/0)	1,418	0.27	1961	05/21/2024	\$320.87	\$599,000	151%	165%	\$499,000	\$455,000	91%	76%	07/30/2024	51	51	76%
2	24016918	50 Roanoke	Fairfield	5	2	2(1/1)	1,520	0.12	1918	05/10/2024	\$328.95	\$525,000	217%	216%	\$499,000	\$500,000	100%	95%	07/09/2024	11	11	95%
3	170620125	29 Coburn	Fairfield	5	3	1(1/0)	1,074	0.17	1957	06/06/2024	\$512.10	\$525,000	243%	231%	\$525,000	\$550,000	105%	105%	07/15/2024	3	3	105%
4	24022884	129 School	Fairfield	6	3	1(1/0)	1,008	0.15	1943	06/04/2024	\$580.36	\$550,000	224%	211%	\$550,000	\$585,000	106%	106%	07/25/2024	6	6	106%
5	24011717	875 Stillson	Fairfield	7	3	3(2/1)	1,340	0.29	1972	04/18/2024	\$447.76	\$625,000	191%	199%	\$625,000	\$600,000	96%	96%	07/31/2024	5	5	96%
6	24012723	94 Henderson	Fairfield	8	4	2(1/1)	1,716	0.24	1924	04/24/2024	\$350.82	\$549,000	167%	153%	\$549,000	\$602,000	110%	110%	07/08/2024	7	7	110%
7	24023593	675 Fairfield Woods	Fairfield	7	4	2(1/1)	2,062	0.50	1960	06/17/2024	\$295.83	\$569,900	179%	168%	\$569,900	\$610,000	107%	107%	07/26/2024	10	10	107%
8	24027200	771 High	Fairfield	6	3	2(1/1)	1,414	0.18	1947	06/24/2024	\$452.55	\$639,900		210%	\$639,900	\$642,000	100%	100%	07/23/2024	37	7	100%
9	24007967	166 Judd	Fairfield	8	4	2(2/0)	1,165	0.14	1947	04/04/2024	\$570.82	\$739,000	204%	225%	\$685,000	\$665,000	97%	90%	07/08/2024	53	53	90%
10	24016928	219 Roseville	Fairfield	6	3	2(2/0)	1,306	0.21	1947	05/16/2024	\$513.02	\$620,000	214%	198%	\$620,000	\$670,000	108%	108%	07/01/2024	55	15	108%
11	24020151	161 Mona	Fairfield	6	4	1(1/0)	1,075	0.16	1961	05/23/2024	\$631.63	\$679,000	194%	194%	\$679,000	\$679,000	100%	100%	07/02/2024	106	17	100%
12	24022231	87 Edgewood	Fairfield	7	3	2(1/1)	1,408	0.24	1914	05/27/2024	\$482.95	\$649,000	231%	221%	\$649,000	\$680,000	105%	105%	07/26/2024	4	4	105%
13	24016041	367 High	Fairfield	6	3	2(1/1)	1,768	0.23	1941	05/15/2024	\$407.24	\$699,000	214%	206%	\$699,000	\$720,000	103%	103%	07/10/2024	13	13	103%
14	24022287	90 Shady Hill	Fairfield	7	3	3(2/1)	1,506	0.22	1957	06/02/2024	\$498.75	\$639,000	218%	185%	\$639,000	\$751,115	118%	118%	07/09/2024	3	3	118%
15	24025713	12 Deane	Fairfield	7	3	3(2/1)	2,065	0.10	1996	04/19/2024	\$368.04	\$915,000	186%	208%	\$849,900	\$760,000	89%	83%	07/26/2024	63	63	83%
16	170625516	113 Sawyer	Fairfield	6	3	2(2/0)	1,306	0.19	1950	04/25/2024	\$585.76	\$750,000	245%	240%	\$750,000	\$765,000	102%	102%	07/01/2024	7	7	102%
17	24008235	1477 Congress	Fairfield	7	4	2(2/0)	1,981	1.87	1834	05/13/2024	\$391.22	\$789,000	225%	229%	\$789,000	\$775,000	98%	98%	07/18/2024	23	23	98%
18	24013429	148 Szost	Fairfield	13	5	7(6/1)	3,455	0.22	1953	04/26/2024	\$225.76	\$1,041,000	155%	194%	\$978,900	\$780,000	80%	75%	07/30/2024	96	96	75%
19	24002605	201 Judd	Fairfield	8	4	2(2/0)	2,061	0.41	1952	04/10/2024	\$388.16	\$769,000	206%	199%	\$769,000	\$800,000	104%	104%	07/02/2024	4	4	104%
20	24023994	556 Wilson	Fairfield	5	3	2(2/0)	1,240	0.16	1958	06/12/2024	\$645.16	\$719,900	247%	223%	\$719,900	\$800,000	111%	111%	07/02/2024	9	9	111%
21	24019605	490 Wormwood	Fairfield	7	3	3(3/0)	1,414	0.23	1947	05/22/2024	\$594.06	\$749,000	254%	227%	\$749,000	\$840,000	112%	112%	07/12/2024	3	3	112%
22	24019026	110 Audubon	Fairfield	9	4	4(2/2)	2,372	2	1965	06/10/2024	\$357.93	\$849,000		189%	\$849,000	\$875,000	103%	103%	07/01/2024	8	8	100%
23	24025761	279 Figlar	Fairfield	7	3	3(2/1)	1,699	0.33	1949	06/21/2024	\$529.72	\$799,000	250%	222%	\$799,000	\$900,000	113%	113%	07/25/2024	5	5	113%
24	24017301	461 Wood House	Fairfield	9	5	3(2/1)	2,384	2	1969	05/14/2024	\$379.61	\$985,000	225%	224%	\$899,000	\$905,000	101%	92%	07/23/2024	21	21	92%
25	24017777	23 Rosedale	Fairfield	9	4	3(2/1)	2,743	0.29	1946	05/15/2024	\$332.30	\$950,000	210%	213%	\$924,900	\$911,500	99%	96%	07/25/2024	26	26	96%
26	24031992	156 Ross Hill	Fairfield	6	3	3(2/1)	1,578	0.44	1960	07/11/2024	\$608.37	\$869,000	234%	212%	\$869,000	\$960,000	110%	110%	07/30/2024	18	18	110%
27	24011413	6 Mellow	Fairfield	10	5	3(3/0)	2,413	0.15	1956	04/30/2024	\$399.92	\$1,150,000	199%	196%	\$950,000	\$965,000	102%	84%	07/17/2024	37	37	84%
28	24016674	60 Arbor	Fairfield	5	3	2(2/0)	1,657	0.22	1944	05/24/2024	\$588.41	\$929,000	242%	229%	\$929,000	\$975,000	105%	105%	07/02/2024	6	6	105%
29	24014626	562 Rock Ridge	Fairfield	9	4	4(3/1)	1,853	1.04	1958	05/13/2024	\$539.67	\$979,000	240%	235%	\$979,000	\$1,000,000	102%	102%	07/08/2024	8	8	102%
30	24017406	69 Lindbergh	Fairfield	8	3	3(2/1)	2,120	0.23	1944	05/13/2024	\$471.70	\$1,000,000	235%	235%	\$1,000,000	\$1,000,000	100%	100%	07/26/2024	23	23	100%
31	24027919	1052 Valley	Fairfield	14	5	3(2/1)	2,600	0.18	1931	06/24/2024	\$384.62	\$837,420	252%	211%	\$837,420	\$1,000,000	119%	119%	07/24/2024	59	59	119%
32	24018867	101 Smedley	Fairfield	8	4	3(2/1)	2,464	0.20	1940	05/18/2024	\$420.05	\$1,099,000	254%	259%	\$1,049,000	\$1,035,000	99%	94%	07/11/2024	41	19	94%
33	24024802	1780 Bronson	Fairfield	8	4	3(2/1)	1,989	1.03	1964	06/12/2024	\$527.90	\$999,000	198%	188%	\$999,000	\$1,050,000	105%	105%	07/10/2024	8	8	105%
34	24000844	315 Algonquin	Fairfield	8	4	3(3/0)	2,639	0.60	1953	04/05/2024	\$400.91	\$969,000	237%	217%	\$969,000	\$1,058,000	109%	109%	07/10/2024	1	1	109%
35	24021509	316 Canterbury	Fairfield	9	4	3(2/1)	2,300	0.49	1975	05/30/2024	\$489.57	\$1,079,000	242%	231%	\$1,079,000	\$1,126,000	104%	104%	07/29/2024	6	6	104%
36	24006295	111 Grandview	Fairfield	10	4	4(4/0)	1,969	0.42	1949	03/26/2024	\$596.75	\$1,445,000	327%	359%	\$1,289,900	\$1,175,000	91%	81%	07/02/2024	63	63	81%
37	24018370	538 Stratfield	Fairfield	13	7	4(3/1)	4,322	0.28	1907	05/22/2024	\$271.86	\$1,195,000	250%	254%	\$1,195,000	\$1,175,000	98%	98%	07/30/2024	65	19	98%
38	24021002	140 Daves	Fairfield	7	3	2(2/0)	1,987	0.31	1965	06/05/2024	\$611.47	\$895,000	274%	202%	\$895,000	\$1,215,000	136%	136%	07/09/2024	7	7	136%
39	24004402	234 Birch	Fairfield	8	3	2(2/0)	2,096	0.18	1946	05/28/2024	\$595.90	\$1,249,000		216%	\$1,249,000	\$1,200,000	96%	96%	07/20/2024	20	20	100%
40	24004361	1436 N. Benson	Fairfield	9	3	4(3/1)	3,072	0.37	1950	03/21/2024	\$406.90	\$1,299,999	235%	240%	\$1,275,000	\$1,250,000	98%	96%	07/11/2024	61	61	96%
41	24011914	610 Fairfield Beach	Fairfield	7	3	3(2/1)	2,018	0.75	1979	05/21/2024	\$631.81	\$1,250,000	229%	225%	\$1,250,000	\$1,275,000	102%	102%	07/12/2024	8	8	102%
42	24015921	58 Southport 58	Fairfield	8	3	4(3/1)	3,288	0	2004	05/06/2024	\$390.82	\$1,199,000	238%	222%	\$1,199,000	\$1,285,000	107%	107%	07/12/2024	12	12	107%
43	24018339	15 Flora	Fairfield	9	4	3(2/1)	3,680	0.18	1947	05/22/2024	\$360.05	\$1,395,000	188%	198%	\$1,395,000	\$1,325,000	95%	95%	07/26/2024	42	42	95%
44	24014453	675 Winnepoige	Fairfield	9	5	3(3/0)	2,688	0.47	1952	05/01/2024	\$524.55	\$1,299,000	265%	244%	\$1,299,000	\$1,410,000	109%	109%	07/12/2024	5	5	109%
45	24023282	230 Hollydale	Fairfield	16	4	3(3/0)	1,732	1.08	1963	06/06/2024	\$823.33	\$1,380,000	309%	299%	\$1,380,000	\$1,426,000	103%	103%	07/22/2024	8	8	103%
46	24012191	1531 Mill Plain	Fairfield	9	4	3(2/1)	2,816	0.22	1997	04/22/2024	\$514.91	\$1,285,000	262%	233%	\$1,285,000	\$1,450,000	113%	113%	07/08/2024	3	3	113%
47	24010583	50 Hemlock Hills	Fairfield	10	4	4(3/1)	3,762	2.02	1978	04/15/2024	\$388.09	\$1,399,000	241%	229%	\$1,399,000	\$1,460,000	104%	104%	07/01/2024	7	7	104%
48	24012504	93 Howard	Fairfield	7	4	4(3/1)	2,811	0.14	2010	04/23/2024	\$538.06	\$1,569,000	252%	262%	\$1,569,000	\$1,512,500	96%	96%	07/08/2024	29	29	96%
49	24022569	1485 Stillson	Fairfield																			

		Beach																				
57	24024438	68 Evelyn	Fairfield	11	5	6(6/0)	4,148	0.59	1966	06/12/2024	\$466.49	\$1,995,000	241%	248%	\$1,995,000	\$1,935,000	97%	97%	07/29/2024	11	11	97%
58	24027227	84 Ludlowe	Fairfield	15	6	6(5/1)	3,938	0.26	2024	06/21/2024	\$507.62	\$1,999,000			\$1,999,000	\$2,060,000	103%	103%	07/25/2024	7	7	100%
59	24000391	211 James	Fairfield	13	5	5(4/1)	4,105	0.17	2024	03/06/2024	\$523.75	\$2,150,000	215%	215%	\$2,150,000	\$2,150,000	100%	100%	07/22/2024	26	26	100%
60	24036878	830 Beach	Fairfield	10	3	3(3/0)	2,897	0.23	1962	06/01/2024	\$759.41	\$2,250,000	263%	269%	\$2,250,000	\$2,200,000	98%	98%	07/29/2024	56	56	98%
61	24007197	91 Smith	Fairfield	10	4	5(4/1)	3,500	0.22	2016	04/05/2024	\$635.71	\$2,475,000	229%	229%	\$2,225,000	\$2,225,000	100%	90%	07/11/2024	16	16	90%
62	24017396	1141 Fairfield Beach	Fairfield	7	4	3(3/0)	2,920	0.12	1965	05/13/2024	\$770.55	\$2,295,000	243%	247%	\$2,295,000	\$2,250,000	98%	98%	07/09/2024	64	25	98%
63	24015869	120 Rhoda	Fairfield	9	5	5(4/1)	3,892	0.23	2014	05/07/2024	\$590.96	\$2,399,000	202%	210%	\$2,399,000	\$2,300,000	96%	96%	07/15/2024	93	45	96%
64	24004351	381 Rowland	Fairfield	9	4	6(4/2)	2,800	0.25	1928	03/19/2024	\$832.14	\$2,449,000	395%	415%	\$2,449,000	\$2,330,000	95%	95%	07/01/2024	7	7	95%
65	24022211	200 Longmeadow	Fairfield	10	4	3(2/1)	3,515	2.14	2000	06/01/2024	\$682.79	\$2,279,000	370%	351%	\$2,279,000	\$2,400,000	105%	105%	07/24/2024	15	15	105%
66	24013759	112 Lalley	Fairfield	10	5	5(4/1)	4,054	0.25	2021	05/01/2024	\$612.97	\$2,599,000	170%	173%	\$2,499,000	\$2,485,000	99%	96%	07/31/2024	31	31	96%
67	24008572	126 Carlynn	Fairfield	11	4	5(4/1)	3,702	0.25	2014	04/09/2024	\$675.31	\$2,500,000	184%	184%	\$2,500,000	\$2,500,000	100%	100%	07/08/2024	36	36	100%
68	170624397	159 Lalley	Fairfield	9	4	6(5/1)	3,800	0.31	2023	02/14/2024	\$677.63	\$2,679,000	308%	320%	\$2,679,000	\$2,575,000	96%	96%	07/01/2024	300	81	96%
69	24002935	1081 Hillside	Fairfield	13	5	6(5/1)	5,176	3.58	1751	03/19/2024	\$502.13	\$2,499,000	298%	287%	\$2,499,000	\$2,599,000	104%	104%	07/15/2024	5	5	104%
70	24013170	1813 Burr	Fairfield	12	6	6(5/1)	5,976	2.23	2000	04/28/2024	\$435.07	\$2,495,000	261%	250%	\$2,495,000	\$2,600,000	104%	104%	07/08/2024	5	5	104%
71	24017919	10 Meadow Ridge	Fairfield	10	5	6(5/1)	5,032	1.11	2015	05/15/2024	\$554.45	\$2,790,000	221%	221%	\$2,790,000	\$2,790,000	100%	100%	07/19/2024	13	13	100%
72	170623012	931 Old Post	Fairfield	12	5	6(5/1)	4,936	0.62	1850	03/11/2024	\$709.08	\$3,500,000	307%	307%	\$3,500,000	\$3,500,000	100%	100%	07/08/2024	16	16	100%

72 Sold - Single Family Statistics

	High	Low	Average	Median
List Price	\$3,500,000	\$499,000	\$1,330,774	\$1,137,000
Sold Price	\$3,500,000	\$455,000	\$1,349,988	\$1,175,000
Cumulative Days On Market	300	1	31	13
Days On Market	101	1	21	12
SP:LP Ratio	136%	80%	102%	102%
SP:OLP Ratio	136%	75%	101%	100%
Acres	3.58	0.10	0.57	0.25
Sq Ft Above Grade	5,976	1,008	2,617	2,439
\$/SqFt	\$1,105.50	\$225.76	\$519.54	\$513.97
Orig List Price	\$3,500,000	\$525,000	\$1,353,613	\$1,172,500
%OLP	136%	75%	101%	100%

Total Closed Volume: \$97,199,115

Prepared By: Linda Raymond Lic. #: RES.0777359 | William Raveis Real Estate | 08/13/2024 10:35 PM