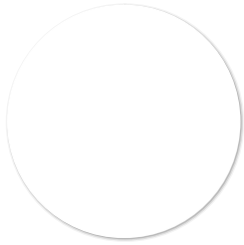
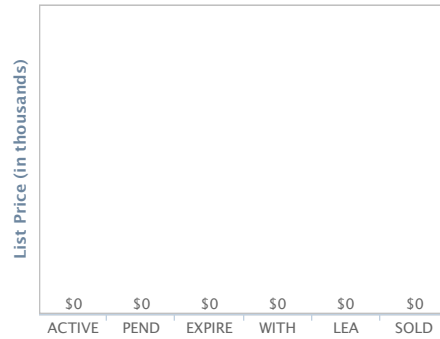


Search Type: Single Family & Condo; **Property Sub Type:** Single Family; **Status:** Closed; **Close Date between 2/1/25 and 2/28/25;** **County:** Fairfield; **State:** Connecticut; **City:** Fairfield

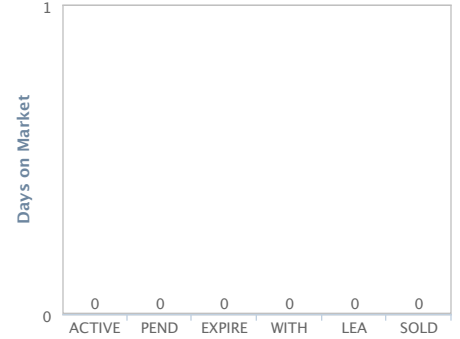
Listings by Status



Average List Price



Average Days on Market



List Price Statistics



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
1	24061403	88 Campfield	Fairfield	4	2	1(1/0)	1,140	0.08	1942	11/21/2024	\$372.81	\$465,000	222%	229%	\$439,000	\$425,000	97%	91%	02/28/2025	47
2	24062832	492 High	Fairfield	5	2	1(1/0)	830	0.21	1943	12/04/2024	\$554.22	\$449,000	162%	158%	\$449,000	\$460,000	102%	102%	02/19/2025	18
3	24062539	145 Morehouse	Fairfield	14	7	4(4/0)	2,308	1	1968	12/02/2024	\$264.30	\$599,900	154%	151%	\$599,900	\$610,000	102%	102%	02/04/2025	28
4	24069449	57 Welch	Fairfield	6	3	1(1/0)	1,219	0.31	1958	02/01/2025	\$507.79	\$600,000	174%	169%	\$600,000	\$619,000	103%	103%	02/27/2025	9
5	24069074	74 Andrassy	Fairfield	6	3	2(2/0)	1,184	0.14	1957	01/16/2025	\$523.65	\$585,000	224%	211%	\$585,000	\$620,000	106%	106%	02/19/2025	14
6	24051275	345 Fairview	Fairfield	7	3	1(1/0)	1,320	0.11	1935	10/09/2024	\$469.70	\$648,000	202%	212%	\$648,000	\$620,000	96%	96%	02/06/2025	81
7	24073512	34 Ridgedale	Fairfield	7	4	2(2/0)	1,698	0.22	1950	01/27/2025	\$412.25	\$700,000	217%	217%	\$700,000	\$700,000	100%	100%	02/14/2025	18
8	24051560	171 Henderson	Fairfield	8	4	5(4/1)	2,775	0.17	1928	10/04/2024	\$266.67	\$799,000	183%	198%	\$799,000	\$740,000	93%	93%	02/14/2025	199
9	24066328	400 Dunham	Fairfield	7	4	3(3/0)	1,974	1.20	1959	01/06/2025	\$395.14	\$795,000	215%	220%	\$795,000	\$780,000	98%	98%	02/19/2025	50
10	24059130	72 Alberta	Fairfield	8	3	3(3/0)	1,890	0.21	1948	11/11/2024	\$417.46	\$789,000	222%	222%	\$789,000	\$789,000	100%	100%	02/12/2025	201
11	24055359	88 Knollwood	Fairfield	8	3	2(2/0)	1,353	0.44	1950	11/20/2024	\$601.63	\$775,000	214%	204%	\$775,000	\$814,000	105%	105%	02/10/2025	25
12	24060669	28 Newell	Fairfield	6	3	2(2/0)	1,652	0.15	1927	11/18/2024	\$493.34	\$798,000	204%	200%	\$798,000	\$815,000	102%	102%	02/21/2025	43
13	24055603	48 Lounsbury	Fairfield	6	3	2(1/1)	1,648	0.71	1954	10/31/2024	\$509.71	\$850,000	249%	252%	\$850,000	\$840,000	99%	99%	02/14/2025	91
14	24060131	273 Oldfield	Fairfield	6	3	2(2/0)	1,190	0.17	1943	11/21/2024	\$722.69	\$899,000	229%	240%	\$899,000	\$860,000	96%	96%	02/24/2025	63
15	24071185	56 Perry	Fairfield	8	3	3(3/0)	1,760	0.17	1925	01/29/2025	\$681.82	\$1,000,000	316%	263%	\$1,000,000	\$1,200,000	120%	120%	02/28/2025	2
16	24068163	95 Old Oaks	Fairfield	7	3	4(3/1)	3,124	0.72	1937	01/17/2025	\$387.32	\$1,099,500	236%	214%	\$1,099,500	\$1,210,000	110%	110%	02/28/2025	4
17	24063951	86 Chatham	Fairfield	8	4	3(2/1)	2,662	0.32	2014	12/09/2024	\$469.57	\$1,399,000	237%	266%	\$1,399,000	\$1,250,000	89%	89%	02/28/2025	13
18	24072121	235 Rowland	Fairfield	8	4	3(2/1)	1,891	0.23	1946	01/31/2025	\$661.03	\$1,250,000	258%	258%	\$1,250,000	\$1,250,000	100%	100%	02/28/2025	3
19	24066306	279 Canterbury	Fairfield	10	4	3(2/1)	3,108	0.47	1972	01/09/2025	\$404.12	\$1,129,000	271%	244%	\$1,129,000	\$1,256,000	111%	111%	02/18/2025	4

20	24035496	139 High Meadow	Fairfield	8	4	4(3/1)	3,610	0.65	2007	07/29/2024	\$380.89	\$1,550,000	174%	190%	\$1,499,900	\$1,375,000	92%	89%	02/21/2025	108
21	24045582	91 Hemlock Hills	Fairfield	11	5	4(3/1)	4,102	2.01	1975	09/23/2024	\$388.83	\$1,595,000	257%	257%	\$1,595,000	\$1,595,000	100%	100%	02/13/2025	75
22	24061400	9 Old Black Rock	Fairfield	10	5	5(4/1)	3,200	0.49	2024	11/22/2024	\$506.25	\$1,525,000	162%	153%	\$1,525,000	\$1,620,000	106%	106%	02/27/2025	61
23	24009754	72 Lower Farm lot 7	Fairfield	10	4	4(4/0)	4,150	0.34	2024	04/13/2024	\$457.59	\$1,879,000	190%	190%	\$1,899,000	\$1,899,000	100%	101%	02/14/2025	217
24	24040369	898 Cross	Fairfield	8	4	5(4/1)	3,500	2	1834	08/16/2024	\$542.86	\$2,250,000	287%	316%	\$2,095,000	\$1,900,000	91%	84%	02/14/2025	111
25	24054481	91 Algonquin	Fairfield	16	6	7(5/2)	9,000	1.75	1922	10/17/2024	\$250.00	\$2,500,000	189%	200%	\$2,399,000	\$2,250,000	94%	90%	02/06/2025	145
26	24063640	117 Carlynn	Fairfield	11	4	5(5/0)	3,733	0.26	2007	12/11/2024	\$642.91	\$2,350,000	225%	221%	\$2,350,000	\$2,400,000	102%	102%	02/13/2025	6
27	24070922	74 Baldwin	Fairfield	9	4	4(3/1)	3,753	0.17	2019	01/27/2025	\$643.49	\$2,350,000	237%	229%	\$2,350,000	\$2,415,000	103%	103%	02/28/2025	5
28	24033417	1099 Pequot	Fairfield	17	5	9(7/2)	11,078	1.90	1996	07/18/2024	\$613.83	\$6,995,000	94%	97%	\$6,995,000	\$6,800,000	97%	97%	02/28/2025	1,909

28 Sold - Single Family Statistics

	High	Low	Average	Median
List Price	\$6,995,000	\$439,000	\$1,368,261	\$949,500
Sold Price	\$6,800,000	\$425,000	\$1,361,143	\$1,030,000
Cumulative Days On Market	1,909	2	127	45
Days On Market	217	2	49	36
SP:LP Ratio	120%	89%	101%	100%
SP:OLP Ratio	120%	84%	100%	100%
Acres	2.01	0.08	0.59	0.32
Sq Ft Above Grade	11,078	830	2,888	2,141
\$/SqFt	\$722.69	\$250.00	\$483.64	\$481.52
Orig List Price	\$6,995,000	\$449,000	\$1,379,407	\$949,500
%OLP	120%	84%	100%	100%

Total Closed Volume: \$38,112,000

Prepared By: Linda Raymond Lic.#:RES.0777359 | William Raveis Real Estate | 03/09/2025 06:37 PM