

Fairfield County

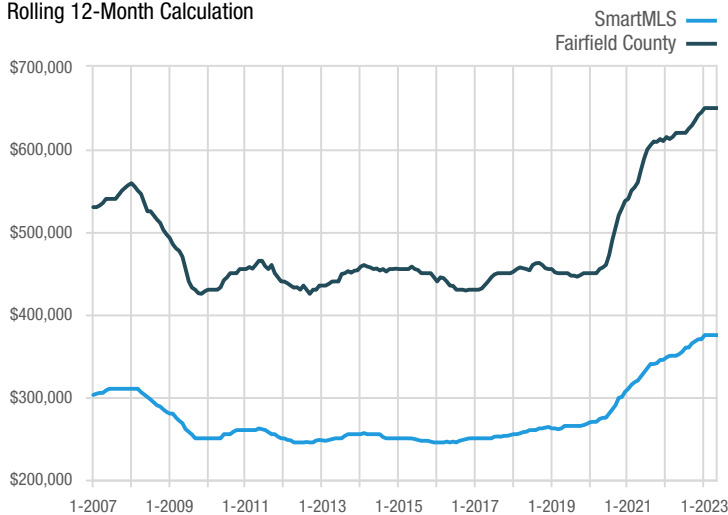
Single Family	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	950	682	- 28.2%	6,802	4,862	- 28.5%
Pending Sales	839	607	- 27.7%	5,073	3,843	- 24.2%
Closed Sales	905	652	- 28.0%	4,898	3,531	- 27.9%
Days on Market Until Sale	38	37	- 2.6%	46	46	0.0%
Median Sales Price*	\$691,250	\$750,000	+ 8.5%	\$650,000	\$680,000	+ 4.6%
Average Sales Price*	\$1,054,492	\$1,135,955	+ 7.7%	\$996,922	\$1,048,825	+ 5.2%
Percent of List Price Received*	103.9%	104.3%	+ 0.4%	103.7%	102.8%	- 0.9%
Inventory of Homes for Sale	2,247	1,424	- 36.6%	—	—	—
Months Supply of Inventory	2.9	2.5	- 13.8%	—	—	—

Townhouse/Condo	July			Year to Date		
Key Metrics	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	329	213	- 35.3%	2,337	1,710	- 26.8%
Pending Sales	308	227	- 26.3%	1,921	1,537	- 20.0%
Closed Sales	293	208	- 29.0%	1,860	1,447	- 22.2%
Days on Market Until Sale	44	41	- 6.8%	49	45	- 8.2%
Median Sales Price*	\$369,000	\$375,000	+ 1.6%	\$329,450	\$350,000	+ 6.2%
Average Sales Price*	\$454,965	\$463,593	+ 1.9%	\$403,161	\$440,201	+ 9.2%
Percent of List Price Received*	102.8%	102.5%	- 0.3%	101.8%	101.4%	- 0.4%
Inventory of Homes for Sale	708	412	- 41.8%	—	—	—
Months Supply of Inventory	2.4	1.9	- 20.8%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

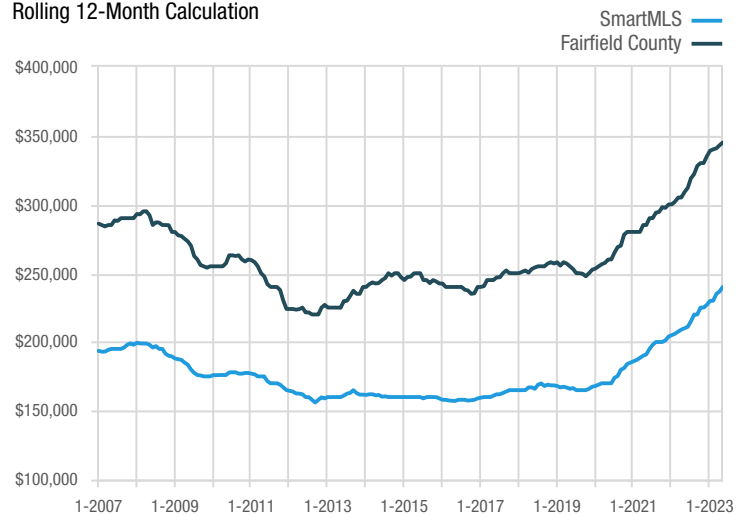
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.