

City: Fairfield



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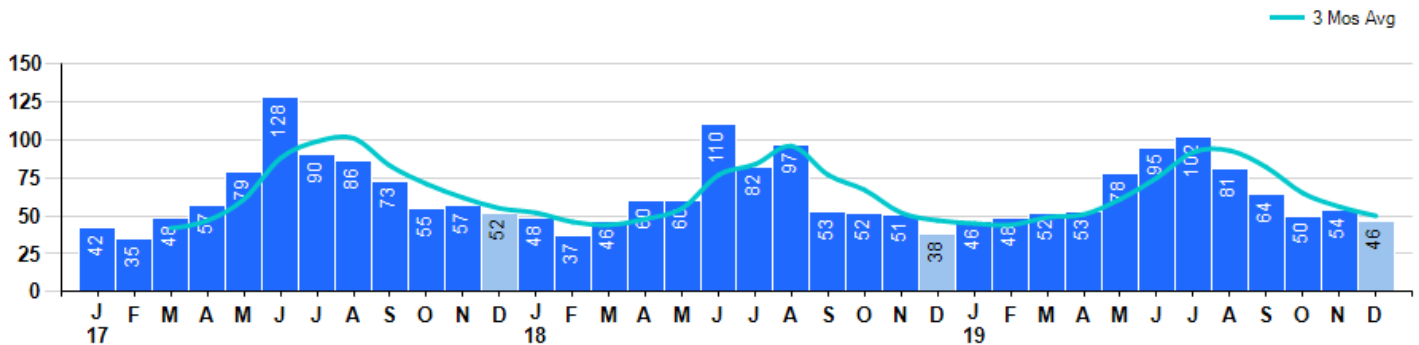
Price Range: 0 to 999999999 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$787,000	0%		9%				
Average List Price of all Current Listings	\$1,246,270	2%		8%				
December Median Sales Price	\$695,000	26%	17%	8%	10%	\$585,000	-7%	-7%
December Average Sales Price	\$686,748	-4%	-2%	-20%	-11%	\$705,912	-9%	-9%
Total Properties Currently for Sale (Inventory)	348	-19%		-2%				
December Number of Properties Sold	46	-15%		21%			5%	
December Average Days on Market (Solds)	109	-18%	6%	-8%	35%	92	18%	14%
Asking Price per Square Foot (based on New Listings)	\$310	12%	3%	10%	4%	\$294	-2%	-2%
December Sold Price per Square Foot	\$242	-4%	-10%	-18%	-13%	\$269	-4%	-4%
December Month's Supply of Inventory	7.6	-5%	-10%	-19%	-2%	8.0	4%	4%
December Sale Price vs List Price Ratio	90.8%	2.0%	-1%	1%	-2.9%	92.9%	-0.7%	-0.7%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

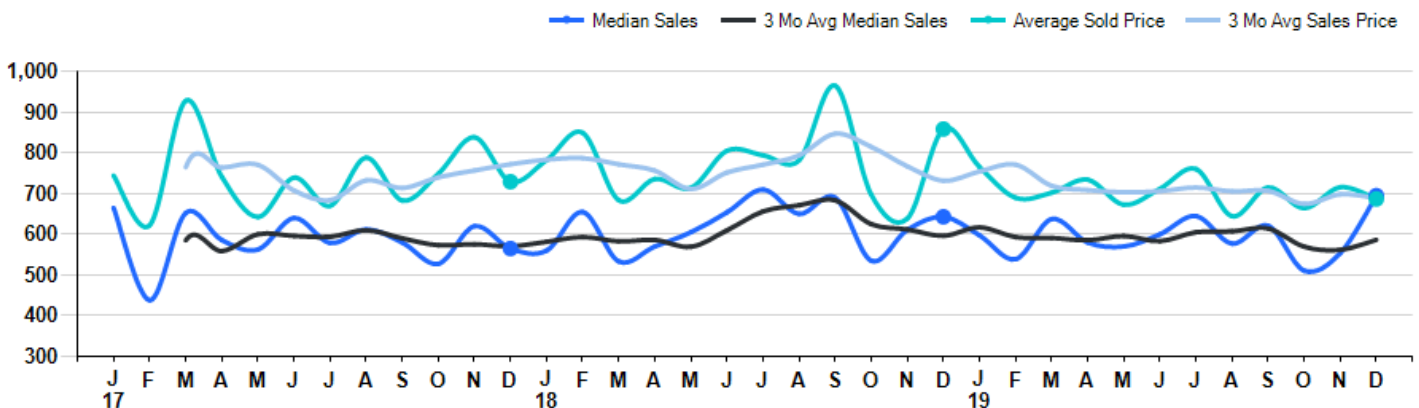
December Property sales were 46, up 21.1% from 38 in December of 2018 and -14.8% lower than the 54 sales last month. December 2019 sales were at a mid level compared to December of 2018 and 2017. December YTD sales of 769 are running 4.8% ahead of last year's year-to-date sales of 734.



Prices

The Median Sales Price in December was \$695,000, up 8.1% from \$643,000 in December of 2018 and up 25.5% from \$553,750 last month. The Average Sales Price in December was \$686,748, down -20.0% from \$858,586 in December of 2018 and down -4.1% from \$715,803 last month. December 2019 ASP was at the lowest level compared to December of 2018 and 2017.

Median means Middle (the same # of properties sold above and below Median) (000's)



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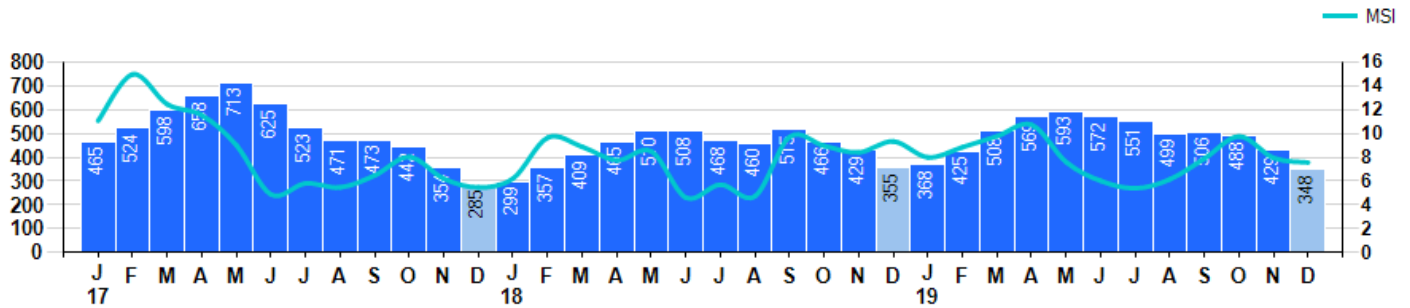
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Inventory & MSI

The Total Inventory of Properties available for sale as of December was 348, down -18.9% from 429 last month and down -2.0% from 355 in December of last year. December 2019 Inventory was at a mid range compared to December of 2018 and 2017.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2019 MSI of 7.6 months was at a mid range compared with December of 2018 and 2017.

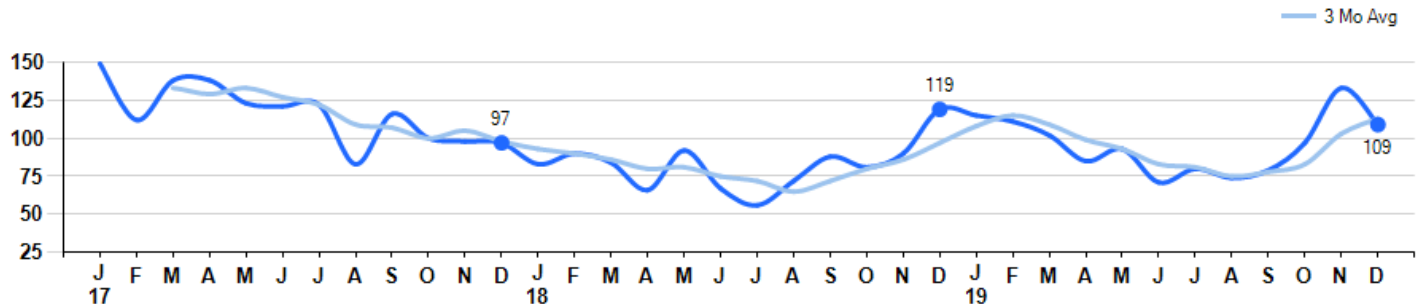
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for December was 109, down -18.0% from 133 days last month and down -8.4% from 119 days in December of last year. The December 2019 DOM was at a mid range compared with December of 2018 and 2017.

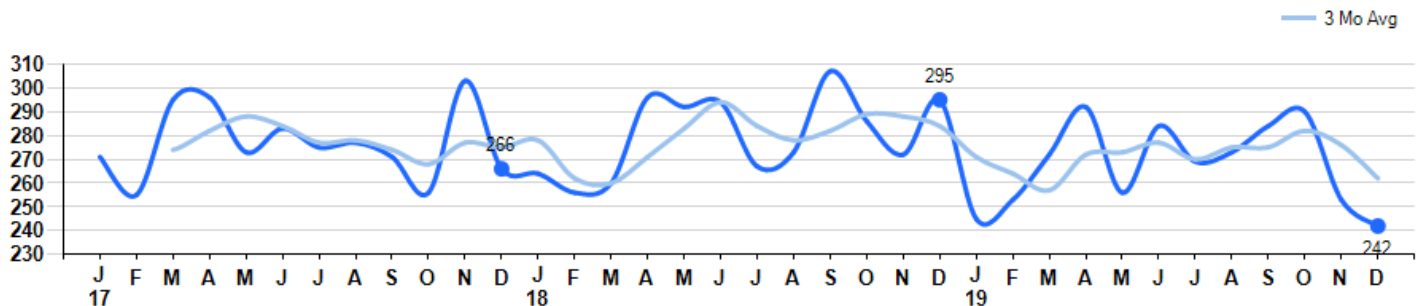
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The December 2019 Selling Price per Square Foot of \$242 was down -4.3% from \$253 last month and down -18.0% from \$295 in December of last year.

Average Selling Price per Square Foot for properties that sold during the month



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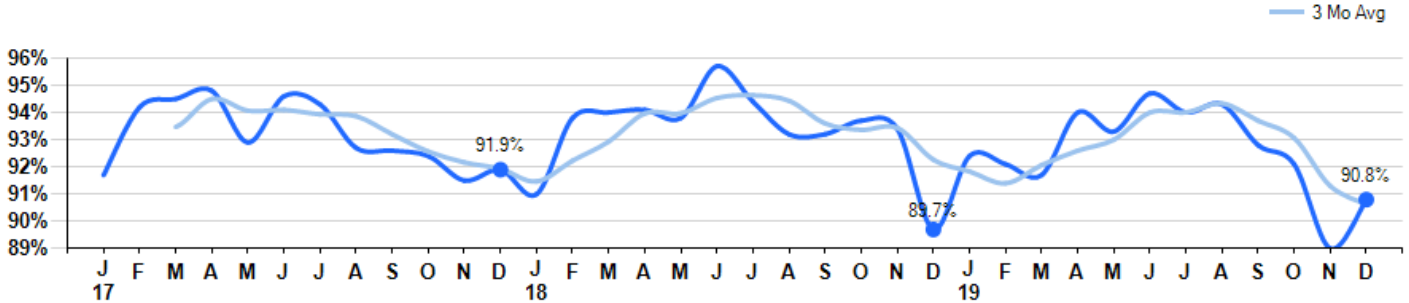
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Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The December 2019 Selling Price vs List Price of 90.8% was up from 89.0% last month and up from 89.7% in December of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in December 2019 was 41, down -31.7% from 60 last month and up 41.4% from 29 in December of last year.

