

City: Fairfield



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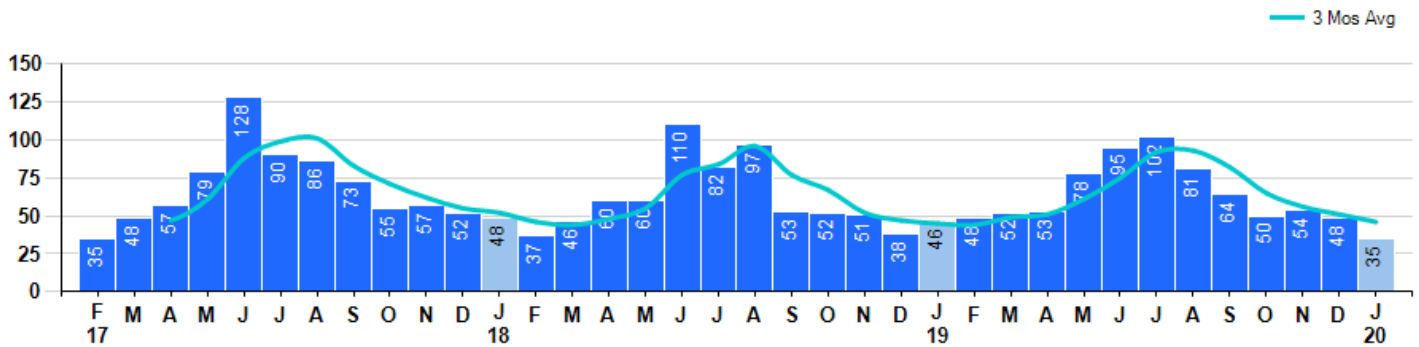
Price Range: 0 to 999999999 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$785,000	0%		7%				
Average List Price of all Current Listings	\$1,201,465	-2%		4%				
January Median Sales Price	\$639,000	-8%	9%	7%	9%	\$639,000	7%	9%
January Average Sales Price	\$1,217,461	69%	53%	59%	67%	\$1,217,461	59%	67%
Total Properties Currently for Sale (Inventory)	397	12%		8%				
January Number of Properties Sold	35	-27%		-24%		35	0%	
January Average Days on Market (Solds)	109	0%	-4%	-5%	17%	109	-5%	17%
Asking Price per Square Foot (based on New Listings)	\$301	-2%	3%	0%	2%	\$301	0%	2%
January Sold Price per Square Foot	\$262	7%	0%	7%	-3%	\$262	7%	-3%
January Month's Supply of Inventory	11.3	53%	27%	42%	42%	11.3	42%	42%
January Sale Price vs List Price Ratio	93.9%	3.6%	3%	2%	1.0%	93.9%	1.6%	1.0%

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

Property Sales

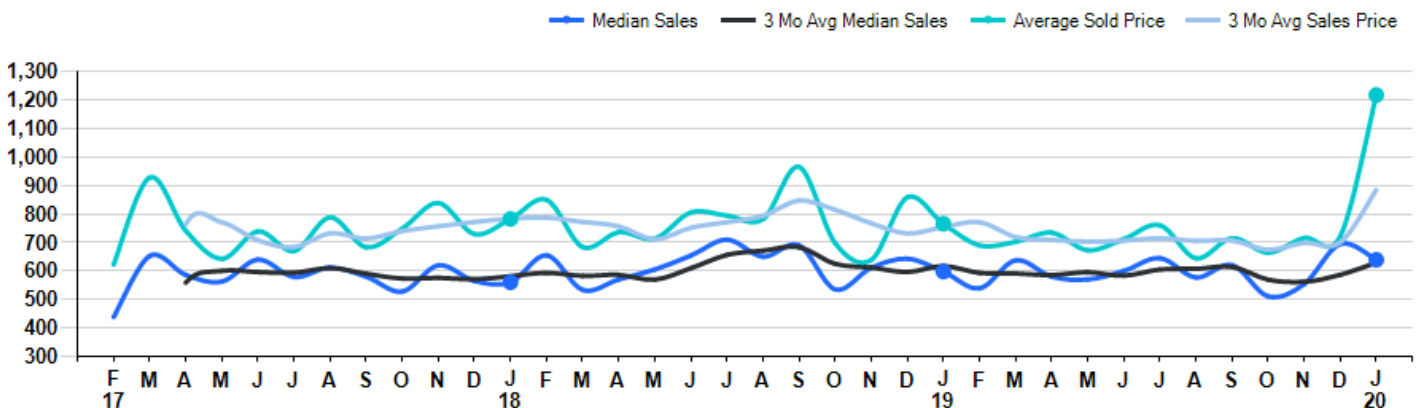
January Property sales were 35, down -23.9% from 46 in January of 2019 and -27.1% lower than the 48 sales last month. January 2020 sales were at their lowest level compared to January of 2019 and 2018. January YTD sales of 35 are running -23.9% behind last year's year-to-date sales of 46.



Prices

The Median Sales Price in January was \$639,000, up 6.9% from \$597,500 in January of 2019 and down -8.1% from \$695,000 last month. The Average Sales Price in January was \$1,217,461, up 59.0% from \$765,490 in January of 2019 and up 68.8% from \$721,154 last month. January 2020 ASP was at highest level compared to January of 2019 and 2018.

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



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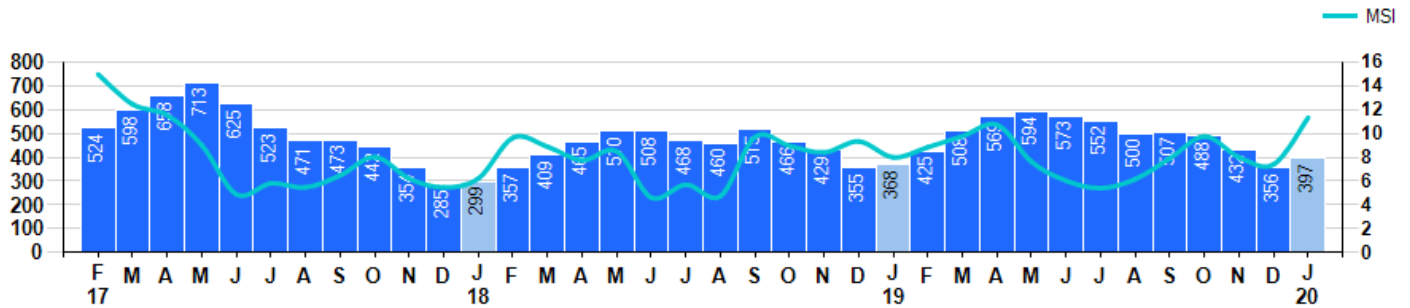
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Inventory & MSI

The Total Inventory of Properties available for sale as of January was 397, up 11.5% from 356 last month and up 7.9% from 368 in January of last year. January 2020 Inventory was at highest level compared to January of 2019 and 2018.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2020 MSI of 11.3 months was at its highest level compared with January of 2019 and 2018.

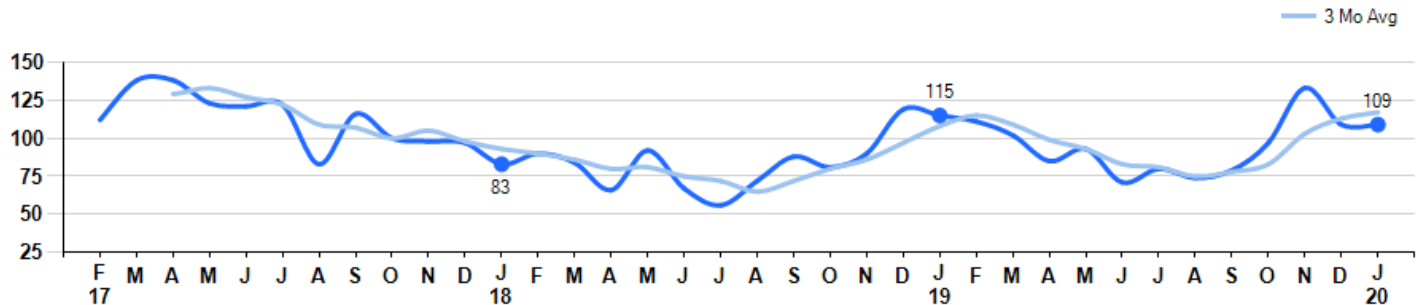
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 January was 109, equal to 109 days last month and down -5.2% from 115 days in January of last year. The January 2020 DOM was at a mid range compared with January of 2019 and 2018.

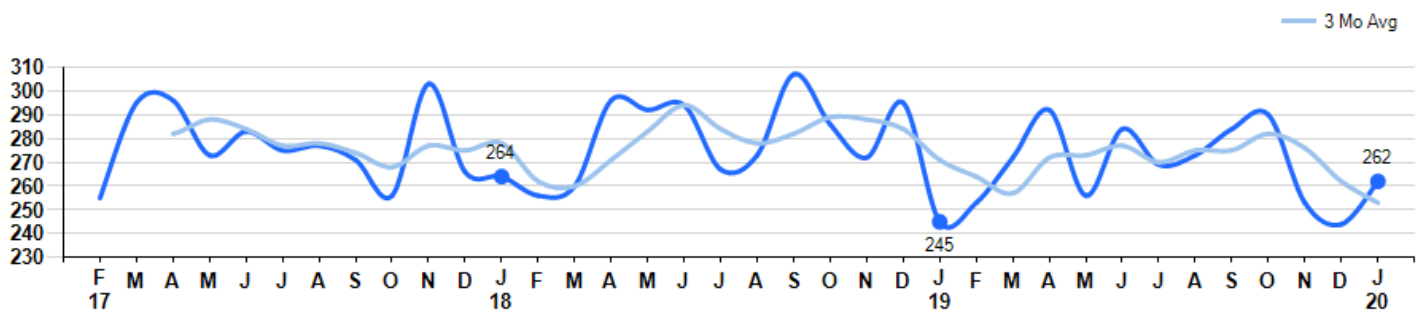
Average Days on Market(Listing to Contract) for properties sold during the month



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 January 2020 Selling Price per Square Foot of \$262 was up 7.4% from \$244 last month and up 6.9% from \$245 in January of last year.

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



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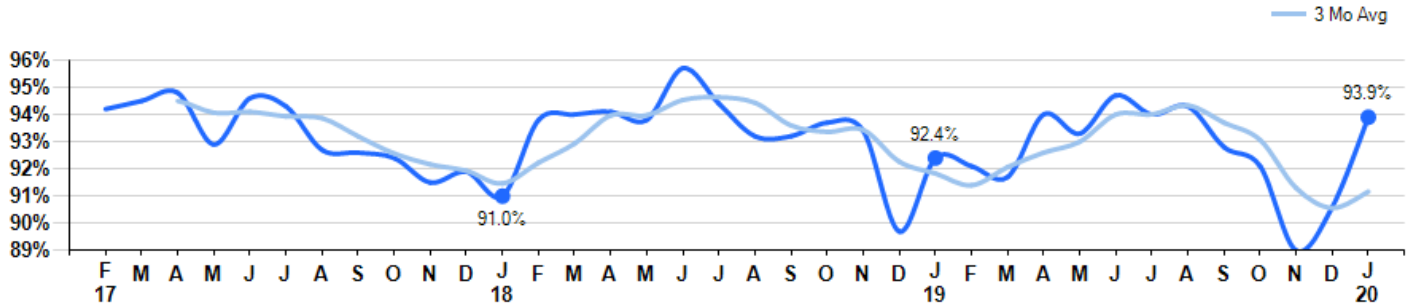
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Selling Price vs Listing Price

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 January 2020 Selling Price vs List Price of 93.9% was up from 90.6% last month and up from 92.4% in January 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 January 2020 was 134, up 226.8% from 41 last month and up 10.7% from 121 in January of last year.

Inventory / New Listings / Sold

