

## Fairfield County

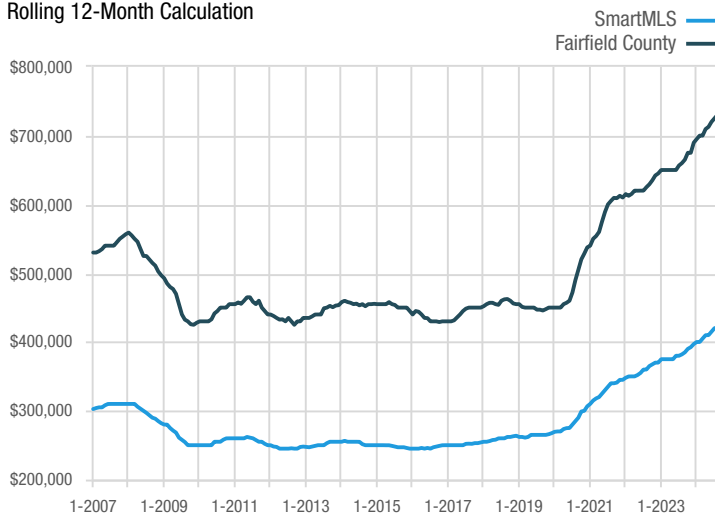
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	629	<b>607</b>	- 3.5%	5,418	<b>5,595</b>	+ 3.3%
Pending Sales	607	<b>551</b>	- 9.2%	4,395	<b>4,269</b>	- 2.9%
Closed Sales	695	<b>694</b>	- 0.1%	4,217	<b>4,086</b>	- 3.1%
Days on Market Until Sale	36	<b>29</b>	- 19.4%	43	<b>33</b>	- 23.3%
Median Sales Price*	\$775,000	<b>\$824,500</b>	+ 6.4%	\$697,616	<b>\$762,000</b>	+ 9.2%
Average Sales Price*	\$1,155,703	<b>\$1,167,742</b>	+ 1.0%	\$1,067,297	<b>\$1,121,308</b>	+ 5.1%
Percent of List Price Received*	104.2%	<b>103.3%</b>	- 0.9%	103.0%	<b>103.2%</b>	+ 0.2%
Inventory of Homes for Sale	1,336	<b>1,375</b>	+ 2.9%	—	—	—
Months Supply of Inventory	2.5	<b>2.7</b>	+ 8.0%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	241	<b>257</b>	+ 6.6%	1,941	<b>1,892</b>	- 2.5%
Pending Sales	243	<b>235</b>	- 3.3%	1,754	<b>1,622</b>	- 7.5%
Closed Sales	237	<b>241</b>	+ 1.7%	1,685	<b>1,539</b>	- 8.7%
Days on Market Until Sale	38	<b>32</b>	- 15.8%	43	<b>32</b>	- 25.6%
Median Sales Price*	\$369,000	<b>\$415,000</b>	+ 12.5%	\$351,500	<b>\$385,000</b>	+ 9.5%
Average Sales Price*	\$492,176	<b>\$515,642</b>	+ 4.8%	\$448,278	<b>\$489,896</b>	+ 9.3%
Percent of List Price Received*	102.4%	<b>102.0%</b>	- 0.4%	101.5%	<b>102.1%</b>	+ 0.6%
Inventory of Homes for Sale	408	<b>419</b>	+ 2.7%	—	—	—
Months Supply of Inventory	1.9	<b>2.1</b>	+ 10.5%	—	—	—

\* 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.

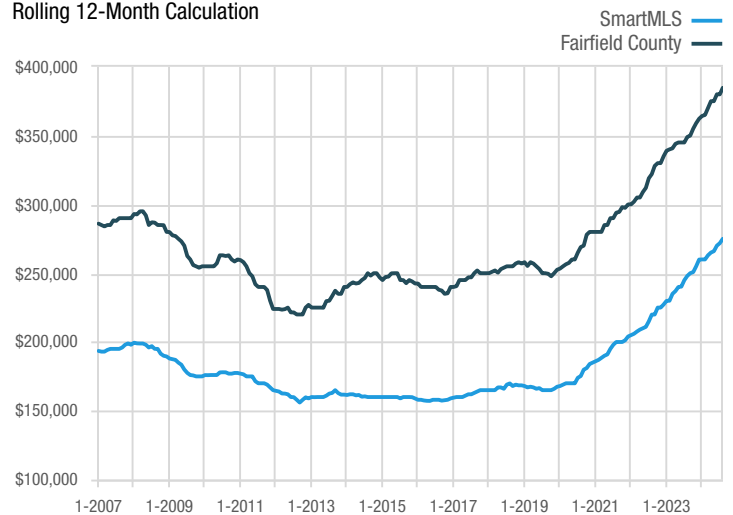
### Median Sales Price - Single Family

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.