

Market Trends Report

February 2025

 Property Type

Single Family

 Date Range

March 2022 - February 2025

 Price Range

\$0 - \$999,999,999

 Location

CITY
Fairfield



Judy Michaelis

Broker Lic#: 0750642

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Overview

The overview below shows real estate activity from January 2025 to February 2025. You will see data comparisons between February and the previous month, the last three months and February 2024.

Overview	Monthly Trends				
	YTD Avg.	February	January	Nov. - Jan.	Feb. 2024
New Listings	95	51	44	32	58
Average Sales Price per Square Foot	522	446	597	494	350
Average Days on Market	66	67	64	59	58
Number of Properties for Sale	157	67	90	105	112
Average List Price	\$1,525,091	\$1,486,234	\$1,563,947	\$1,682,770	\$1,584,353
Median List Price	\$924,450	\$874,900	\$974,000	\$1,001,233	\$854,500
Average Sales Price	\$1,550,445	\$1,395,815	\$1,705,074	\$1,378,865	\$1,024,994
Median Sales Price	\$1,225,000	\$1,200,000	\$1,250,000	\$1,016,667	\$820,000
Sales Price / List Price Ratio	100.58%	100.61%	100.54%	101.27%	100%
Number of Properties Sold	54	27	27	46	17
Month's Supply of Inventory	2.9	2.48	3.33	2.6	6.59
Absorption Rate	0.35	0.4	0.3	0.45	0.15



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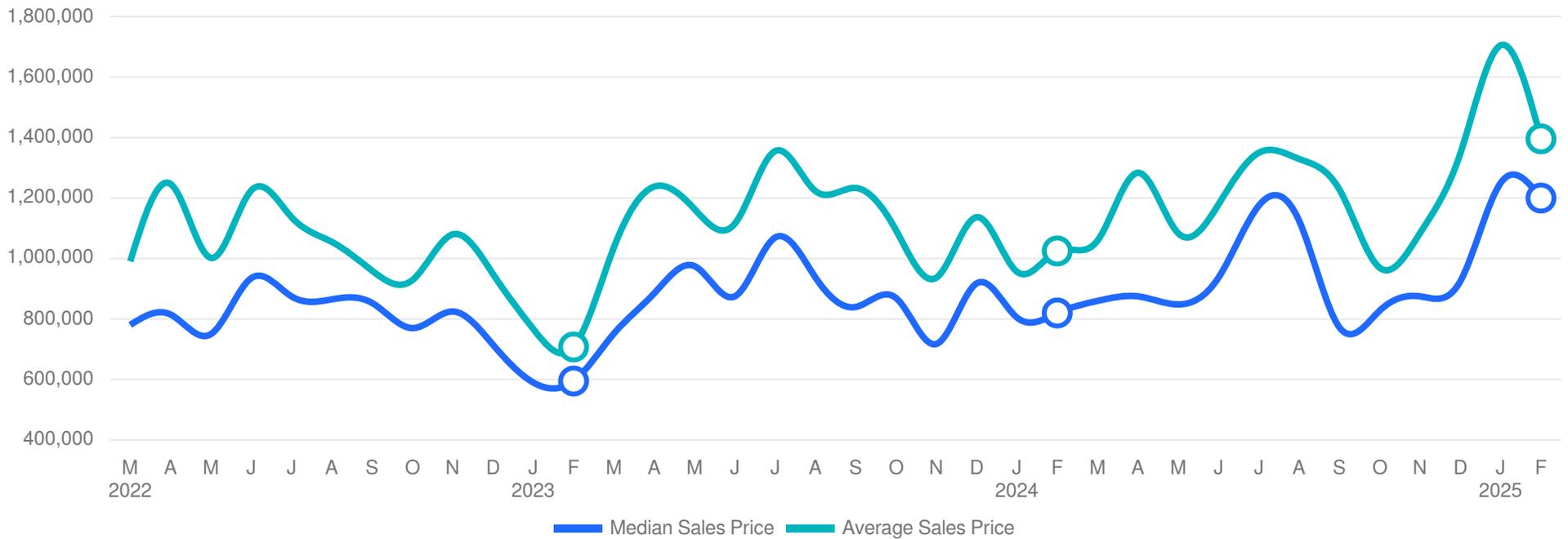
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Average & Median Sales Price

The median sales price in February 2025 was \$1,200,000, down -4.00% from \$1,250,000 from the previous month and 46.34% higher than \$820,000 from February 2024. The February 2025 median sales price was at its highest level compared to February 2024 and 2023. The average sales price in February 2025 was \$1,395,815, down -18.14% from \$1,705,074 from the previous month and 36.18% higher than \$1,024,994 from February 2024. The February 2025 average sale price was at its highest level compared to February 2024 and 2023.



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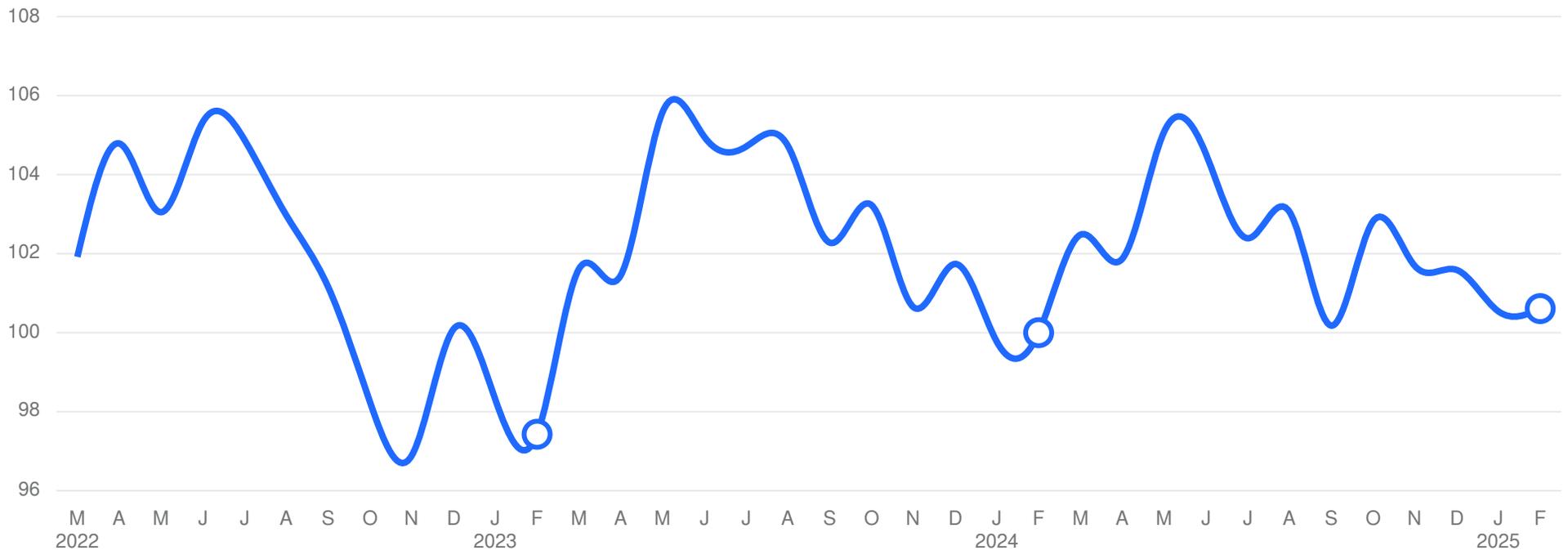
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Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The February 2025 sales price/list price ratio was 100.61%, equal to the previous month and equal to February 2024.



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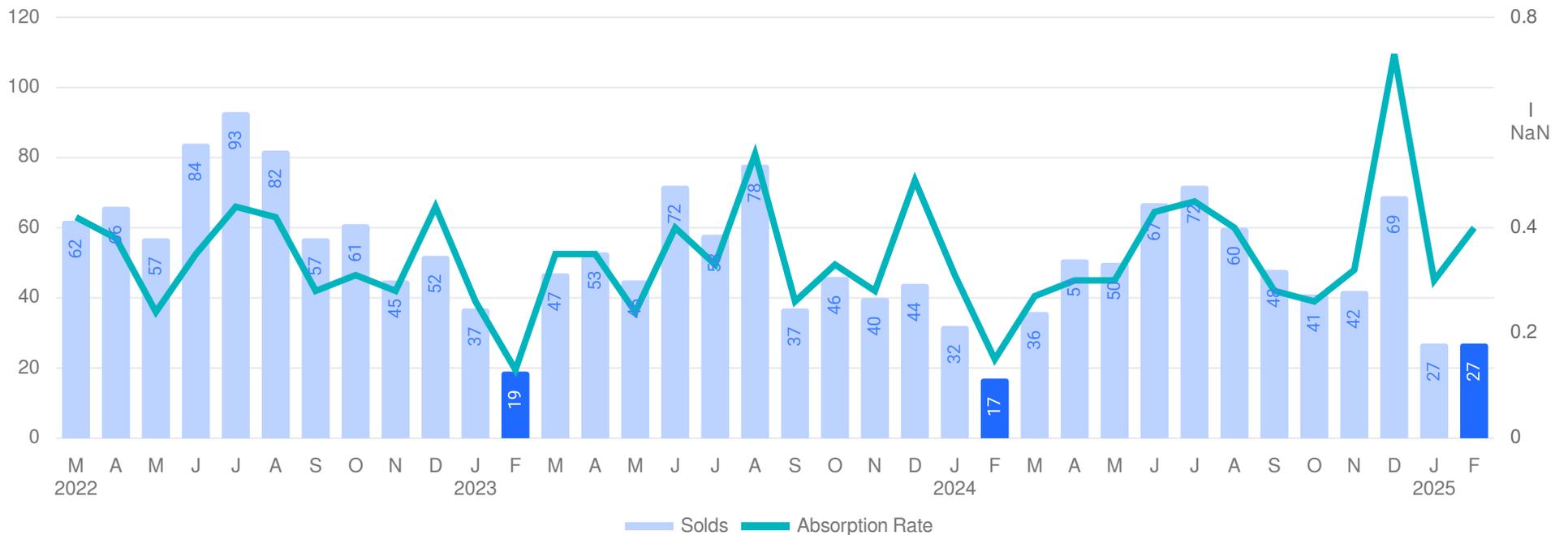
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Number of Properties Sold & Absorption Rate

The number of properties sold in February 2025 was 27, equal to the previous month and 58.82% higher than 17 from February 2024. The February 2025 sales were at its highest level compared to February 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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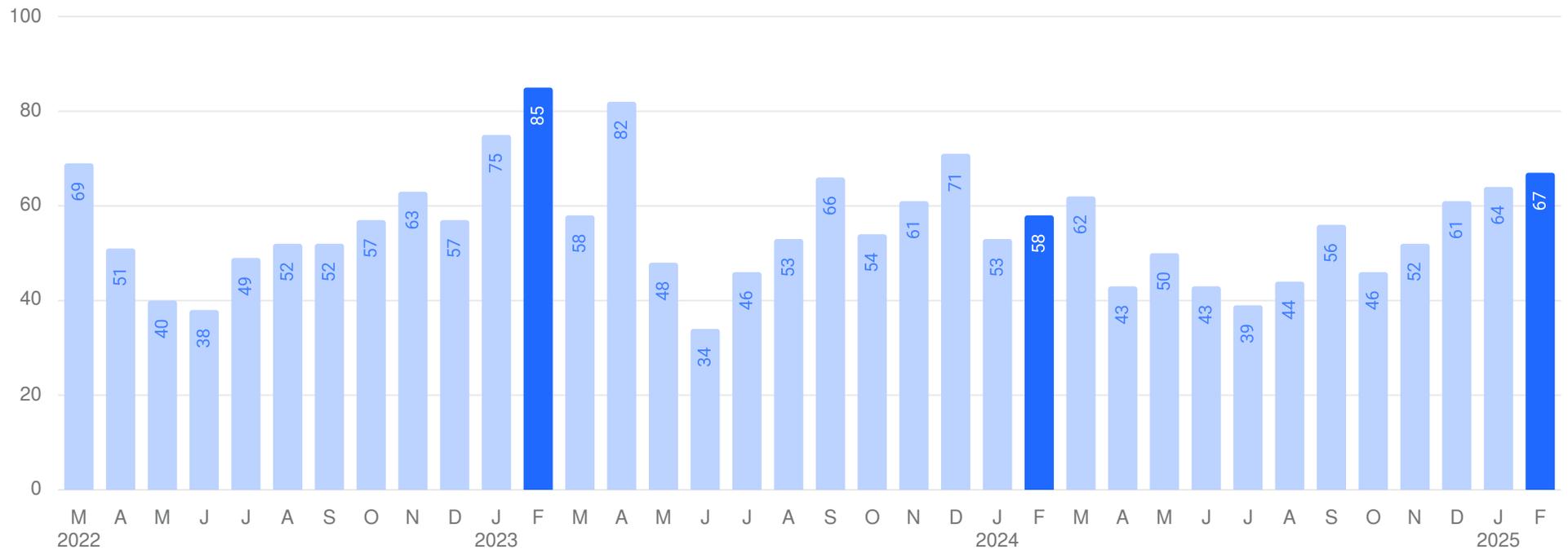
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Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for February 2025 was 67 days, up 4.69% from 64 days from the previous month and 15.52% higher than 58 days from February 2024. The February 2025 DOM was at a mid level compared with February 2024 and 2023.



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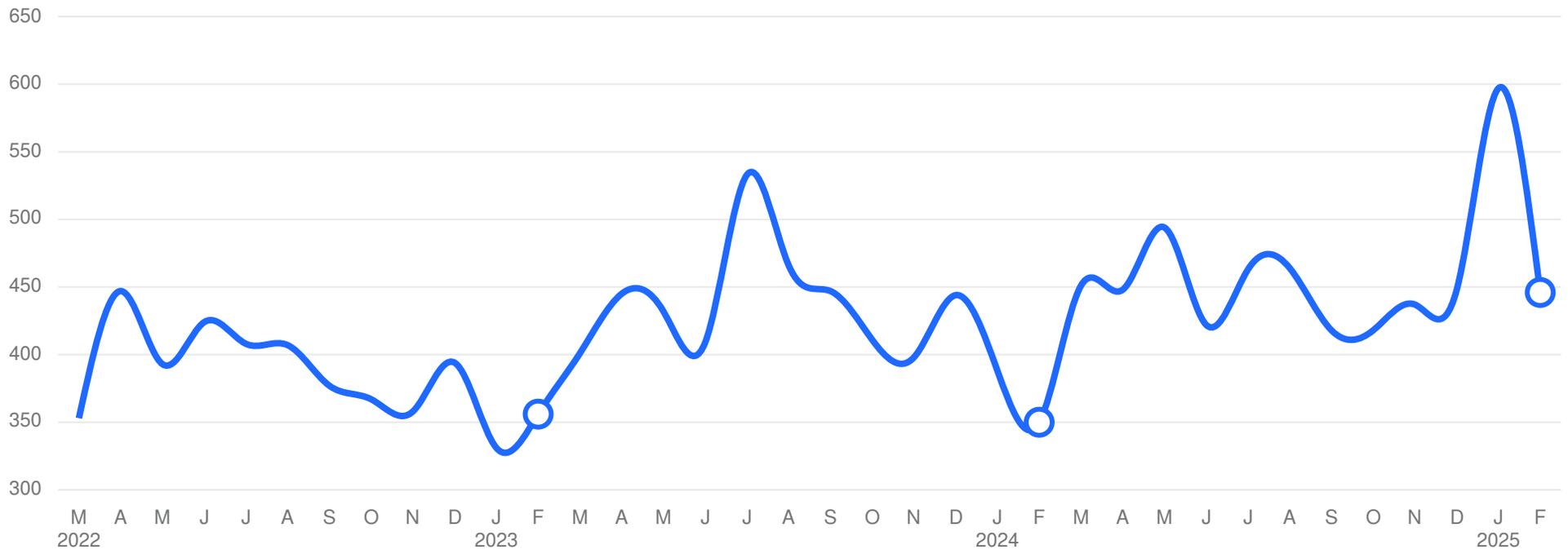
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Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in February 2025 was \$446, down -25.29% from \$597 from the previous month and 27.43% higher than \$350 from February 2024.



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Inventory & MSI

The number of properties for sale in February 2025 was 67, down -25.56% from 90 from the previous month and -40.18% lower than 112 from February 2024. The February 2025 inventory was at its lowest level compared with February 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2025 MSI of 2.48 months was at its lowest level compared with February 2024 and 2023.



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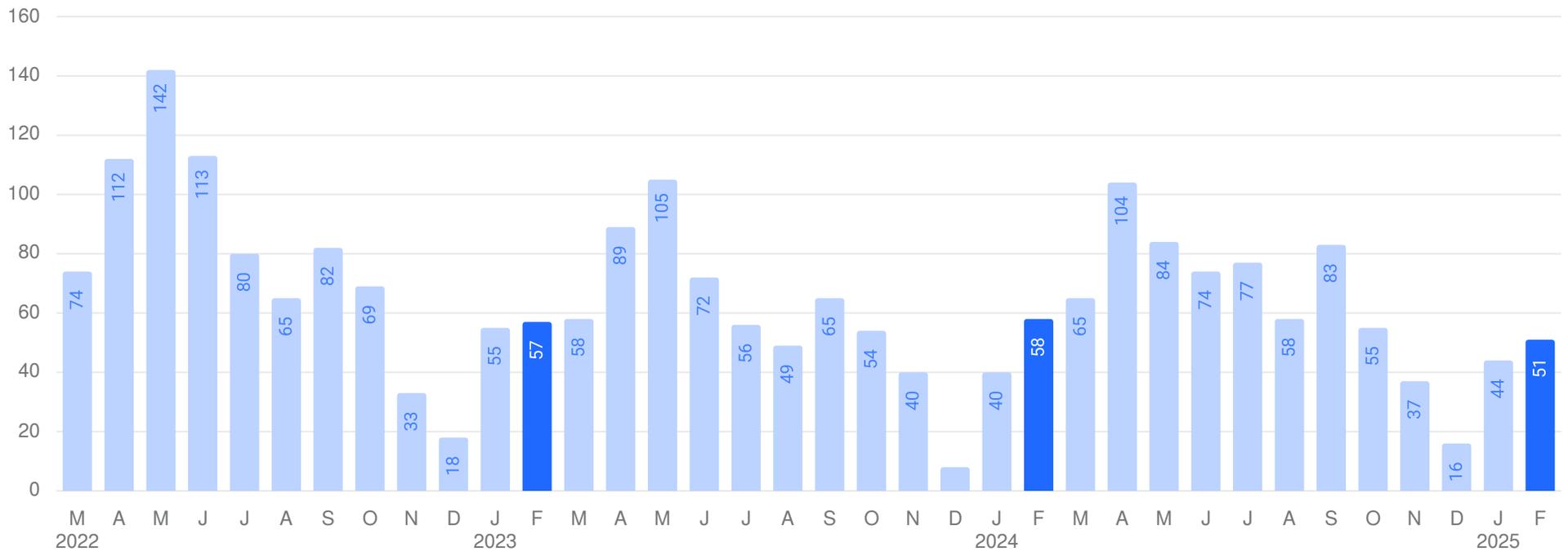
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New Listings

The number of new listings in February 2025 was 51, up 15.91% from 44 from the previous month and -12.07% lower than 58 from February 2024. The February 2025 listings were at its lowest level compared to February 2024 and 2023.



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