

Market Trends Report

December 2025

 Property Type

Single Family

 Date Range

January 2023 - December 2025

 Price Range

\$0 - \$999,999,999

 Location






CITY
Fairfield



Judy Michaelis

Broker Lic#: 0750642

CONTACT

-  203-247-5000
-  judy.michaelis@coldwellbankermoves.com
-  judymichaelis.com
-  Coldwell Banker Realty
355 Riverside Ave, Westport, CT 06880
-  203-227-8424

CONNECT WITH ME

-  @judy-michaelis-westport
-  fb.com/JudyMichaelisRealEstate
-  @judymichaelisrealtor



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Overview

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

Overview	YTD Avg.	Monthly Trends			
		December	November	Sep. - Nov.	Dec. 2024
New Listings	747	17	35	64	16
Average Sales Price per Square Foot	496	494	482	493	448
Average Days on Market	50	39	43	42	61
Number of Properties for Sale	1571	74	109	136	97
Average List Price	\$1,874,902	\$2,436,615	\$2,291,980	\$2,106,236	\$1,808,391
Median List Price	\$1,228,542	\$1,647,000	\$1,600,000	\$1,430,000	\$1,050,000
Average Sales Price	\$1,374,091	\$1,373,312	\$1,241,592	\$1,304,254	\$1,347,365
Median Sales Price	\$1,065,583	\$915,000	\$975,000	\$1,033,333	\$925,000
Sales Price / List Price Ratio	102.86%	103.34%	101.54%	102.09%	101.59%
Number of Properties Sold	575	43	49	50	69
Month's Supply of Inventory	2.88	1.72	2.22	2.74	1.41
Absorption Rate	0.37	0.58	0.45	0.38	0.71



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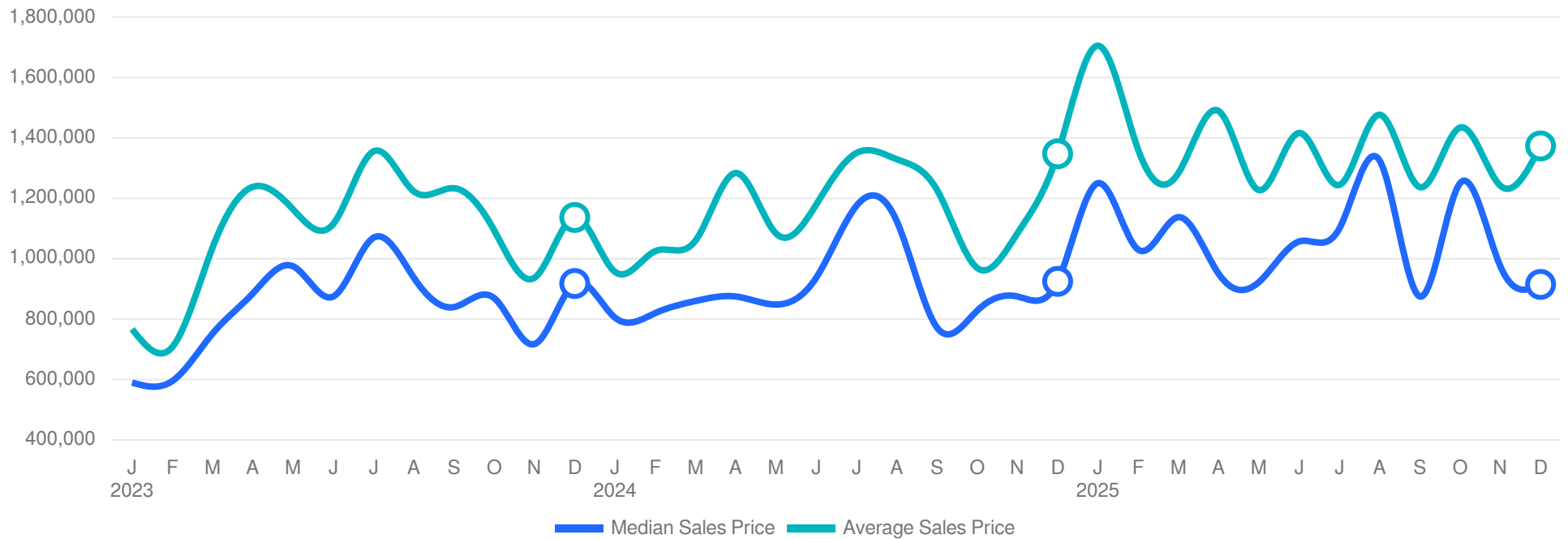
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Average & Median Sales Price

The median sales price in December 2025 was \$915,000, down -6.15% from \$975,000 from the previous month and -1.08% lower than \$925,000 from December 2024. The December 2025 median sales price was at its lowest level compared to December 2024 and 2023. The average sales price in December 2025 was \$1,373,312, up 10.61% from \$1,241,592 from the previous month and 1.93% higher than \$1,347,365 from December 2024. The December 2025 average sale price was at its highest level compared to December 2024 and 2023.



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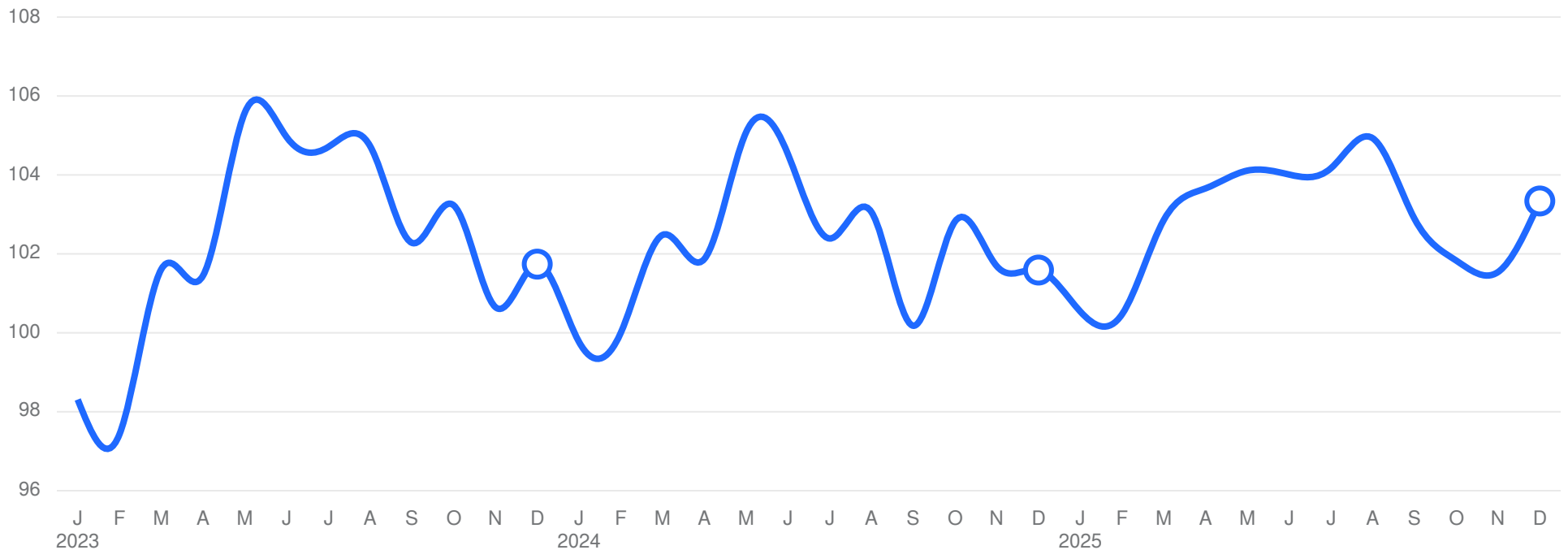
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Sales Price / List Price Ratio

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 December 2025 sales price/list price ratio was 103.34%, up from 101.54% from the previous month and up from 101.59% from December 2024.



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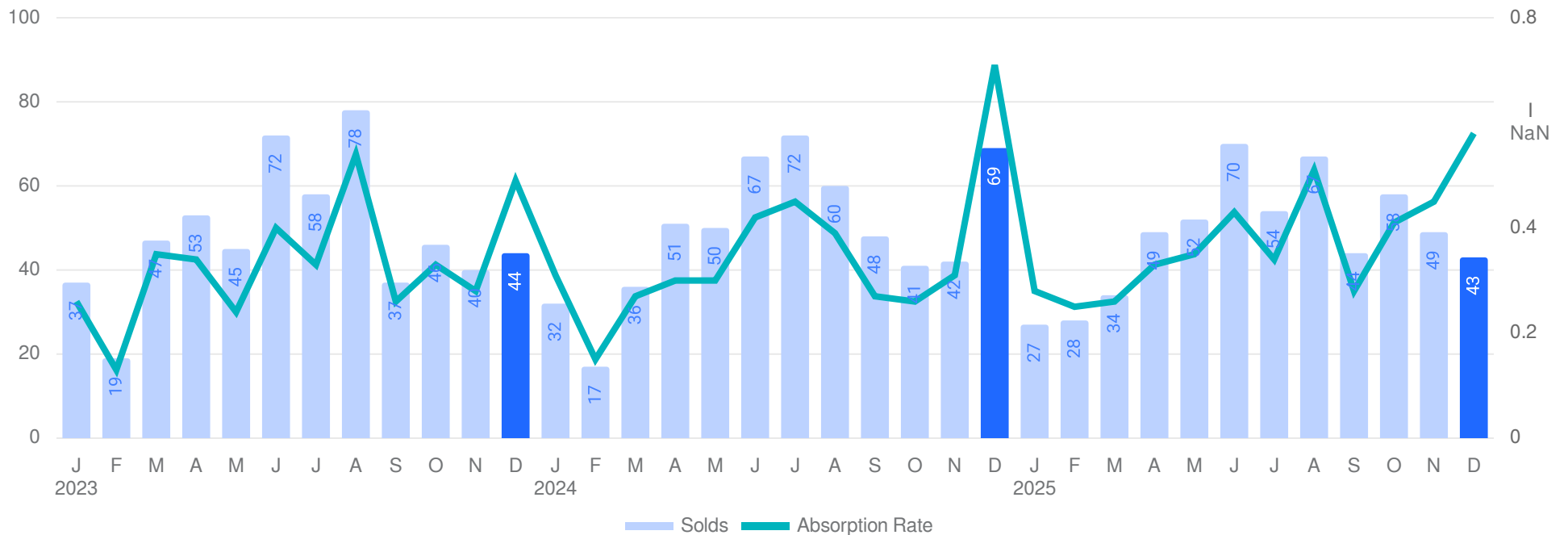
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Number of Properties Sold & Absorption Rate

The number of properties sold in December 2025 was 43, down -12.24% from 49 from the previous month and -37.68% lower than 69 from December 2024. The December 2025 sales were at its lowest level compared to December 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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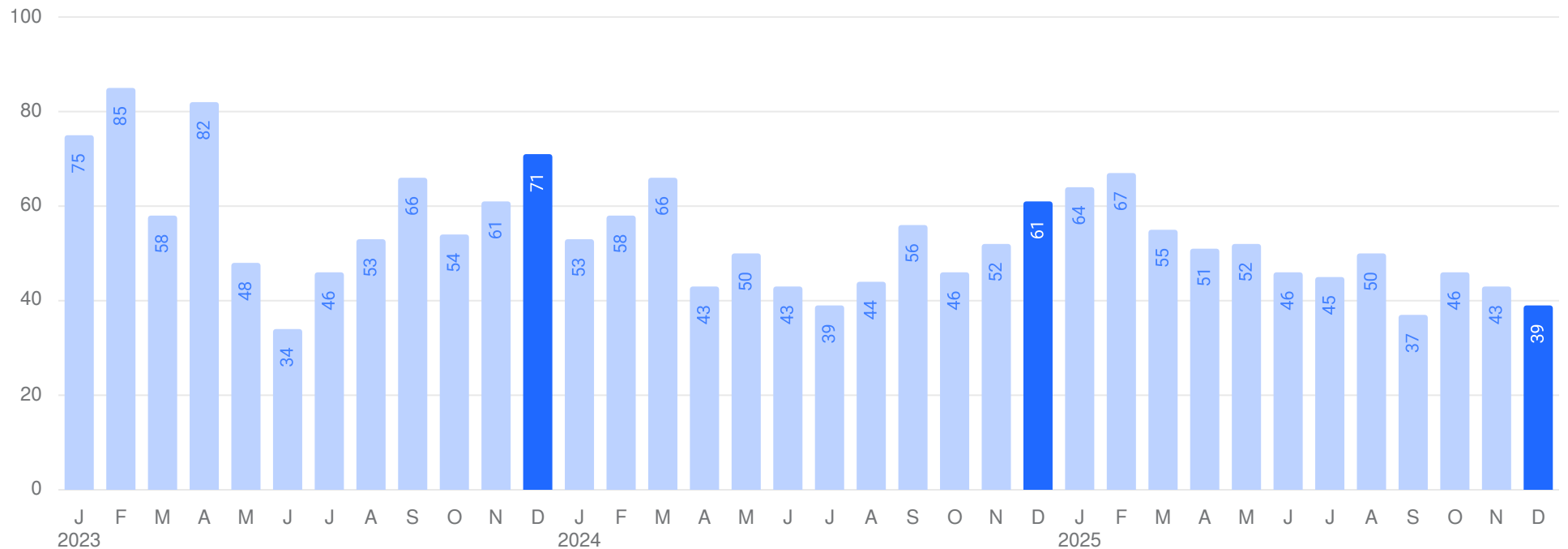
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Average Days on Market

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 December 2025 was 39 days, down -9.30% from 43 days from the previous month and -36.07% lower than 61 days from December 2024. The December 2025 DOM was at its lowest level compared with December 2024 and 2023.



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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 December 2025 was \$494, up 2.49% from \$482 from the previous month and 10.27% higher than \$448 from December 2024.



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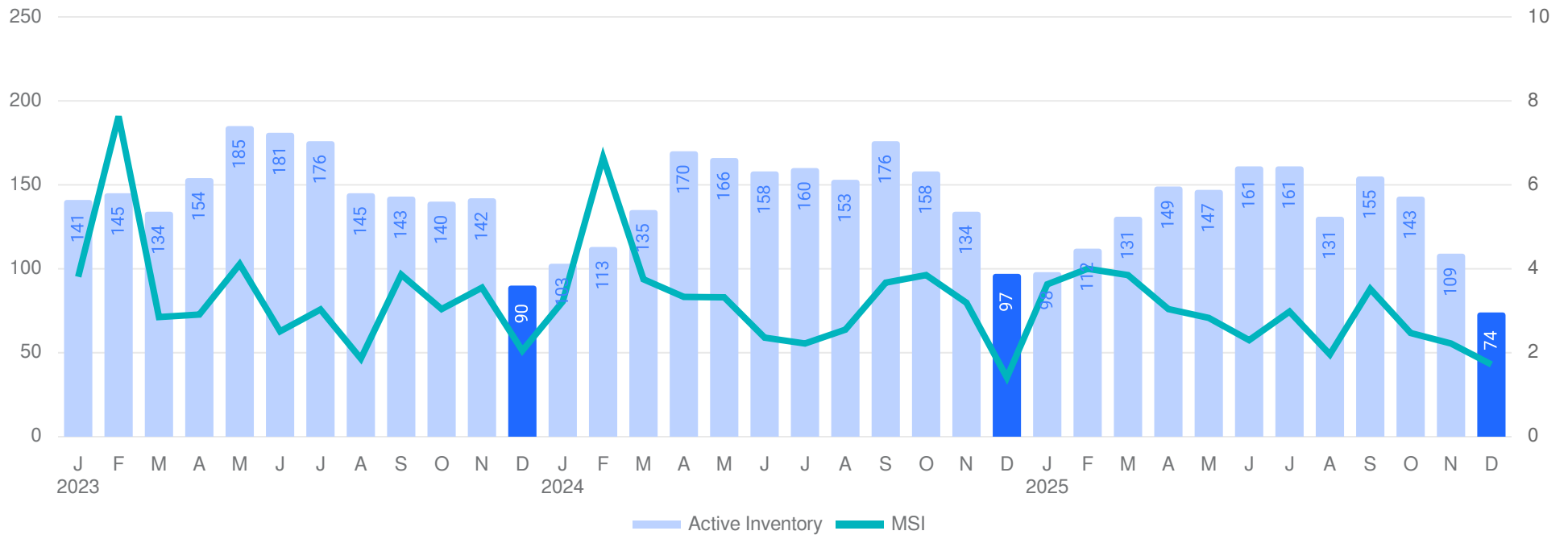
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Inventory & MSI

The number of properties for sale in December 2025 was 74, down -32.11% from 109 from the previous month and -23.71% lower than 97 from December 2024. The December 2025 inventory was at its lowest level compared with December 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2025 MSI of 1.72 months was at a mid level compared with December 2024 and 2023.



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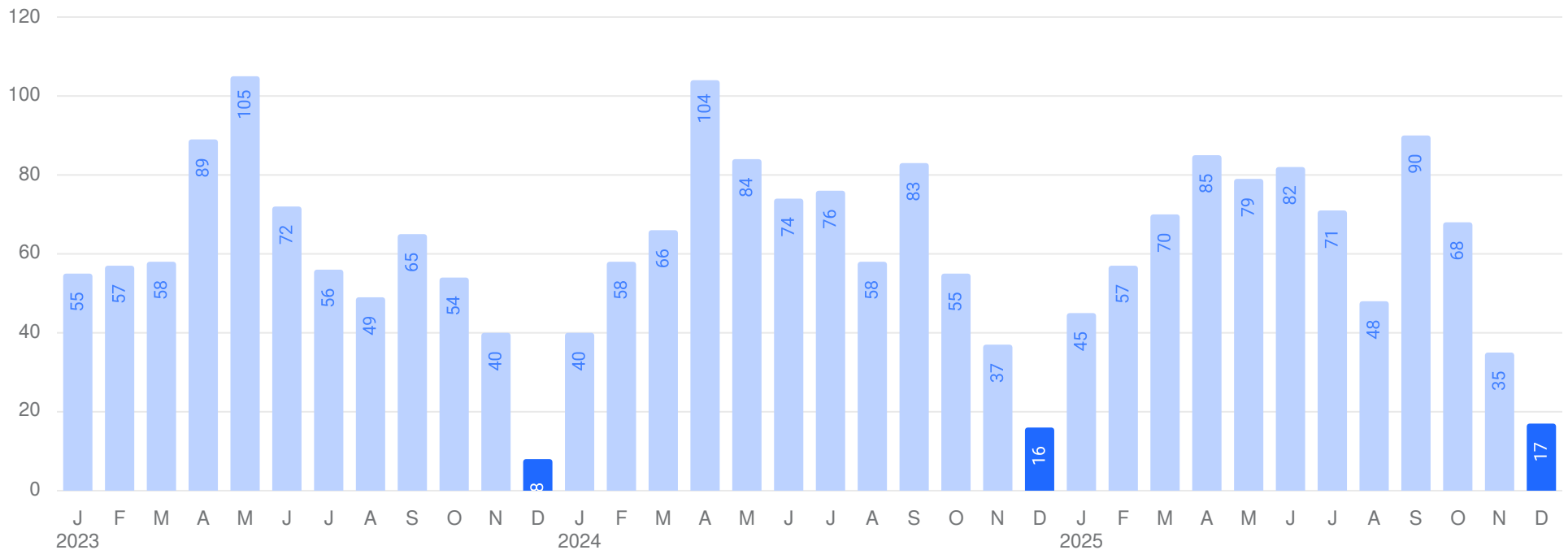
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New Listings

The number of new listings in December 2025 was 17, down -51.43% from 35 from the previous month and 6.25% higher than 16 from December 2024. The December 2025 listings were at its highest level compared to December 2024 and 2023.



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