

# Market Trends Report

## January 2026

 Property Type

Single Family

 Date Range

February 2023 - January 2026

 Price Range

\$0 - \$999,999,999

 Location

CITY  
Fairfield



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## Overview

The overview below shows real estate activity for January 2026. You will see data comparisons between January and the previous month, the last three months and January 2025.

Overview	Monthly Trends				
	YTD Avg.	January	December	Oct. - Dec.	Jan. 2025
New Listings	26	26	24	42	45
Average Sales Price per Square Foot	464	464	497	488	597
Average Days on Market	48	48	41	43	64
Number of Properties for Sale	69	69	94	117	98
Average List Price	\$2,343,422	\$2,343,422	\$2,175,661	\$2,173,995	\$1,561,017
Median List Price	\$1,450,000	\$1,450,000	\$1,374,000	\$1,456,000	\$949,000
Average Sales Price	\$1,361,469	\$1,361,469	\$1,360,053	\$1,345,282	\$1,705,074
Median Sales Price	\$1,191,000	\$1,191,000	\$915,000	\$1,046,667	\$1,250,000
Sales Price / List Price Ratio	104.02%	104.02%	103.1%	102.16%	100.54%
Number of Properties Sold	30	30	45	51	27
Month's Supply of Inventory	2.3	2.3	2.09	2.29	3.63
Absorption Rate	0.43	0.43	0.48	0.44	0.28



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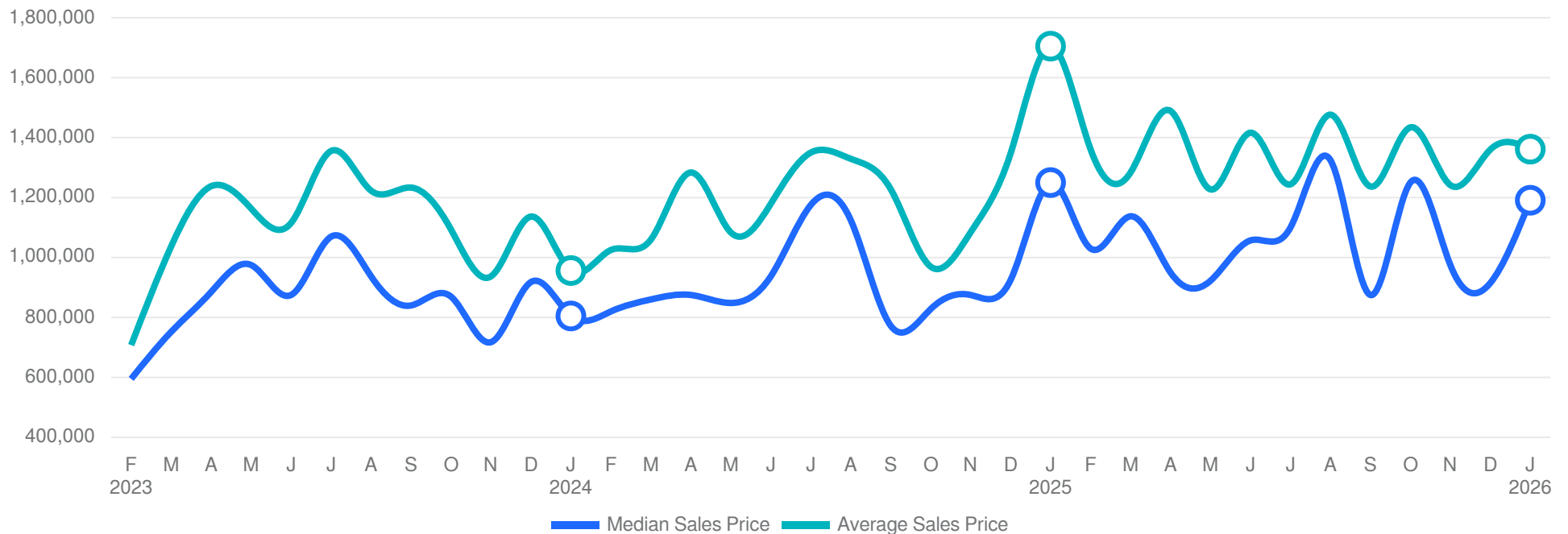
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## Average & Median Sales Price

The median sales price in January 2026 was \$1,191,000, up 30.16% from \$915,000 from the previous month and -4.72% lower than \$1,250,000 from January 2025. The January 2026 median sales price was at a mid level compared to January 2025 and 2024. The average sales price in January 2026 was \$1,361,469, equal to the previous month and -20.15% lower than \$1,705,074 from January 2025. The January 2026 average sale price was at a mid level compared to January 2025 and 2024.



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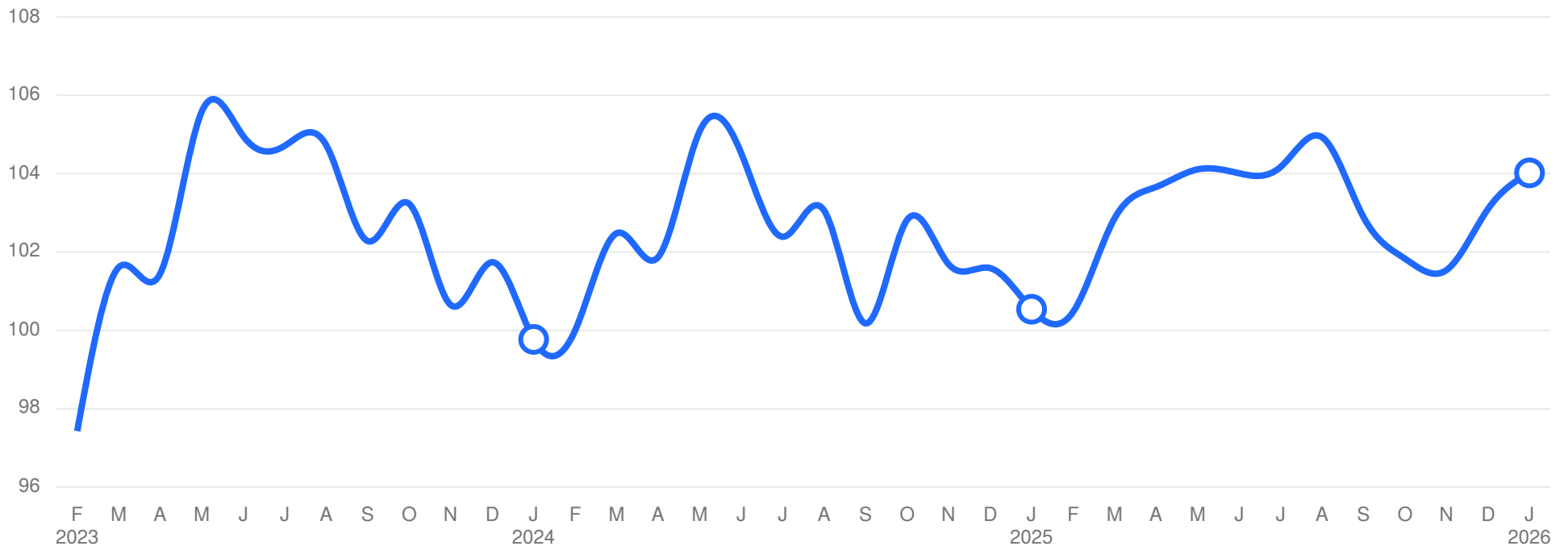
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## Sales Price / List Price Ratio

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 January 2026 sales price/list price ratio was 104.02%, equal to the previous month and up from 100.54% from January 2025.



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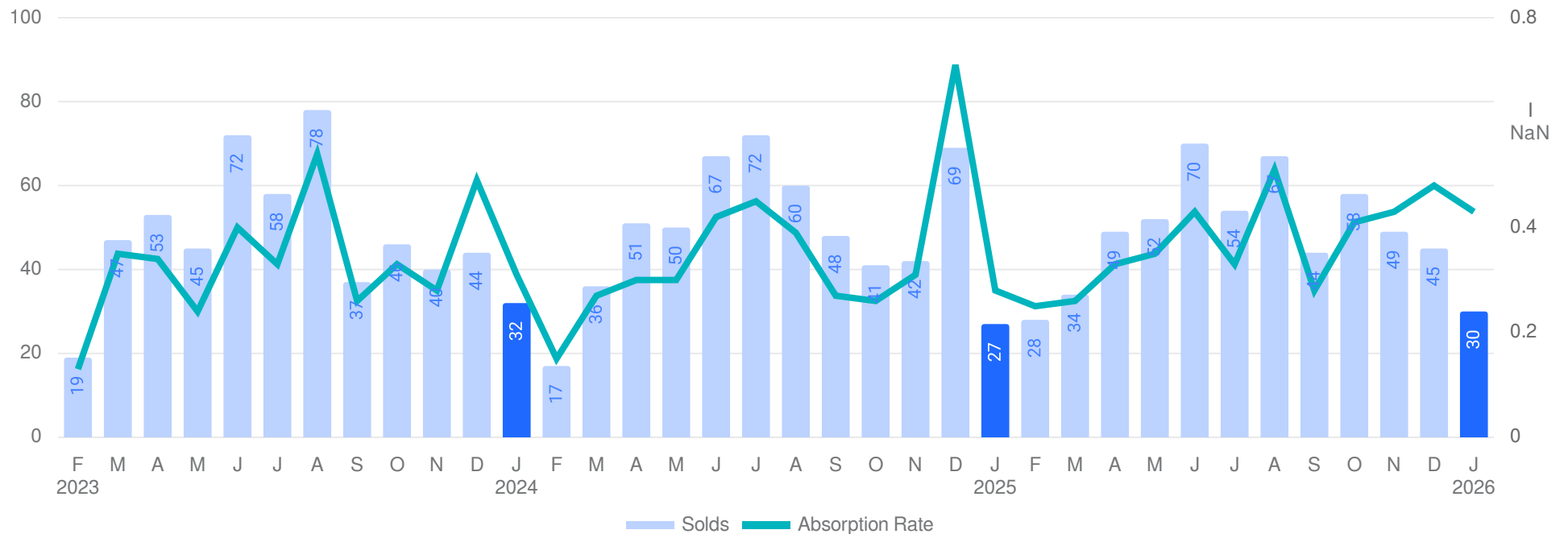
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## Number of Properties Sold & Absorption Rate

The number of properties sold in January 2026 was 30, down -33.33% from 45 from the previous month and 11.11% higher than 27 from January 2025. The January 2026 sales were at a mid level compared to January 2025 and 2024. Absorption rate is the avg number of sales per month divided by the total number of available properties.



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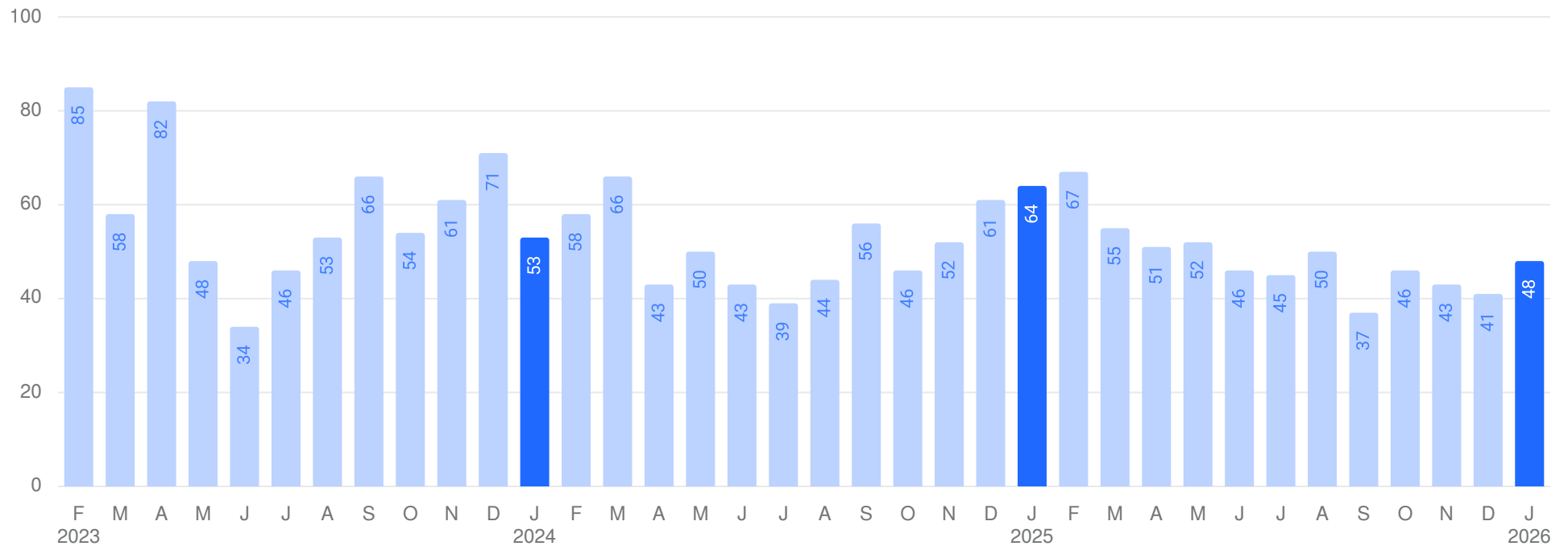
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## Average Days on Market

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 January 2026 was 48 days, up 17.07% from 41 days from the previous month and -25.00% lower than 64 days from January 2025. The January 2026 DOM was at its lowest level compared with January 2025 and 2024.



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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 January 2026 was \$464, down -6.64% from \$497 from the previous month and -22.28% lower than \$597 from January 2025.



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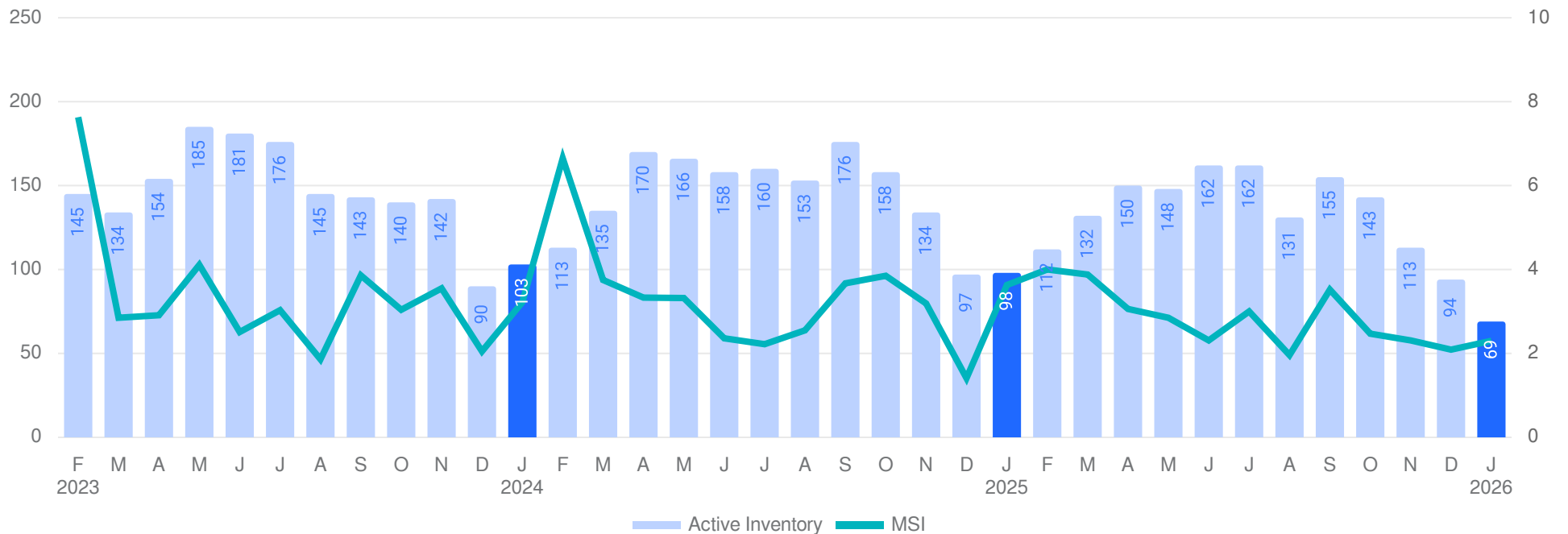
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## Inventory & MSI

The number of properties for sale in January 2026 was 69, down -26.60% from 94 from the previous month and -29.59% lower than 98 from January 2025. The January 2026 inventory was at its lowest level compared with January 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2026 MSI of 2.3 months was at its lowest level compared with January 2025 and 2024.



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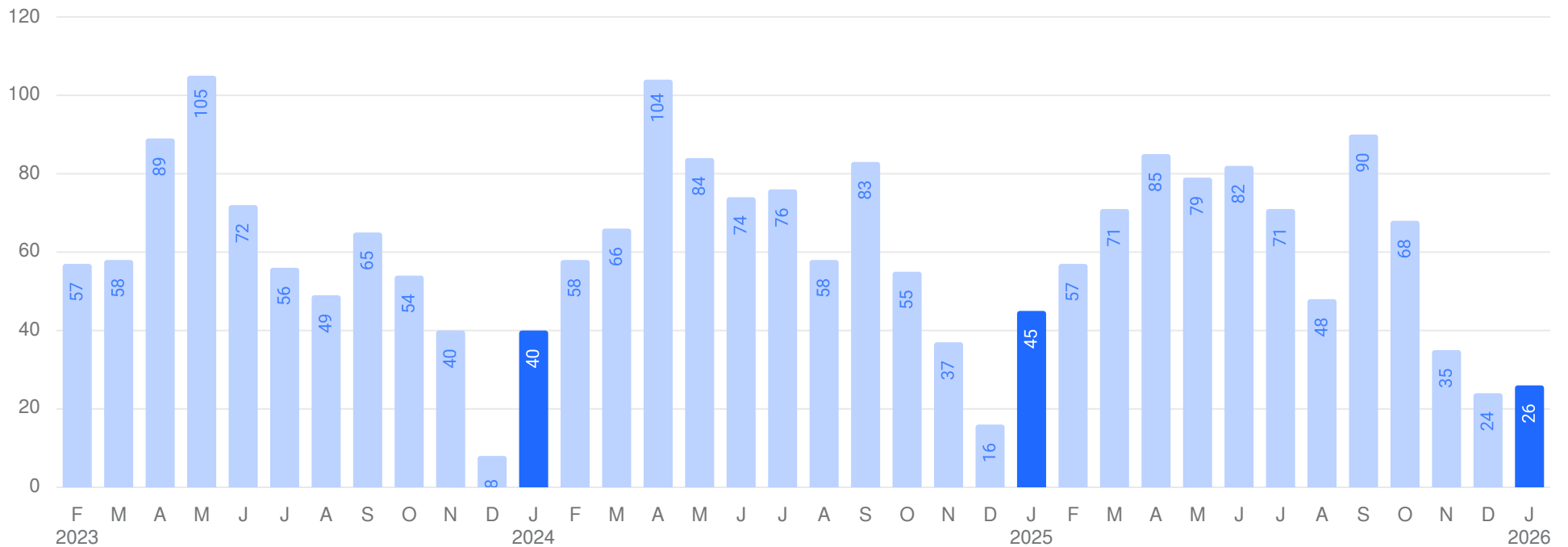
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## New Listings

The number of new listings in January 2026 was 26, up 8.33% from 24 from the previous month and -42.22% lower than 45 from January 2025. The January 2026 listings were at its lowest level compared to January 2025 and 2024.



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