

Market Trends Report

March 2026

 Property Type

Single Family

 Date Range

April 2023 - March 2026

 Price Range

\$0 - \$999,999,999

 Location

CITY
Fairfield



Judy Michaelis

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Overview

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

Overview	Monthly Trends				
	YTD Avg.	March	February	Dec. - Feb.	Mar. 2025
New Listings	151	63	49	37	71
Average Sales Price per Square Foot	534	563	578	512	521
Average Days on Market	45	46	42	43	55
Number of Properties for Sale	284	86	101	98	132
Average List Price	\$2,121,495	\$2,195,070	\$2,036,767	\$2,105,889	\$1,492,770
Median List Price	\$1,330,167	\$1,312,500	\$1,299,000	\$1,342,500	\$997,000
Average Sales Price	\$1,475,290	\$1,509,132	\$1,576,446	\$1,425,597	\$1,283,588
Median Sales Price	\$1,133,167	\$1,150,000	\$1,074,500	\$1,054,833	\$1,137,500
Sales Price / List Price Ratio	104.15%	104.7%	103.73%	103.61%	102.86%
Number of Properties Sold	94	37	26	34	34
Month's Supply of Inventory	3.11	2.32	3.88	3.05	3.88
Absorption Rate	0.34	0.43	0.26	0.35	0.26



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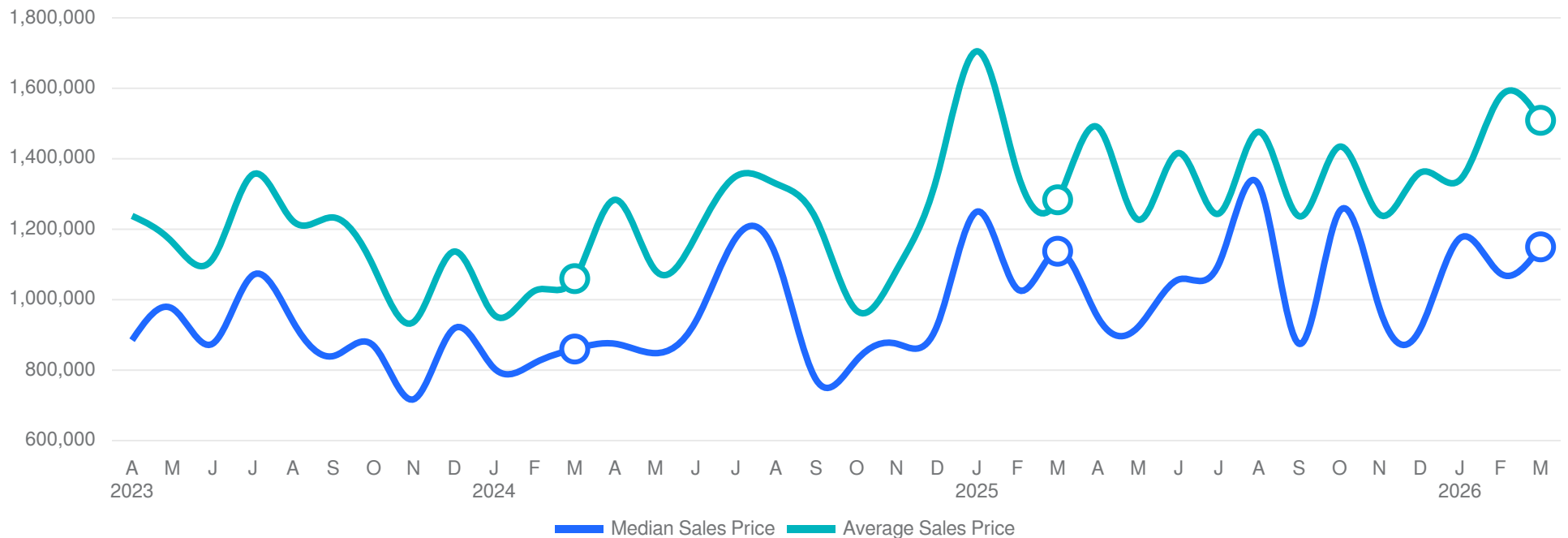
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Average & Median Sales Price

The median sales price in March 2026 was \$1,150,000, up 7.03% from \$1,074,500 from the previous month and 1.10% higher than \$1,137,500 from March 2025. The March 2026 median sales price was at its highest level compared to March 2025 and 2024. The average sales price in March 2026 was \$1,509,132, down -4.27% from \$1,576,446 from the previous month and 17.57% higher than \$1,283,588 from March 2025. The March 2026 average sale price was at its highest level compared to March 2025 and 2024.



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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 March 2026 sales price/list price ratio was 104.7%, equal to the previous month and up from 102.86% from March 2025.



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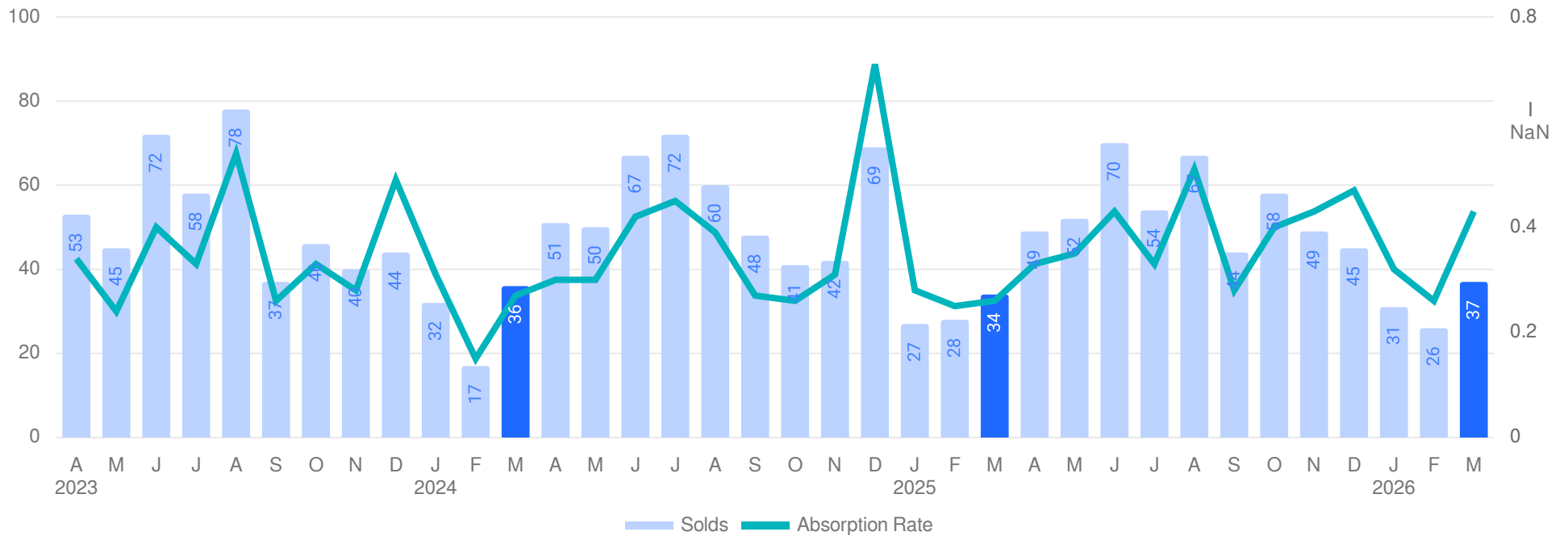
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Number of Properties Sold & Absorption Rate

The number of properties sold in March 2026 was 37, up 42.31% from 26 from the previous month and 8.82% higher than 34 from March 2025. The March 2026 sales were at its highest level compared to March 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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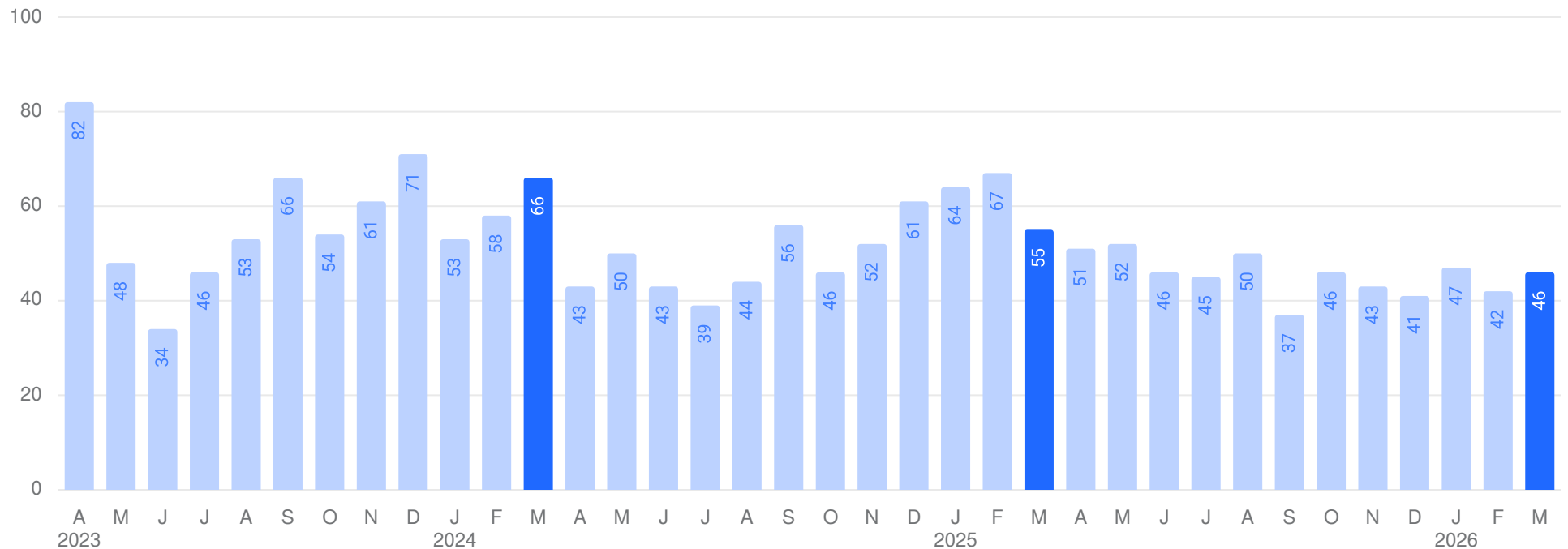
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Average Days on Market

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 March 2026 was 46 days, up 9.52% from 42 days from the previous month and -16.36% lower than 55 days from March 2025. The March 2026 DOM was at its lowest level compared with March 2025 and 2024.



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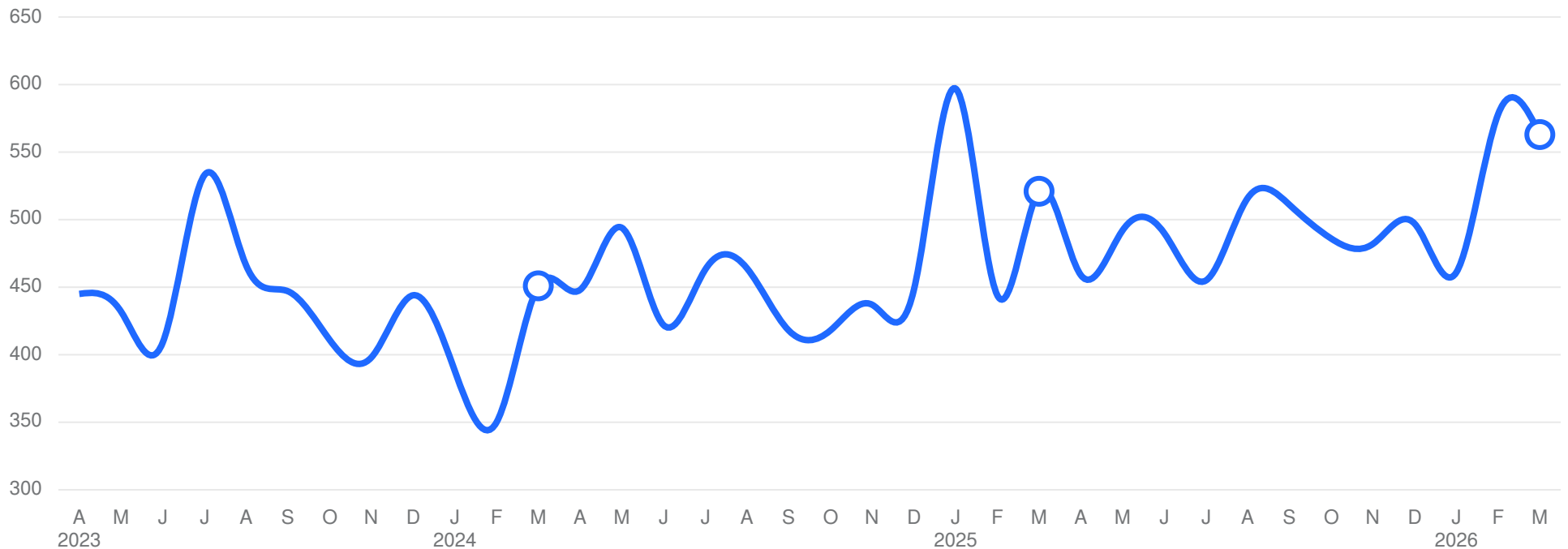
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Average Sales Price per Square Foot

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 March 2026 was \$563, down -2.60% from \$578 from the previous month and 8.06% higher than \$521 from March 2025.



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Inventory & MSI

The number of properties for sale in March 2026 was 86, down -14.85% from 101 from the previous month and -34.85% lower than 132 from March 2025. The March 2026 inventory was at its lowest level compared with March 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2026 MSI of 2.32 months was at its lowest level compared with March 2025 and 2024.



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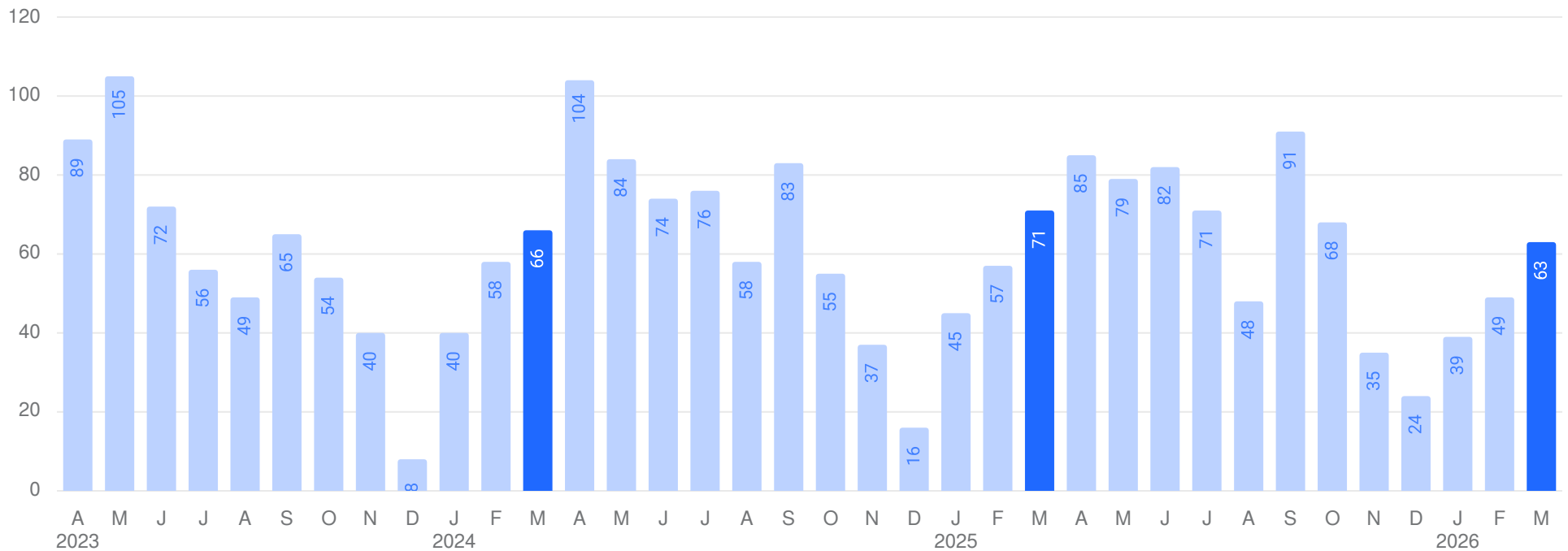
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New Listings

The number of new listings in March 2026 was 63, up 28.57% from 49 from the previous month and -11.27% lower than 71 from March 2025. The March 2026 listings were at its lowest level compared to March 2025 and 2024.



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