

Market Trends Report

May 2026

 Property Type

Single Family

 Date Range

June 2023 - May 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 May 2026. You will see data comparisons between May and the previous month, the last three months and May 2025.

Overview	Monthly Trends				
	YTD Avg.	May	April	Feb. - Apr.	May. 2025
New Listings	326	96	76	64	79
Average Sales Price per Square Foot	533	482	593	574	492
Average Days on Market	43	39	41	44	52
Number of Properties for Sale	539	116	114	108	148
Average List Price	\$2,008,590	\$2,003,976	\$1,841,364	\$1,971,682	\$1,765,896
Median List Price	\$1,212,900	\$1,045,000	\$1,020,000	\$1,213,500	\$1,149,500
Average Sales Price	\$1,490,684	\$1,419,262	\$1,609,789	\$1,564,622	\$1,227,256
Median Sales Price	\$1,170,650	\$1,320,000	\$1,083,750	\$1,119,417	\$922,500
Sales Price / List Price Ratio	104.48%	105.65%	105.11%	104.24%	104.11%
Number of Properties Sold	176	40	38	35	52
Month's Supply of Inventory	3.14	2.9	3	3.2	2.85
Absorption Rate	0.32	0.34	0.33	0.32	0.35



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Average & Median Sales Price

The median sales price in May 2026 was \$1,320,000, up 21.80% from \$1,083,750 from the previous month and 43.09% higher than \$922,500 from May 2025. The May 2026 median sales price was at its highest level compared to May 2025 and 2024. The average sales price in May 2026 was \$1,419,262, down -11.84% from \$1,609,789 from the previous month and 15.65% higher than \$1,227,256 from May 2025. The May 2026 average sale price was at its highest level compared to May 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 May 2026 sales price/list price ratio was 105.65%, equal to the previous month and up from 104.11% from May 2025.



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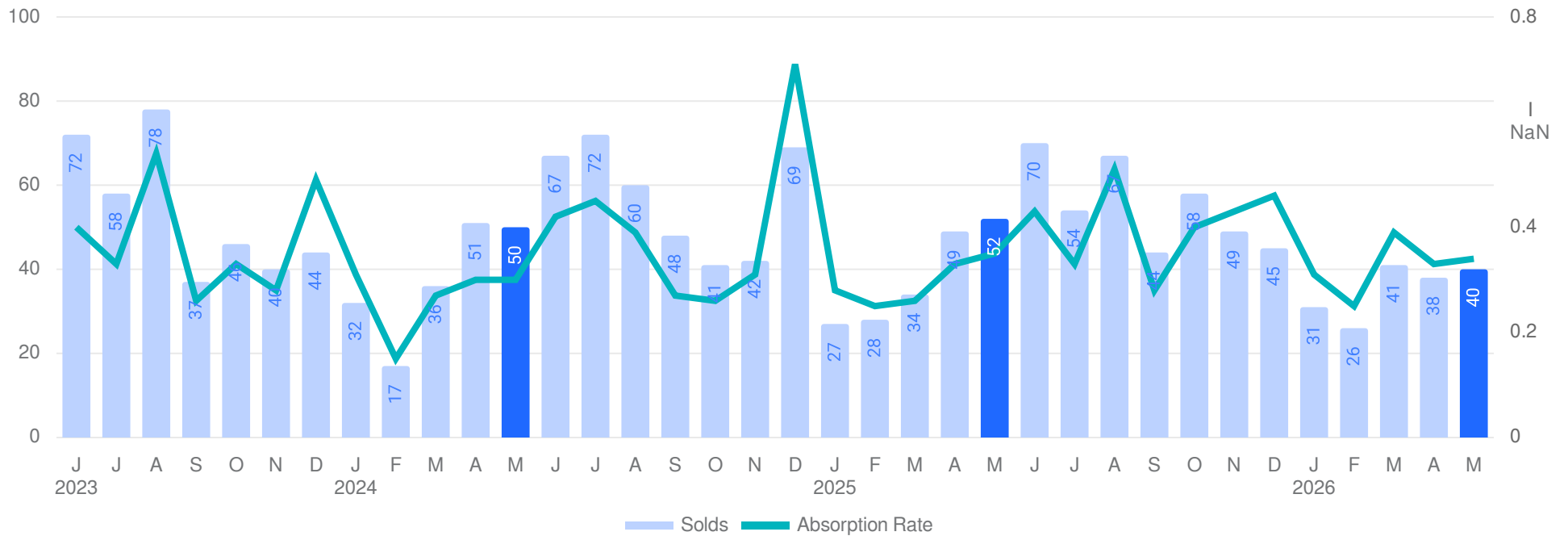
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Number of Properties Sold & Absorption Rate

The number of properties sold in May 2026 was 40, up 5.26% from 38 from the previous month and -23.08% lower than 52 from May 2025. The May 2026 sales were at its lowest level compared to May 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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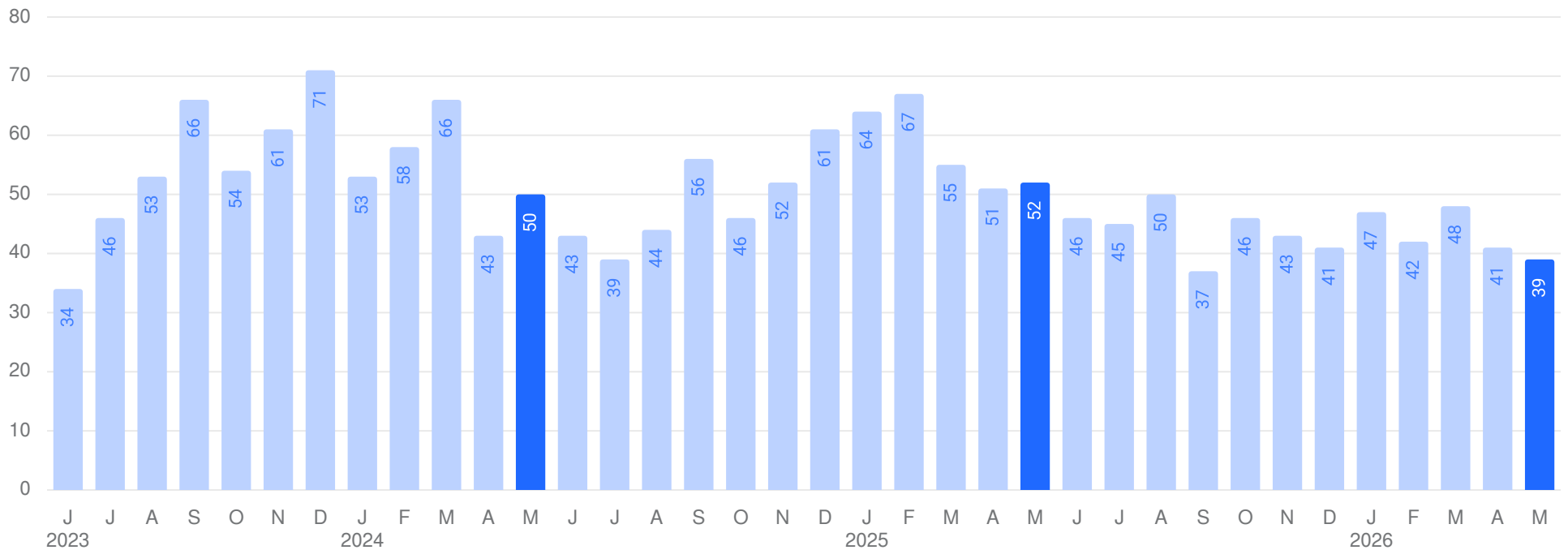
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Average Days on Market

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 May 2026 was 39 days, down -4.88% from 41 days from the previous month and -25.00% lower than 52 days from May 2025. The May 2026 DOM was at its lowest level compared with May 2025 and 2024.



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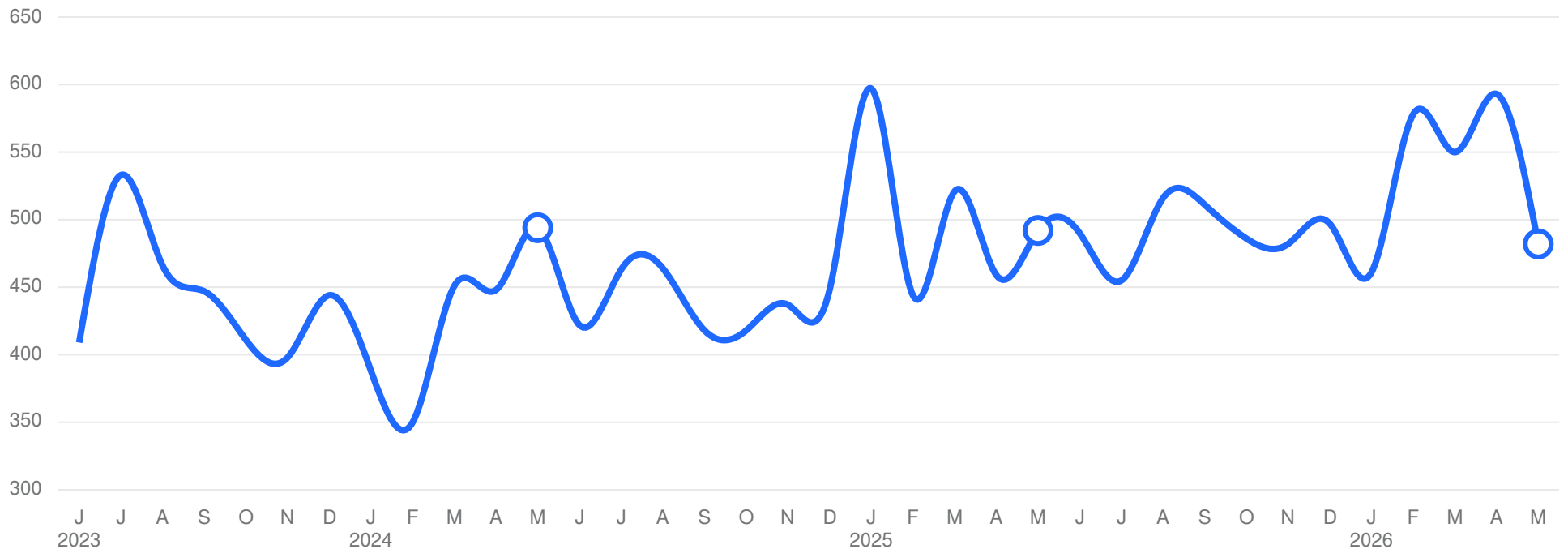
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Average Sales Price per Square Foot

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 May 2026 was \$482, down -18.72% from \$593 from the previous month and -2.03% lower than \$492 from May 2025.



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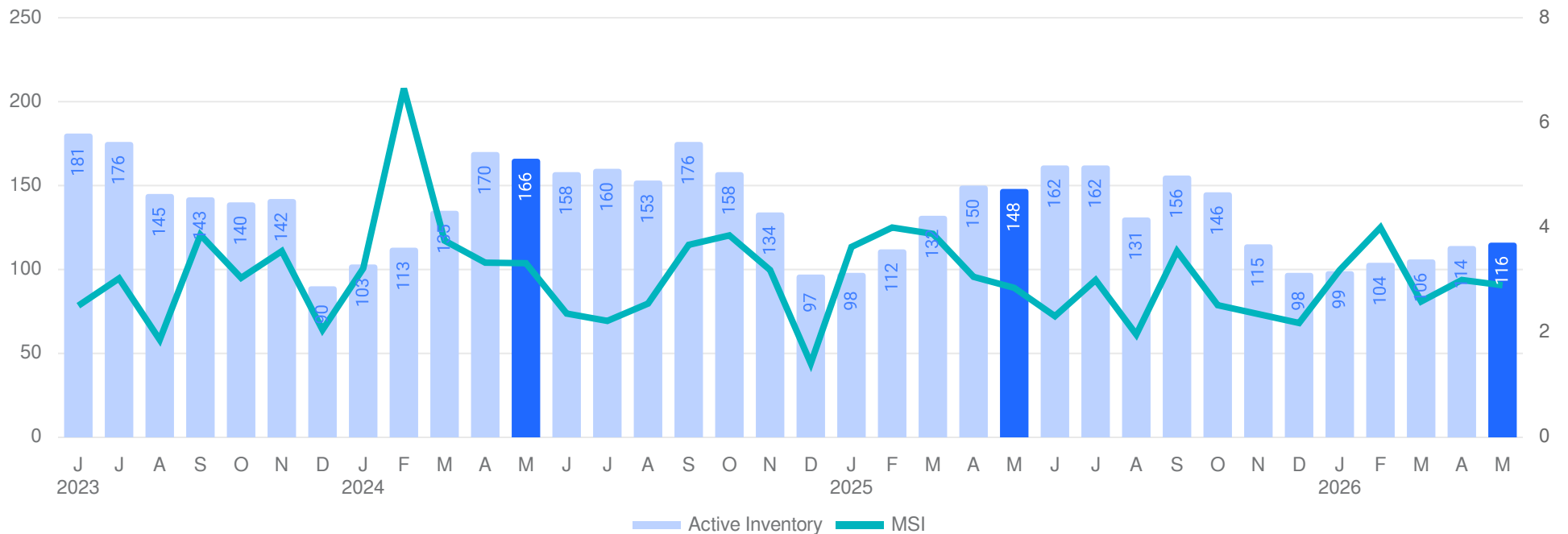
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Inventory & MSI

The number of properties for sale in May 2026 was 116, up 1.75% from 114 from the previous month and -21.62% lower than 148 from May 2025. The May 2026 inventory was at its lowest level compared with May 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2026 MSI of 2.9 months was at a mid level compared with May 2025 and 2024.



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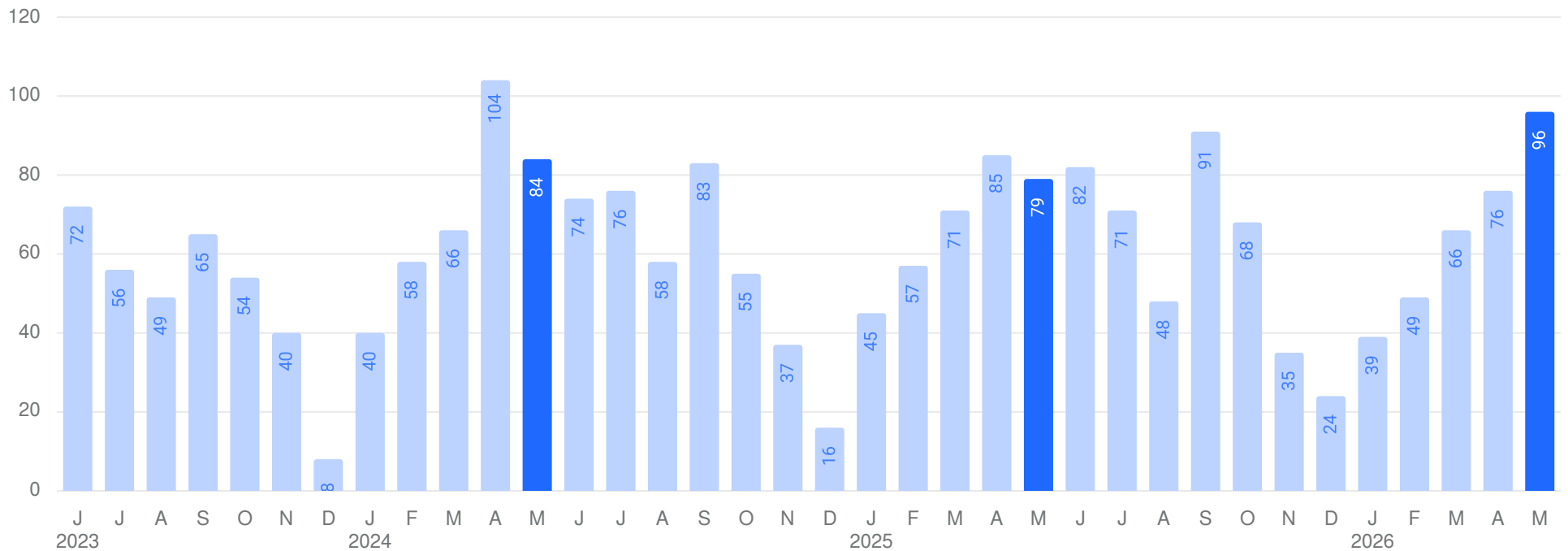
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New Listings

The number of new listings in May 2026 was 96, up 26.32% from 76 from the previous month and 21.52% higher than 79 from May 2025. The May 2026 listings were at its highest level compared to May 2025 and 2024.



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