

Market Trends Report

June 2026

 Property Type

Single Family

 Date Range

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

Overview	Monthly Trends				
	YTD Avg.	June	May	Mar. - May.	Jun. 2025
New Listings	413	84	99	80	82
Average Sales Price per Square Foot	527	500	480	541	490
Average Days on Market	42	37	39	43	46
Number of Properties for Sale	679	107	144	123	162
Average List Price	\$2,008,422	\$2,108,326	\$1,926,157	\$1,930,504	\$1,834,864
Median List Price	\$1,202,250	\$1,025,000	\$1,149,000	\$1,162,000	\$1,199,500
Average Sales Price	\$1,462,601	\$1,338,994	\$1,402,451	\$1,506,624	\$1,416,190
Median Sales Price	\$1,165,958	\$1,187,500	\$1,275,000	\$1,186,250	\$1,057,000
Sales Price / List Price Ratio	104.72%	106.11%	105.45%	104.82%	104.01%
Number of Properties Sold	251	74	41	40	70
Month's Supply of Inventory	2.98	1.45	3.51	3.08	2.31
Absorption Rate	0.37	0.69	0.28	0.33	0.43



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Average & Median Sales Price

The median sales price in June 2026 was \$1,187,500, down -6.86% from \$1,275,000 from the previous month and 12.35% higher than \$1,057,000 from June 2025. The June 2026 median sales price was at its highest level compared to June 2025 and 2024. The average sales price in June 2026 was \$1,338,994, down -4.52% from \$1,402,451 from the previous month and -5.45% lower than \$1,416,190 from June 2025. The June 2026 average sale price was at a mid level compared to June 2025 and 2024.





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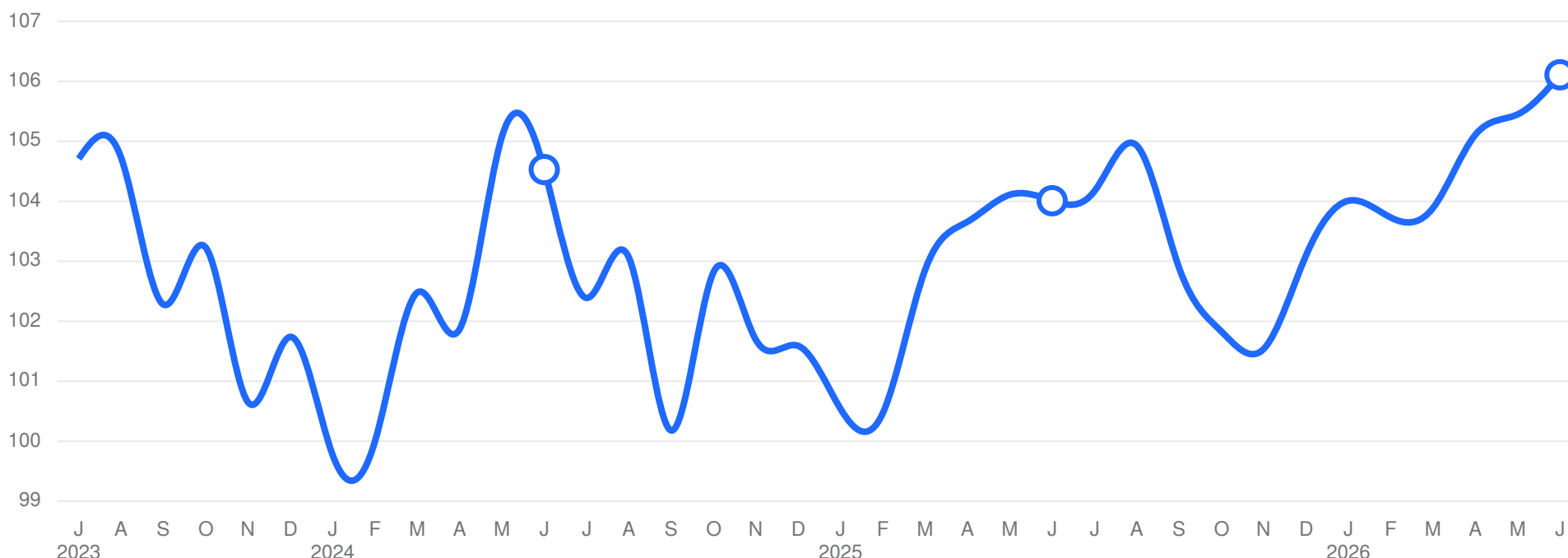
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Sales Price / List Price Ratio

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 June 2026 sales price/list price ratio was 106.11%, equal to the previous month and up from 104.01% from June 2025.





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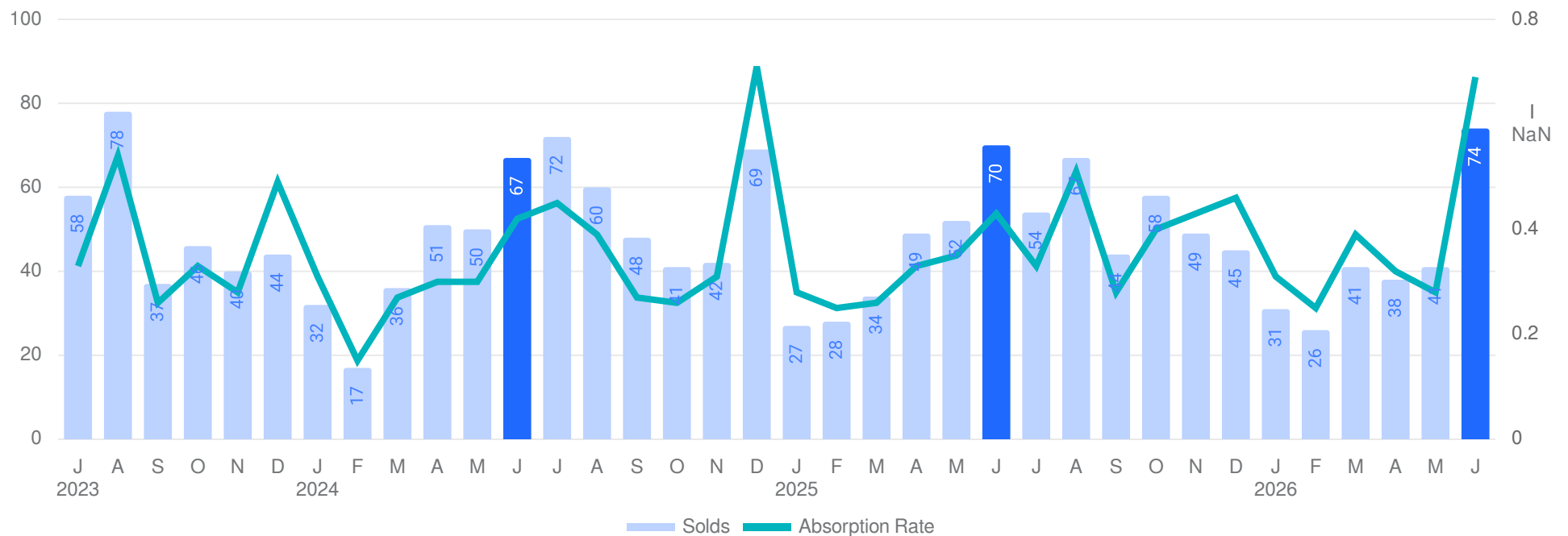
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Number of Properties Sold & Absorption Rate

The number of properties sold in June 2026 was 74, up 80.49% from 41 from the previous month and 5.71% higher than 70 from June 2025. The June 2026 sales were at its highest level compared to June 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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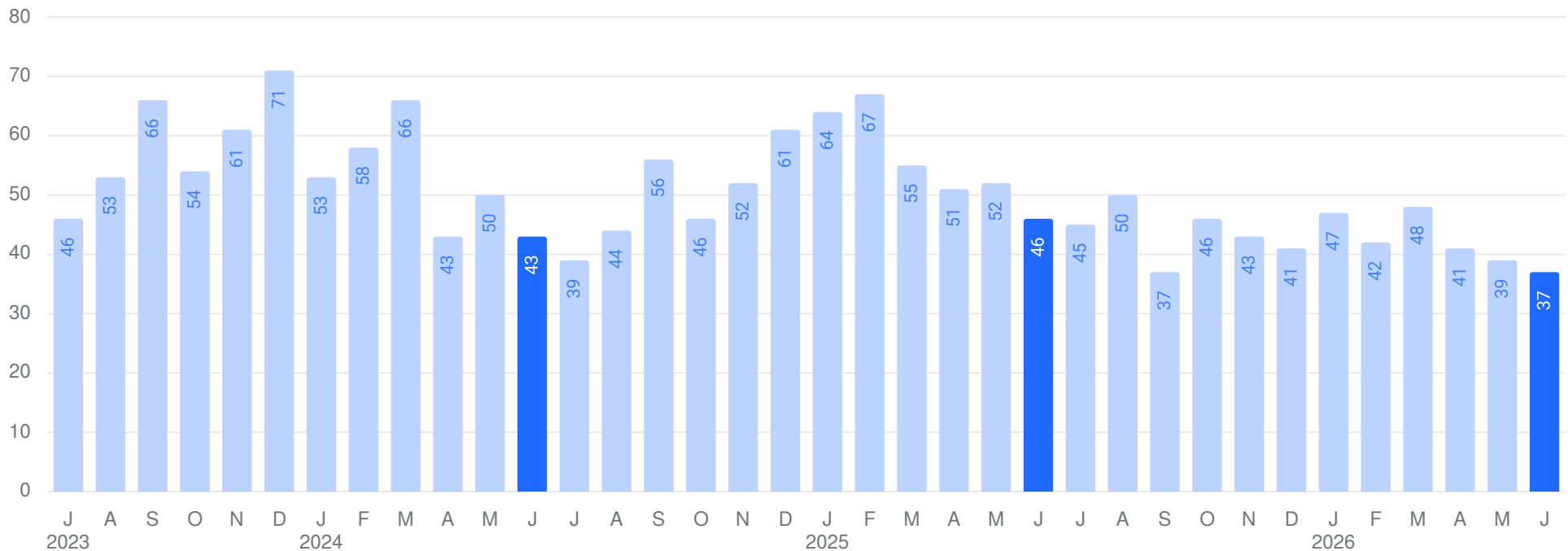
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Average Days on Market

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 June 2026 was 37 days, down -5.13% from 39 days from the previous month and -19.57% lower than 46 days from June 2025. The June 2026 DOM was at its lowest level compared with June 2025 and 2024.





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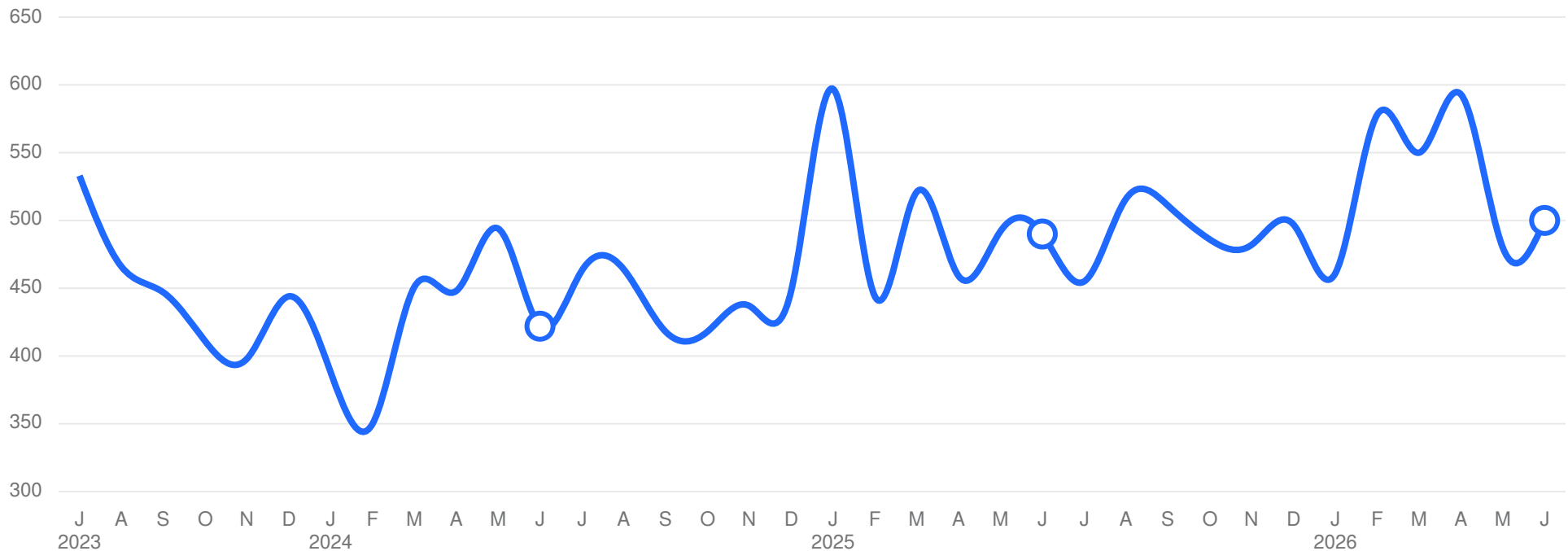
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Average Sales Price per Square Foot

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 June 2026 was \$500, up 4.17% from \$480 from the previous month and 2.04% higher than \$490 from June 2025.





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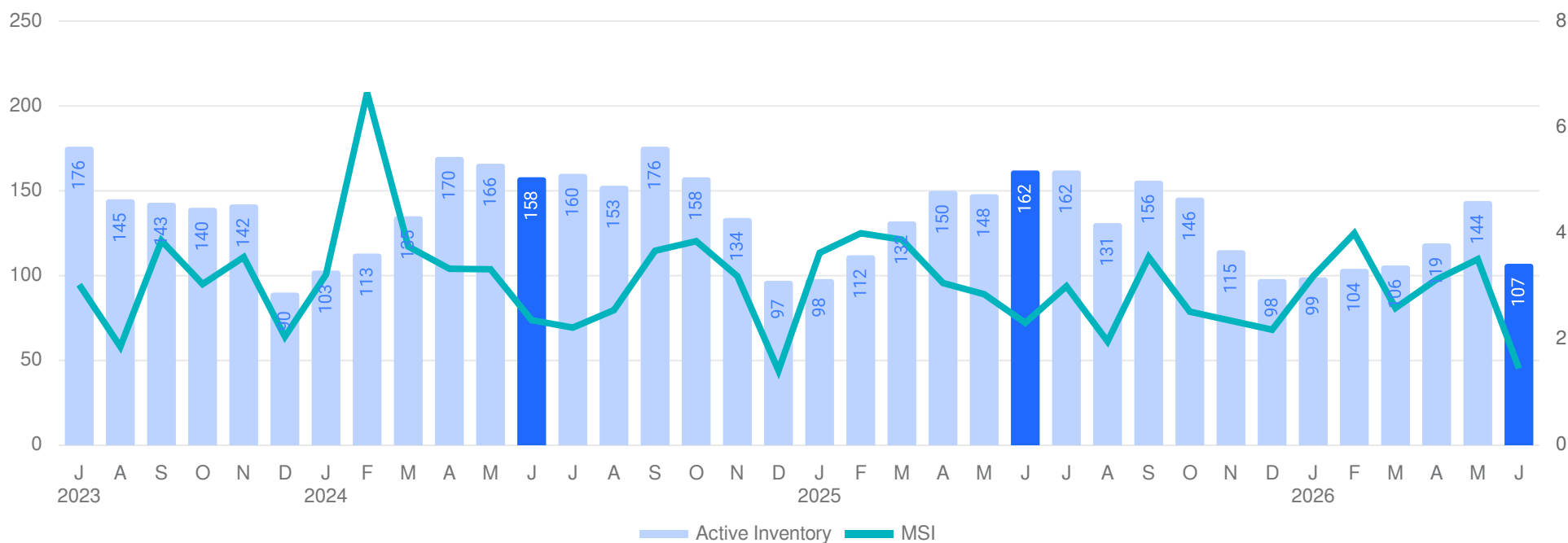
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Inventory & MSI

The number of properties for sale in June 2026 was 107, down -25.69% from 144 from the previous month and -33.95% lower than 162 from June 2025. The June 2026 inventory was at its lowest level compared with June 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2026 MSI of 1.45 months was at its lowest level compared with June 2025 and 2024.





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New Listings

The number of new listings in June 2026 was 84, down -15.15% from 99 from the previous month and 2.44% higher than 82 from June 2025. The June 2026 listings were at its highest level compared to June 2025 and 2024.

