

Market Trends Report

September 2026

 Property Type

Single Family

 Date Range

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

Overview	Monthly Trends				
	YTD Avg.	September	August	Jun. - Aug.	Sep. 2025
New Listings	625	83	45	71	91
Average Sales Price per Square Foot	523	535	482	504	511
Average Days on Market	40	41	37	35	37
Number of Properties for Sale	1147	134	124	143	156
Average List Price	\$1,993,459	\$2,088,284	\$2,073,741	\$1,969,106	\$1,932,467
Median List Price	\$1,191,411	\$1,178,250	\$1,035,000	\$1,056,317	\$1,297,000
Average Sales Price	\$1,445,872	\$1,433,778	\$1,376,066	\$1,380,820	\$1,236,967
Median Sales Price	\$1,174,194	\$1,224,500	\$1,182,500	\$1,178,333	\$875,000
Sales Price / List Price Ratio	105%	105.25%	106.16%	105.86%	102.89%
Number of Properties Sold	433	36	60	73	44
Month's Supply of Inventory	2.93	3.72	2.07	1.96	3.55
Absorption Rate	0.37	0.27	0.48	0.51	0.28



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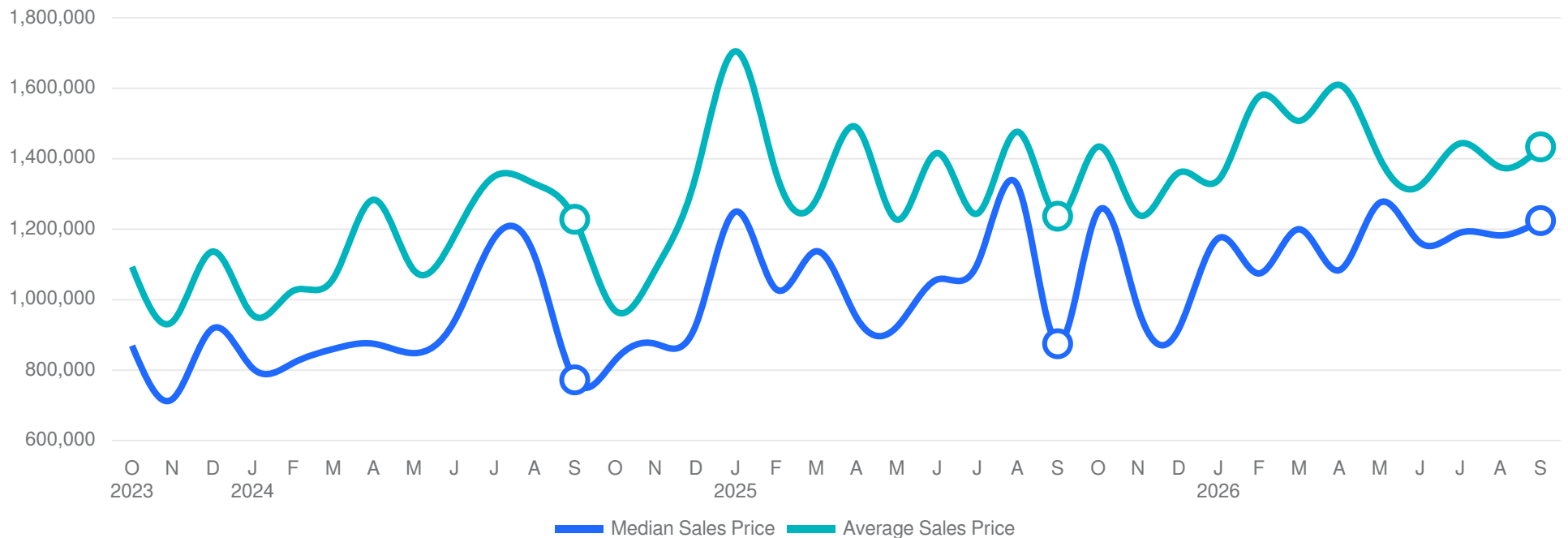
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Average & Median Sales Price

The median sales price in September 2026 was \$1,224,500, up 3.55% from \$1,182,500 from the previous month and 39.94% higher than \$875,000 from September 2025. The September 2026 median sales price was at its highest level compared to September 2025 and 2024. The average sales price in September 2026 was \$1,433,778, up 4.19% from \$1,376,066 from the previous month and 15.91% higher than \$1,236,967 from September 2025. The September 2026 average sale price was at its highest level compared to September 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 September 2026 sales price/list price ratio was 105.25%, equal to the previous month and up from 102.89% from September 2025.





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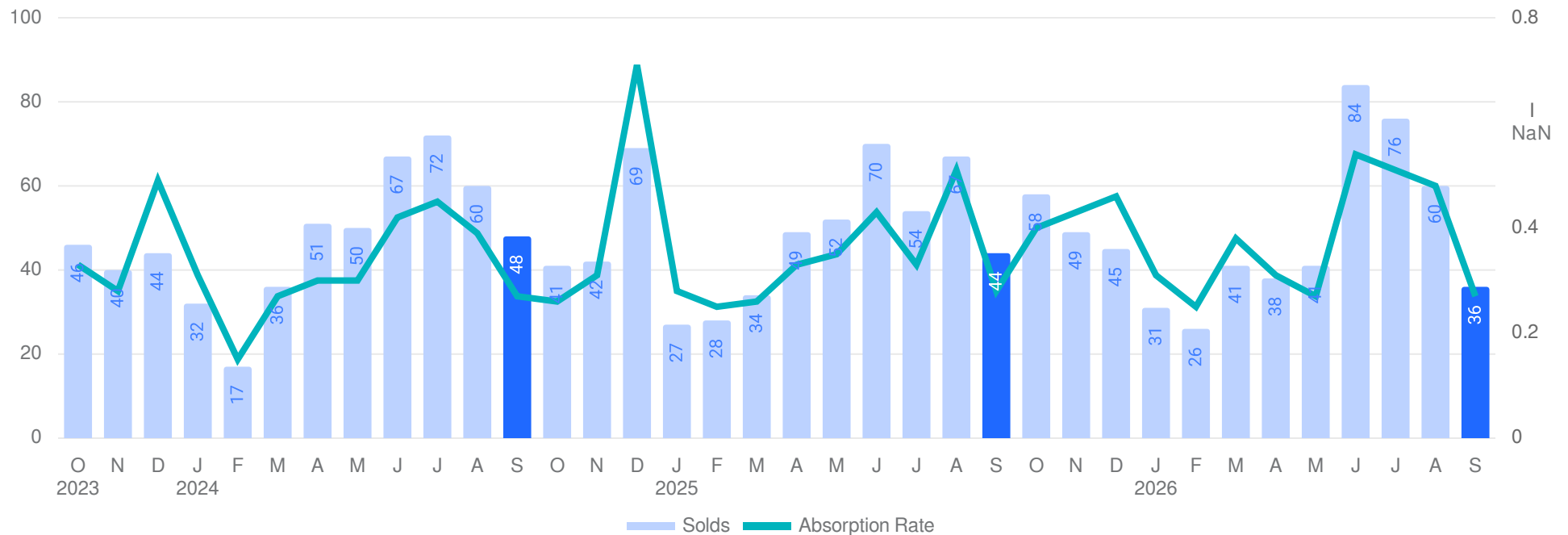
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Number of Properties Sold & Absorption Rate

The number of properties sold in September 2026 was 36, down -40.0% from 60 from the previous month and -18.18% lower than 44 from September 2025. The September 2026 sales were at its lowest level compared to September 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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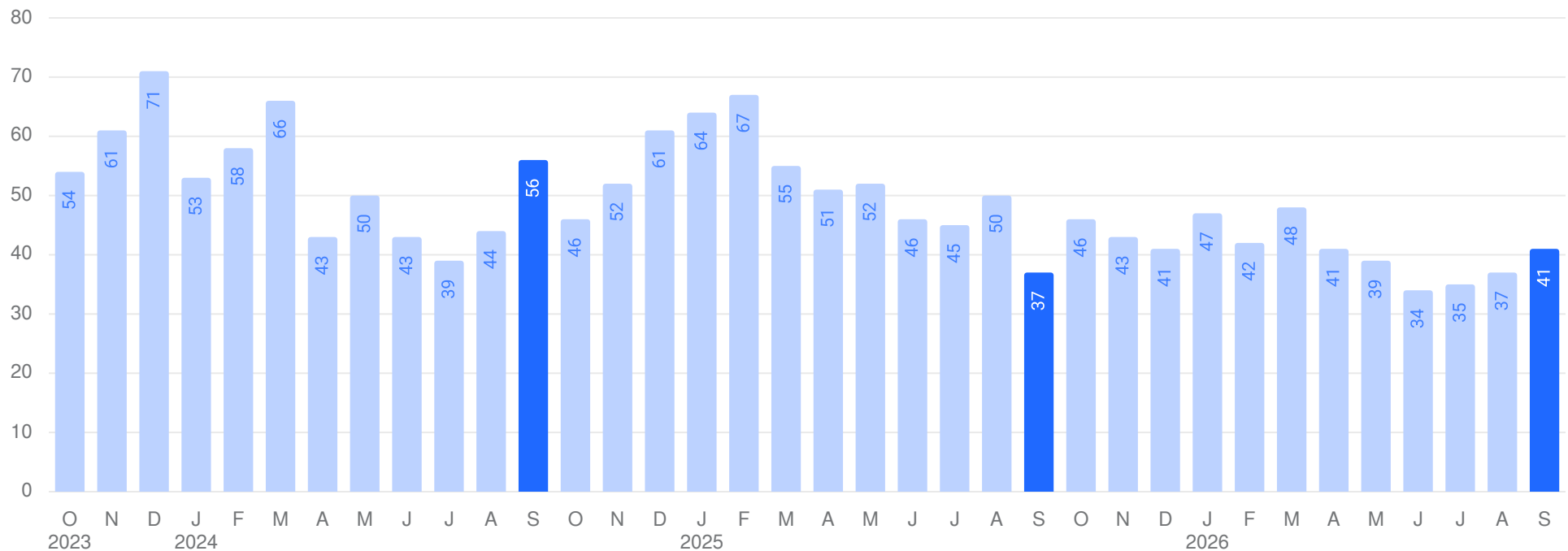
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Average Days on Market

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 September 2026 was 41 days, up 10.81% from 37 days from the previous month and 10.81% higher than 37 days from September 2025. The September 2026 DOM was at a mid level compared with September 2025 and 2024.





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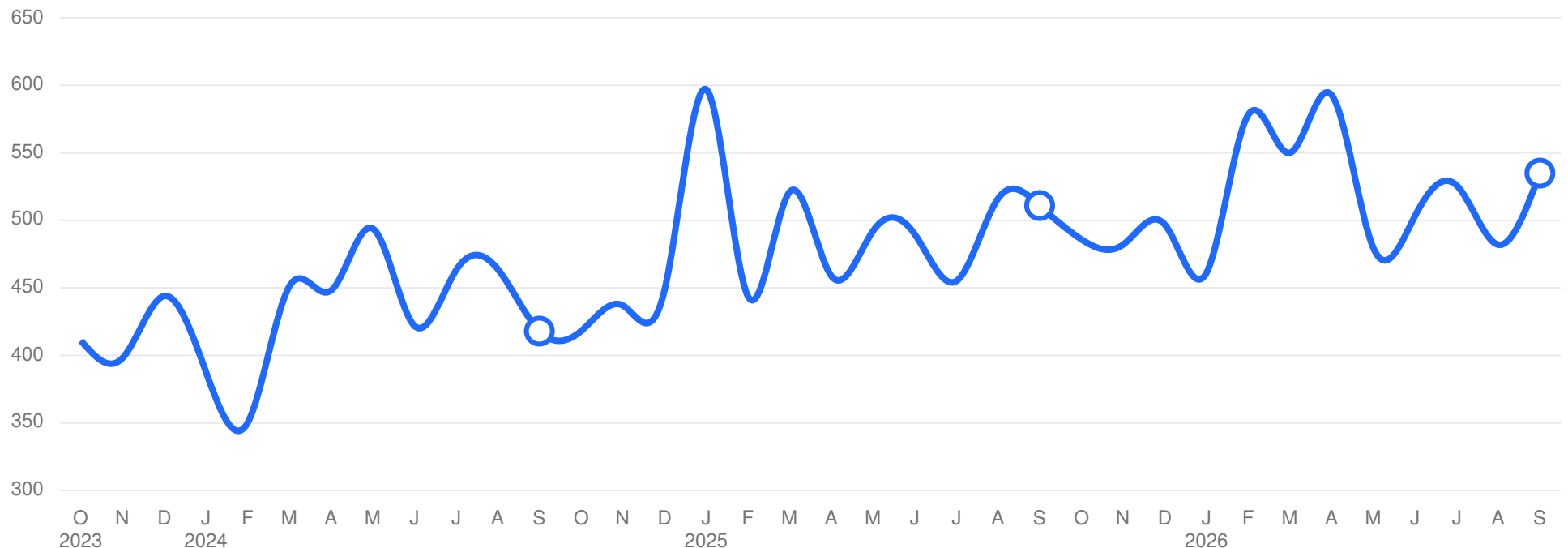
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Average Sales Price per Square Foot

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 September 2026 was \$535, up 11.00% from \$482 from the previous month and 4.70% higher than \$511 from September 2025.





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Inventory & MSI

The number of properties for sale in September 2026 was 134, up 8.06% from 124 from the previous month and -14.10% lower than 156 from September 2025. The September 2026 inventory was at its lowest level compared with September 2025 and 2024. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2026 MSI of 3.72 months was at its highest level compared with September 2025 and 2024.





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New Listings

The number of new listings in September 2026 was 83, up 84.44% from 45 from the previous month and -8.79% lower than 91 from September 2025. The September 2026 listings were at its lowest level compared to September 2025 and 2024.

