

Market Trends Report

January 2025

 **Property Type**

Single Family

 **Date Range**

February 2022 - January 2025

 **Price Range**

\$0 - \$999,999,999

 **Location**






CITY
Fairfield






Judy Michaelis

Broker Lic#: 0750642

CONTACT

-  203-247-5000
-  judy.michaelis@coldwellbankermoves.com
-  judymichaelis.com
-  Coldwell Banker Realty
355 Riverside Ave, Westport, CT 06880
-  203-227-8424

CONNECT WITH ME

-  @judy-michaelis-westport
-  fb.com/JudyMichaelisRealEstate
-  @judymichaelisrealtor



Judy Michaelis
Broker

M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Fairfield
Price Range: \$0 -
\$999,999,999
Properties: Single Family

Overview

The overview below shows real estate activity for January 2025. You will see data comparisons between January and the previous month, the last three months and January 2024.

Overview	YTD Avg.	Monthly Trends			
		January	December	Oct. - Dec.	Jan. 2024
New Listings	39	39	16	36	40
Average Sales Price per Square Foot	597	597	448	434	388
Average Days on Market	64	64	61	53	53
Number of Properties for Sale	72	72	91	125	102
Average List Price	\$1,448,999	\$1,448,999	\$1,796,780	\$1,647,808	\$1,727,582
Median List Price	\$891,950	\$891,950	\$1,050,000	\$942,967	\$1,032,450
Average Sales Price	\$1,705,074	\$1,705,074	\$1,347,365	\$1,133,653	\$956,483
Median Sales Price	\$1,250,000	\$1,250,000	\$925,000	\$876,000	\$805,000
Sales Price / List Price Ratio	100.54%	100.54%	101.59%	102.03%	99.77%
Number of Properties Sold	27	27	69	51	32
Month's Supply of Inventory	2.67	2.67	1.32	2.73	3.19
Absorption Rate	0.38	0.38	0.76	0.45	0.31



Judy Michaelis
Broker

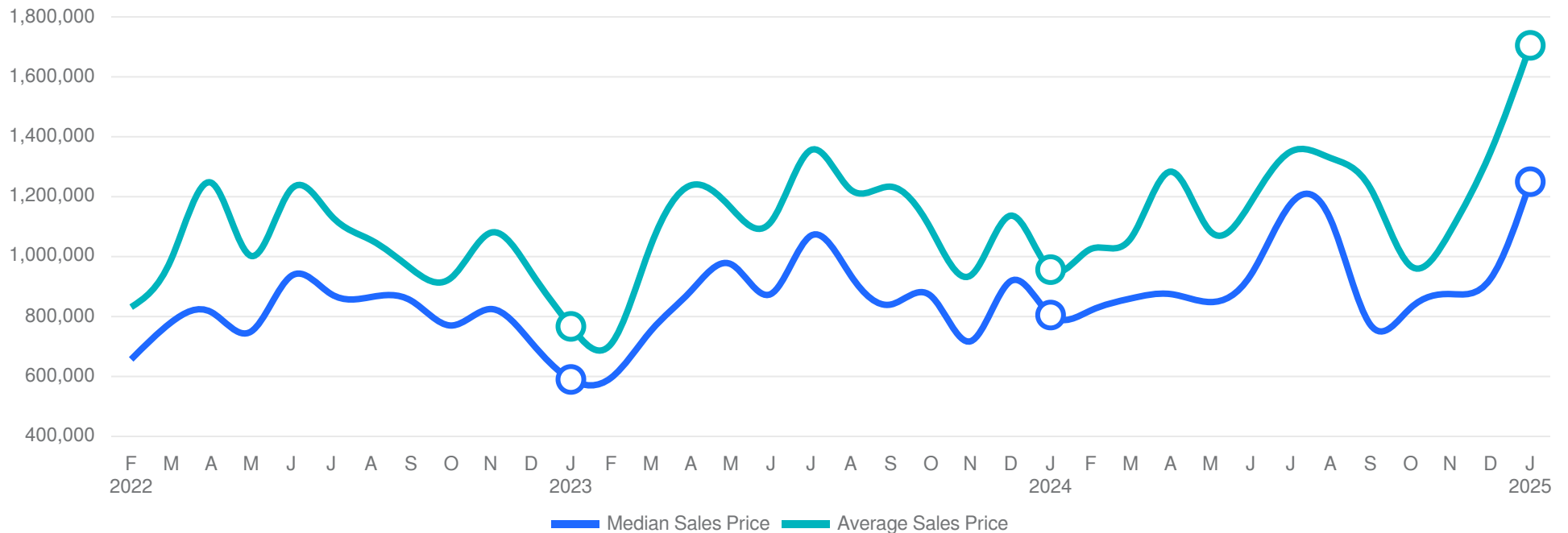
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Fairfield
Price Range: \$0 - \$999,999,999
Properties: Single Family

Average & Median Sales Price

The median sales price in January 2025 was \$1,250,000, up 35.14% from \$925,000 from the previous month and 55.28% higher than \$805,000 from January 2024. The January 2025 median sales price was at its highest level compared to January 2024 and 2023. The average sales price in January 2025 was \$1,705,074, up 26.55% from \$1,347,365 from the previous month and 78.26% higher than \$956,483 from January 2024. The January 2025 average sale price was at its highest level compared to January 2024 and 2023.



Based on information from SmartMLS for the period 02/01/2022 through 1/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Fairfield
Price Range: \$0 - \$999,999,999
Properties: Single Family

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 2025 sales price/list price ratio was 100.54%, down from 101.59% from the previous month and equal to January 2024.



Based on information from SmartMLS for the period 02/01/2022 through 1/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Fairfield
Price Range: \$0 - \$999,999,999
Properties: Single Family

Number of Properties Sold & Absorption Rate

The number of properties sold in January 2025 was 27, down -60.87% from 69 from the previous month and -15.62% lower than 32 from January 2024. The January 2025 sales were at its lowest level compared to January 2024 and 2023. Absorption rate is the avg number of sales per month divided by the total number of available properties.



Based on information from SmartMLS for the period 02/01/2022 through 1/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

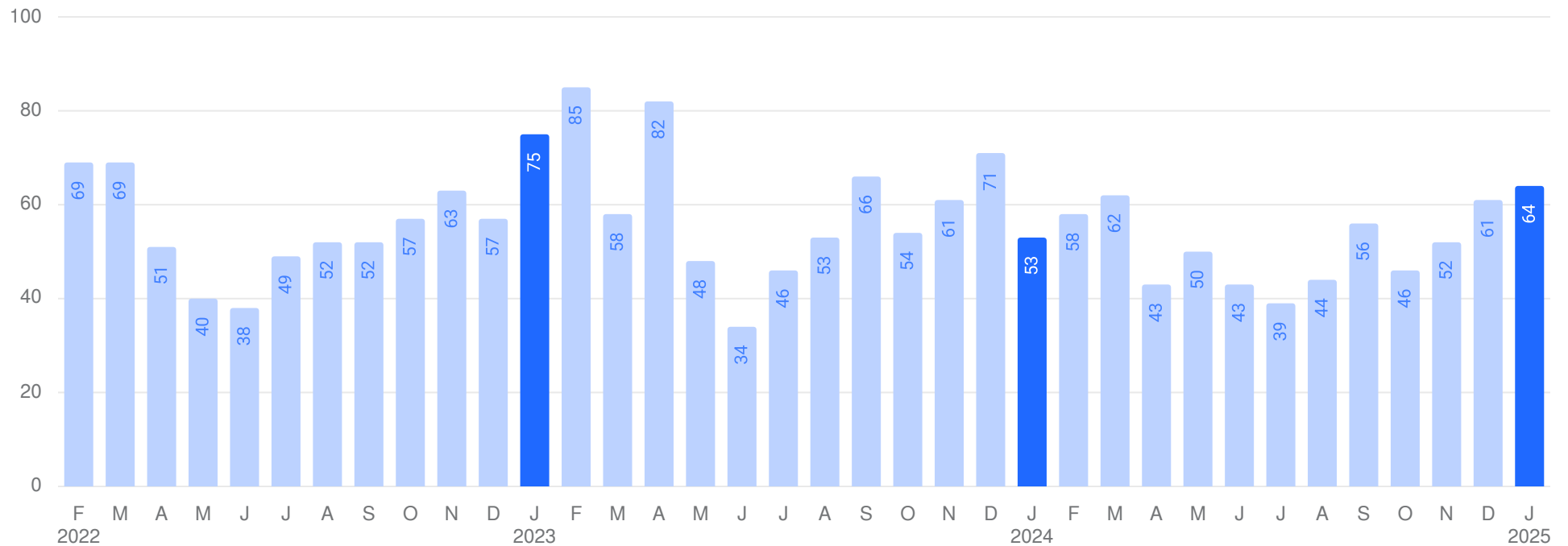
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Fairfield
Price Range: \$0 - \$999,999,999
Properties: Single Family

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 2025 was 64 days, up 4.92% from 61 days from the previous month and 20.75% higher than 53 days from January 2024. The January 2025 DOM was at a mid level compared with January 2024 and 2023.



Based on information from SmartMLS for the period 02/01/2022 through 1/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

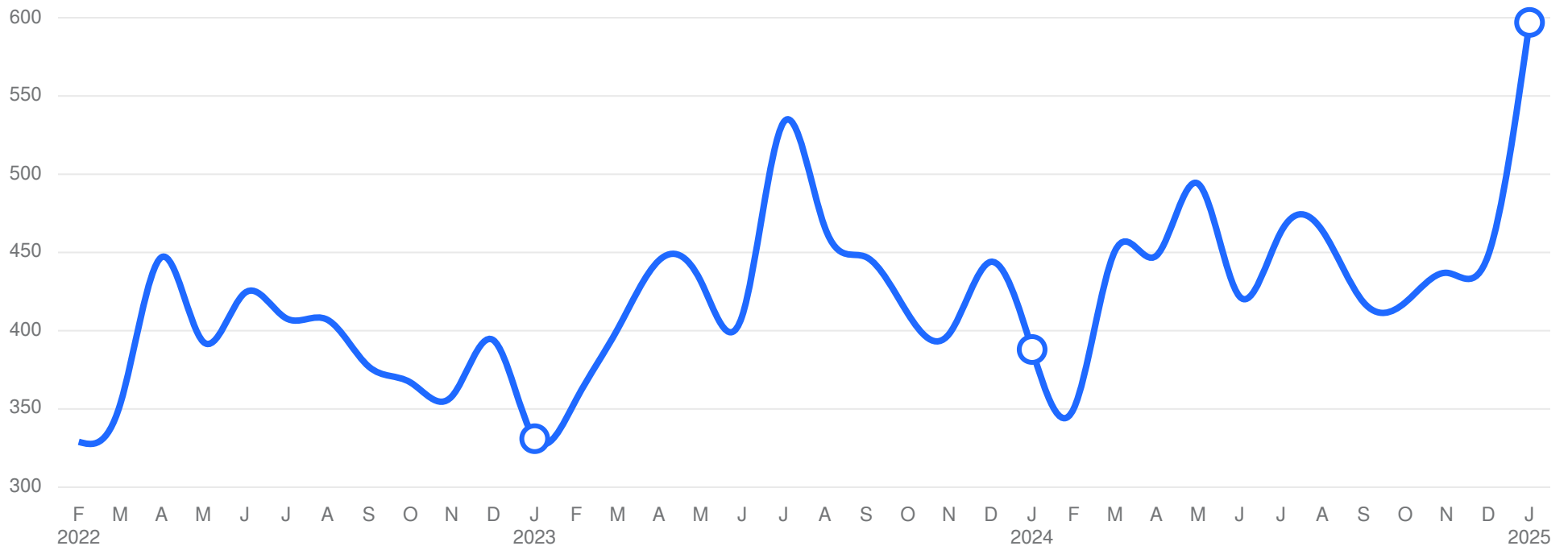
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Fairfield
Price Range: \$0 - \$999,999,999
Properties: Single Family

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 2025 was \$597, up 33.26% from \$448 from the previous month and 53.87% higher than \$388 from January 2024.



Based on information from SmartMLS for the period 02/01/2022 through 1/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

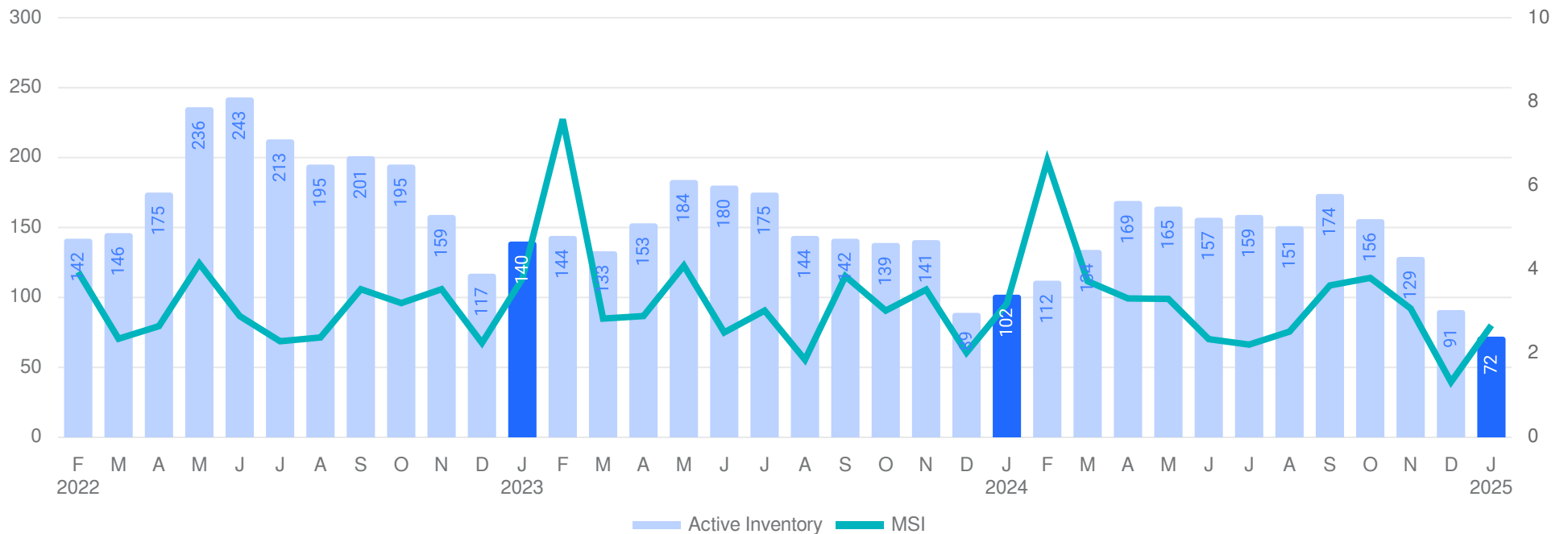
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Fairfield
Price Range: \$0 - \$999,999,999
Properties: Single Family

Inventory & MSI

The number of properties for sale in January 2025 was 72, down -20.88% from 91 from the previous month and -29.41% lower than 102 from January 2024. The January 2025 inventory was at its lowest level compared with January 2024 and 2023. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2025 MSI of 2.67 months was at its lowest level compared with January 2024 and 2023.



Based on information from SmartMLS for the period 02/01/2022 through 1/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Judy Michaelis
Broker

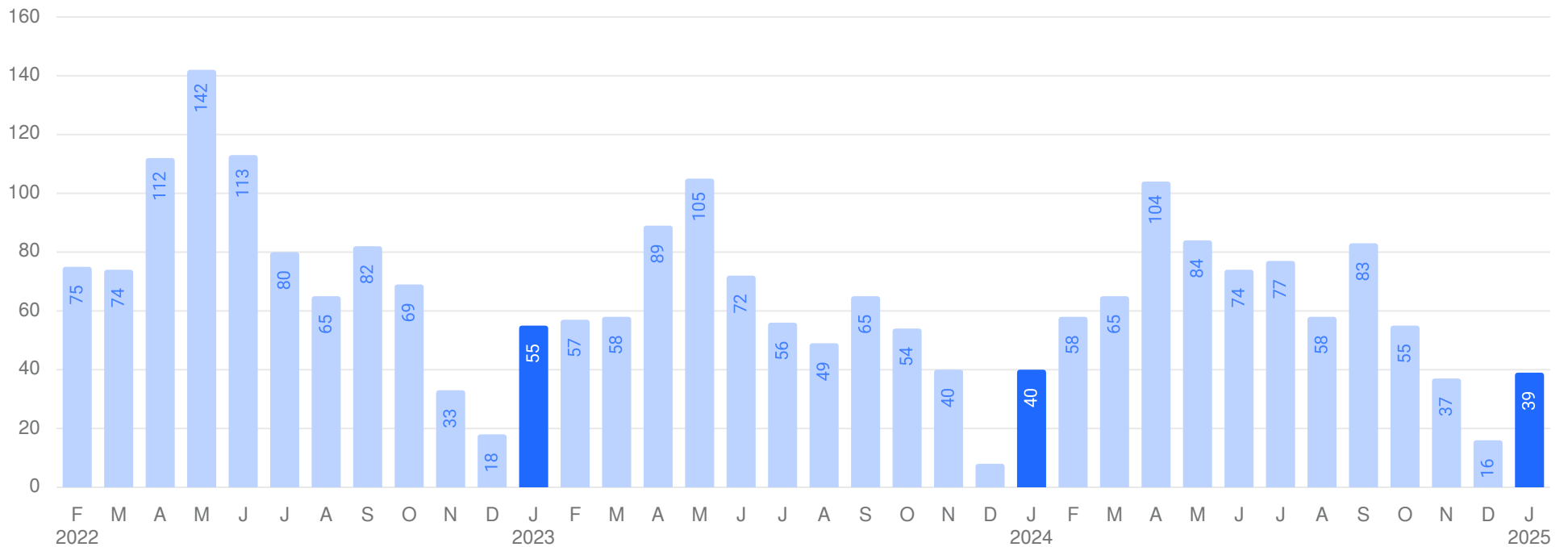
M: 203-247-5000
Lic#: 0750642

judy.michaelis@coldwellbankermoves.com
<https://www.judymichaelis.com>

City: Fairfield
Price Range: \$0 - \$999,999,999
Properties: Single Family

New Listings

The number of new listings in January 2025 was 39, up 143.75% from 16 from the previous month and -2.50% lower than 40 from January 2024. The January 2025 listings were at its lowest level compared to January 2024 and 2023.



Based on information from SmartMLS for the period 02/01/2022 through 1/31/2025. Source data is deemed reliable but not guaranteed. Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.