SMART MLS

Fairfield County

Single Family	July			Year to Date		
Key Metrics	**2021**	**2022**	**% Change**	**Thru 7-2021**	**Thru 7-2022**	**% Change**
New Listings	1,234	959	- 22.3%	8,506	6,829	- 19.7%
Pending Sales	949	871	- 8.2%	6,538	5,139	- 21.4%
Closed Sales	1,193	899	- 24.6%	6,271	4,892	- 22.0%
Days on Market Until Sale	42	38	- 9.5%	60	46	- 23.3%
Median Sales Price*	$675,000	$693,750	+ 2.8%	$630,000	$650,000	+ 3.2%
Average Sales Price*	$1,025,477	$1,055,193	+ 2.9%	$955,661	$996,943	+ 4.3%
Percent of List Price Received*	102.2%	104.0%	+ 1.8%	101.2%	103.7%	+ 2.5%
Inventory of Homes for Sale	2,971	2,154	- 27.5%	—	—	—
Months Supply of Inventory	2.9	2.8	- 3.4%	—	—	—

Townhouse/Condo	July			Year to Date		
Key Metrics	**2021**	**2022**	**% Change**	**Thru 7-2021**	**Thru 7-2022**	**% Change**
New Listings	433	326	- 24.7%	2,856	2,334	- 18.3%
Pending Sales	339	327	- 3.5%	2,331	1,970	- 15.5%
Closed Sales	359	290	- 19.2%	2,235	1,855	- 17.0%
Days on Market Until Sale	55	44	- 20.0%	64	49	- 23.4%
Median Sales Price*	$300,000	$369,450	+ 23.2%	$297,500	$329,000	+ 10.6%
Average Sales Price*	$362,210	$452,723	+ 25.0%	$362,462	$402,213	+ 11.0%
Percent of List Price Received*	100.1%	102.9%	+ 2.8%	99.4%	101.8%	+ 2.4%
Inventory of Homes for Sale	1,020	651	- 36.2%	—	—	—
Months Supply of Inventory	3.0	2.2	- 26.7%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.
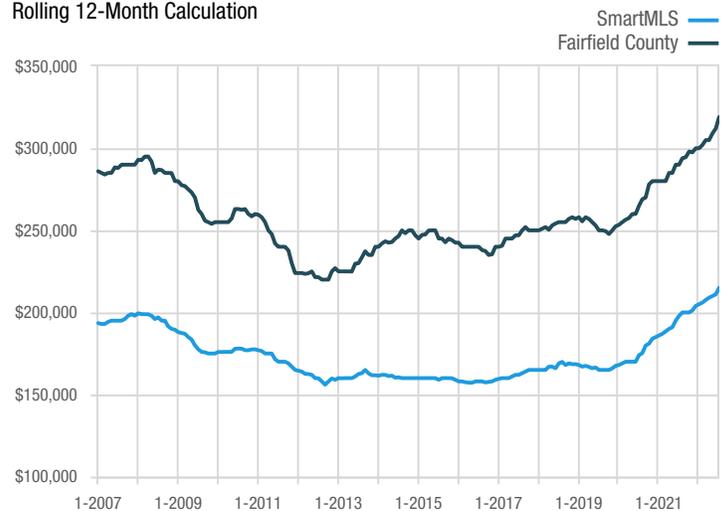
Median Sales Price - Single Family
Rolling 12-Month Calculation

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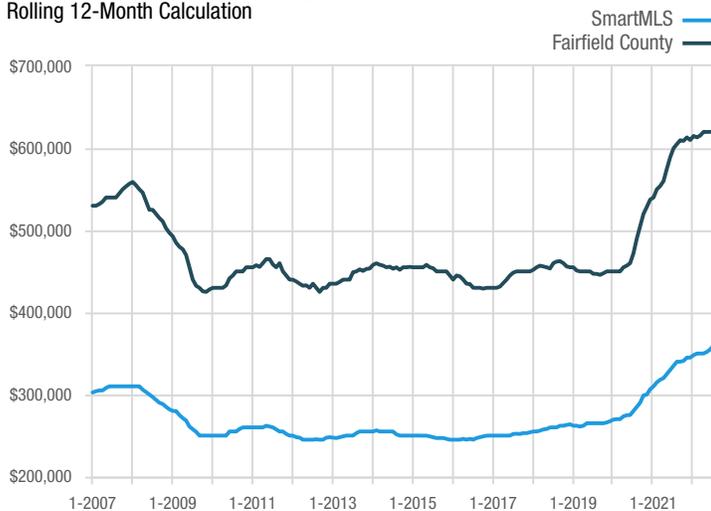
Median Sales Price - Townhouse/Condo
Rolling 12-Month Calculation

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A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.