



MARKET REPORT

JULY 2023 | SINGLE FAMILY HOMES

As of 08/07/2023

Dear Iris,

The Market Report offers insight into residential real estate sales activity and regional trends. It complements our Property Investment Profile, giving you a broader look at the real estate market. If you are interested in receiving the Property Investment Profile for a more specific area, please let me know. I would be happy to set that up for you. The market summary below lets you see sales activity for the prior month and year, along with current and past year-to-date statistics. The graphs cover several different aspects of the real estate market. Note how some of the graphs break out trends by price increments. Please contact me if you would like more information on your current market.



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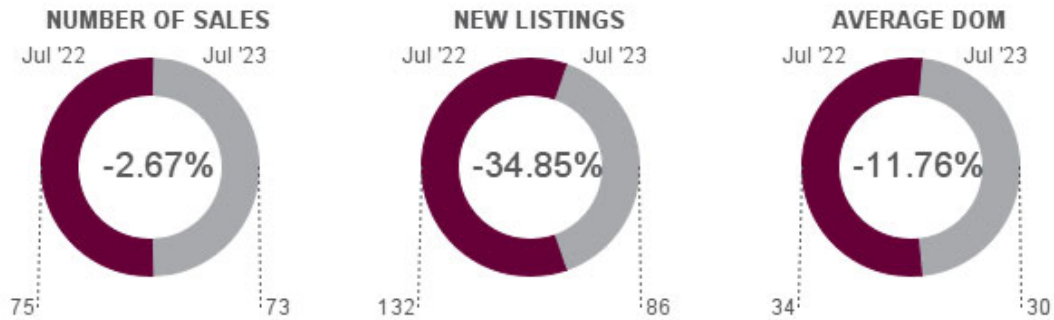
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FAIRFIELD | July 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



0.81%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

3.35%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

1.60%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

3.15%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

Jul '22

Jul '23

**BERKSHIRE
HATHAWAY**
HOMESERVICES

DRYSDALE
PROPERTIES

FAIRFIELD

MARKET SUMMARY

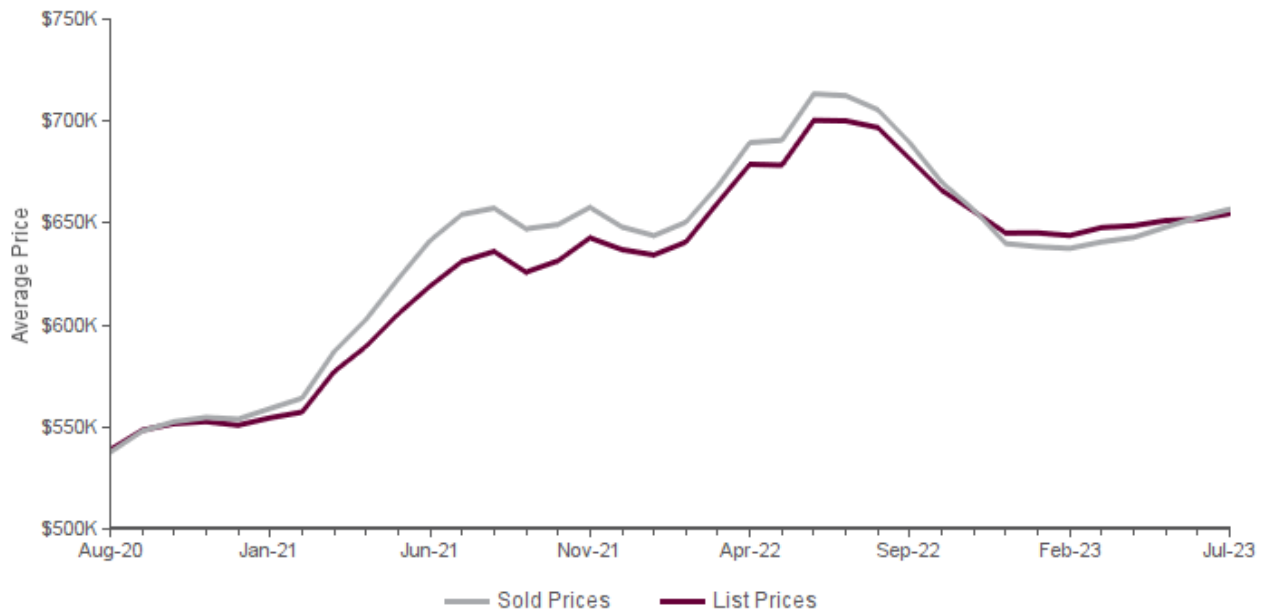
JULY 2023 | SINGLE FAMILY HOMES

Market Summary	Month to Date			Year to Date		
	July 2023	July 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	86	132	-34.85%	635	806	-21.22%
Sold Listings	73	75	-2.67%	507	586	-13.48%
Median Listing Price	\$635,000	\$625,000	1.6%	\$620,000	\$637,950	-2.81%
Median Selling Price	\$625,000	\$620,000	0.81%	\$625,000	\$650,000	-3.85%
Median Days on Market	22	25	-12%	28	22	27.27%
Average Listing Price	\$662,237	\$642,007	3.15%	\$653,400	\$692,911	-5.7%
Average Selling Price	\$666,260	\$644,636	3.35%	\$654,811	\$704,552	-7.06%
Average Days on Market	30	34	-11.76%	42	30	40%
List/Sell Price Ratio	101.2%	100.4%	0.78%	100.7%	102.2%	-1.5%

AVERAGE SALES/LIST PRICE

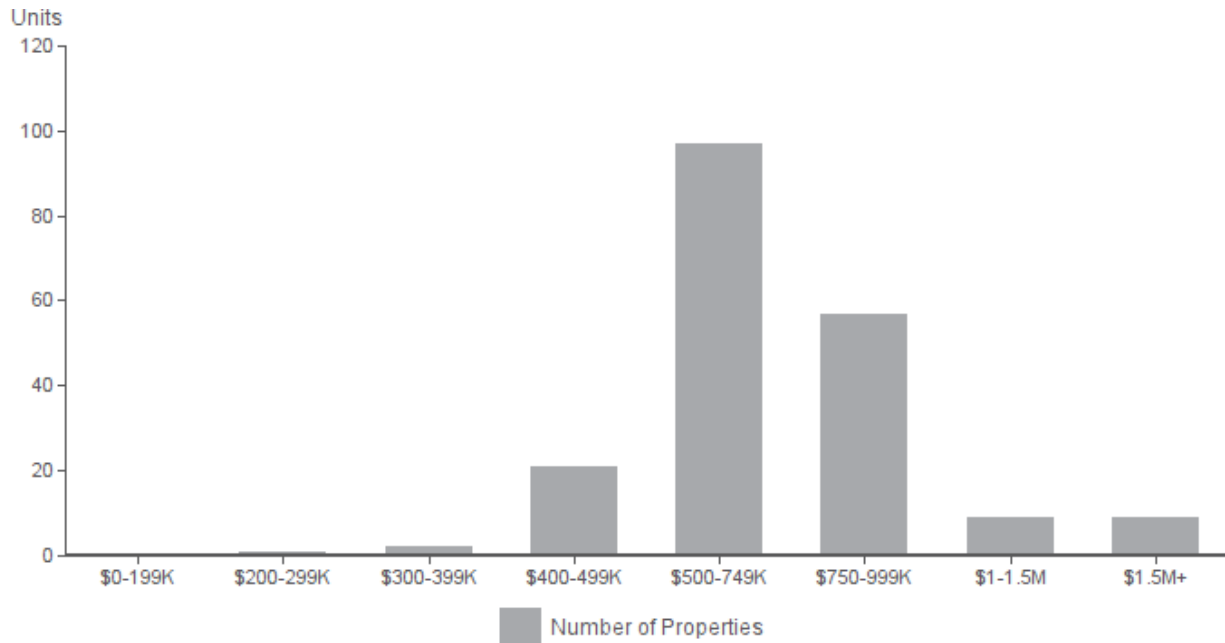
JULY 2023 | SINGLE FAMILY HOMES

Average list price compared to average sold price of properties sold each month



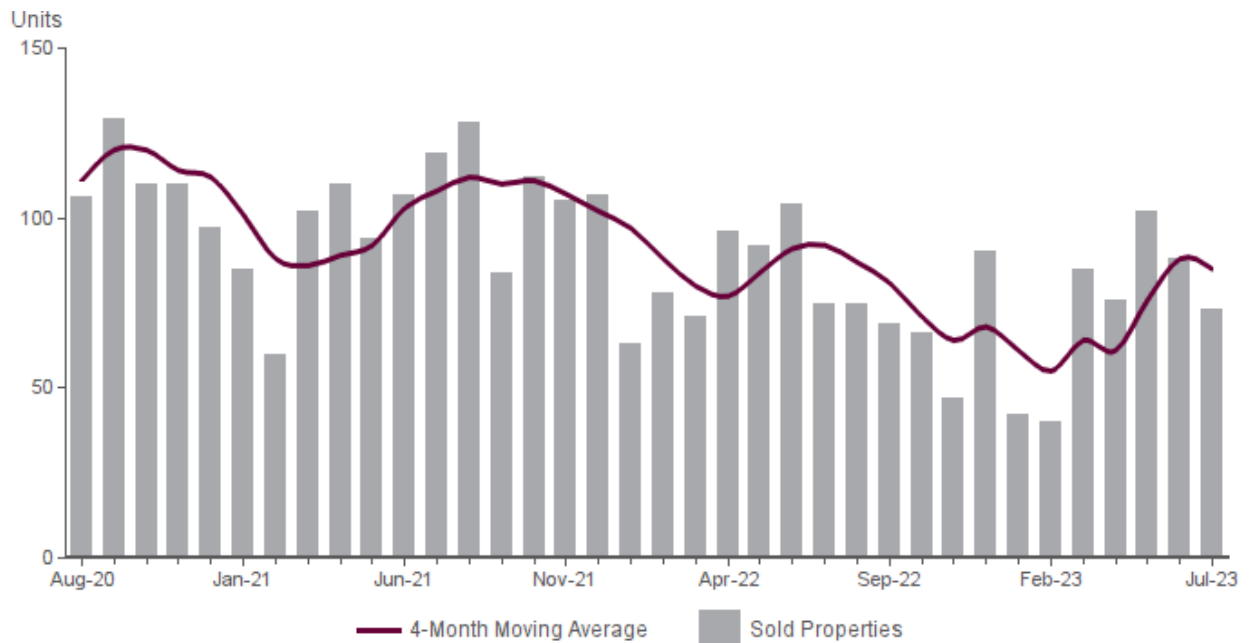
PROPERTIES FOR SALE JULY 2023 | SINGLE FAMILY HOMES

Number of properties currently listed for sale by price range



PROPERTIES SOLD (UNITS) JULY 2023 | SINGLE FAMILY HOMES

Number of properties sold each month



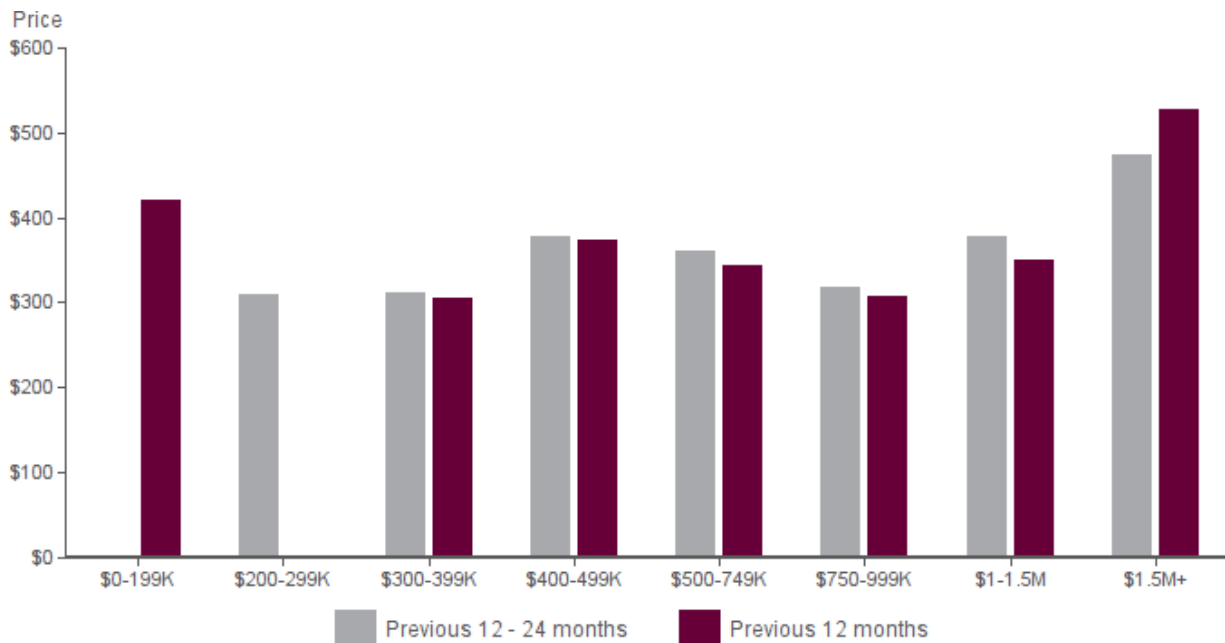
% OF SALE PRICE TO LIST PRICE JULY 2023 | SINGLE FAMILY HOMES

Average sale price of property as percentage of final list price



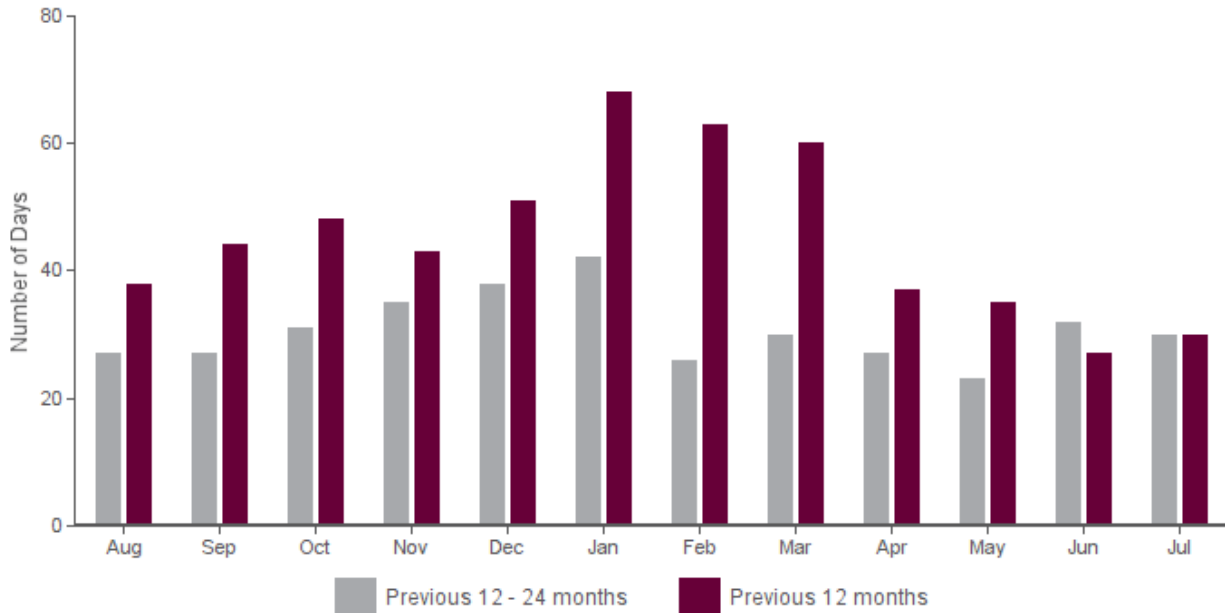
AVERAGE SALES PRICE PER SQFT JULY 2023 | SINGLE FAMILY HOMES

Average Sales Price per SqFt for previous two years



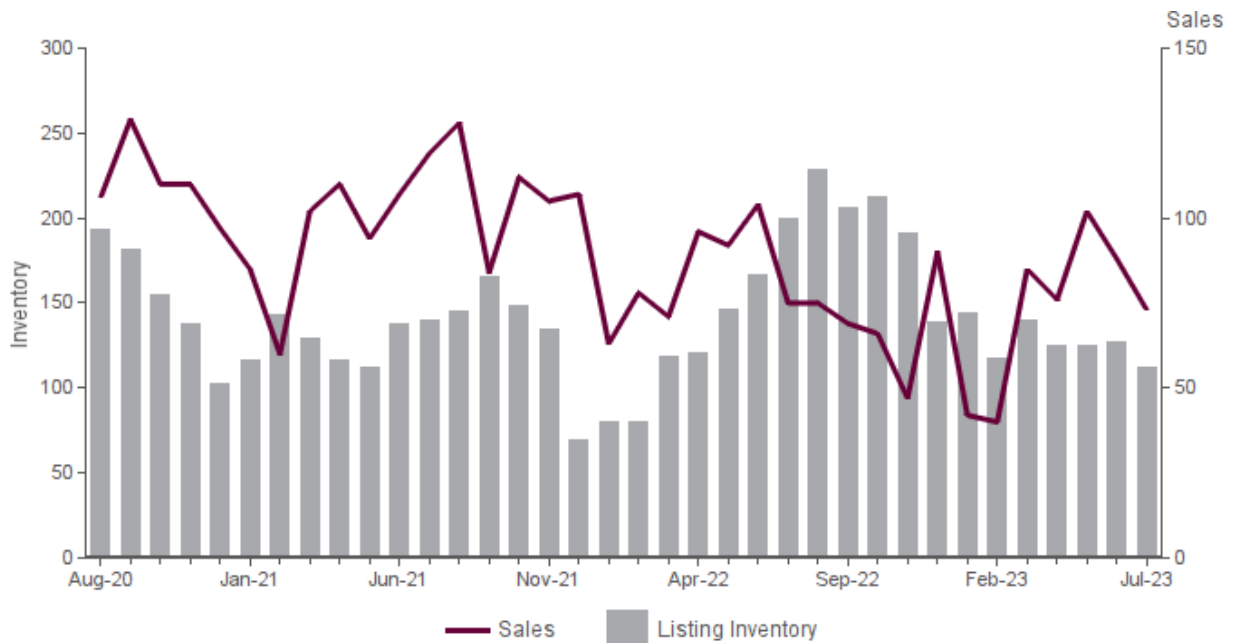
AVERAGE DAYS ON MARKET SOLD JULY 2023 | SINGLE FAMILY HOMES

Average number of days it takes to sell a property



LISTING INVENTORY AND NUMBER OF SALES JULY 2023 | SINGLE FAMILY HOMES

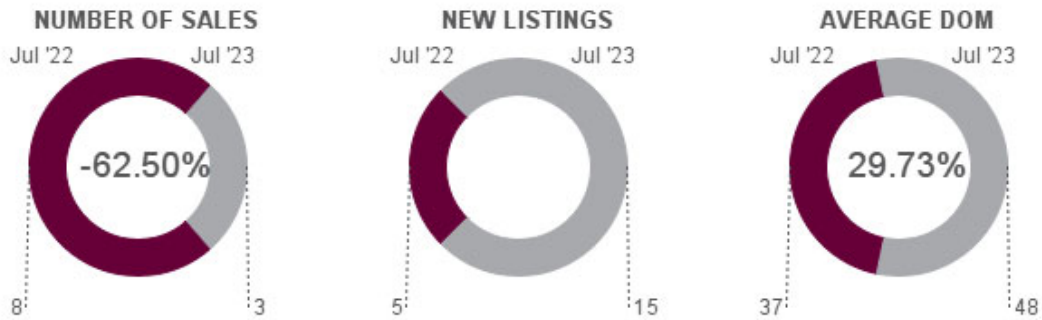
Monthly inventory of properties for sale along with number of sales



FAIRFIELD | July 2023

REAL ESTATE SNAPSHOT - Change since this time last year

Condo-Townhome



7.32% ↑

MEDIAN SALES PRICE
CONDO-TOWNHOME

-0.29% ↓

AVERAGE SALES PRICE
CONDO-TOWNHOME

8.27% ↑

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO-TOWNHOME

1.59% ↑

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO-TOWNHOME

■ Jul '22

■ Jul '23

**BERKSHIRE
HATHAWAY**
HOMESERVICES

DRYSDALE
PROPERTIES

FAIRFIELD

MARKET SUMMARY

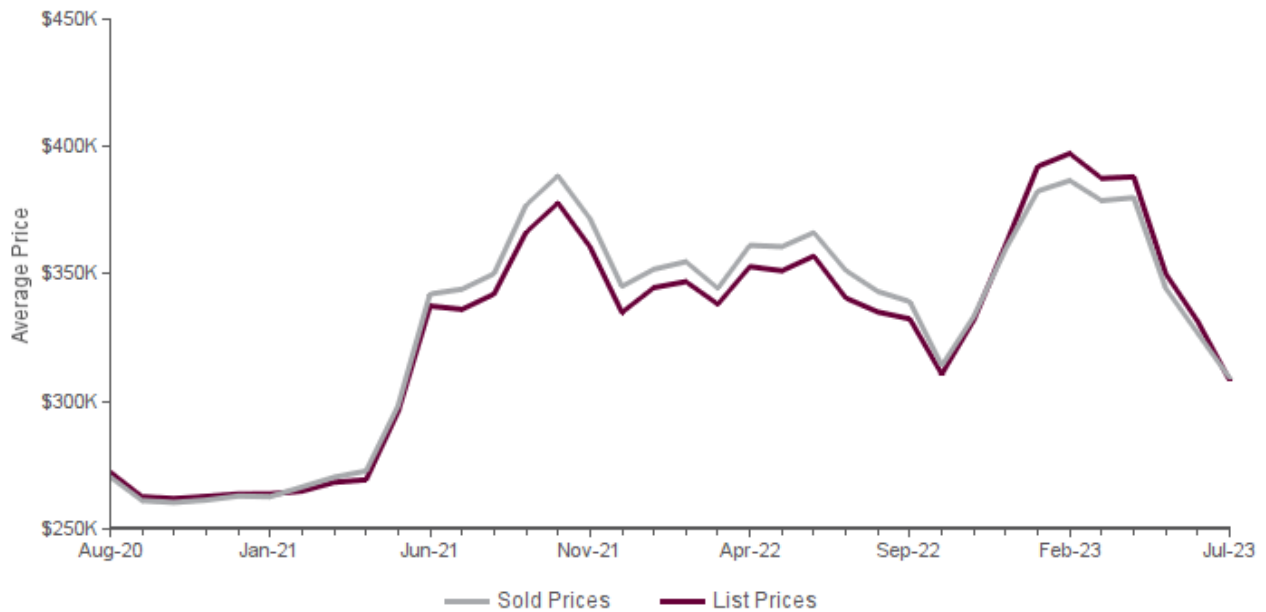
JULY 2023 | CONDO-TOWNHOME

Market Summary	Month to Date			Year to Date		
	July 2023	July 2022	% Change	YTD 2023	YTD 2022	% Change
New Listings	15	5	200%	43	44	-2.27%
Sold Listings	3	8	-62.5%	26	36	-27.78%
Median Listing Price	\$275,000	\$254,000	8.27%	\$272,500	\$313,750	-13.15%
Median Selling Price	\$275,000	\$256,250	7.32%	\$272,500	\$332,500	-18.05%
Median Days on Market	49	33	48.48%	31	28	10.71%
Average Listing Price	\$324,666	\$319,600	1.59%	\$330,691	\$348,738	-5.17%
Average Selling Price	\$325,000	\$325,937	-0.29%	\$326,602	\$357,306	-8.59%
Average Days on Market	48	37	29.73%	52	31	67.74%
List/Sell Price Ratio	100.3%	101.6%	-1.28%	99.6%	102.7%	-3.01%

AVERAGE SALES/LIST PRICE

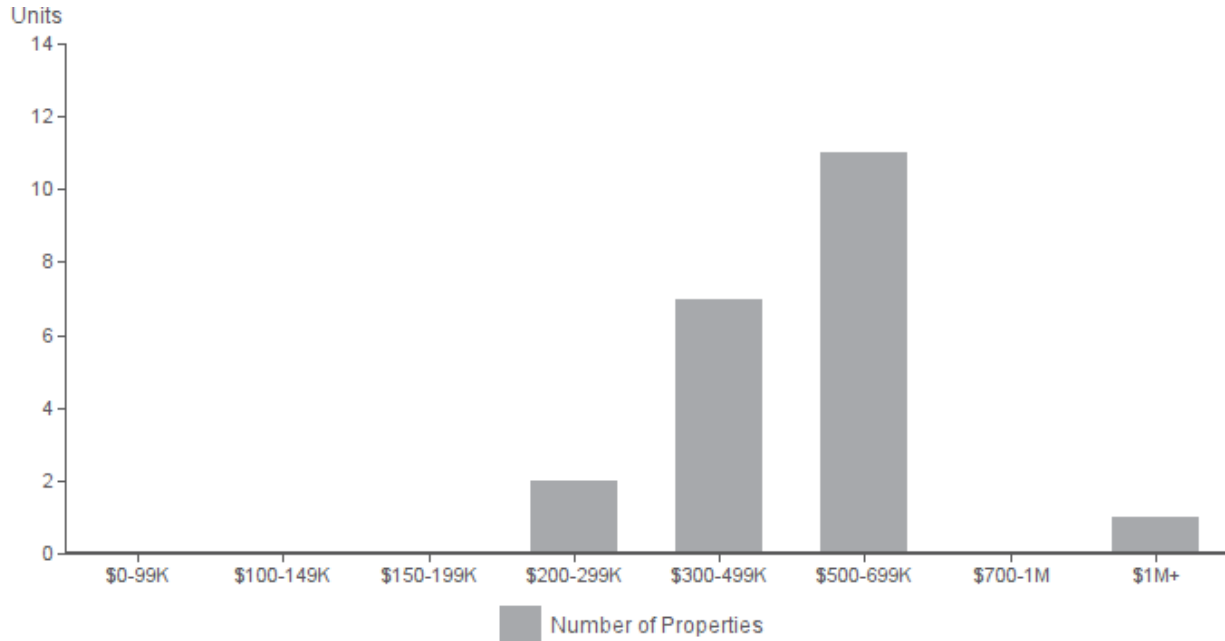
JULY 2023 | CONDO-TOWNHOME

Average list price compared to average sold price of properties sold each month



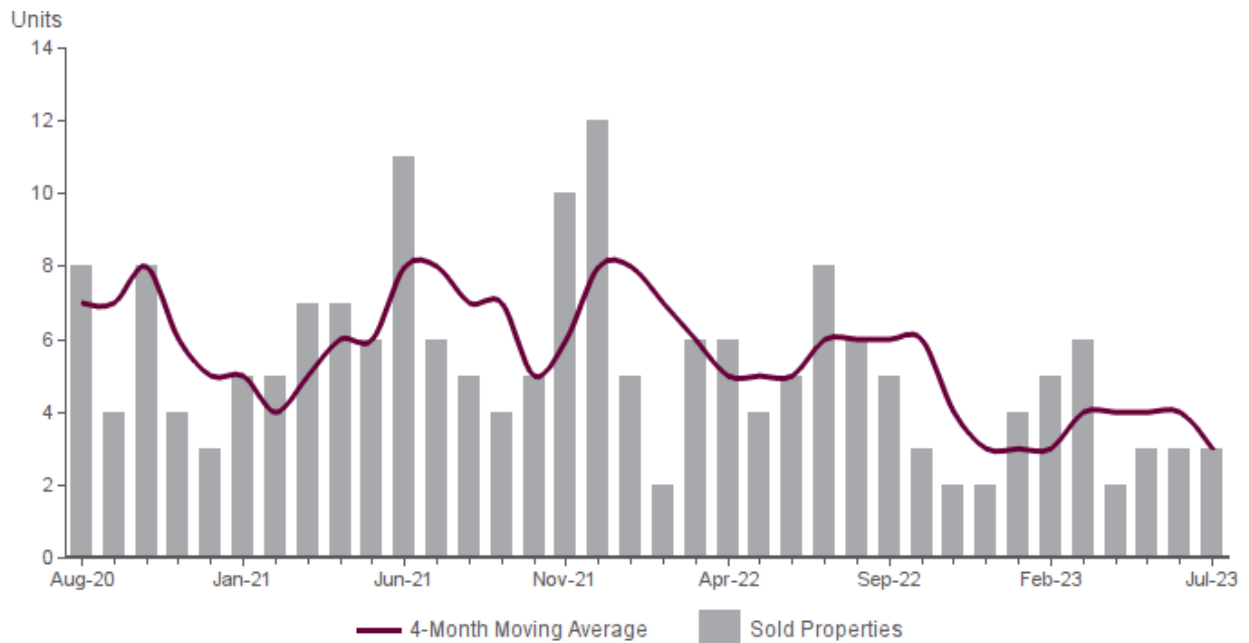
PROPERTIES FOR SALE JULY 2023 | CONDO-TOWNHOME

Number of properties currently listed for sale by price range



PROPERTIES SOLD (UNITS) JULY 2023 | CONDO-TOWNHOME

Number of properties sold each month



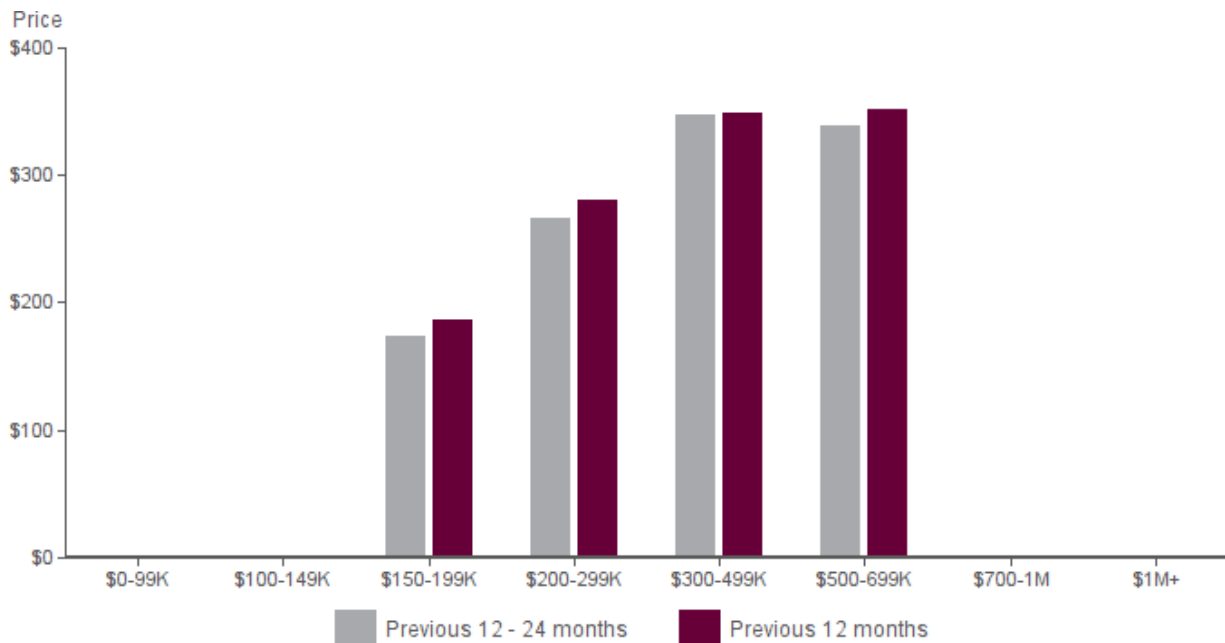
% OF SALE PRICE TO LIST PRICE JULY 2023 | CONDO-TOWNHOME

Average sale price of property as percentage of final list price



AVERAGE SALES PRICE PER SQFT JULY 2023 | CONDO-TOWNHOME

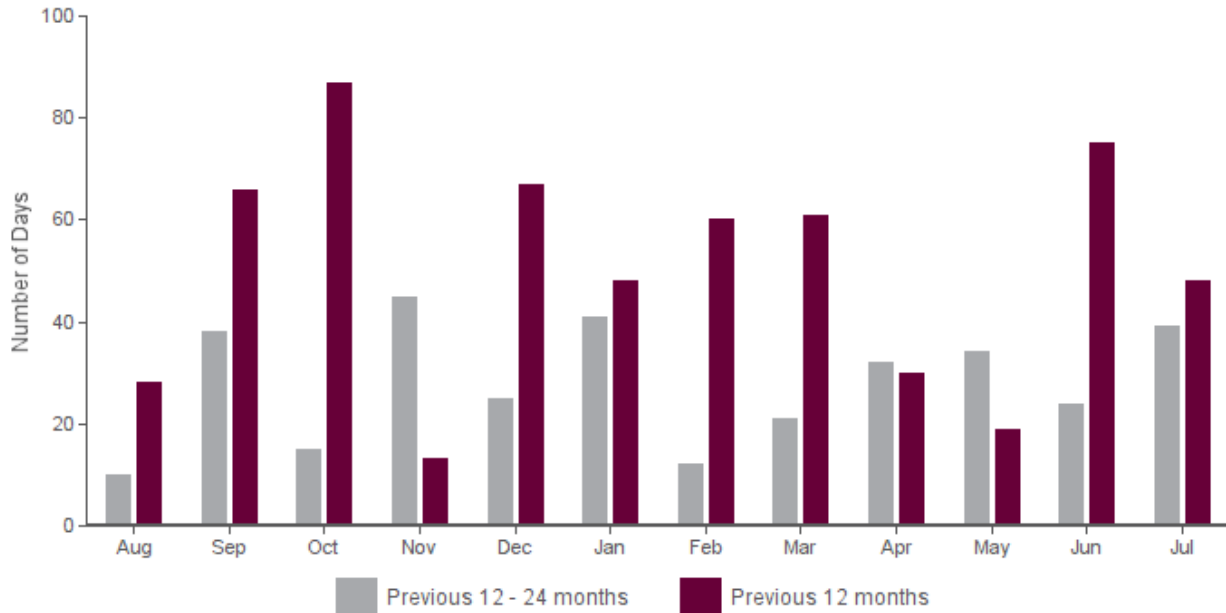
Average Sales Price per SqFt for previous two years



AVERAGE DAYS ON MARKET SOLD

JULY 2023 | CONDO-TOWNHOME

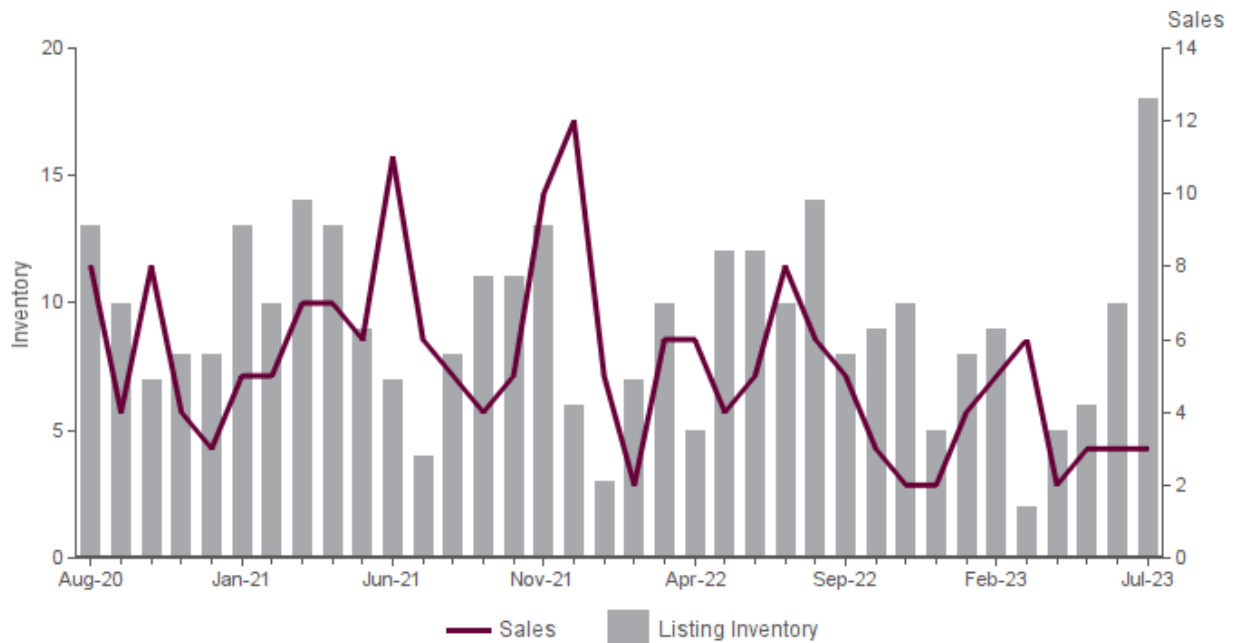
Average number of days it takes to sell a property



LISTING INVENTORY AND NUMBER OF SALES

JULY 2023 | CONDO-TOWNHOME

Monthly inventory of properties for sale along with number of sales





The statistics presented in the Market Report are compiled based on figures and data generated by [IDC Global](#) and [Datafloat](#) for the benefit of BHHS Drysdale Properties. Due to possible reporting inconsistencies, Days on Market (DOM), average prices and rates of appreciation should be used to analyze trends only. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLSs may not reflect all real estate activity in the market. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.

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