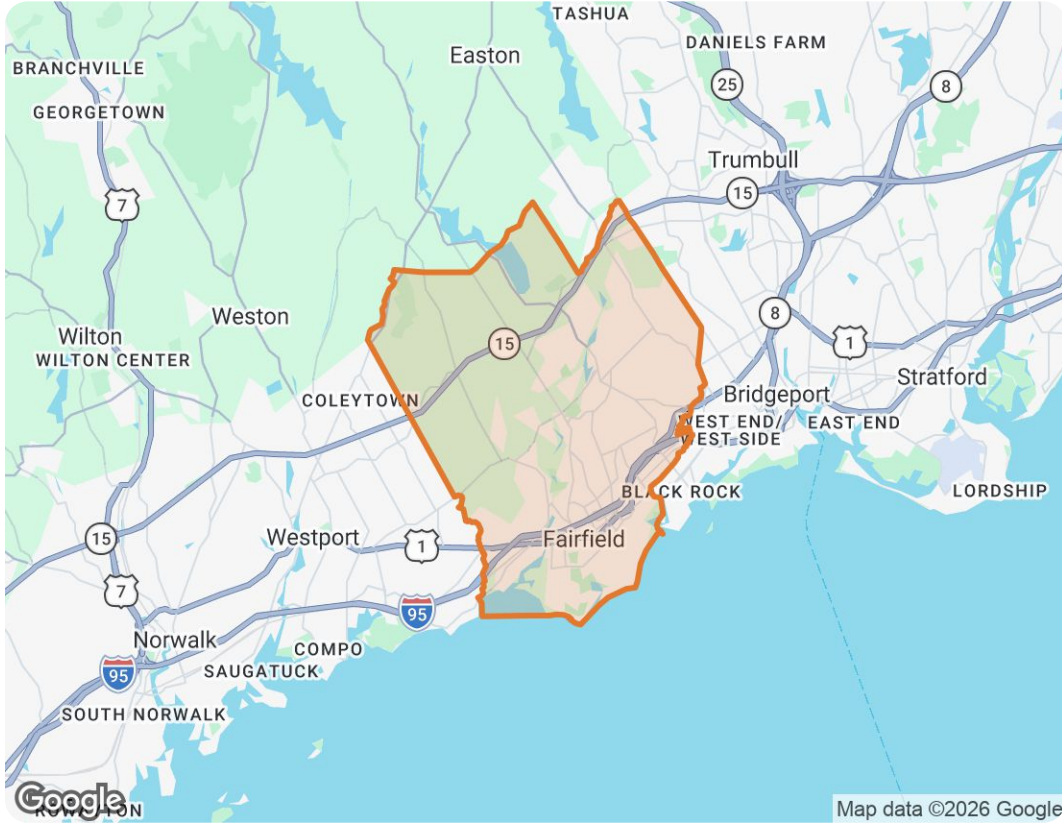


Fairfield, Connecticut



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DOUGLAS ELLIMAN OF CONNECTICUT

199 Elm St

New Canaan, CT 06840



Housing

Housing Facts & Stats

	Fairfield	Greater...	Connecticut	USA
Median Estimated Home Value	\$938K	\$545K	\$447K	\$368K
Est. Home Value 12-Mo. Change	+10.3%	+0.8%	+4.4%	-0.6%
Median List Price	\$1.23M	\$600K	\$515K	-
List Price 1-Month Change	+1%	+9.1%	+7.3%	-
List Price 12-Month Change	+11.5%	+9.3%	+7.3%	-
Median Home Age	65	65	59	44
Own	-	65%	66%	65%
Rent	-	35%	34%	35%
\$ Total Value <small>(of all buildings for which permits were issued)</small>	-	\$188.68M	\$1.5B	\$384.62B
% Change in permits <small>(for all buildings)</small>	-	+28%	+2%	+6%
% Change in \$ value <small>(for all buildings)</small>	-	+246%	+2%	+5%

Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Fairfield, Connecticut

Market Trends for Fairfield, Connecticut

Single Family + Condo/Townhouse/Apt.

March 2026

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
1.23 ↓ 13.99% MoM	103.8% ↑ 0.18% MoM	24 ↑ 4.35% MoM	\$1,072,500 ↑ 26.1% MoM

March 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

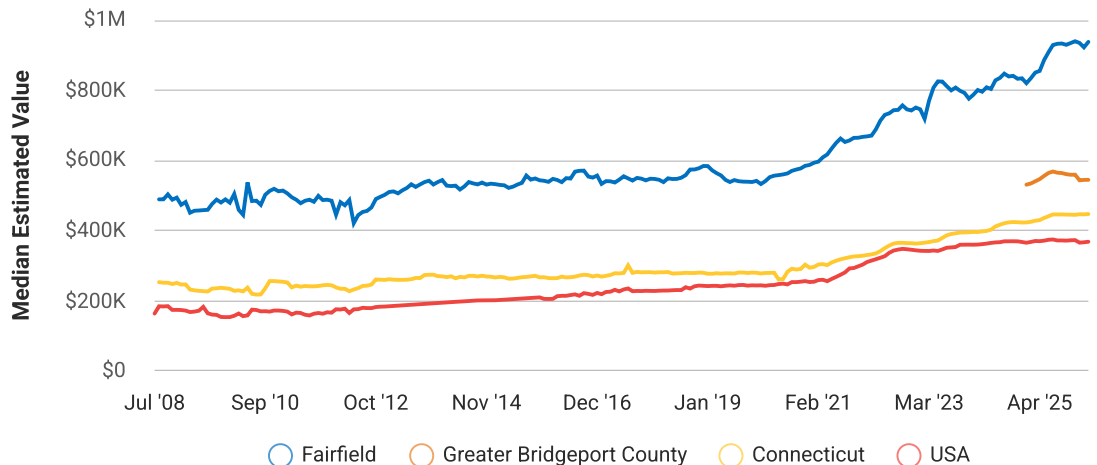
Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value
\$937,940

Last Month Change
+1.7%

12 Month Change
+10.3%



Fairfield, Connecticut

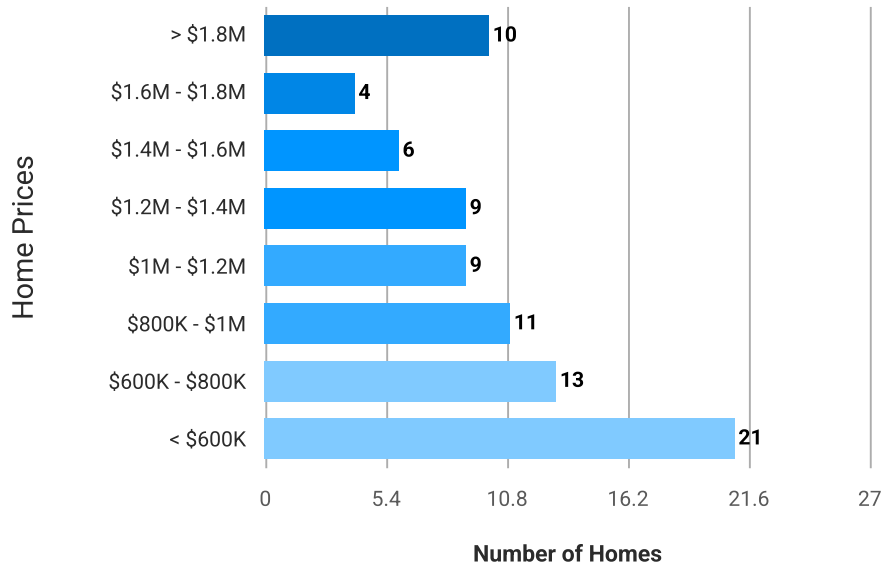
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

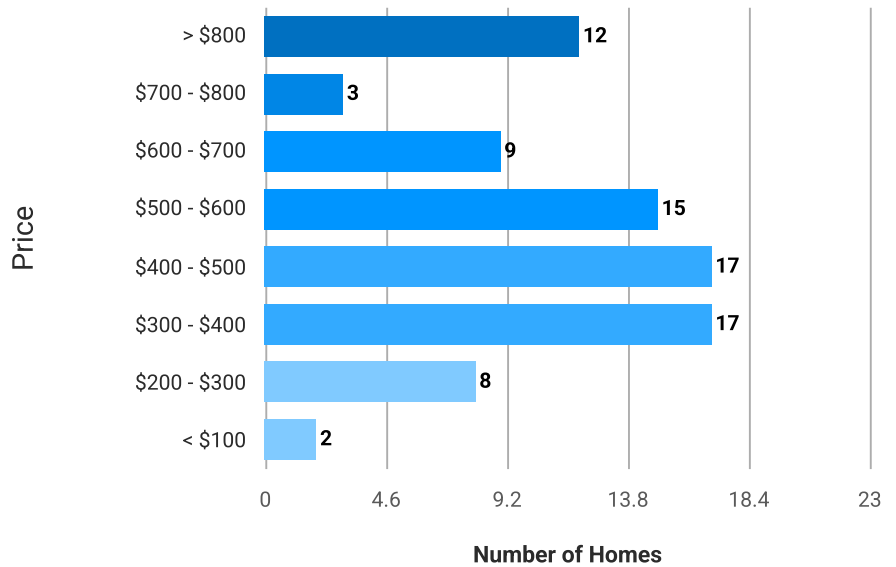


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily



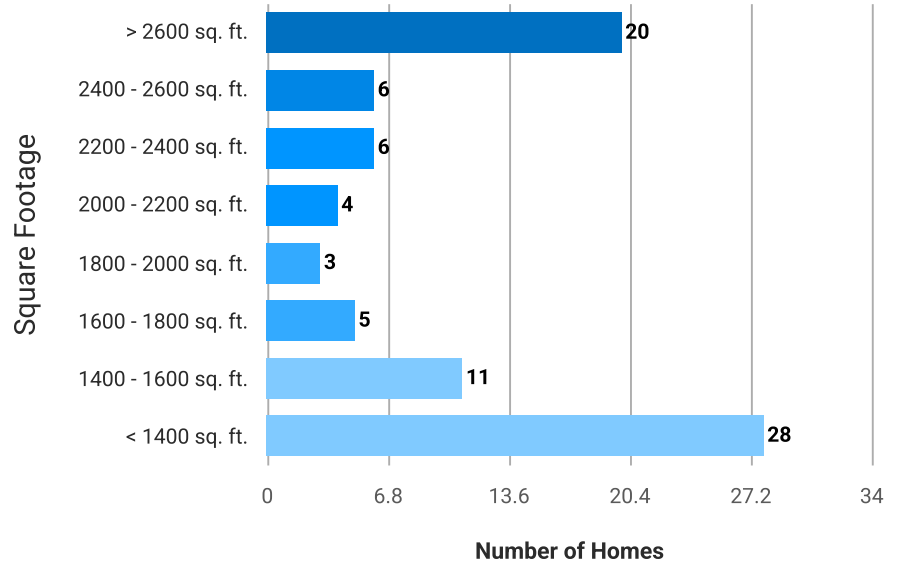
Fairfield, Connecticut

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

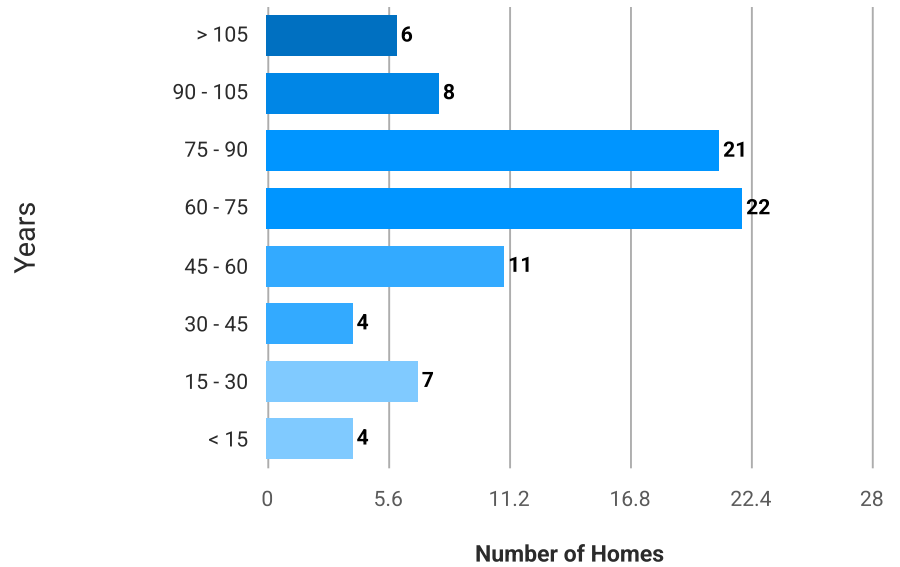


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

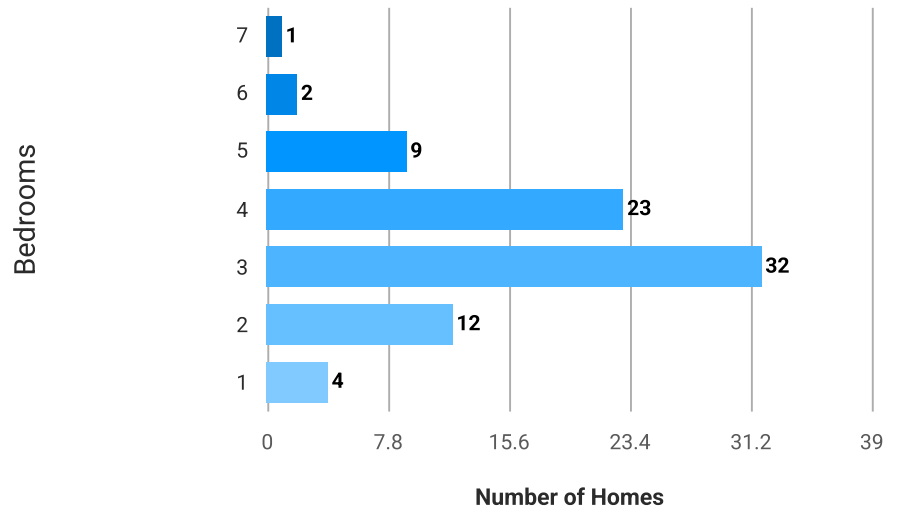


Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



Fairfield, Connecticut

People

People Facts & Stats

	Greater...	Connecticut	USA
Population	326K	3.6M	332.39M
Population Density per Sq Mi	2.33K	743	94
Pop Change since 2020	+0%	+0.1%	+2.5%
Median Age	40	41	39
Male / Female Ratio	49%	49%	50%

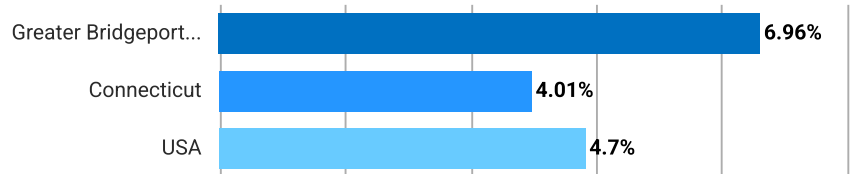
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

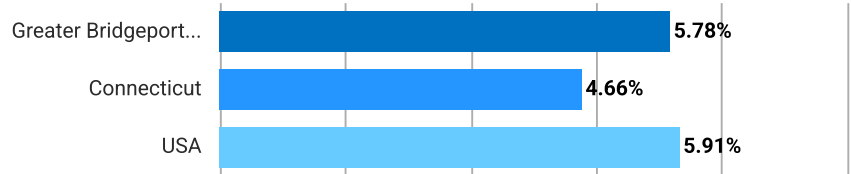
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



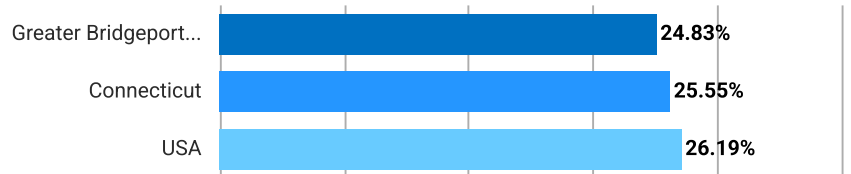
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



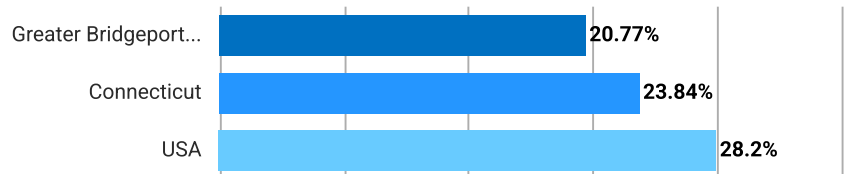
High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Associate Degree

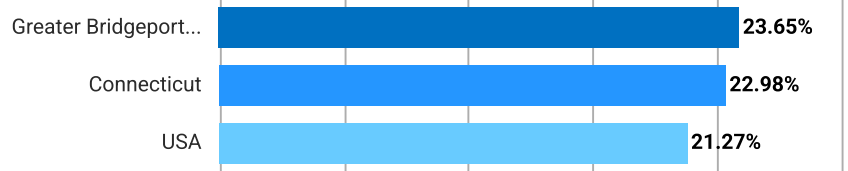
This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



Fairfield, Connecticut

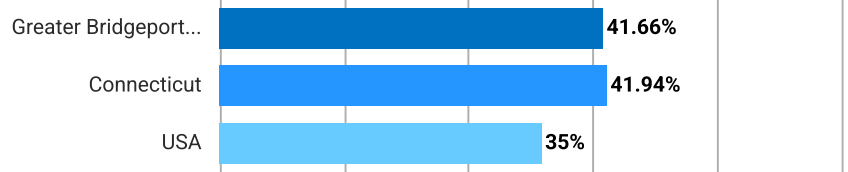
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



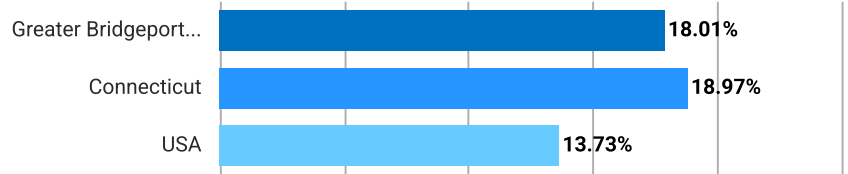
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

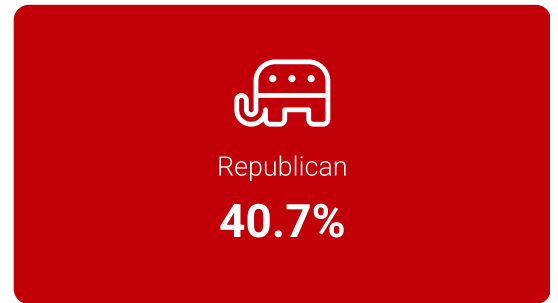
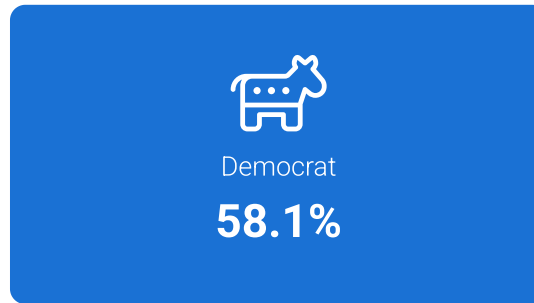


Presidential Voting Pattern in Fairfield

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Economy

Economic Facts & Stats

	Fairfield	Greater...	Connecticut	USA
Income Per Capita	–	\$50,592	\$54,409	\$43,289
Median Household Income	–	\$87,135	\$93,760	\$78,538
Unemployment Rate	–	4.4%	3.8%	4.4%
Number Unemployed	–	7K	74K	7.61M
Number Employed	–	164K	1.86M	163.66M
Number in Labor Force	–	171K	1.93M	171.26M

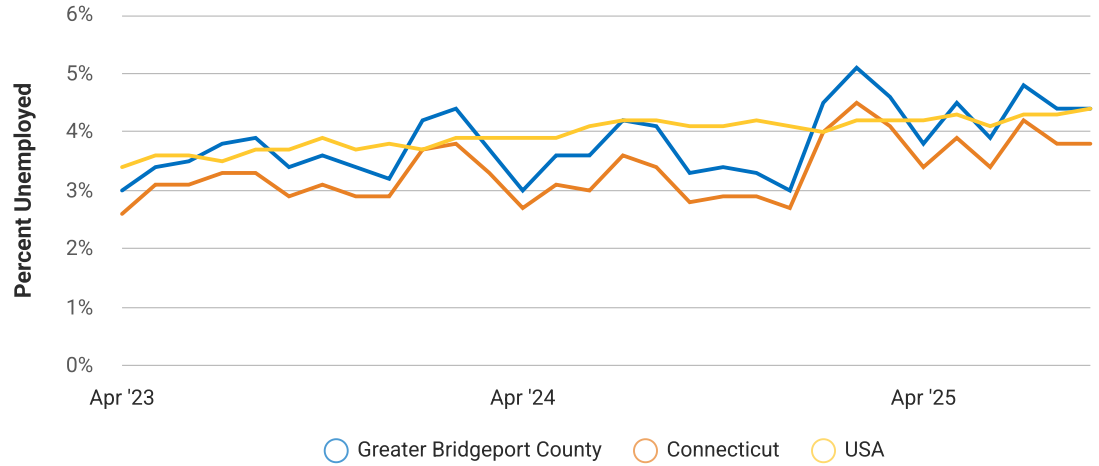
Fairfield, Connecticut

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



Quality of Life

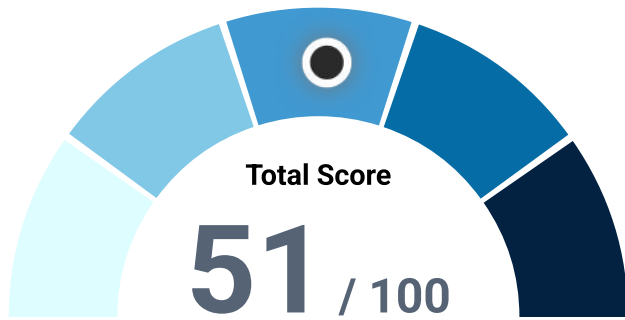
Quality of Life Facts & Stats

	Fairfield	Greater...	Connecticut	USA
Elevation (in feet)	-	-	464	-
Annual Rainfall (in inches)	-	-	47.79	-
Annual Snowfall (in inches)	-	-	42.27	-
Days of Full Sun (per year)	-	-	83	-
Travel Time to Work (in minutes)	-	31	27	27
Water Quality (Health Violations)	-	-	-	-
Water Quality (Monitoring and Report Violations)	-	-	-	-
Superfund Sites	-	-	47	2,466
Brownfield Sites	No	No	Yes	No



Fairfield, Connecticut

AARP Livability™ Index for 06824



A score over 50 is above average

Housing	35
Affordability & Access	
Neighborhood	57
Access to Life, Work & Play	
Transportation	57
Safe & Convenient Options	
Environment	37
Clean Air & Water	
Health	73
Prevention, Access & Quality	
Engagement	50
Civic & Social Involvement	
Opportunity	47
Inclusion & Possibilities	

Nearby Neighborhoods

Cities near Fairfield, Connecticut

<p>Murray, Connecticut</p> <p>Median Estimate Home Value —</p> <p>Number of Homes —</p> <p>Total Population 688</p>	<p>Fairfield University, Connecticut</p> <p>Median Estimate Home Value —</p> <p>Number of Homes —</p> <p>Total Population 2,516</p>	<p>Mill Plain, Connecticut</p> <p>Median Estimate Home Value —</p> <p>Number of Homes —</p> <p>Total Population 1,980</p>
<p>Sacred Heart University, Connecticut</p> <p>Median Estimate Home Value —</p> <p>Number of Homes —</p> <p>Total Population 1,085</p>	<p>Plattsville, Connecticut</p> <p>Median Estimate Home Value —</p> <p>Number of Homes —</p> <p>Total Population 742</p>	<p>Southport, Connecticut</p> <p>Median Estimate Home Value \$1,343,110</p> <p>Number of Homes 1,611</p> <p>Total Population 1,529</p>

Fairfield, Connecticut

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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