

Fairfield 06824

ZIP code · CT · Connecticut > Greater Bridgeport

SELLER'S MARKET

\$1.5M

MEDIAN SALE PRICE

+29.4%

1-YR CHANGE

408

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

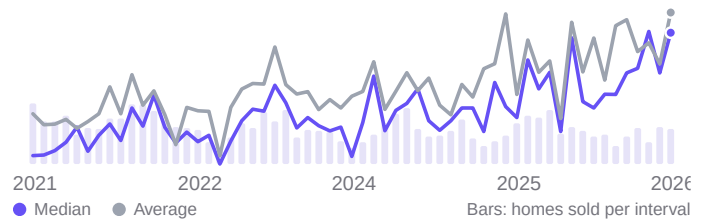
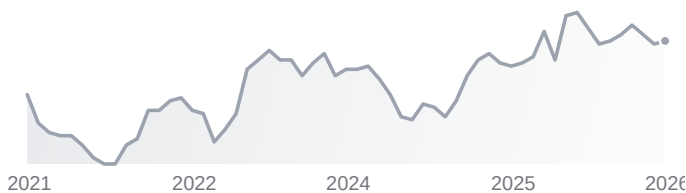
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$1.6M · Average \$1.7M

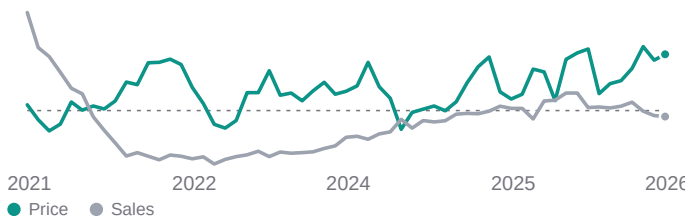


Growth (year over year)

Price +29.4% · Sales -3.1%

Price per square foot

\$604/ft²

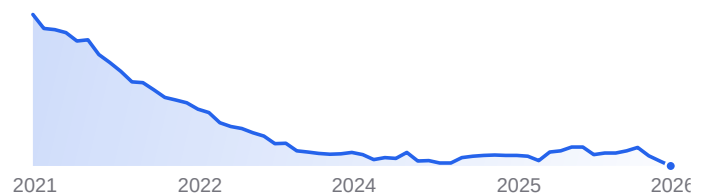
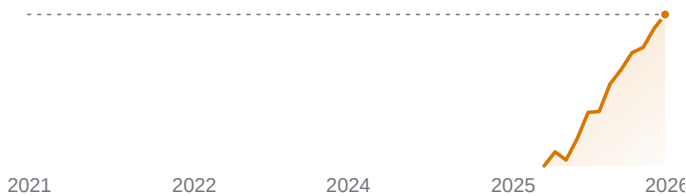


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

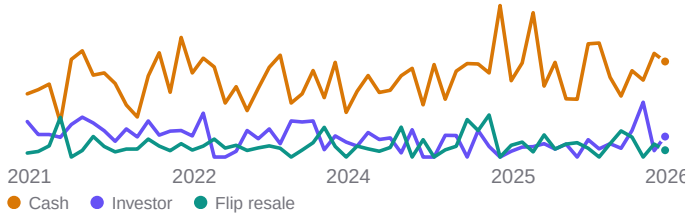
3.6%



BUYERS & OUTCOMES

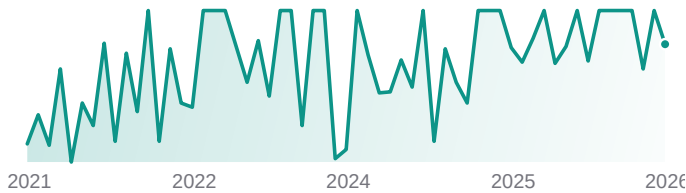
Buyer mix

Cash 38% · Investor 8.1% · Flip resale 2.7%



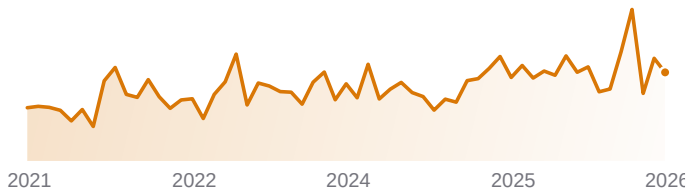
Sellers who sold at a gain

97%

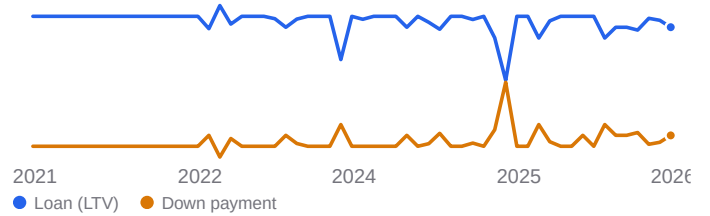


Median annualized return at resale

+5.9%

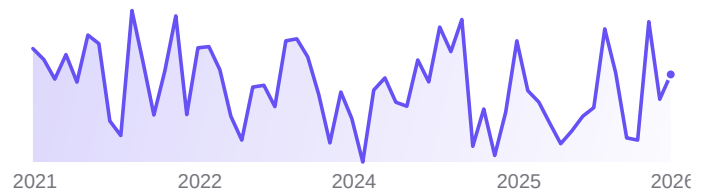


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



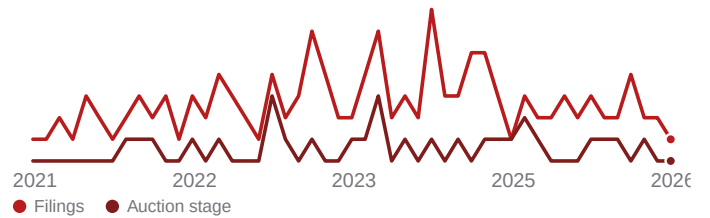
Typical hold before selling

11.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	11,325
Median value (AVM)	\$1.2M
Median size	2,093 ft²
Median bedrooms	4
Median year built	1959
Single family	86%
Condos	9.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.6%
Owner occupied	83%
Company owned	8.9%
Median loan-to-value	40%

Typical ownership tenure

14.9 yrs

COMMUNITY

Population	39,023
Density	1,877 / mi ²
Median household income	\$179K
Average household income	\$240K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	81
Homes occupied	95%
Bachelor's or higher	41%
Poverty rate	5.0%
Unemployment	1.2%
Average temp	52°F
Annual precip	49 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.