

Fairfield 06825

ZIP code · CT · Connecticut > Greater Bridgeport

BALANCED MARKET

\$658K

MEDIAN SALE PRICE

-6.7%

1-YR CHANGE

225

SALES (12 MO)

\$804K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



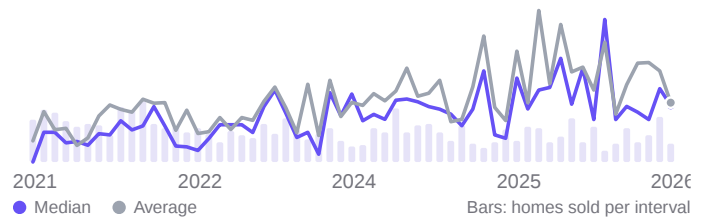
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$655K · Average \$666K

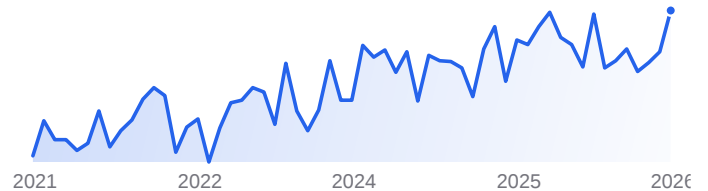
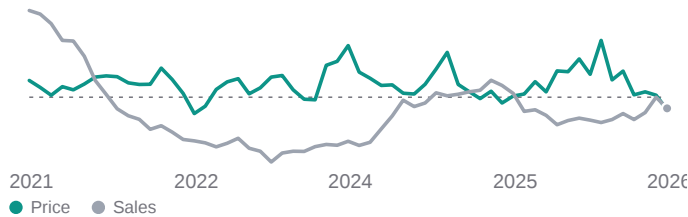


Growth (year over year)

Price -6.7% · Sales -5.9%

Price per square foot

\$447/ft²

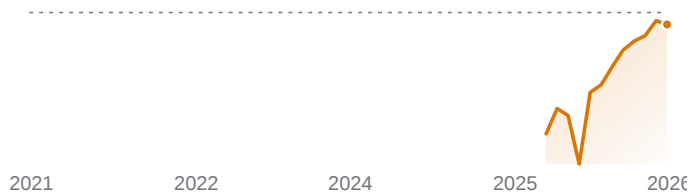


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

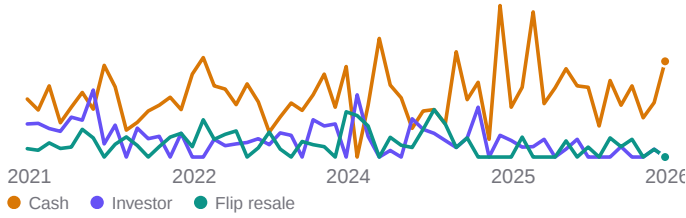
3.3%



BUYERS & OUTCOMES

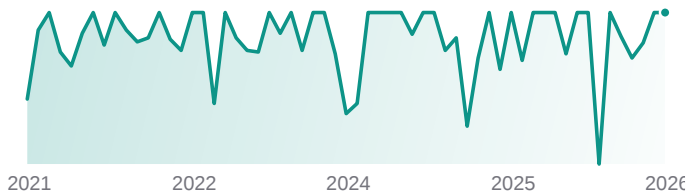
Buyer mix

Cash 38% · Investor 0% · Flip resale 0%



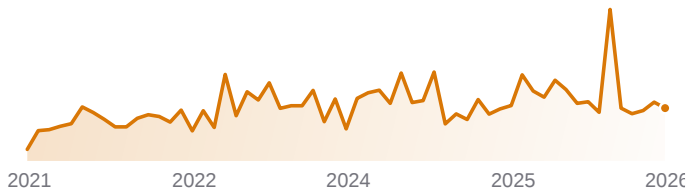
Sellers who sold at a gain

100%

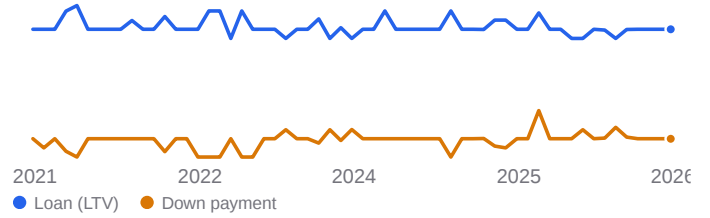


Median annualized return at resale

+4.2%

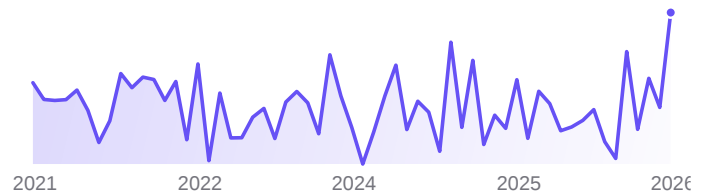


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



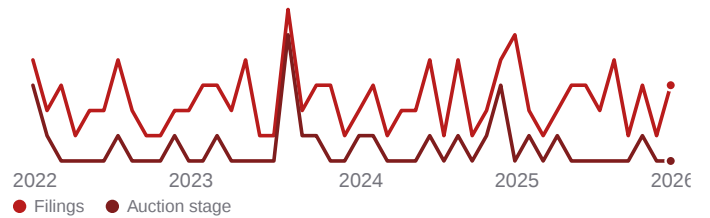
Typical hold before selling

27.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	6,736
Median value (AVM)	\$804K
Median size	1,730 ft²
Median bedrooms	3
Median year built	1954
Single family	79%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.8%
Owner occupied	84%
Company owned	6.9%
Median loan-to-value	44%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	25,848
Density	3,800 / mi²
Median household income	\$133K
Average household income	\$173K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	83
Homes occupied	96%
Bachelor's or higher	36%
Poverty rate	4.9%
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.