

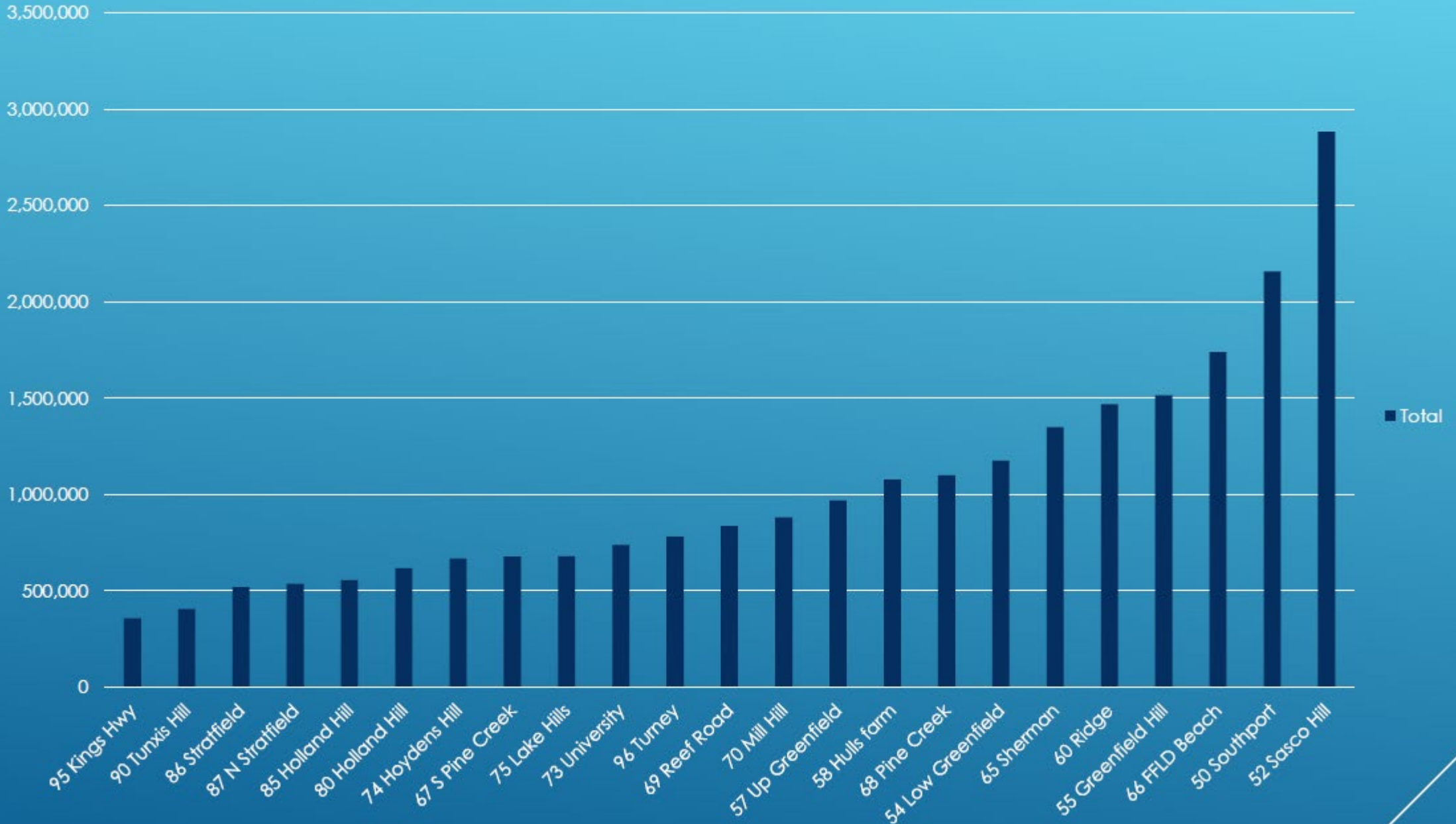
TOWN OF FAIRFIELD 2020 REVALUATION

A Summary of the 2020 Revaluation
December 7, 2020

2019 and 2020 Monthly Sales



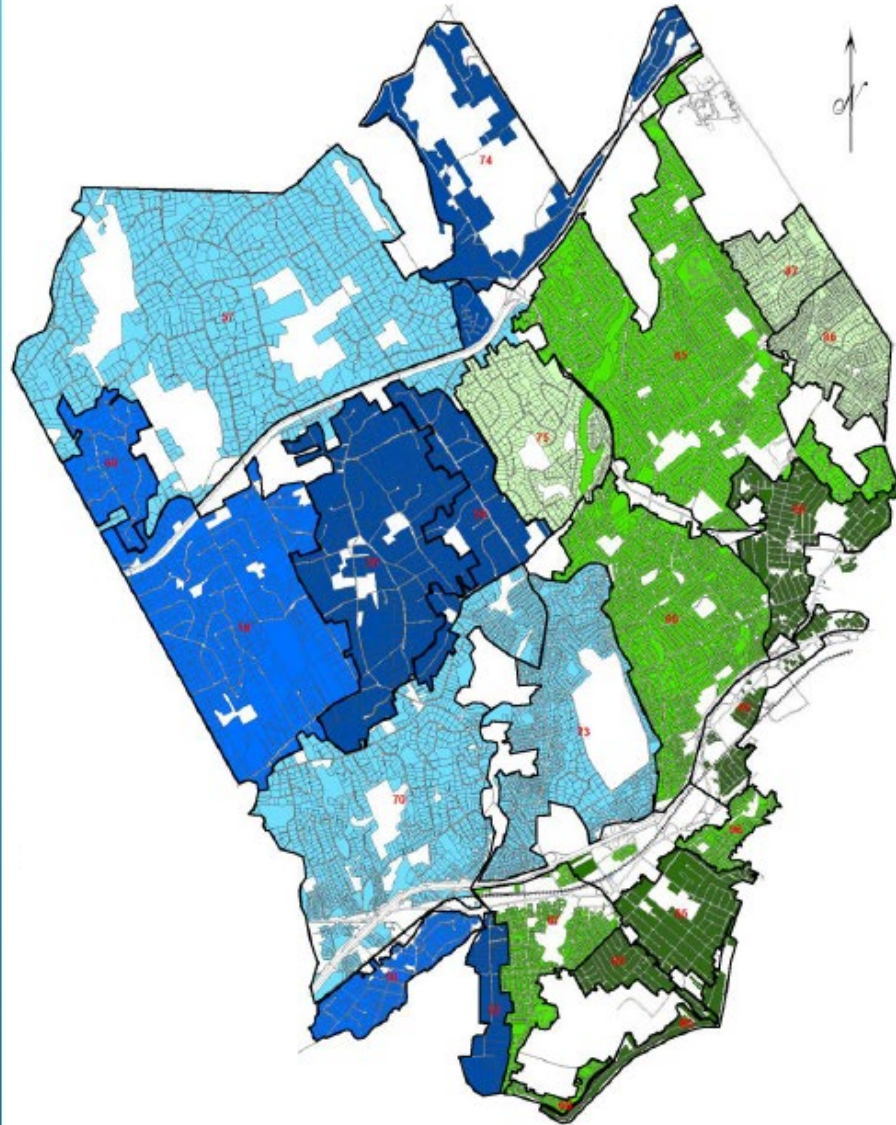
Average Sales Price by Neighborhood



Change in Value by Neighborhood

NHBD Name	Count	New Value	Old Value	Change	% Change
Sasco Hill	95	248,784,043	301,236,243	(52,452,200)	-17.4%
Hoydens Hill	252	137,375,600	160,149,900	(22,774,300)	-14.2%
Low Greenfield	182	172,341,600	199,608,050	(27,266,450)	-13.7%
Greenfield Hil	528	562,149,257	631,377,886	(69,228,629)	-11.0%
Ridge	96	117,539,400	127,842,286	(10,302,886)	-8.1%
Hulls Farm	412	418,497,900	451,841,943	(33,344,043)	-7.4%
Southport	309	597,218,586	632,803,200	(35,584,614)	-5.6%
Up Greenfield	872	767,771,600	793,697,557	(25,925,957)	-3.3%
Mill Hill	1832	1,329,906,886	1,348,418,621	(18,511,736)	-1.4%
University	1524	1,023,129,500	1,033,474,700	(10,345,200)	-1.0%
N Stratfield	555	277,367,400	273,259,500	4,107,900	1.5%
Lake Hills	516	332,232,343	327,165,843	5,066,500	1.5%
Stratfield	1019	499,011,400	489,016,200	9,995,200	2.0%
FFLD Woods	3228	1,638,197,071	1,542,174,857	96,022,214	6.2%
Turney	354	214,685,400	201,966,700	12,718,700	6.3%
S Pine Creek	1036	625,644,014	579,474,486	46,169,529	8.0%
E of N Benson	2953	1,479,380,900	1,351,031,443	128,349,457	9.5%
Pine Creek	140	141,660,400	129,090,700	12,569,700	9.7%
Sherman	1034	997,005,500	904,245,886	92,759,614	10.3%
Kings Hwy	619	212,436,500	190,885,700	21,550,800	11.3%
Tunxis Hill	1663	606,581,600	539,928,100	66,653,500	12.3%
Reef Road	662	421,687,700	362,808,700	58,879,000	16.2%
FFLD Beach	378	460,965,600	385,509,050	75,456,550	19.6%

Neighborhood map of overall percentage change.



□ Nbhd Boundaries

LND_NBHD

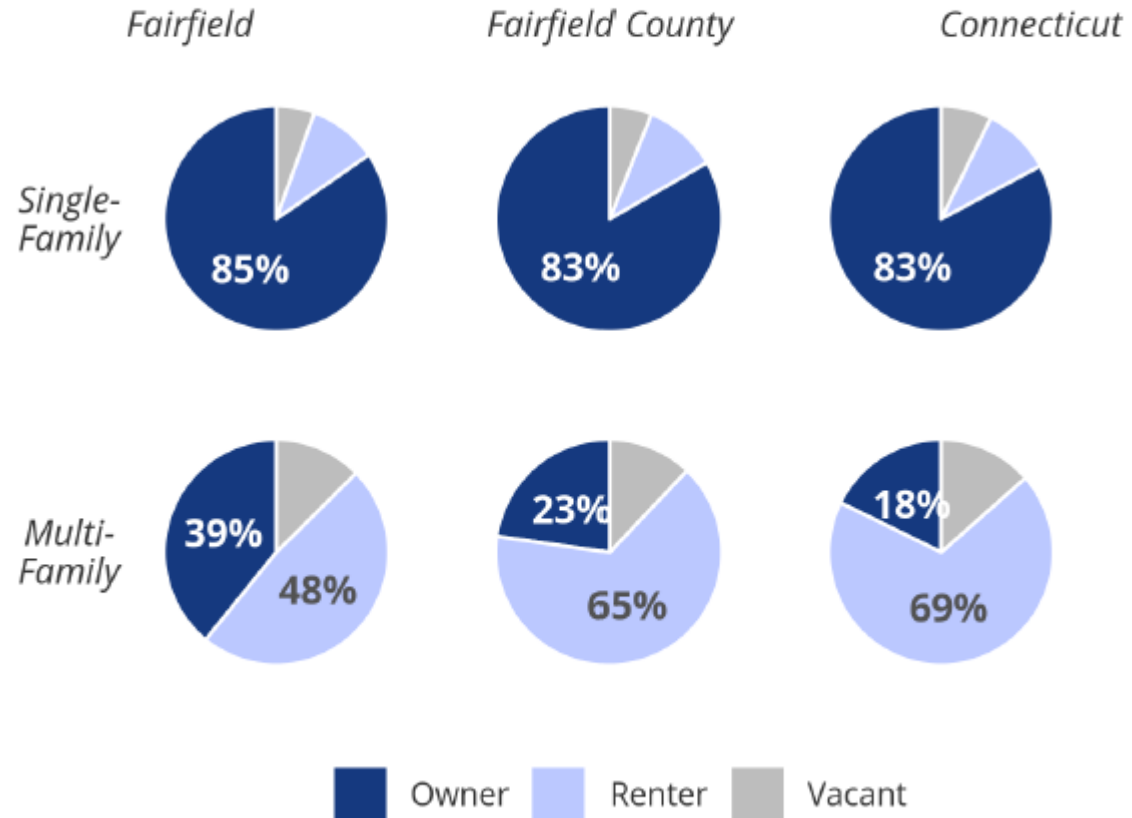
- 52 Sasco Hill
- 54 Low Greenfield
- 55 Greenfield Hill
- 74 Hoydens Hill
- 50 Southport
- 58 Hulls Farm
- 60 Ridge
- 57 Up Greenfield
- 70 Mill Hill
- 73 University
- 75 Lake Hills
- 86 Stratfield
- 87 N Stratfield
- 67 S Pine Creek
- 68 Pine Creek
- 80 Holland Hill
- 85 Holland Hill
- 96 Turney
- 65 Sherman
- 66 FFLD Beach
- 69 Reef Road
- 90 Tunxis Hill
- 95 Kings Hwy

Legend % Change

Dark Blue	>-10%
Blue	-5% to -10%
Light Blue	0 to -5%
Light Green	0 to 5%
Green	5 to 10%
Dark Green	>10%

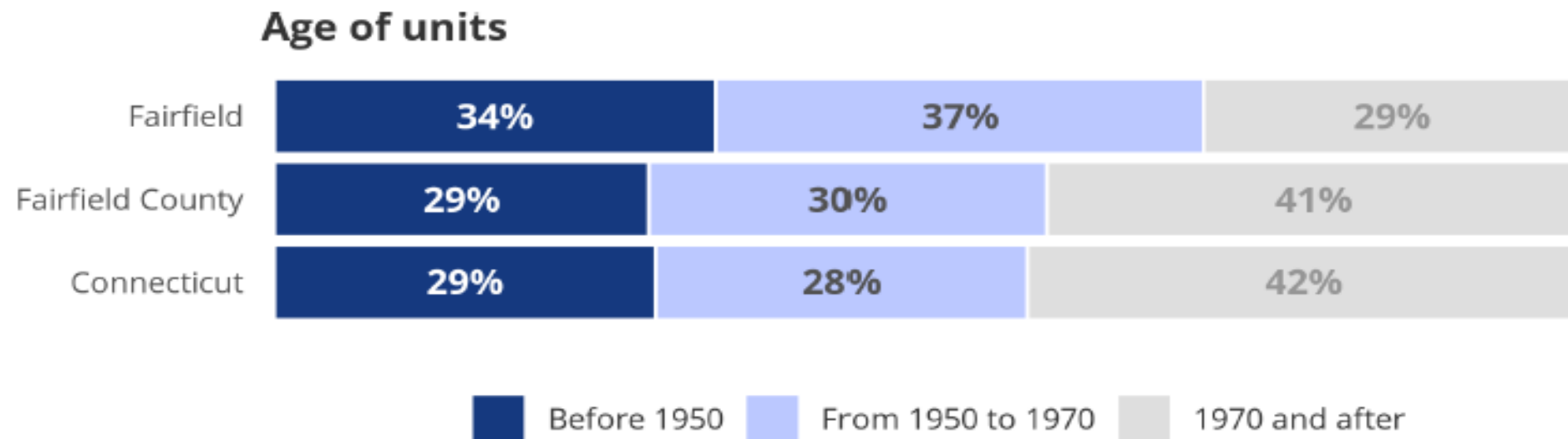
Fairfield Housing Summary

- 86% of occupied homes are single-family
- 14% are multi-family
- Most single-family homes are occupied by homeowners
- Most multifamily units are occupied by renters



71% of homes in Fairfield were built before 1970

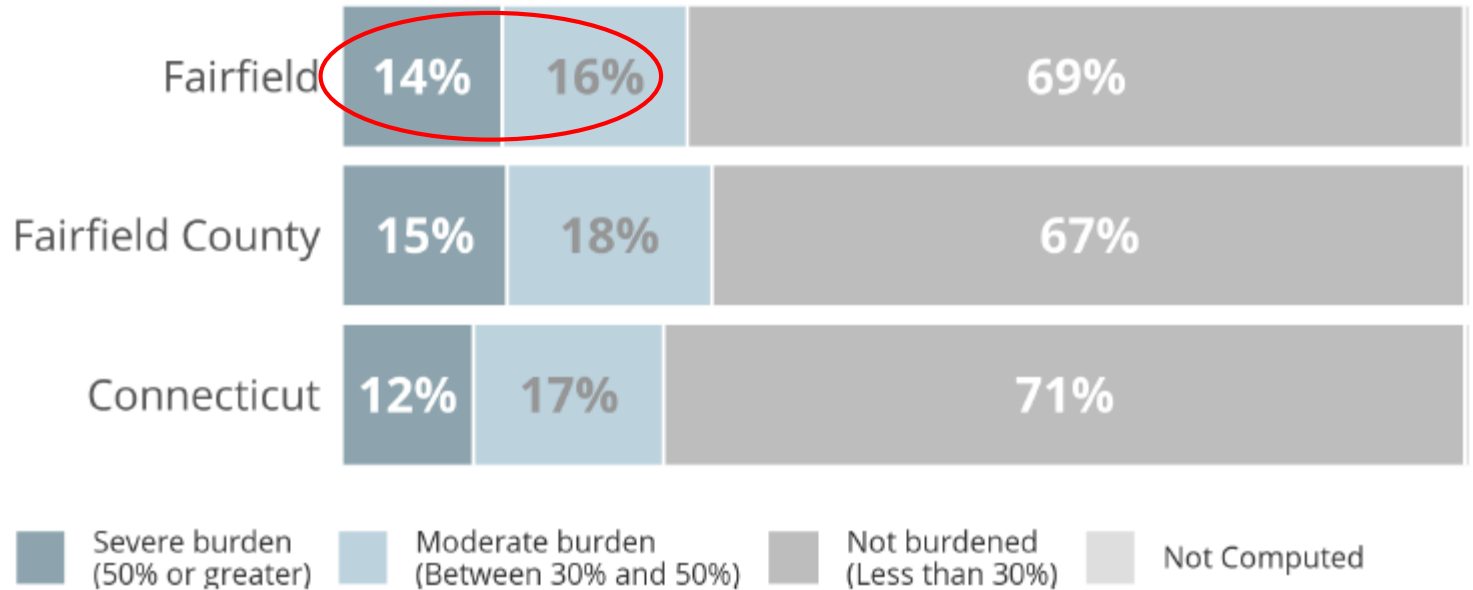
- These homes were primarily capes and ranches, modest in size



Fairfield Housing Cost Burden

- Households that are cost-burdened spend more than 30% of their income on housing.
- Those severely cost-burdened spend more than 50% on housing.
- 30% of Fairfield homeowners are burdened by the cost of housing.

Housing cost burden for owners

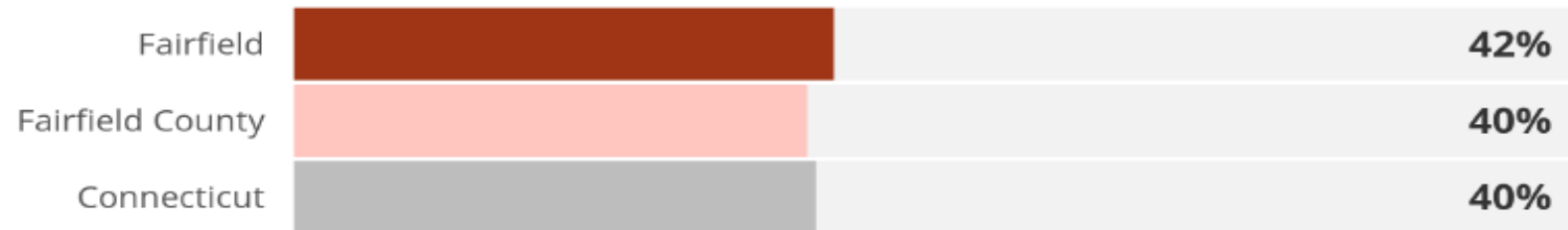


Household types as a percent of total

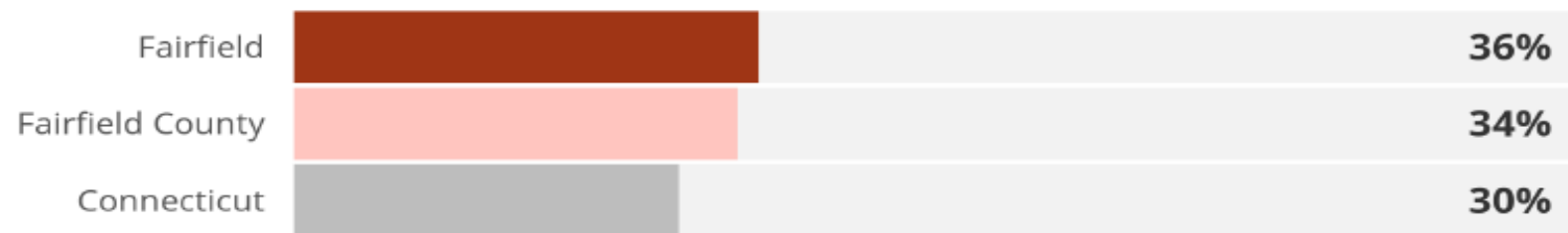
Householder living alone



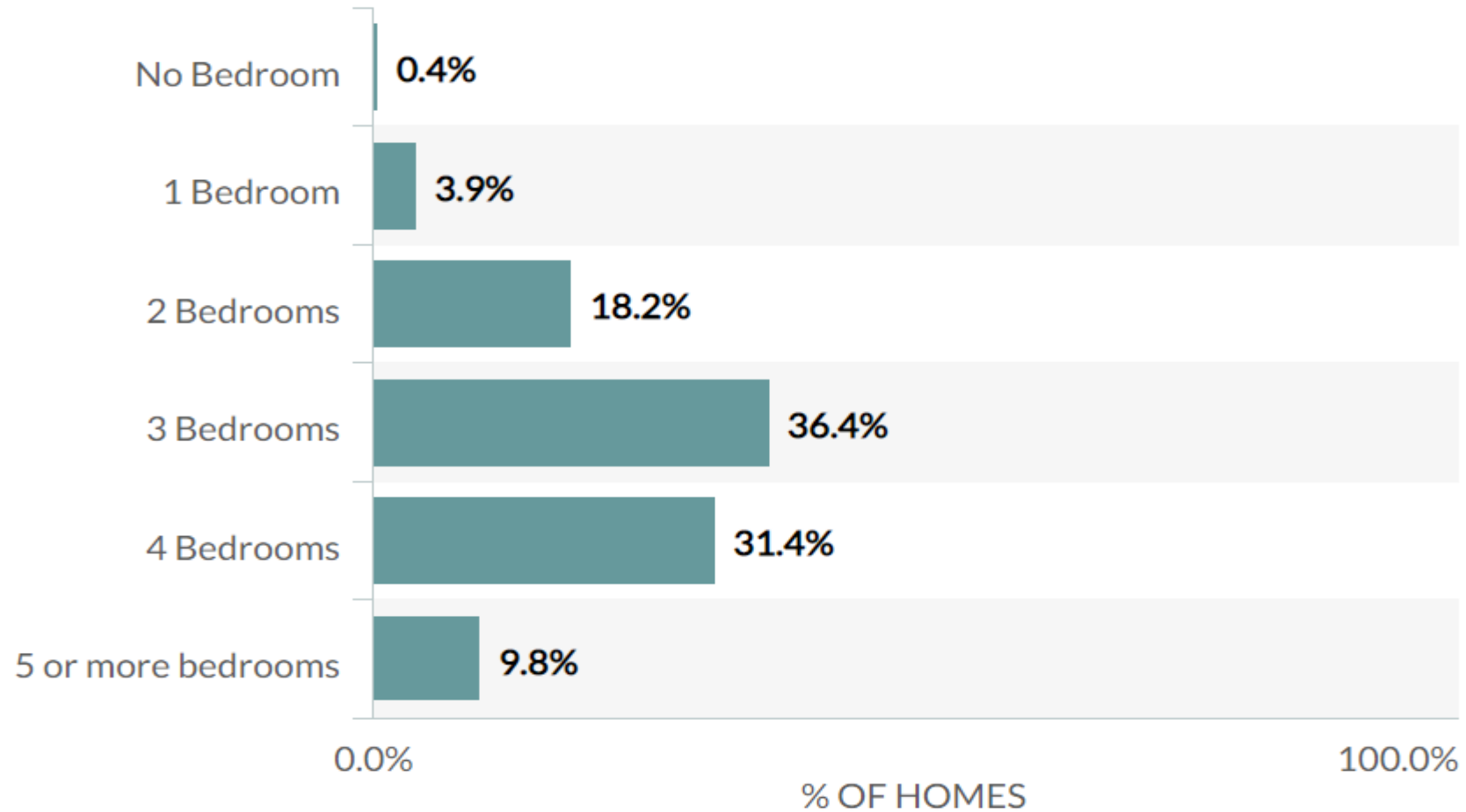
Households with someone older than 60



Households with someone under 18



Fairfield Home Size



BERKSHIRE | New England
HATHAWAY | Properties
HomeServices

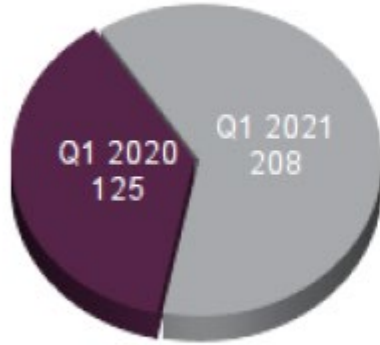
QUARTERLY
MARKET REPORT

FAIRFIELD | FAIRFIELD COUNTY

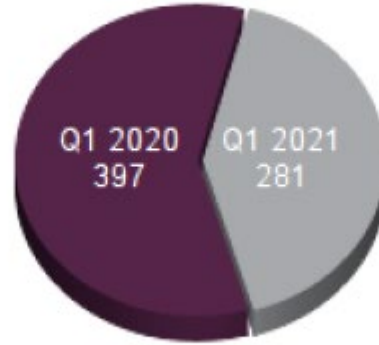
Q1 2021

Single Family Homes

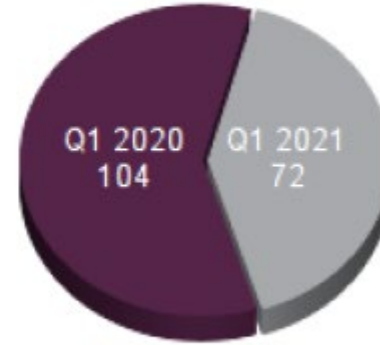
NUMBER OF SALES
66.40% ↑



NEW LISTINGS
-29.22% ↓

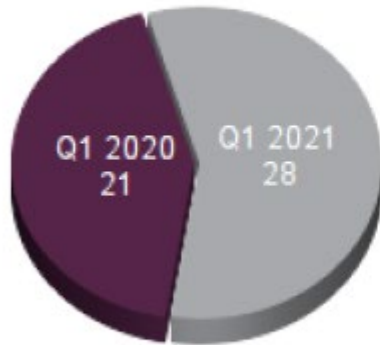


AVERAGE DOM
-30.77% ↓

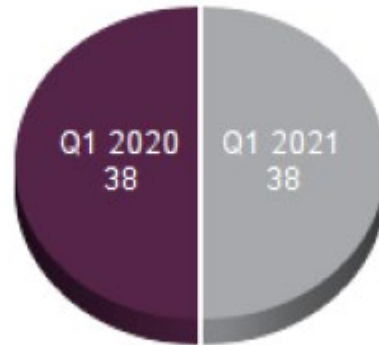


Condo-Townhome

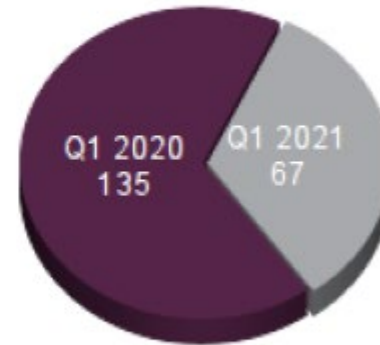
NUMBER OF SALES
33.33% ↑



NEW LISTINGS
0.00%



AVERAGE DOM
-50.37% ↓



■ Q1 2020 ■ Q1 2021

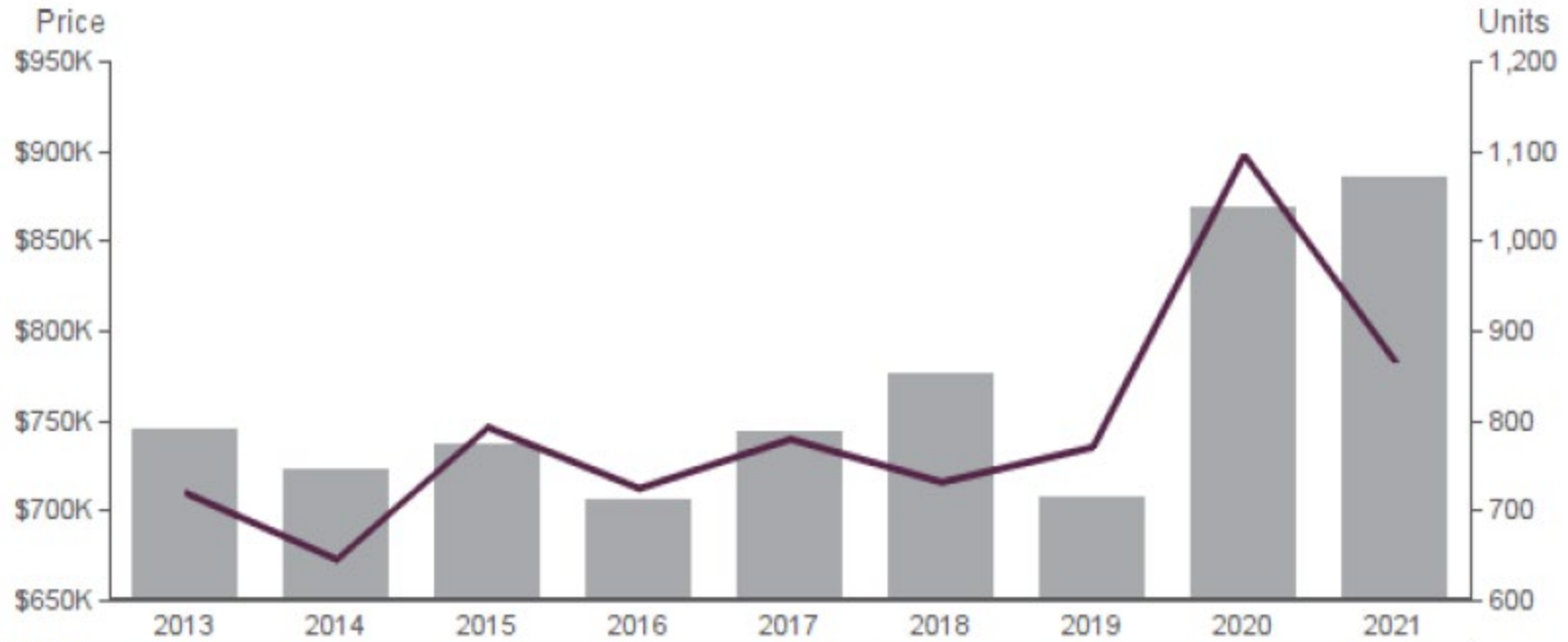
Source: 2021 BHHS

TEN-YEAR MARKET HISTORY

Q1 2021 | SINGLE FAMILY HOMES

Average Sale Price vs. Number of Sold Properties each Year

** Sold Properties for current year are annualized based on actual sales year-to-date



	2013	2014	2015	2016	2017	2018	2019	2020	2021
■ Average Sale Price	\$745K	\$722K	\$737K	\$705K	\$744K	\$777K	\$708K	\$868K	\$886K
■ Sold Properties	720	646	793	725	780	732	771	1,096	866
Average List Price	\$778K	\$754K	\$768K	\$736K	\$773K	\$810K	\$741K	\$894K	\$899K
List/Sell Price Ratio	95.73%	95.78%	95.98%	95.78%	96.25%	95.84%	95.51%	97.15%	98.52%
Avg. Days on Market	97	97	101	106	96	95	90	87	71

PROPERTIES FOR SALE AND SOLD PROPERTIES

Q1 2021 | SINGLE FAMILY HOMES

Properties for Sale | Number of properties listed for sale at the end of quarter.

Sold Properties | Number of properties sold.



PROPERTIES SOLD BY PRICE RANGE (IN THOUSANDS) Q1 2021 | SINGLE FAMILY HOMES

Number of properties sold in the previous two quarters

