

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE COLUMBUS REALTORS®
BASED ON RESIDENTIAL LISTING DATA ONLY



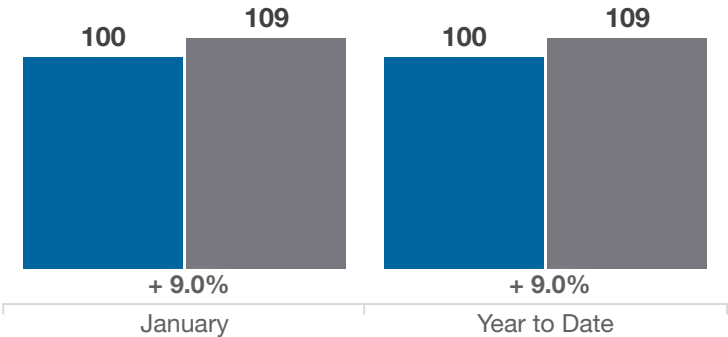
Fairfield County

Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Closed Sales	100	109	+ 9.0%	100	109	+ 9.0%
In Contracts	151	133	- 11.9%	151	133	- 11.9%
Average Sales Price*	\$335,923	\$336,728	+ 0.2%	\$335,923	\$336,728	+ 0.2%
Median Sales Price*	\$299,950	\$319,000	+ 6.4%	\$299,950	\$319,000	+ 6.4%
Average Price Per Square Foot*	\$183.76	\$179.68	- 2.2%	\$183.76	\$179.68	- 2.2%
Percent of Original List Price Received*	96.0%	96.0%	0.0%	96.0%	96.0%	0.0%
Percent of Last List Price Received*	98.4%	98.9%	+ 0.5%	98.4%	98.9%	+ 0.5%
Days on Market Until Sale	33	46	+ 39.4%	33	46	+ 39.4%
New Listings	133	132	- 0.8%	133	132	- 0.8%
Median List Price of New Listings	\$345,000	\$345,000	0.0%	\$345,000	\$345,000	0.0%
Median List Price at Time of Sale	\$302,450	\$323,950	+ 7.1%	\$302,450	\$323,950	+ 7.1%
Inventory of Homes for Sale	169	199	+ 17.8%	—	—	—
Months Supply of Inventory	1.1	1.2	+ 9.1%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

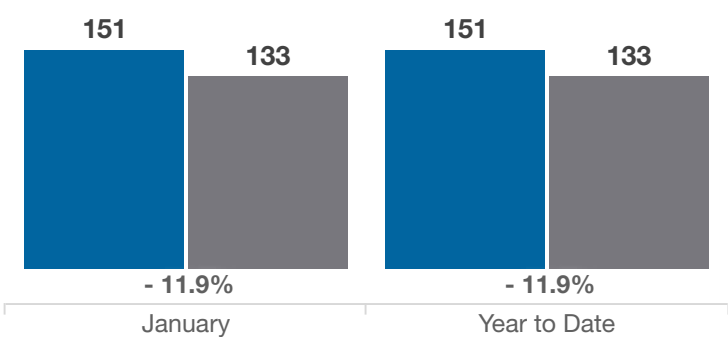
Closed Sales

■ 2024 ■ 2025



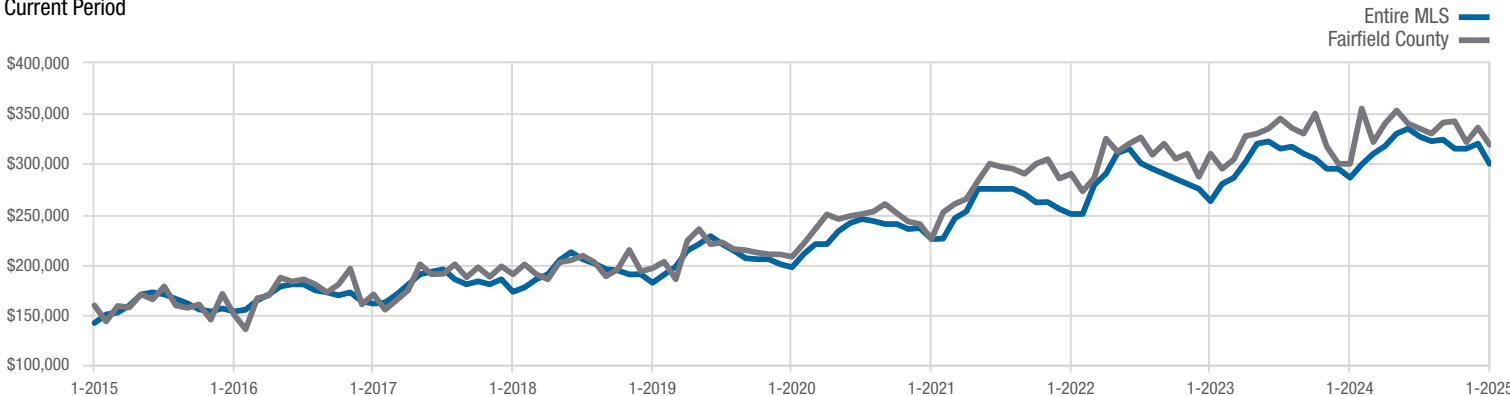
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



Each data point represents the median sales price in a given month.

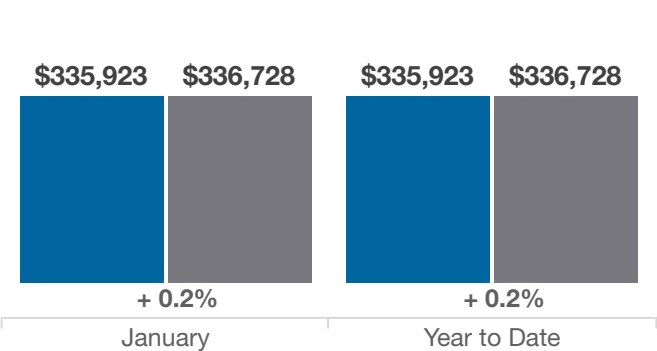
Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE COLUMBUS REALTORS®
BASED ON RESIDENTIAL LISTING DATA ONLY

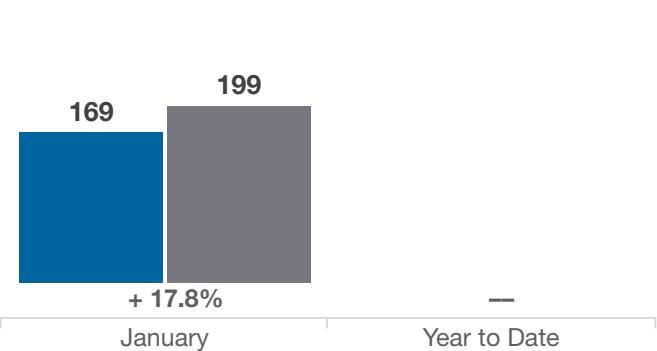


Fairfield County

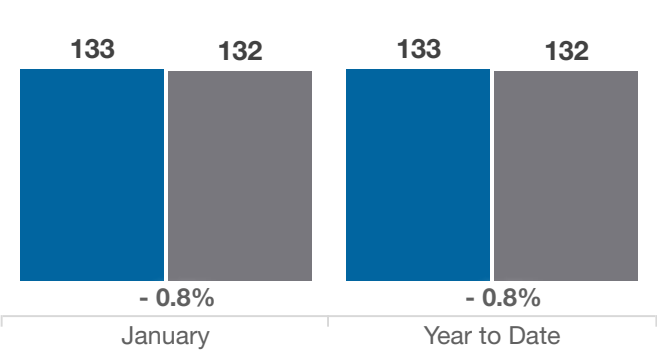
Average Sales Price



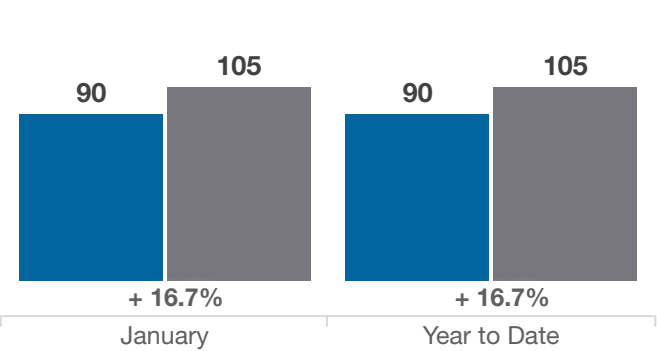
Inventory of Homes for Sale



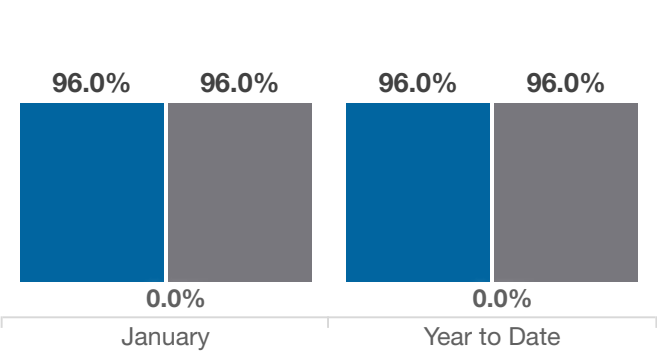
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

