

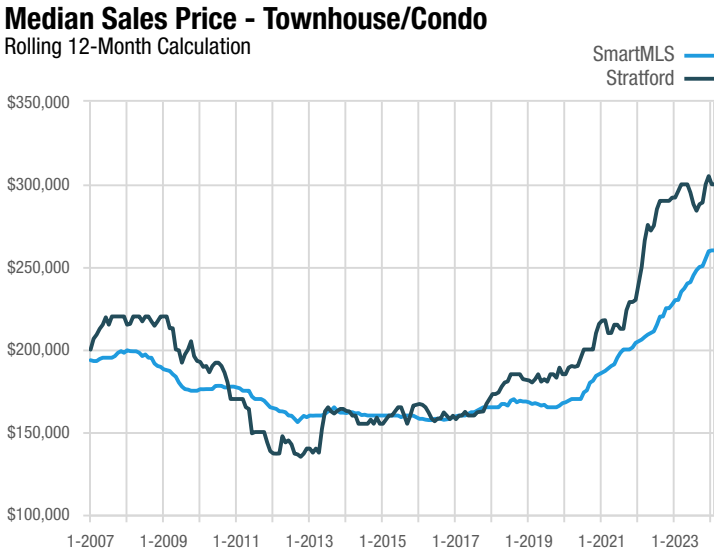
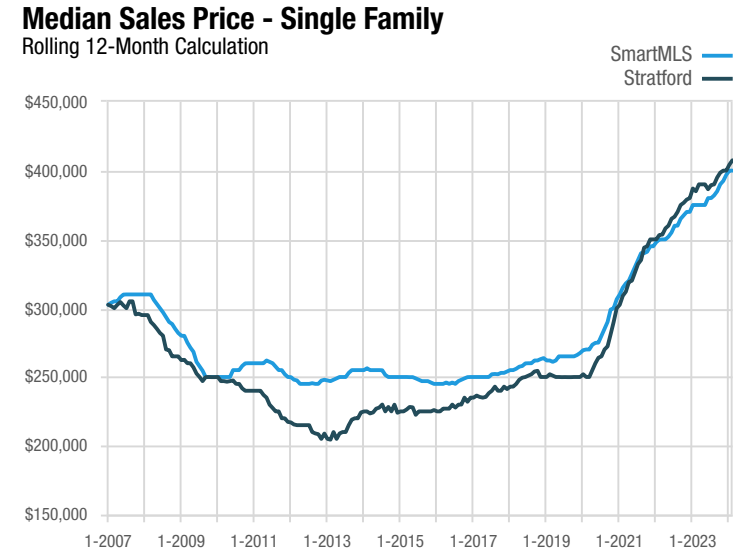
Stratford

Fairfield County

Single Family	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	35	44	+ 25.7%	64	71	+ 10.9%
Pending Sales	35	37	+ 5.7%	68	66	- 2.9%
Closed Sales	31	27	- 12.9%	56	49	- 12.5%
Days on Market Until Sale	67	53	- 20.9%	56	44	- 21.4%
Median Sales Price*	\$355,000	\$435,000	+ 22.5%	\$357,500	\$435,000	+ 21.7%
Average Sales Price*	\$375,140	\$451,333	+ 20.3%	\$376,395	\$444,898	+ 18.2%
Percent of List Price Received*	100.1%	101.5%	+ 1.4%	99.6%	102.5%	+ 2.9%
Inventory of Homes for Sale	64	53	- 17.2%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	26	15	- 42.3%	42	28	- 33.3%
Pending Sales	17	15	- 11.8%	27	25	- 7.4%
Closed Sales	6	8	+ 33.3%	15	19	+ 26.7%
Days on Market Until Sale	20	27	+ 35.0%	37	29	- 21.6%
Median Sales Price*	\$262,500	\$218,000	- 17.0%	\$275,000	\$221,000	- 19.6%
Average Sales Price*	\$269,167	\$228,125	- 15.2%	\$303,467	\$231,995	- 23.6%
Percent of List Price Received*	100.2%	100.9%	+ 0.7%	99.2%	99.0%	- 0.2%
Inventory of Homes for Sale	47	26	- 44.7%	—	—	—
Months Supply of Inventory	3.4	1.5	- 55.9%	—	—	—

\* 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.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.