

## Stratford

Fairfield County

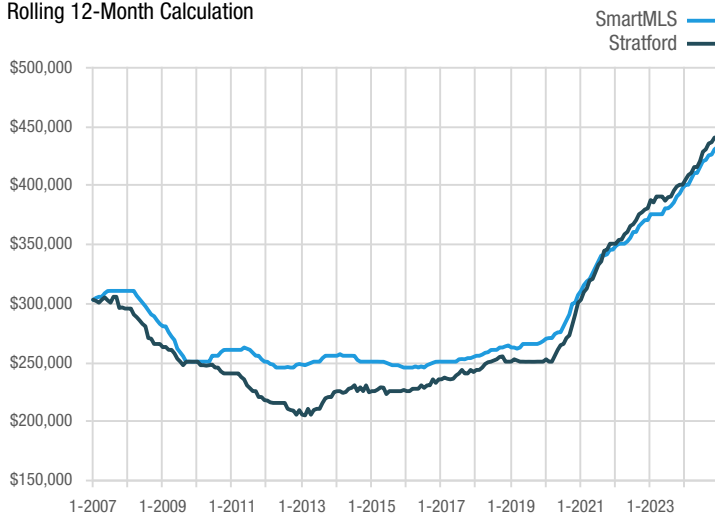
| Single Family                   | December  |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2023      | 2024             | % Change | Thru 12-2023 | Thru 12-2024     | % Change |
| New Listings                    | 29        | 11               | - 62.1%  | 503          | 479              | - 4.8%   |
| Pending Sales                   | 27        | 32               | + 18.5%  | 456          | 434              | - 4.8%   |
| Closed Sales                    | 38        | 47               | + 23.7%  | 452          | 430              | - 4.9%   |
| Days on Market Until Sale       | 32        | 30               | - 6.3%   | 35           | 25               | - 28.6%  |
| Median Sales Price*             | \$385,000 | <b>\$425,000</b> | + 10.4%  | \$400,000    | <b>\$440,000</b> | + 10.0%  |
| Average Sales Price*            | \$478,559 | <b>\$439,304</b> | - 8.2%   | \$421,214    | <b>\$469,283</b> | + 11.4%  |
| Percent of List Price Received* | 102.6%    | <b>101.8%</b>    | - 0.8%   | 103.2%       | <b>103.4%</b>    | + 0.2%   |
| Inventory of Homes for Sale     | 64        | 34               | - 46.9%  | —            | —                | —        |
| Months Supply of Inventory      | 1.7       | 0.9              | - 47.1%  | —            | —                | —        |

| Townhouse/Condo                 | December  |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2023      | 2024             | % Change | Thru 12-2023 | Thru 12-2024     | % Change |
| New Listings                    | 16        | 10               | - 37.5%  | 229          | 212              | - 7.4%   |
| Pending Sales                   | 7         | 18               | + 157.1% | 207          | 180              | - 13.0%  |
| Closed Sales                    | 13        | 14               | + 7.7%   | 204          | 175              | - 14.2%  |
| Days on Market Until Sale       | 66        | 54               | - 18.2%  | 44           | 30               | - 31.8%  |
| Median Sales Price*             | \$320,000 | <b>\$354,500</b> | + 10.8%  | \$305,000    | <b>\$346,900</b> | + 13.7%  |
| Average Sales Price*            | \$312,500 | <b>\$309,636</b> | - 0.9%   | \$308,017    | <b>\$321,312</b> | + 4.3%   |
| Percent of List Price Received* | 101.1%    | <b>100.2%</b>    | - 0.9%   | 101.3%       | <b>100.9%</b>    | - 0.4%   |
| Inventory of Homes for Sale     | 27        | 27               | 0.0%     | —            | —                | —        |
| Months Supply of Inventory      | 1.6       | 1.8              | + 12.5%  | —            | —                | —        |

\* 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.

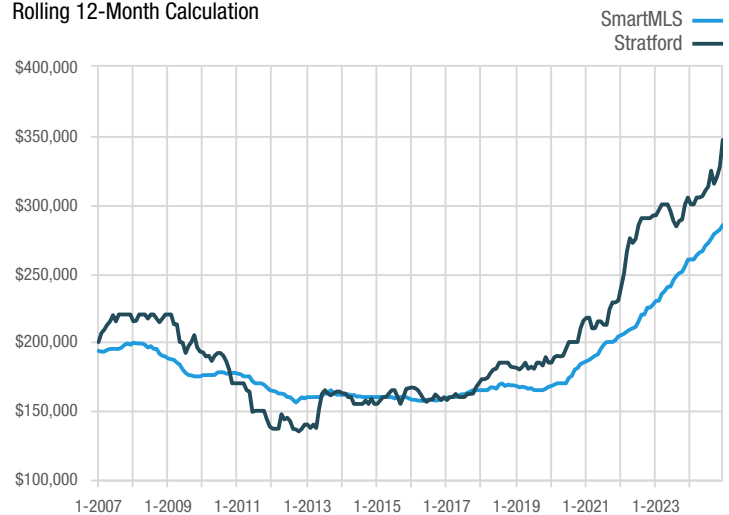
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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.