

## Stratford

Fairfield County

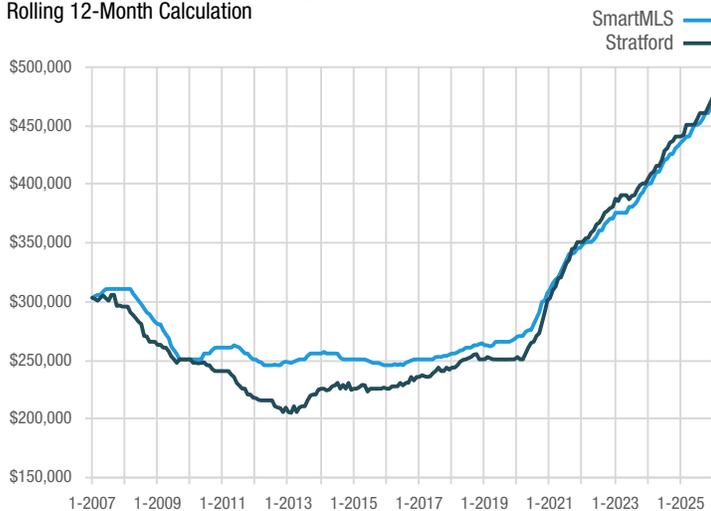
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	34	27	- 20.6%	34	27	- 20.6%
Pending Sales	22	31	+ 40.9%	22	31	+ 40.9%
Closed Sales	25	32	+ 28.0%	25	32	+ 28.0%
Days on Market Until Sale	41	43	+ 4.9%	41	43	+ 4.9%
Median Sales Price*	\$415,000	<b>\$480,000</b>	+ 15.7%	\$415,000	<b>\$480,000</b>	+ 15.7%
Average Sales Price*	\$417,302	<b>\$481,834</b>	+ 15.5%	\$417,302	<b>\$481,834</b>	+ 15.5%
Percent of List Price Received*	102.8%	<b>100.6%</b>	- 2.1%	102.8%	<b>100.6%</b>	- 2.1%
Inventory of Homes for Sale	47	54	+ 14.9%	—	—	—
Months Supply of Inventory	1.3	1.6	+ 23.1%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
<b>Key Metrics</b>						
New Listings	16	17	+ 6.3%	16	17	+ 6.3%
Pending Sales	12	11	- 8.3%	12	11	- 8.3%
Closed Sales	12	10	- 16.7%	12	10	- 16.7%
Days on Market Until Sale	27	46	+ 70.4%	27	46	+ 70.4%
Median Sales Price*	\$320,000	<b>\$328,750</b>	+ 2.7%	\$320,000	<b>\$328,750</b>	+ 2.7%
Average Sales Price*	\$314,191	<b>\$363,330</b>	+ 15.6%	\$314,191	<b>\$363,330</b>	+ 15.6%
Percent of List Price Received*	99.4%	<b>98.8%</b>	- 0.6%	99.4%	<b>98.8%</b>	- 0.6%
Inventory of Homes for Sale	31	38	+ 22.6%	—	—	—
Months Supply of Inventory	2.1	3.1	+ 47.6%	—	—	—

\* 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.

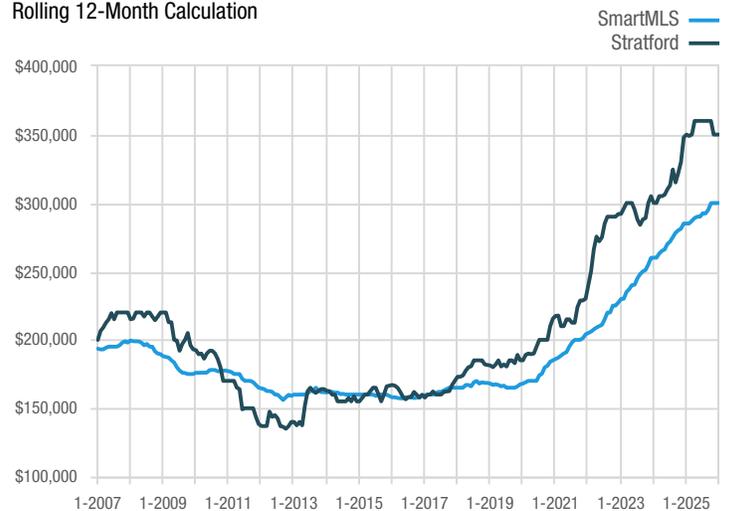
### Median Sales Price - Single Family

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.