

## Stratford

Fairfield County

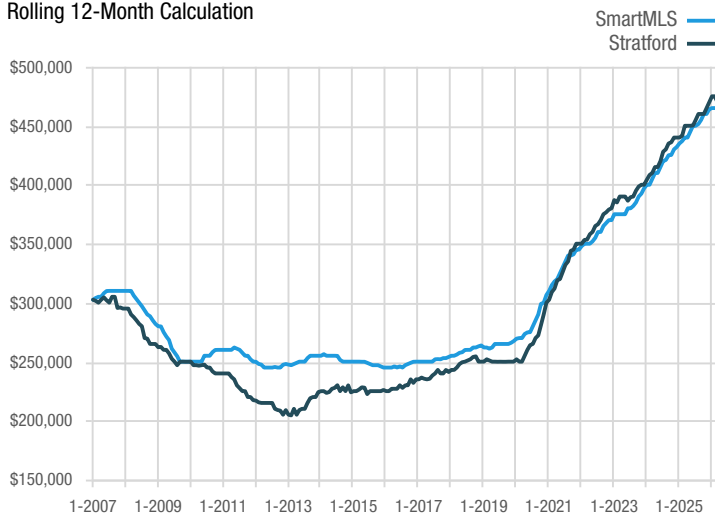
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	47	48	+ 2.1%	104	99	- 4.8%
Pending Sales	31	34	+ 9.7%	79	82	+ 3.8%
Closed Sales	24	30	+ 25.0%	69	80	+ 15.9%
Days on Market Until Sale	28	38	+ 35.7%	33	40	+ 21.2%
Median Sales Price*	\$481,000	<b>\$427,500</b>	- 11.1%	\$443,000	<b>\$460,000</b>	+ 3.8%
Average Sales Price*	\$488,074	<b>\$449,503</b>	- 7.9%	\$459,686	<b>\$468,870</b>	+ 2.0%
Percent of List Price Received*	106.2%	<b>102.2%</b>	- 3.8%	103.6%	<b>101.1%</b>	- 2.4%
Inventory of Homes for Sale	56	68	+ 21.4%	—	—	—
Months Supply of Inventory	1.6	2.0	+ 25.0%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	19	19	0.0%	51	59	+ 15.7%
Pending Sales	17	21	+ 23.5%	40	43	+ 7.5%
Closed Sales	18	10	- 44.4%	39	33	- 15.4%
Days on Market Until Sale	37	32	- 13.5%	39	40	+ 2.6%
Median Sales Price*	\$412,500	<b>\$272,200</b>	- 34.0%	\$345,000	<b>\$310,000</b>	- 10.1%
Average Sales Price*	\$392,680	<b>\$281,240</b>	- 28.4%	\$333,272	<b>\$332,791</b>	- 0.1%
Percent of List Price Received*	101.5%	<b>100.3%</b>	- 1.2%	99.9%	<b>99.5%</b>	- 0.4%
Inventory of Homes for Sale	33	43	+ 30.3%	—	—	—
Months Supply of Inventory	2.2	3.4	+ 54.5%	—	—	—

\* 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.

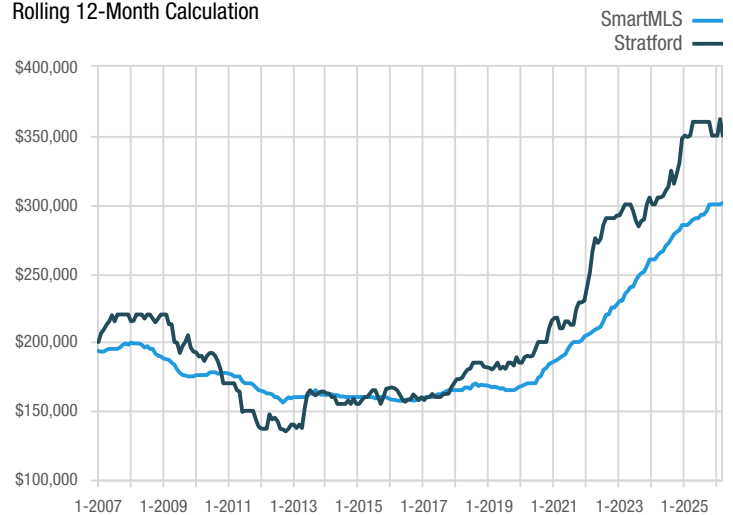
### Median Sales Price - Single Family

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.