

Stratford

Fairfield County

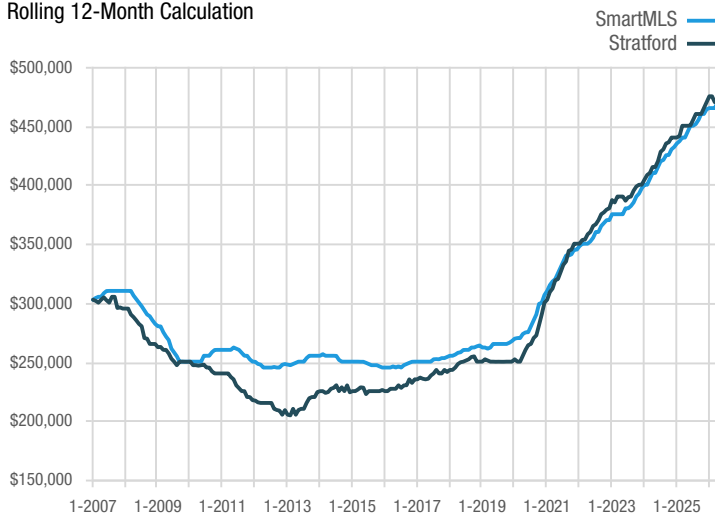
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	48	66	+ 37.5%	152	166	+ 9.2%
Pending Sales	25	41	+ 64.0%	104	122	+ 17.3%
Closed Sales	27	27	0.0%	96	107	+ 11.5%
Days on Market Until Sale	21	41	+ 95.2%	30	40	+ 33.3%
Median Sales Price*	\$475,000	\$475,000	0.0%	\$450,000	\$465,000	+ 3.3%
Average Sales Price*	\$522,337	\$544,671	+ 4.3%	\$477,307	\$487,997	+ 2.2%
Percent of List Price Received*	103.7%	101.4%	- 2.2%	103.6%	101.2%	- 2.3%
Inventory of Homes for Sale	73	86	+ 17.8%	—	—	—
Months Supply of Inventory	2.2	2.4	+ 9.1%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	17	26	+ 52.9%	68	85	+ 25.0%
Pending Sales	9	16	+ 77.8%	49	59	+ 20.4%
Closed Sales	9	23	+ 155.6%	48	56	+ 16.7%
Days on Market Until Sale	17	55	+ 223.5%	35	46	+ 31.4%
Median Sales Price*	\$575,000	\$365,000	- 36.5%	\$375,000	\$350,000	- 6.7%
Average Sales Price*	\$572,878	\$345,039	- 39.8%	\$379,154	\$337,821	- 10.9%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	99.6%	99.0%	- 0.6%
Inventory of Homes for Sale	39	52	+ 33.3%	—	—	—
Months Supply of Inventory	2.7	3.9	+ 44.4%	—	—	—

* 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.

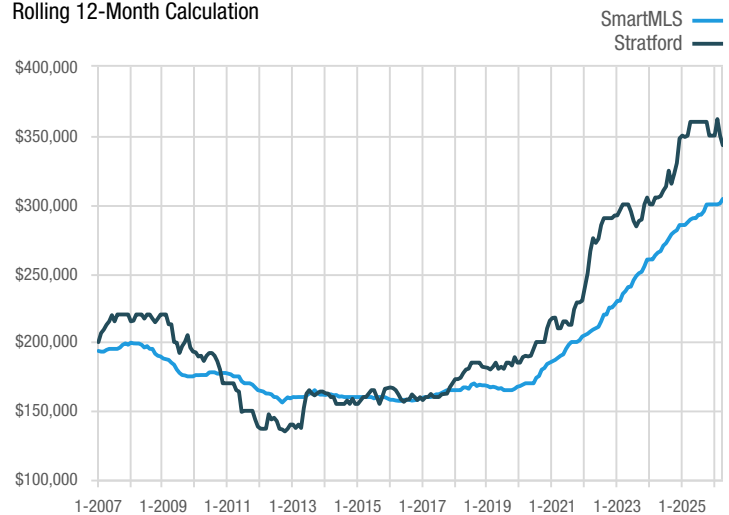
Median Sales Price - Single Family

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.