

Stratford

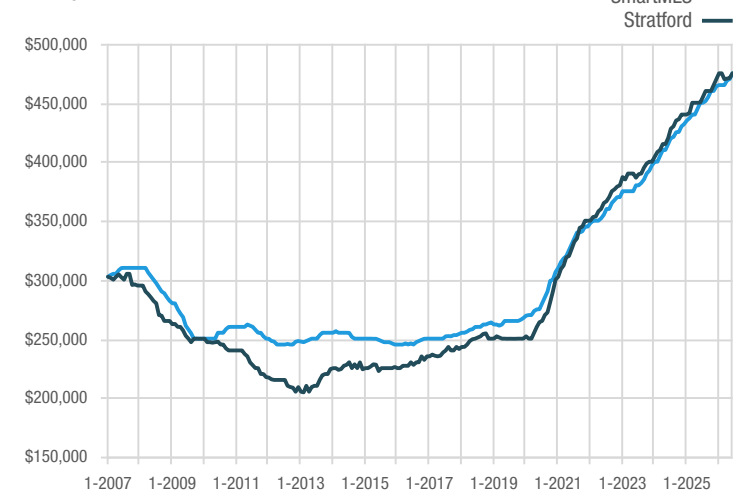
Fairfield County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	49	67	+ 36.7%	269	291	+ 8.2%
Pending Sales	40	46	+ 15.0%	181	211	+ 16.6%
Closed Sales	37	47	+ 27.0%	165	195	+ 18.2%
Days on Market Until Sale	17	24	+ 41.2%	25	37	+ 48.0%
Median Sales Price*	\$504,000	\$520,000	+ 3.2%	\$465,000	\$475,000	+ 2.2%
Average Sales Price*	\$556,000	\$520,957	- 6.3%	\$498,348	\$507,115	+ 1.8%
Percent of List Price Received*	104.6%	103.8%	- 0.8%	103.9%	102.6%	- 1.3%
Inventory of Homes for Sale	97	107	+ 10.3%	—	—	—
Months Supply of Inventory	2.8	2.9	+ 3.6%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	10	24	+ 140.0%	93	133	+ 43.0%
Pending Sales	17	22	+ 29.4%	80	97	+ 21.3%
Closed Sales	7	17	+ 142.9%	67	87	+ 29.9%
Days on Market Until Sale	29	76	+ 162.1%	34	49	+ 44.1%
Median Sales Price*	\$340,000	\$421,000	+ 23.8%	\$374,500	\$370,000	- 1.2%
Average Sales Price*	\$363,571	\$403,853	+ 11.1%	\$376,458	\$364,603	- 3.1%
Percent of List Price Received*	100.6%	100.3%	- 0.3%	99.7%	99.5%	- 0.2%
Inventory of Homes for Sale	28	55	+ 96.4%	—	—	—
Months Supply of Inventory	2.0	4.0	+ 100.0%	—	—	—

* 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.