

Stratford

Fairfield County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	49	46	- 6.1%	365	385	+ 5.5%
Pending Sales	37	45	+ 21.6%	264	297	+ 12.5%
Closed Sales	41	44	+ 7.3%	251	297	+ 18.3%
Days on Market Until Sale	21	32	+ 52.4%	23	38	+ 65.2%
Median Sales Price*	\$510,000	\$535,500	+ 5.0%	\$475,000	\$488,000	+ 2.7%
Average Sales Price*	\$575,938	\$541,977	- 5.9%	\$520,310	\$521,327	+ 0.2%
Percent of List Price Received*	103.0%	102.8%	- 0.2%	103.9%	102.9%	- 1.0%
Inventory of Homes for Sale	99	103	+ 4.0%	—	—	—
Months Supply of Inventory	2.8	2.8	0.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	20	16	- 20.0%	132	174	+ 31.8%
Pending Sales	7	14	+ 100.0%	99	133	+ 34.3%
Closed Sales	11	15	+ 36.4%	101	127	+ 25.7%
Days on Market Until Sale	24	52	+ 116.7%	37	47	+ 27.0%
Median Sales Price*	\$319,500	\$440,000	+ 37.7%	\$367,500	\$384,500	+ 4.6%
Average Sales Price*	\$382,000	\$439,887	+ 15.2%	\$368,486	\$371,369	+ 0.8%
Percent of List Price Received*	103.5%	97.1%	- 6.2%	99.6%	98.8%	- 0.8%
Inventory of Homes for Sale	39	51	+ 30.8%	—	—	—
Months Supply of Inventory	2.9	3.4	+ 17.2%	—	—	—

* 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.

