

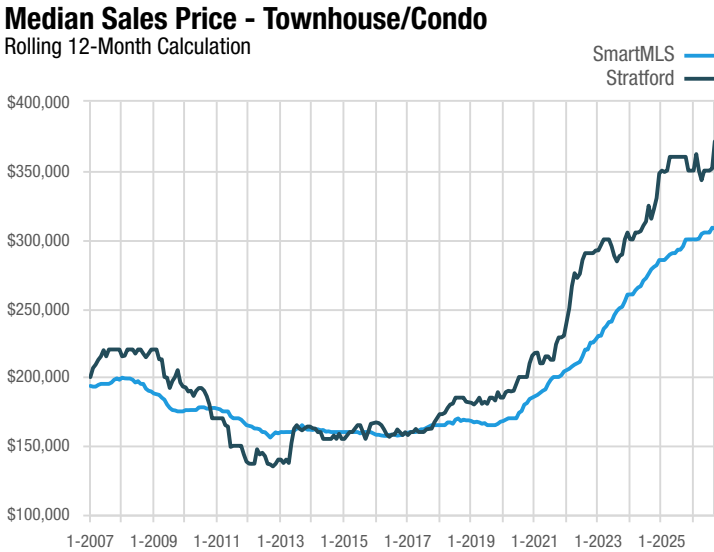
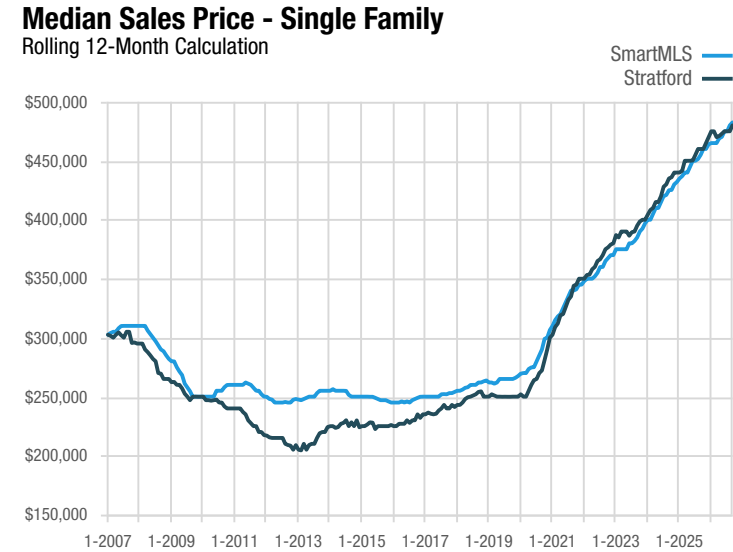
Stratford

Fairfield County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	38	65	+ 71.1%	403	449	+ 11.4%
Pending Sales	38	40	+ 5.3%	302	335	+ 10.9%
Closed Sales	37	33	- 10.8%	288	330	+ 14.6%
Days on Market Until Sale	27	35	+ 29.6%	24	37	+ 54.2%
Median Sales Price*	\$460,000	\$450,000	- 2.2%	\$470,000	\$485,000	+ 3.2%
Average Sales Price*	\$470,700	\$495,606	+ 5.3%	\$513,937	\$518,755	+ 0.9%
Percent of List Price Received*	102.4%	101.9%	- 0.5%	103.7%	102.8%	- 0.9%
Inventory of Homes for Sale	89	108	+ 21.3%	—	—	—
Months Supply of Inventory	2.5	3.0	+ 20.0%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	16	19	+ 18.8%	148	193	+ 30.4%
Pending Sales	16	21	+ 31.3%	115	151	+ 31.3%
Closed Sales	11	18	+ 63.6%	112	145	+ 29.5%
Days on Market Until Sale	19	50	+ 163.2%	35	47	+ 34.3%
Median Sales Price*	\$340,000	\$430,000	+ 26.5%	\$360,000	\$385,000	+ 6.9%
Average Sales Price*	\$286,636	\$365,167	+ 27.4%	\$360,375	\$370,599	+ 2.8%
Percent of List Price Received*	98.8%	102.0%	+ 3.2%	99.5%	99.2%	- 0.3%
Inventory of Homes for Sale	35	47	+ 34.3%	—	—	—
Months Supply of Inventory	2.6	3.1	+ 19.2%	—	—	—

* 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.



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.