

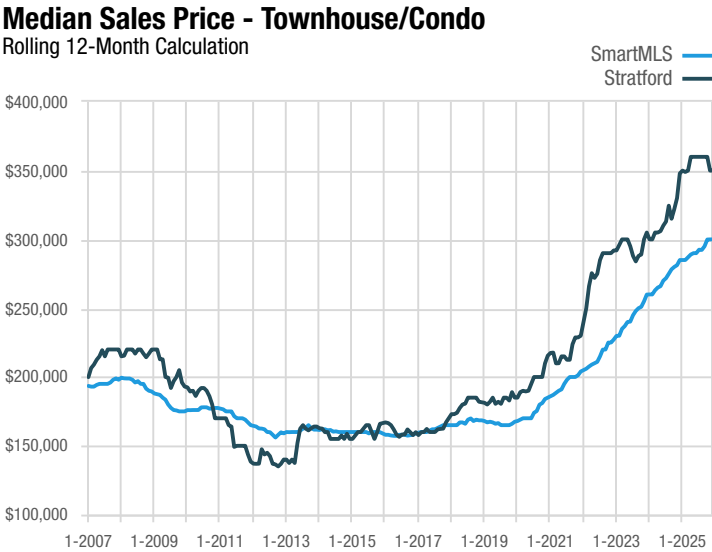
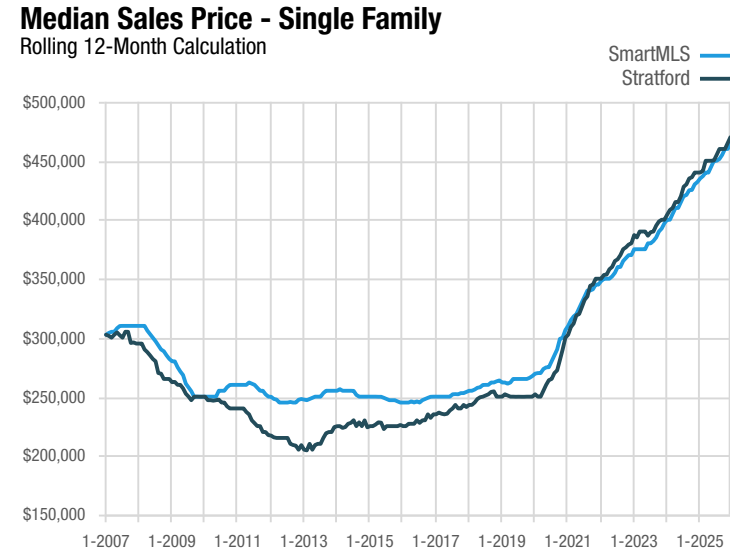
Stratford

Fairfield County

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	11	15	+ 36.4%	478	521	+ 9.0%
Pending Sales	31	37	+ 19.4%	431	410	- 4.9%
Closed Sales	47	44	- 6.4%	429	398	- 7.2%
Days on Market Until Sale	30	30	0.0%	25	24	- 4.0%
Median Sales Price*	\$425,000	\$450,000	+ 5.9%	\$440,000	\$470,000	+ 6.8%
Average Sales Price*	\$439,304	\$476,129	+ 8.4%	\$468,489	\$505,428	+ 7.9%
Percent of List Price Received*	101.8%	101.5%	- 0.3%	103.4%	103.1%	- 0.3%
Inventory of Homes for Sale	36	63	+ 75.0%	—	—	—
Months Supply of Inventory	1.0	1.8	+ 80.0%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	10	15	+ 50.0%	213	198	- 7.0%
Pending Sales	17	12	- 29.4%	177	148	- 16.4%
Closed Sales	14	12	- 14.3%	176	147	- 16.5%
Days on Market Until Sale	54	30	- 44.4%	30	35	+ 16.7%
Median Sales Price*	\$354,500	\$325,000	- 8.3%	\$347,950	\$350,000	+ 0.6%
Average Sales Price*	\$309,636	\$359,708	+ 16.2%	\$324,089	\$350,481	+ 8.1%
Percent of List Price Received*	100.2%	99.2%	- 1.0%	100.9%	99.2%	- 1.7%
Inventory of Homes for Sale	30	37	+ 23.3%	—	—	—
Months Supply of Inventory	2.0	3.0	+ 50.0%	—	—	—

* 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.



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.