Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Stratford

Fairfield County

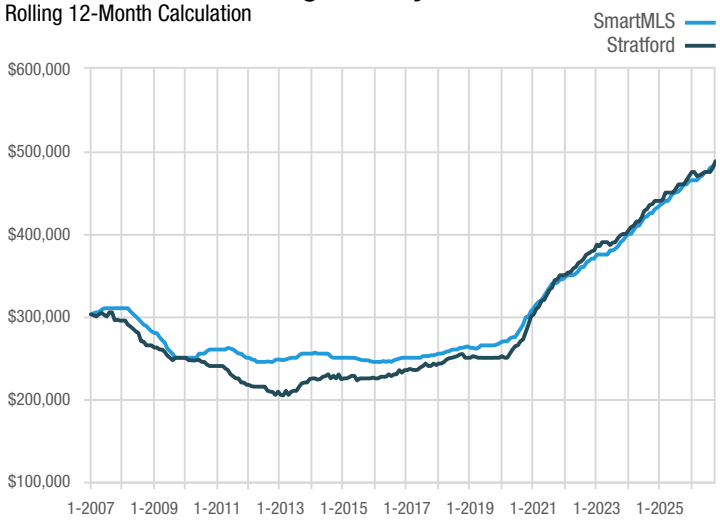
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	53	**55**	+ 3.8%	456	**504**	+ 10.5%
Pending Sales	36	**44**	+ 22.2%	338	**376**	+ 11.2%
Closed Sales	40	**42**	+ 5.0%	328	**372**	+ 13.4%
Days on Market Until Sale	28	**36**	+ 28.6%	24	**37**	+ 54.2%
Median Sales Price*	$463,000	**$531,500**	+ 14.8%	$470,000	**$495,000**	+ 5.3%
Average Sales Price*	$488,448	**$549,133**	+ 12.4%	$510,828	**$522,185**	+ 2.2%
Percent of List Price Received*	101.0%	**101.5%**	+ 0.5%	103.4%	**102.7%**	- 0.7%
Inventory of Homes for Sale	97	**114**	+ 17.5%	—	**—**	—
Months Supply of Inventory	2.8	**3.1**	+ 10.7%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	23	**15**	- 34.8%	171	**208**	+ 21.6%
Pending Sales	12	**16**	+ 33.3%	127	**165**	+ 29.9%
Closed Sales	14	**16**	+ 14.3%	126	**162**	+ 28.6%
Days on Market Until Sale	51	**49**	- 3.9%	37	**47**	+ 27.0%
Median Sales Price*	$310,500	**$358,250**	+ 15.4%	$360,000	**$384,750**	+ 6.9%
Average Sales Price*	$322,557	**$381,844**	+ 18.4%	$356,139	**$370,810**	+ 4.1%
Percent of List Price Received*	97.6%	**97.9%**	+ 0.3%	99.3%	**99.1%**	- 0.2%
Inventory of Homes for Sale	41	**41**	0.0%	—	**—**	—
Months Supply of Inventory	3.1	**2.6**	- 16.1%	—	**—**	—

* 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.

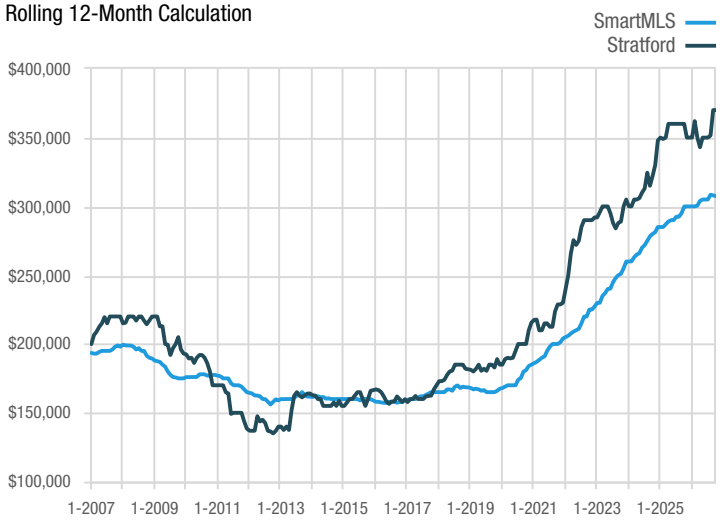
Median Sales Price - Single Family

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.

Current as of November 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.