

Stratford

Fairfield County

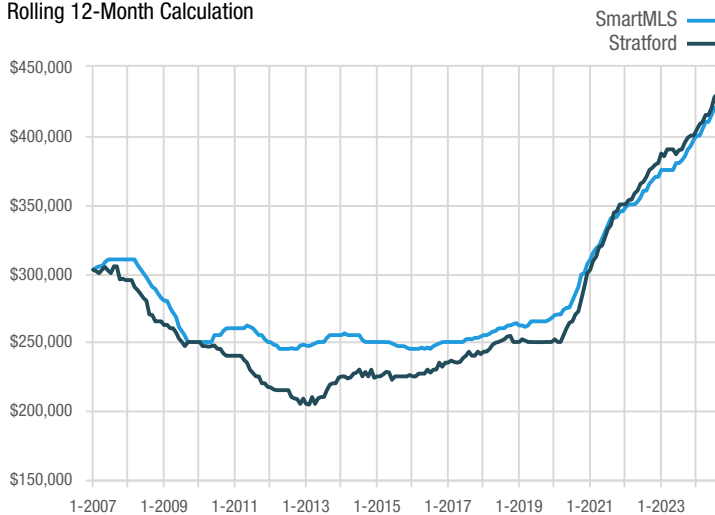
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
Key Metrics						
New Listings	51	51	0.0%	359	355	- 1.1%
Pending Sales	51	39	- 23.5%	322	280	- 13.0%
Closed Sales	52	45	- 13.5%	293	271	- 7.5%
Days on Market Until Sale	33	16	- 51.5%	37	23	- 37.8%
Median Sales Price*	\$415,000	\$470,000	+ 13.3%	\$392,000	\$450,000	+ 14.8%
Average Sales Price*	\$440,010	\$518,404	+ 17.8%	\$412,742	\$476,253	+ 15.4%
Percent of List Price Received*	103.7%	104.7%	+ 1.0%	103.2%	104.2%	+ 1.0%
Inventory of Homes for Sale	71	96	+ 35.2%	—	—	—
Months Supply of Inventory	1.7	2.8	+ 64.7%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
Key Metrics						
New Listings	17	24	+ 41.2%	164	154	- 6.1%
Pending Sales	21	14	- 33.3%	150	119	- 20.7%
Closed Sales	19	14	- 26.3%	136	114	- 16.2%
Days on Market Until Sale	39	20	- 48.7%	42	27	- 35.7%
Median Sales Price*	\$265,000	\$360,000	+ 35.8%	\$288,000	\$337,000	+ 17.0%
Average Sales Price*	\$292,237	\$329,214	+ 12.7%	\$294,571	\$316,504	+ 7.4%
Percent of List Price Received*	101.7%	100.6%	- 1.1%	101.9%	101.4%	- 0.5%
Inventory of Homes for Sale	32	42	+ 31.3%	—	—	—
Months Supply of Inventory	2.0	2.9	+ 45.0%	—	—	—

* 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.

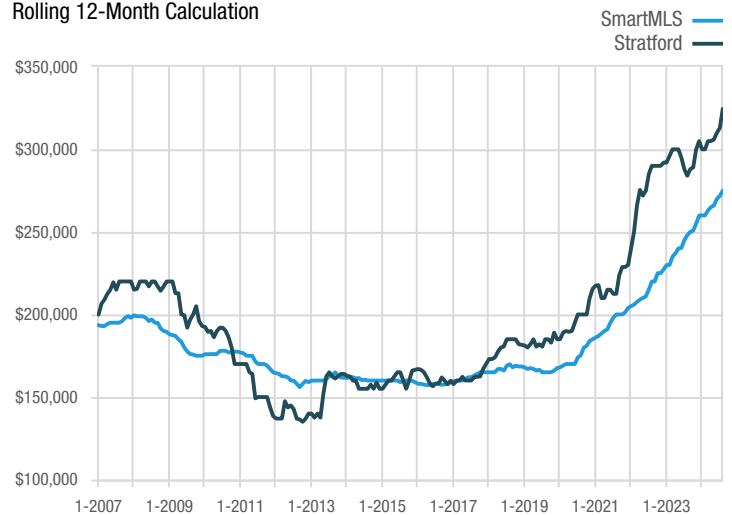
Median Sales Price - Single Family

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.