

Local Market Update – August 2023

A Research Tool Provided by ITSO.



Stratford

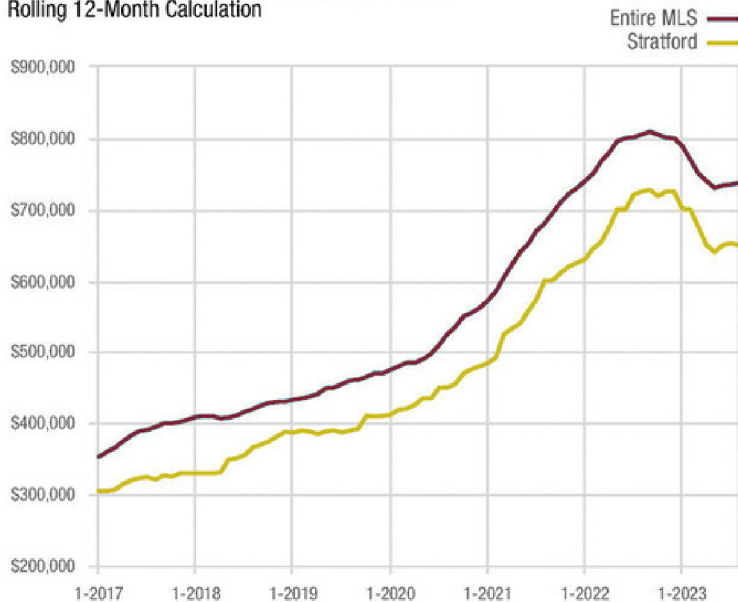
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	57	44	- 22.8%	385	293	- 23.9%
Sales	33	25	- 24.2%	235	200	- 14.9%
Days on Market Until Sale	21	38	+ 81.0%	13	31	+ 138.5%
Median Sales Price*	\$730,000	\$665,000	- 8.9%	\$763,000	\$680,000	- 10.9%
Average Sales Price*	\$762,709	\$716,914	- 6.0%	\$796,977	\$726,185	- 8.9%
Percent of List Price Received*	99.1%	98.9%	- 0.2%	113.7%	100.8%	- 11.3%
Inventory of Homes for Sale	61	62	+ 1.6%	—	—	—
Months Supply of Inventory	2.2	2.7	+ 22.7%	—	—	—

Townhouse/Condo	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	14	23	+ 64.3%	152	146	- 3.9%
Sales	10	8	- 20.0%	112	91	- 18.8%
Days on Market Until Sale	22	33	+ 50.0%	14	30	+ 114.3%
Median Sales Price*	\$563,500	\$538,500	- 4.4%	\$596,000	\$575,000	- 3.5%
Average Sales Price*	\$563,850	\$598,613	+ 6.2%	\$587,345	\$559,536	- 4.7%
Percent of List Price Received*	99.8%	101.6%	+ 1.8%	111.5%	101.2%	- 9.2%
Inventory of Homes for Sale	15	32	+ 113.3%	—	—	—
Months Supply of Inventory	1.2	2.9	+ 141.7%	—	—	—

* 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.

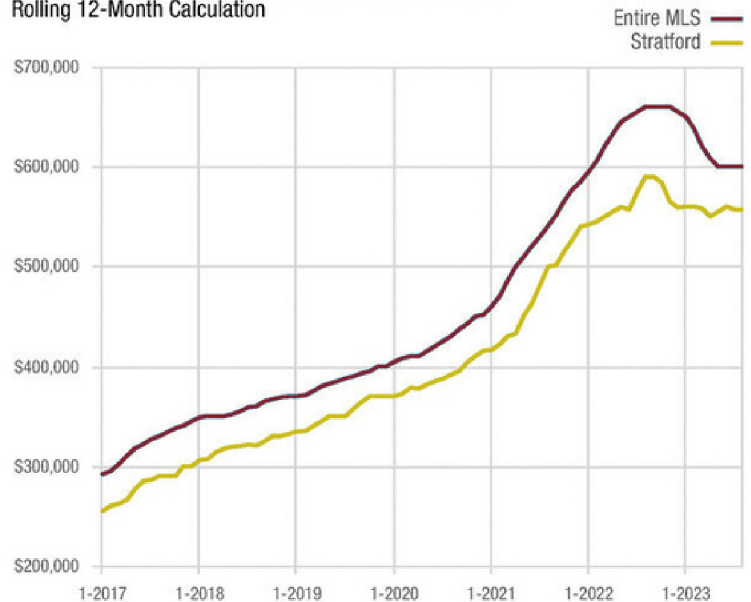
Median Sales Price - Single-Family

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.