

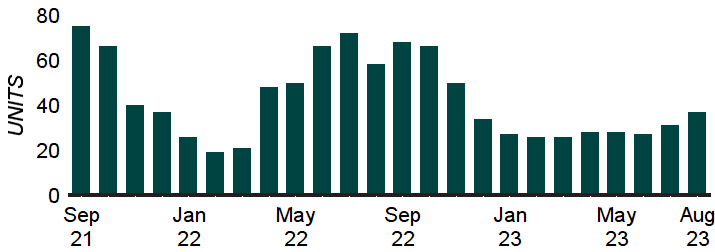
# AUGUST 2023 MARKET REPORT

Stratford  
Single Family For Sale

	August 2023	CHANGE FROM July 2023	CHANGE FROM August 2022
MEDIAN SALE PRICE	\$415,000	▲ 3.80%	▲ 5.10%
AVERAGE SALE PRICE	\$440,009	▲ 2.40%	▲ 4.70%
UNITS SOLD	52	▲ 26.80%	▼ -14.80%
AVERAGE DAYS ON MARKET	34	▲ 6.30%	▼ -2.90%
% OF SALES PRICE	101.93	▼ -1.40%	▲ 0.20%
UNITS FOR SALE	70	▼ -5.40%	▼ -35.80%
MONTHS OF INVENTORY	1.30	▼ -27.80%	▼ -27.80%

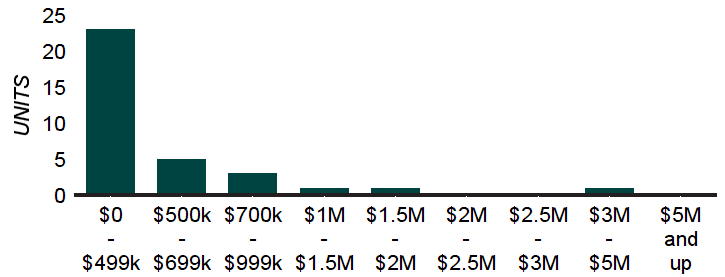
## HOMES FOR SALE

Number of homes listed for sale, end of month



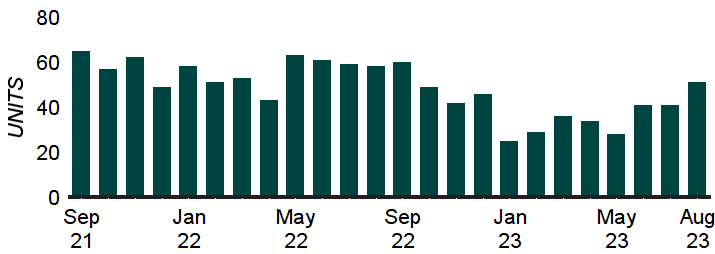
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



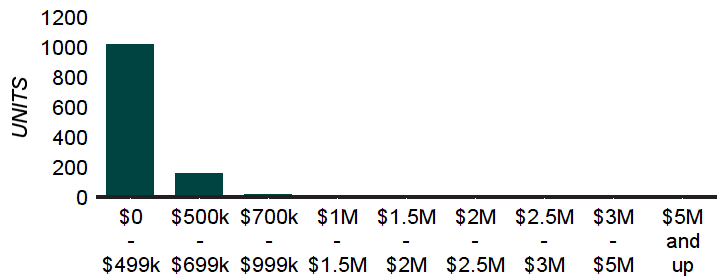
## HOMES SOLD

Number of homes sold



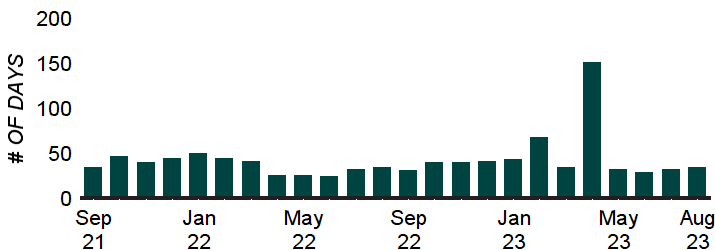
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



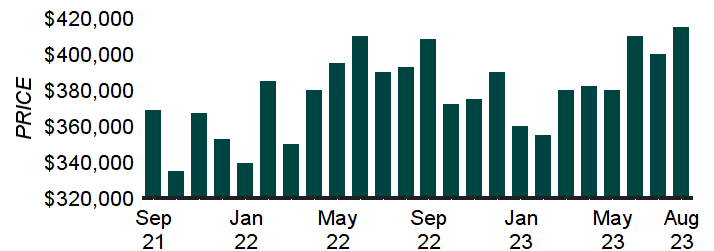
## DAYS ON MARKET - SOLD

Average days on market for all homes sold



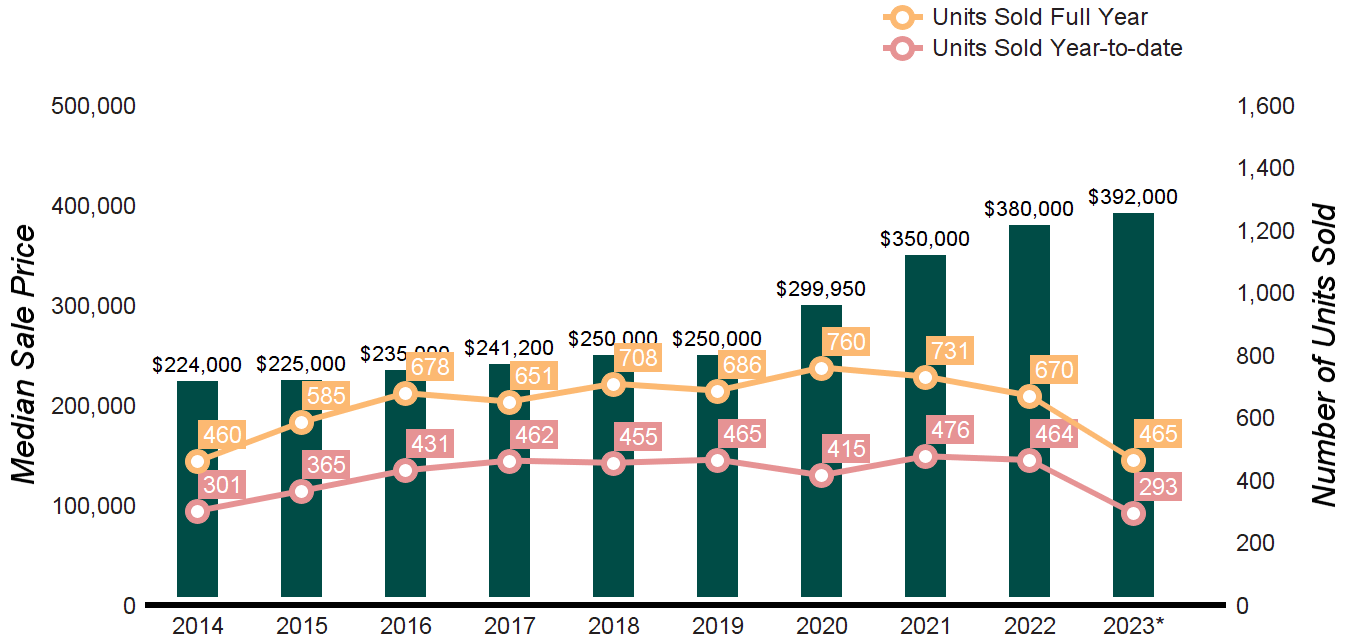
## MEDIAN SALE PRICE

Price of the "middle" homes sold - an equal number of sales were above AND below this price



# TEN-YEAR MARKET HISTORY

Stratford  
Single Family For Sale



	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023*
<b>UNITS SOLD</b>	460	585	678	651	708	686	760	731	670	465
	▼ 4%	▲ 27%	▲ 16%	▼ 4%	▲ 9%	▼ 3%	▲ 11%	▼ 4%	▼ 8%	▼ 31%
<b>MEDIAN SOLD PRICE</b>	\$224,000	\$225,000	\$235,000	\$241,200	\$250,000	\$250,000	\$299,950	\$350,000	\$380,000	\$392,000
	0%	0%	▲ 4%	▲ 3%	▲ 4%	0%	▲ 20%	▲ 17%	▲ 9%	▲ 3%

Data source: Smart MLS, Single Family For Sale Homes. Information believed to be accurate but not warranted.  
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\* 2023 year-to-date Homes and Median Price are through 8/31/2023  
For 2023, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date