Local Market Update – February 2024
A Research Tool Provided by SmartMLS
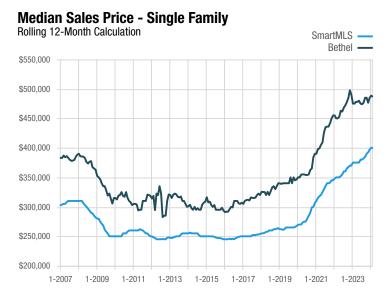
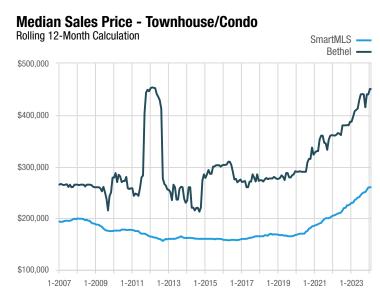**SMARTMLS**

Bethel
Fairfield County

Single Family

Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	7	12	+ 71.4%	19	20	+ 5.3%
Pending Sales	9	7	- 22.2%	17	17	0.0%
Closed Sales	7	8	+ 14.3%	19	15	- 21.1%
Days on Market Until Sale	35	68	+ 94.3%	44	71	+ 61.4%
Median Sales Price*	$465,000	$411,000	- 11.6%	$427,000	$450,000	+ 5.4%
Average Sales Price*	$425,000	$431,250	+ 1.5%	$443,942	$467,527	+ 5.3%
Percent of List Price Received*	99.3%	100.2%	+ 0.9%	99.6%	100.5%	+ 0.9%
Inventory of Homes for Sale	14	26	+ 85.7%	—	—	—
Months Supply of Inventory	1.1	2.5	+ 127.3%	—	—	—

Townhouse/Condo

Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	5	4	- 20.0%	9	9	0.0%
Pending Sales	6	3	- 50.0%	10	5	- 50.0%
Closed Sales	2	2	0.0%	7	4	- 42.9%
Days on Market Until Sale	22	44	+ 100.0%	54	41	- 24.1%
Median Sales Price*	$341,700	$412,500	+ 20.7%	$279,000	$412,500	+ 47.8%
Average Sales Price*	$341,700	$412,500	+ 20.7%	$325,343	$456,125	+ 40.2%
Percent of List Price Received*	101.3%	106.2%	+ 4.8%	99.3%	103.1%	+ 3.8%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	1.2	2.0	+ 66.7%	—	—	—

* 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

SmartMLS —
Bethel —

Median Sales Price - Townhouse/Condo
Rolling 12-Month Calculation

SmartMLS —
Bethel —

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.