

## Bethel

### Fairfield County

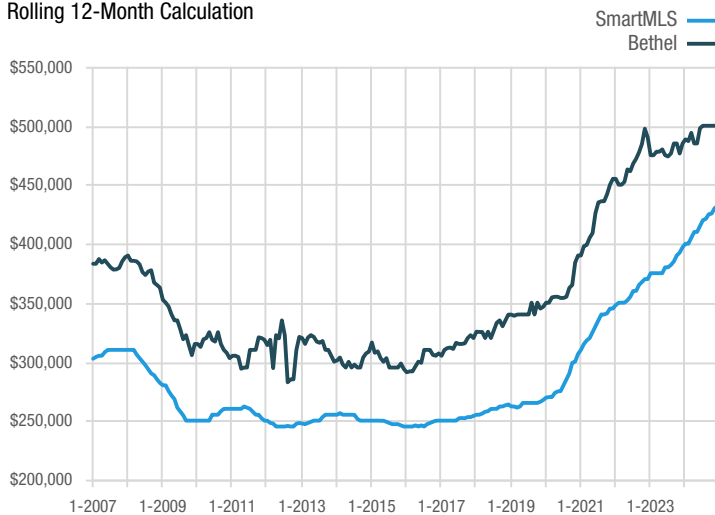
Single Family	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	5	9	+ 80.0%	153	167	+ 9.2%
Pending Sales	7	11	+ 57.1%	125	143	+ 14.4%
Closed Sales	9	14	+ 55.6%	135	139	+ 3.0%
Days on Market Until Sale	16	21	+ 31.3%	39	33	- 15.4%
Median Sales Price*	\$485,000	<b>\$547,500</b>	+ 12.9%	\$485,000	<b>\$500,313</b>	+ 3.2%
Average Sales Price*	\$516,111	<b>\$593,000</b>	+ 14.9%	\$527,621	<b>\$536,916</b>	+ 1.8%
Percent of List Price Received*	102.0%	<b>100.0%</b>	- 2.0%	102.3%	<b>101.0%</b>	- 1.3%
Inventory of Homes for Sale	25	22	- 12.0%	—	—	—
Months Supply of Inventory	2.4	1.8	- 25.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	2	+ 100.0%	57	83	+ 45.6%
Pending Sales	3	3	0.0%	53	63	+ 18.9%
Closed Sales	3	7	+ 133.3%	57	61	+ 7.0%
Days on Market Until Sale	32	47	+ 46.9%	42	30	- 28.6%
Median Sales Price*	\$469,000	<b>\$600,000</b>	+ 27.9%	\$440,000	<b>\$427,000</b>	- 3.0%
Average Sales Price*	\$476,333	<b>\$560,557</b>	+ 17.7%	\$448,946	<b>\$457,727</b>	+ 2.0%
Percent of List Price Received*	99.4%	<b>100.0%</b>	+ 0.6%	101.4%	<b>101.3%</b>	- 0.1%
Inventory of Homes for Sale	5	9	+ 80.0%	—	—	—
Months Supply of Inventory	1.1	1.7	+ 54.5%	—	—	—

\* 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.

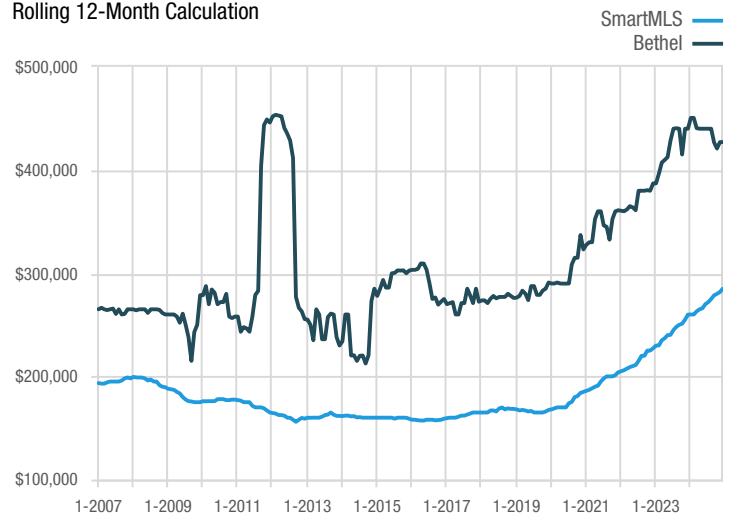
### Median Sales Price - Single Family

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.