

Shelton

Fairfield County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	22	23	+ 4.5%	336	350	+ 4.2%
Pending Sales	26	25	- 3.8%	270	264	- 2.2%
Closed Sales	25	20	- 20.0%	259	255	- 1.5%
Days on Market Until Sale	22	27	+ 22.7%	25	29	+ 16.0%
Median Sales Price*	\$530,000	\$602,500	+ 13.7%	\$540,000	\$580,000	+ 7.4%
Average Sales Price*	\$582,770	\$597,098	+ 2.5%	\$579,634	\$612,059	+ 5.6%
Percent of List Price Received*	100.6%	98.2%	- 2.4%	101.9%	101.9%	0.0%
Inventory of Homes for Sale	52	52	0.0%	—	—	—
Months Supply of Inventory	2.1	2.2	+ 4.8%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	10	12	+ 20.0%	127	150	+ 18.1%
Pending Sales	8	18	+ 125.0%	127	117	- 7.9%
Closed Sales	6	12	+ 100.0%	128	114	- 10.9%
Days on Market Until Sale	24	39	+ 62.5%	45	21	- 53.3%
Median Sales Price*	\$472,450	\$517,500	+ 9.5%	\$430,000	\$470,000	+ 9.3%
Average Sales Price*	\$463,150	\$487,483	+ 5.3%	\$442,065	\$468,351	+ 5.9%
Percent of List Price Received*	98.7%	99.2%	+ 0.5%	101.6%	100.1%	- 1.5%
Inventory of Homes for Sale	19	22	+ 15.8%	—	—	—
Months Supply of Inventory	1.7	2.1	+ 23.5%	—	—	—

\* 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.