

Bethel

Fairfield County

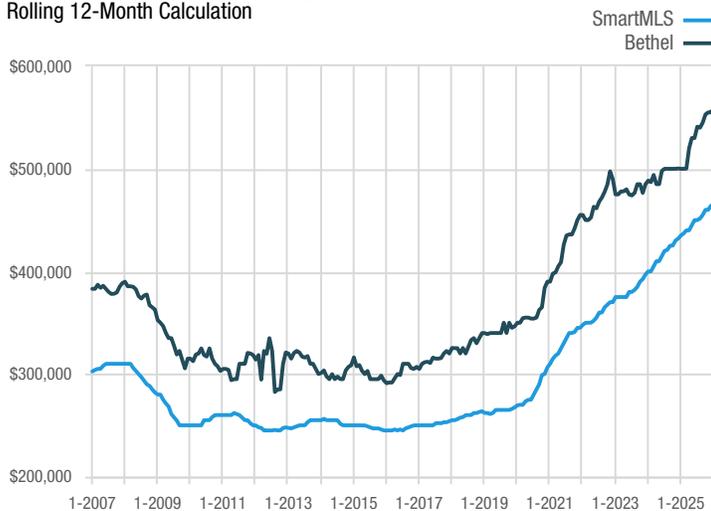
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	9	9	0.0%	9	9	0.0%
Pending Sales	11	8	- 27.3%	11	8	- 27.3%
Closed Sales	13	9	- 30.8%	13	9	- 30.8%
Days on Market Until Sale	56	40	- 28.6%	56	40	- 28.6%
Median Sales Price*	\$473,000	\$520,000	+ 9.9%	\$473,000	\$520,000	+ 9.9%
Average Sales Price*	\$499,440	\$598,967	+ 19.9%	\$499,440	\$598,967	+ 19.9%
Percent of List Price Received*	99.6%	100.7%	+ 1.1%	99.6%	100.7%	+ 1.1%
Inventory of Homes for Sale	18	20	+ 11.1%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

Townhouse/Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	9	3	- 66.7%	9	3	- 66.7%
Pending Sales	8	3	- 62.5%	8	3	- 62.5%
Closed Sales	5	4	- 20.0%	5	4	- 20.0%
Days on Market Until Sale	26	26	0.0%	26	26	0.0%
Median Sales Price*	\$455,000	\$445,500	- 2.1%	\$455,000	\$445,500	- 2.1%
Average Sales Price*	\$454,600	\$445,250	- 2.1%	\$454,600	\$445,250	- 2.1%
Percent of List Price Received*	99.8%	98.9%	- 0.9%	99.8%	98.9%	- 0.9%
Inventory of Homes for Sale	11	9	- 18.2%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

* 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.

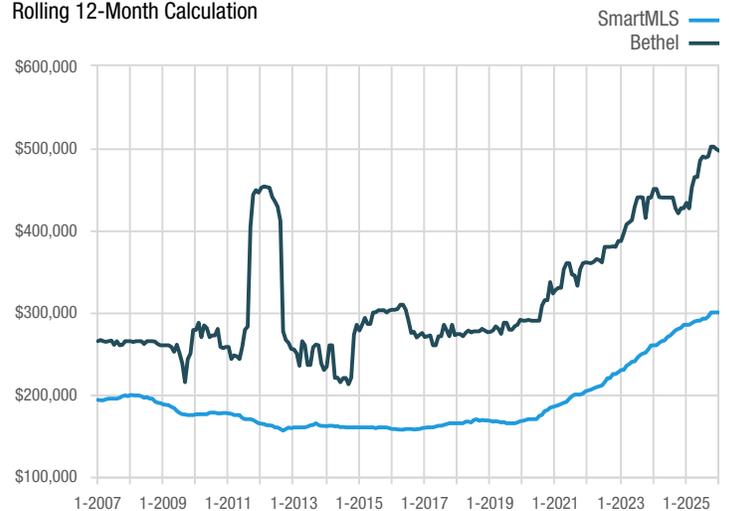
Median Sales Price - Single Family

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.