

Bethel

Fairfield County

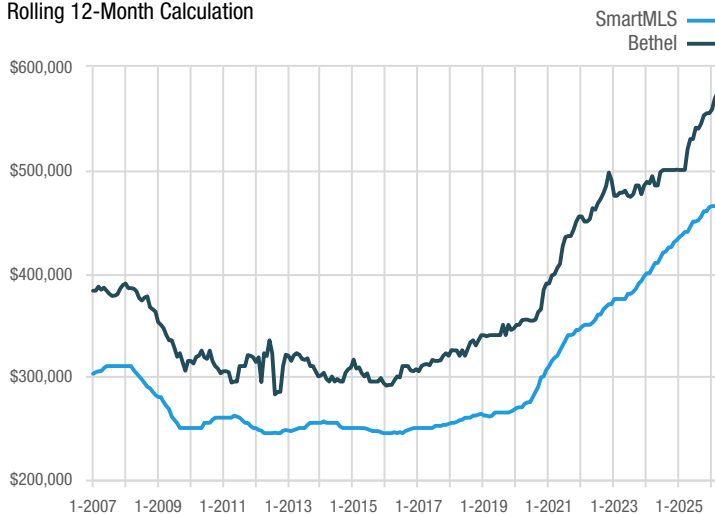
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	16	16	0.0%	33	35	+ 6.1%
Pending Sales	7	14	+ 100.0%	24	31	+ 29.2%
Closed Sales	8	14	+ 75.0%	27	27	0.0%
Days on Market Until Sale	39	69	+ 76.9%	41	54	+ 31.7%
Median Sales Price*	\$542,500	\$637,500	+ 17.5%	\$490,000	\$625,000	+ 27.6%
Average Sales Price*	\$615,000	\$642,500	+ 4.5%	\$535,934	\$623,693	+ 16.4%
Percent of List Price Received*	98.7%	102.1%	+ 3.4%	99.1%	101.2%	+ 2.1%
Inventory of Homes for Sale	27	20	- 25.9%	—	—	—
Months Supply of Inventory	2.3	1.5	- 34.8%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	10	6	- 40.0%	25	14	- 44.0%
Pending Sales	7	4	- 42.9%	20	9	- 55.0%
Closed Sales	6	3	- 50.0%	15	10	- 33.3%
Days on Market Until Sale	24	79	+ 229.2%	23	43	+ 87.0%
Median Sales Price*	\$590,000	\$640,000	+ 8.5%	\$502,500	\$394,500	- 21.5%
Average Sales Price*	\$589,173	\$526,667	- 10.6%	\$507,569	\$430,600	- 15.2%
Percent of List Price Received*	101.2%	97.2%	- 4.0%	101.6%	98.7%	- 2.9%
Inventory of Homes for Sale	13	12	- 7.7%	—	—	—
Months Supply of Inventory	2.1	2.5	+ 19.0%	—	—	—

* 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.

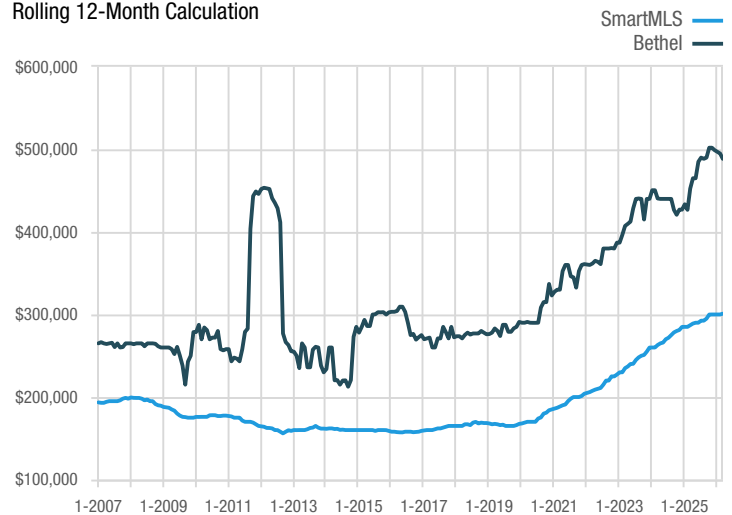
Median Sales Price - Single Family

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.