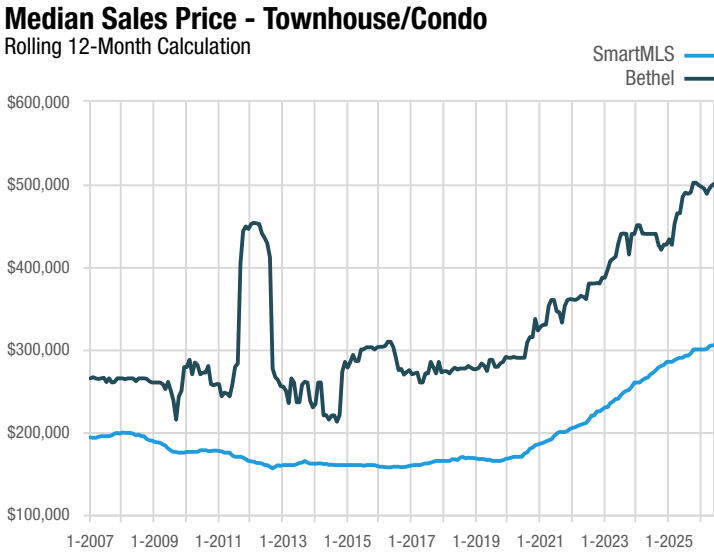
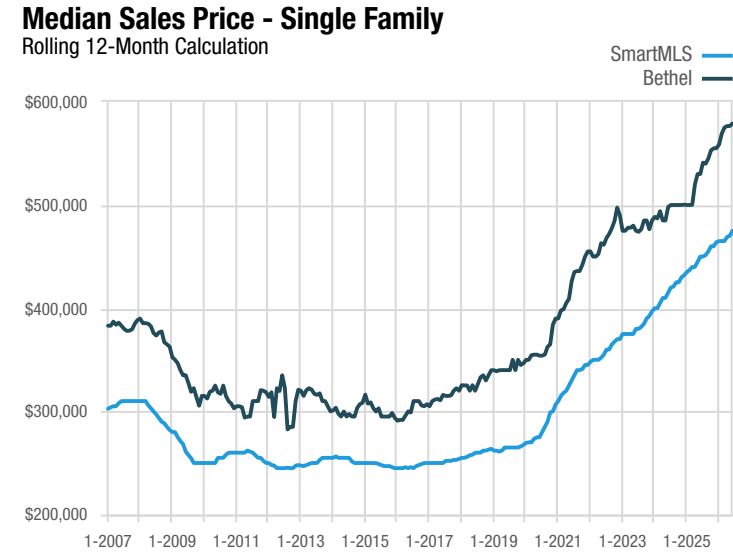


Bethel
Fairfield County

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	22	28	+ 27.3%	97	100	+ 3.1%
Pending Sales	16	20	+ 25.0%	71	78	+ 9.9%
Closed Sales	17	20	+ 17.6%	64	68	+ 6.3%
Days on Market Until Sale	15	33	+ 120.0%	31	41	+ 32.3%
Median Sales Price*	\$554,900	\$583,500	+ 5.2%	\$548,000	\$588,375	+ 7.4%
Average Sales Price*	\$598,832	\$599,631	+ 0.1%	\$583,021	\$630,606	+ 8.2%
Percent of List Price Received*	103.0%	102.5%	- 0.5%	100.8%	101.8%	+ 1.0%
Inventory of Homes for Sale	40	34	- 15.0%	—	—	—
Months Supply of Inventory	3.3	2.6	- 21.2%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	3	10	+ 233.3%	41	33	- 19.5%
Pending Sales	7	6	- 14.3%	35	24	- 31.4%
Closed Sales	2	5	+ 150.0%	30	23	- 23.3%
Days on Market Until Sale	14	74	+ 428.6%	21	48	+ 128.6%
Median Sales Price*	\$574,225	\$515,000	- 10.3%	\$488,500	\$500,000	+ 2.4%
Average Sales Price*	\$574,225	\$542,910	- 5.5%	\$513,450	\$497,733	- 3.1%
Percent of List Price Received*	104.3%	100.3%	- 3.8%	102.3%	100.1%	- 2.2%
Inventory of Homes for Sale	13	15	+ 15.4%	—	—	—
Months Supply of Inventory	2.1	3.2	+ 52.4%	—	—	—

* 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.



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.