

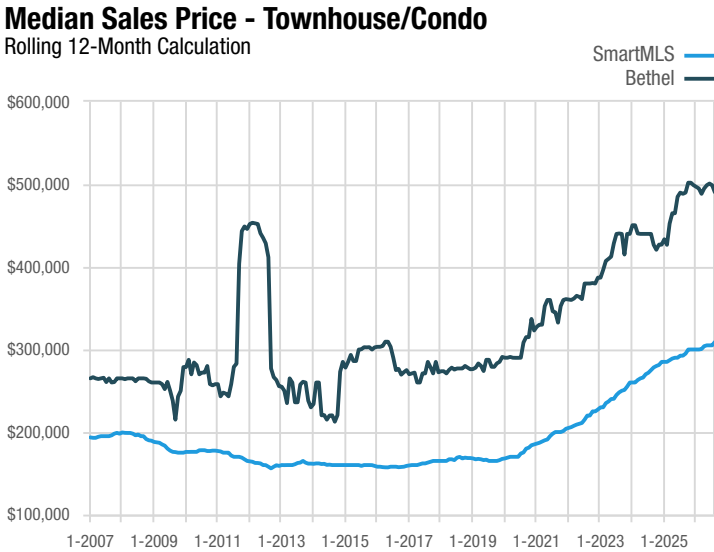
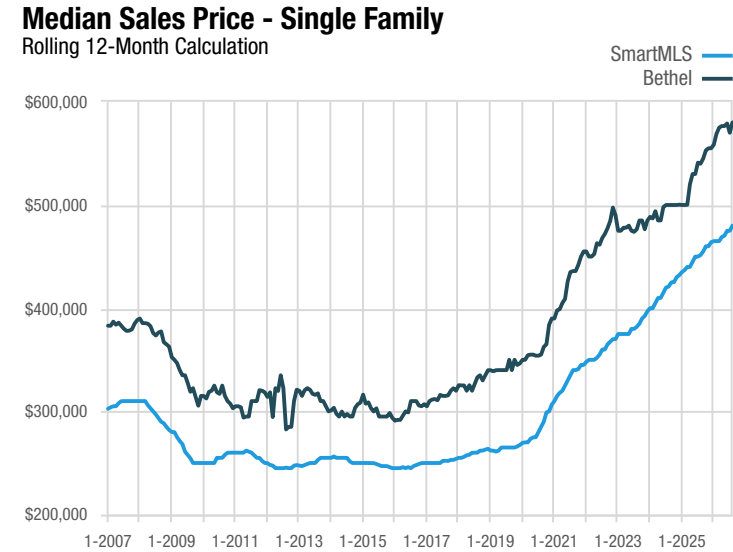
Bethel

Fairfield County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	12	20	+ 66.7%	124	129	+ 4.0%
Pending Sales	14	11	- 21.4%	103	101	- 1.9%
Closed Sales	18	15	- 16.7%	102	101	- 1.0%
Days on Market Until Sale	27	26	- 3.7%	29	38	+ 31.0%
Median Sales Price*	\$540,000	\$545,000	+ 0.9%	\$552,950	\$585,000	+ 5.8%
Average Sales Price*	\$542,750	\$572,733	+ 5.5%	\$596,249	\$623,041	+ 4.5%
Percent of List Price Received*	101.7%	103.2%	+ 1.5%	101.4%	102.0%	+ 0.6%
Inventory of Homes for Sale	31	35	+ 12.9%	—	—	—
Months Supply of Inventory	2.6	2.8	+ 7.7%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	7	4	- 42.9%	53	42	- 20.8%
Pending Sales	6	6	0.0%	49	34	- 30.6%
Closed Sales	8	9	+ 12.5%	46	35	- 23.9%
Days on Market Until Sale	38	33	- 13.2%	27	42	+ 55.6%
Median Sales Price*	\$420,000	\$387,000	- 7.9%	\$492,500	\$420,000	- 14.7%
Average Sales Price*	\$420,578	\$444,600	+ 5.7%	\$507,722	\$483,808	- 4.7%
Percent of List Price Received*	99.3%	98.8%	- 0.5%	101.2%	99.7%	- 1.5%
Inventory of Homes for Sale	9	12	+ 33.3%	—	—	—
Months Supply of Inventory	1.4	2.7	+ 92.9%	—	—	—

* 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.