

Bethel

Fairfield County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	24	18	- 25.0%	148	148	0.0%
Pending Sales	12	15	+ 25.0%	115	115	0.0%
Closed Sales	13	11	- 15.4%	115	112	- 2.6%
Days on Market Until Sale	22	38	+ 72.7%	28	38	+ 35.7%
Median Sales Price*	\$569,000	\$681,000	+ 19.7%	\$554,900	\$590,875	+ 6.5%
Average Sales Price*	\$554,923	\$709,783	+ 27.9%	\$591,577	\$631,560	+ 6.8%
Percent of List Price Received*	101.2%	99.7%	- 1.5%	101.4%	101.8%	+ 0.4%
Inventory of Homes for Sale	40	37	- 7.5%	—	—	—
Months Supply of Inventory	3.2	3.0	- 6.3%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	4	7	+ 75.0%	57	49	- 14.0%
Pending Sales	6	6	0.0%	55	40	- 27.3%
Closed Sales	9	5	- 44.4%	55	40	- 27.3%
Days on Market Until Sale	26	4	- 84.6%	27	37	+ 37.0%
Median Sales Price*	\$475,000	\$500,000	+ 5.3%	\$490,000	\$476,000	- 2.9%
Average Sales Price*	\$517,977	\$528,360	+ 2.0%	\$509,400	\$489,377	- 3.9%
Percent of List Price Received*	100.8%	102.2%	+ 1.4%	101.1%	100.0%	- 1.1%
Inventory of Homes for Sale	7	12	+ 71.4%	—	—	—
Months Supply of Inventory	1.1	2.7	+ 145.5%	—	—	—

* 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.

