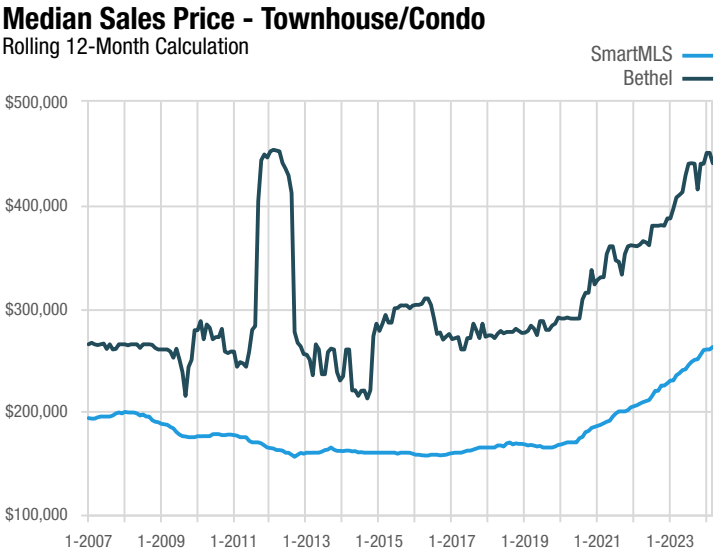
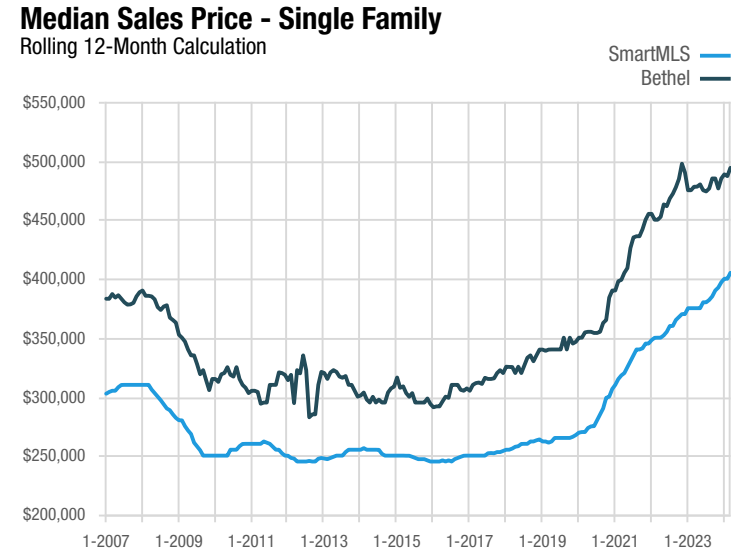


Bethel
Fairfield County

Single Family	March			Year to Date		
Key Metrics	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	14	15	+ 7.1%	33	35	+ 6.1%
Pending Sales	7	11	+ 57.1%	24	28	+ 16.7%
Closed Sales	8	7	- 12.5%	27	22	- 18.5%
Days on Market Until Sale	45	87	+ 93.3%	44	76	+ 72.7%
Median Sales Price*	\$471,500	\$480,000	+ 1.8%	\$458,000	\$467,450	+ 2.1%
Average Sales Price*	\$521,475	\$503,129	- 3.5%	\$466,915	\$478,855	+ 2.6%
Percent of List Price Received*	100.1%	100.6%	+ 0.5%	99.8%	100.5%	+ 0.7%
Inventory of Homes for Sale	20	27	+ 35.0%	—	—	—
Months Supply of Inventory	1.6	2.5	+ 56.3%	—	—	—

Townhouse/Condo	March			Year to Date		
Key Metrics	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	8	5	- 37.5%	17	14	- 17.6%
Pending Sales	4	6	+ 50.0%	14	11	- 21.4%
Closed Sales	10	4	- 60.0%	17	8	- 52.9%
Days on Market Until Sale	56	71	+ 26.8%	55	56	+ 1.8%
Median Sales Price*	\$571,455	\$457,450	- 19.9%	\$355,000	\$427,500	+ 20.4%
Average Sales Price*	\$511,711	\$433,725	- 15.2%	\$434,971	\$444,925	+ 2.3%
Percent of List Price Received*	102.5%	99.9%	- 2.5%	101.2%	101.5%	+ 0.3%
Inventory of Homes for Sale	12	7	- 41.7%	—	—	—
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.



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.