

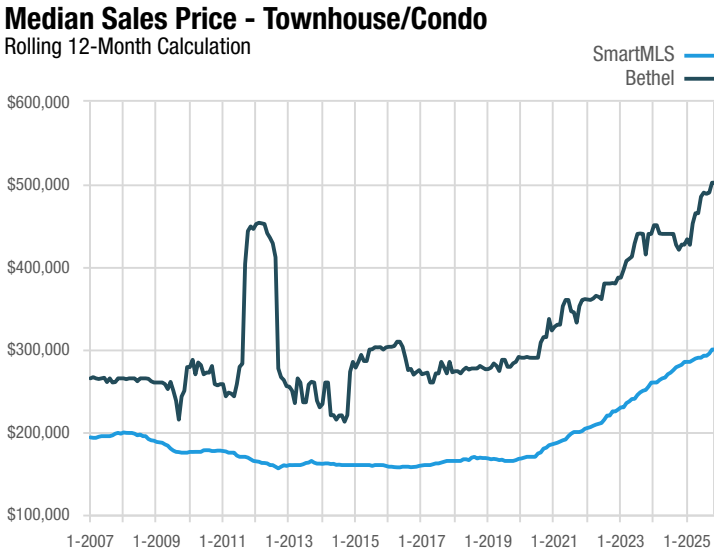
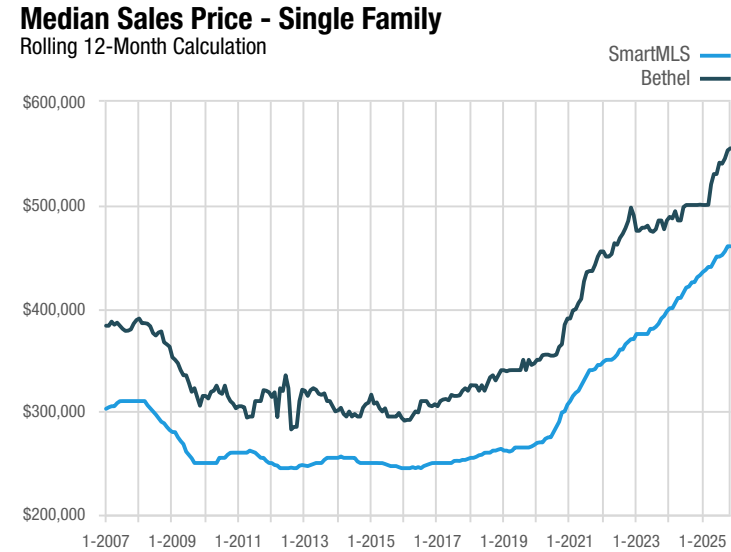
Bethel

Fairfield County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	9	6	- 33.3%	159	170	+ 6.9%
Pending Sales	11	8	- 27.3%	132	140	+ 6.1%
Closed Sales	8	10	+ 25.0%	125	136	+ 8.8%
Days on Market Until Sale	23	46	+ 100.0%	34	29	- 14.7%
Median Sales Price*	\$521,750	\$541,000	+ 3.7%	\$500,313	\$554,950	+ 10.9%
Average Sales Price*	\$605,700	\$532,910	- 12.0%	\$530,635	\$586,735	+ 10.6%
Percent of List Price Received*	97.9%	100.6%	+ 2.8%	101.1%	101.3%	+ 0.2%
Inventory of Homes for Sale	26	28	+ 7.7%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	6	5	- 16.7%	81	69	- 14.8%
Pending Sales	6	3	- 50.0%	60	64	+ 6.7%
Closed Sales	7	3	- 57.1%	54	64	+ 18.5%
Days on Market Until Sale	45	29	- 35.6%	28	30	+ 7.1%
Median Sales Price*	\$527,500	\$700,000	+ 32.7%	\$426,750	\$500,500	+ 17.3%
Average Sales Price*	\$561,160	\$665,183	+ 18.5%	\$444,397	\$519,587	+ 16.9%
Percent of List Price Received*	101.0%	97.6%	- 3.4%	101.4%	100.8%	- 0.6%
Inventory of Homes for Sale	12	10	- 16.7%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

\* 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.