

Shelton

Fairfield County

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	11	12	+ 9.1%	347	362	+ 4.3%
Pending Sales	24	17	- 29.2%	294	279	- 5.1%
Closed Sales	38	27	- 28.9%	297	282	- 5.1%
Days on Market Until Sale	19	25	+ 31.6%	24	28	+ 16.7%
Median Sales Price*	\$535,000	\$541,000	+ 1.1%	\$539,950	\$575,000	+ 6.5%
Average Sales Price*	\$536,405	\$581,456	+ 8.4%	\$574,230	\$609,129	+ 6.1%
Percent of List Price Received*	100.8%	100.8%	0.0%	101.8%	101.8%	0.0%
Inventory of Homes for Sale	33	41	+ 24.2%	—	—	—
Months Supply of Inventory	1.3	1.8	+ 38.5%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	7	10	+ 42.9%	134	160	+ 19.4%
Pending Sales	11	11	0.0%	138	128	- 7.2%
Closed Sales	11	13	+ 18.2%	139	127	- 8.6%
Days on Market Until Sale	15	26	+ 73.3%	42	21	- 50.0%
Median Sales Price*	\$480,000	\$484,000	+ 0.8%	\$430,000	\$475,000	+ 10.5%
Average Sales Price*	\$490,345	\$511,923	+ 4.4%	\$445,886	\$472,811	+ 6.0%
Percent of List Price Received*	101.1%	99.1%	- 2.0%	101.6%	100.0%	- 1.6%
Inventory of Homes for Sale	12	21	+ 75.0%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

* 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.

Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo
Rolling 12-Month Calculation



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.