

Bethel

Fairfield County

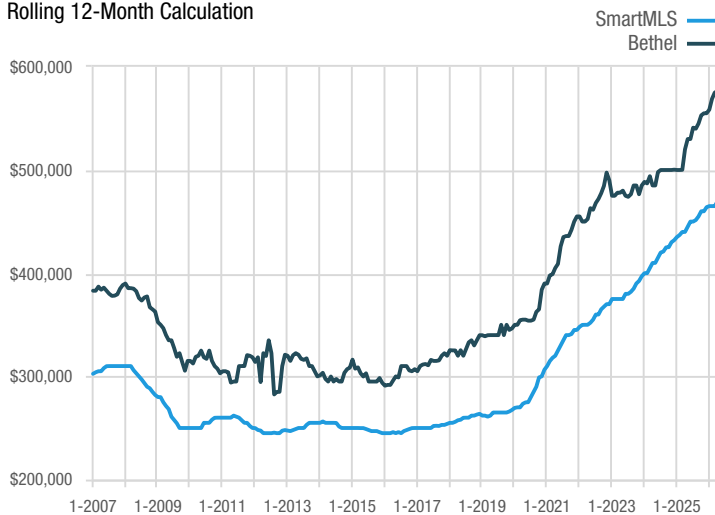
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	21	19	- 9.5%	54	54	0.0%
Pending Sales	15	10	- 33.3%	39	41	+ 5.1%
Closed Sales	9	10	+ 11.1%	36	37	+ 2.8%
Days on Market Until Sale	48	51	+ 6.3%	43	52	+ 20.9%
Median Sales Price*	\$651,000	\$626,811	- 3.7%	\$517,500	\$625,000	+ 20.8%
Average Sales Price*	\$685,000	\$633,437	- 7.5%	\$573,201	\$626,326	+ 9.3%
Percent of List Price Received*	104.2%	99.9%	- 4.1%	100.4%	100.9%	+ 0.5%
Inventory of Homes for Sale	30	26	- 13.3%	—	—	—
Months Supply of Inventory	2.6	2.1	- 19.2%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	4	4	0.0%	29	18	- 37.9%
Pending Sales	3	7	+ 133.3%	23	16	- 30.4%
Closed Sales	5	8	+ 60.0%	20	18	- 10.0%
Days on Market Until Sale	29	39	+ 34.5%	25	41	+ 64.0%
Median Sales Price*	\$490,000	\$587,350	+ 19.9%	\$496,250	\$445,500	- 10.2%
Average Sales Price*	\$520,400	\$534,156	+ 2.6%	\$510,777	\$476,625	- 6.7%
Percent of List Price Received*	100.8%	99.0%	- 1.8%	101.4%	98.8%	- 2.6%
Inventory of Homes for Sale	14	8	- 42.9%	—	—	—
Months Supply of Inventory	2.3	1.6	- 30.4%	—	—	—

* 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.

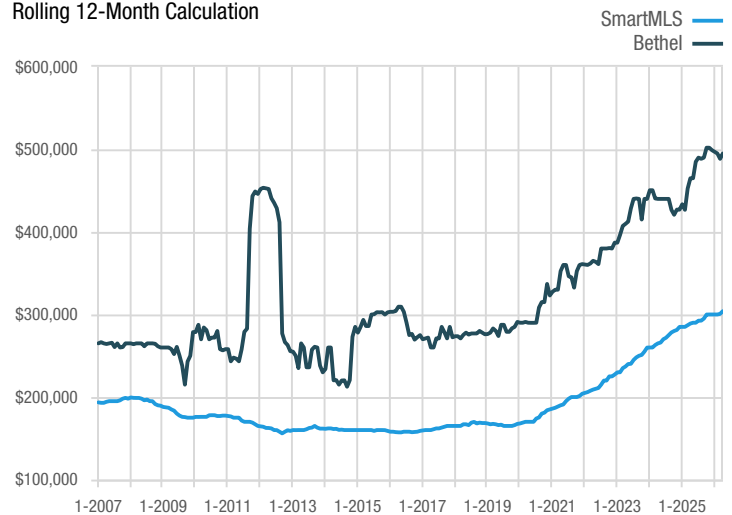
Median Sales Price - Single Family

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.