

Bethel

Fairfield County

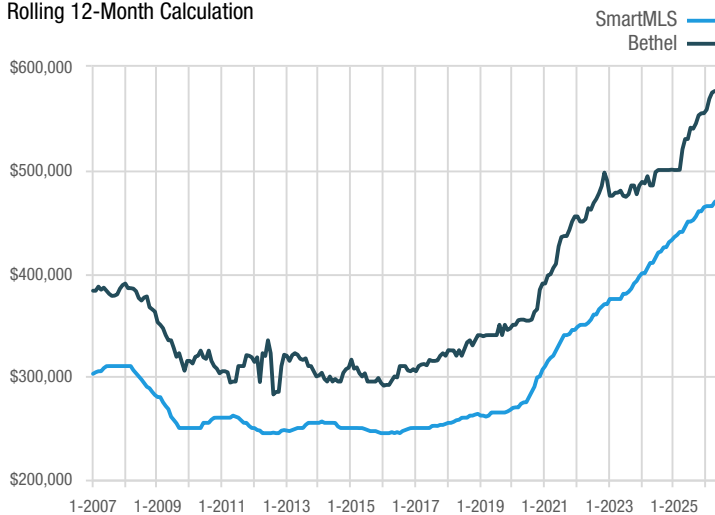
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	21	18	- 14.3%	75	72	- 4.0%
Pending Sales	16	17	+ 6.3%	55	58	+ 5.5%
Closed Sales	11	11	0.0%	47	48	+ 2.1%
Days on Market Until Sale	15	18	+ 20.0%	36	44	+ 22.2%
Median Sales Price*	\$545,000	\$530,000	- 2.8%	\$535,000	\$611,811	+ 14.4%
Average Sales Price*	\$590,727	\$701,318	+ 18.7%	\$577,303	\$643,512	+ 11.5%
Percent of List Price Received*	98.6%	103.8%	+ 5.3%	100.0%	101.5%	+ 1.5%
Inventory of Homes for Sale	34	27	- 20.6%	—	—	—
Months Supply of Inventory	2.9	2.1	- 27.6%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	9	5	- 44.4%	38	23	- 39.5%
Pending Sales	5	3	- 40.0%	28	19	- 32.1%
Closed Sales	8	0	- 100.0%	28	18	- 35.7%
Days on Market Until Sale	14	—	—	21	41	+ 95.2%
Median Sales Price*	\$446,000	—	—	\$488,500	\$445,500	- 8.8%
Average Sales Price*	\$504,938	—	—	\$509,109	\$485,184	- 4.7%
Percent of List Price Received*	103.9%	—	—	102.1%	100.0%	- 2.1%
Inventory of Homes for Sale	18	10	- 44.4%	—	—	—
Months Supply of Inventory	3.0	2.0	- 33.3%	—	—	—

* 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.

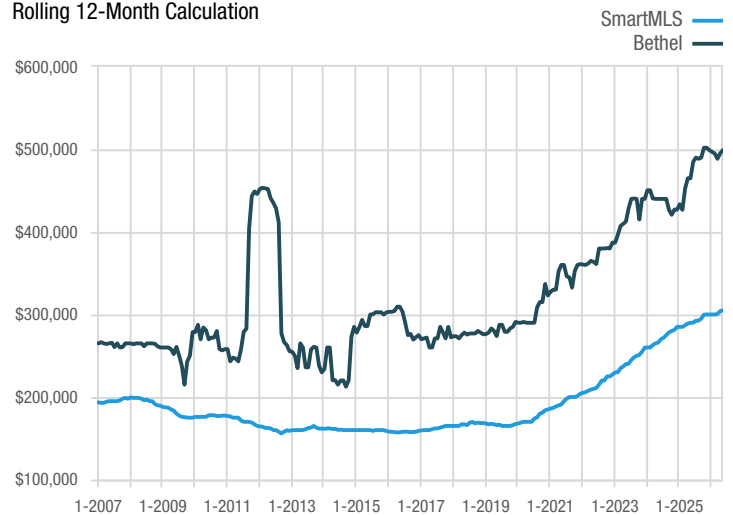
Median Sales Price - Single Family

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.