Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Bethel

Fairfield County

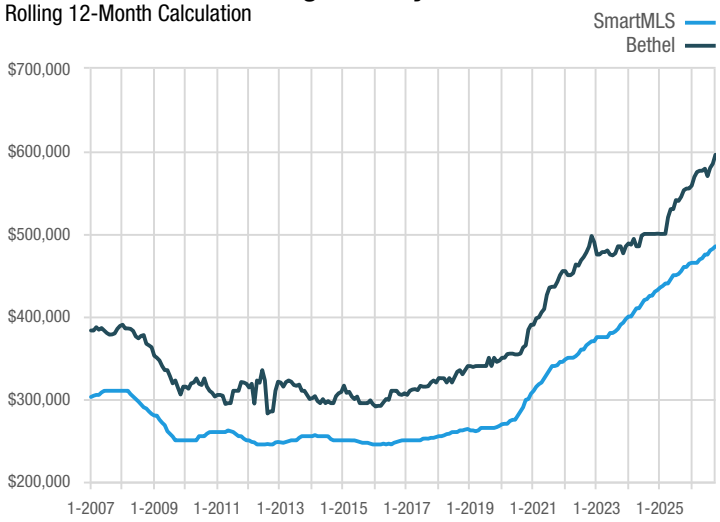
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	16	**15**	- 6.3%	164	**163**	- 0.6%
Pending Sales	17	**11**	- 35.3%	132	**126**	- 4.5%
Closed Sales	11	**11**	0.0%	126	**123**	- 2.4%
Days on Market Until Sale	28	**51**	+ 82.1%	28	**39**	+ 39.3%
Median Sales Price*	$579,000	**$650,000**	+ 12.3%	$554,950	**$600,000**	+ 8.1%
Average Sales Price*	$585,045	**$679,727**	+ 16.2%	$591,007	**$635,868**	+ 7.6%
Percent of List Price Received*	100.4%	**98.8%**	- 1.6%	101.3%	**101.5%**	+ 0.2%
Inventory of Homes for Sale	32	**40**	+ 25.0%	—	**—**	—
Months Supply of Inventory	2.5	**3.3**	+ 32.0%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	7	**4**	- 42.9%	64	**54**	- 15.6%
Pending Sales	6	**3**	- 50.0%	61	**43**	- 29.5%
Closed Sales	6	**4**	- 33.3%	61	**44**	- 27.9%
Days on Market Until Sale	56	**42**	- 25.0%	30	**38**	+ 26.7%
Median Sales Price*	$612,500	**$478,750**	- 21.8%	$495,000	**$476,000**	- 3.8%
Average Sales Price*	$540,167	**$473,125**	- 12.4%	$512,426	**$487,899**	- 4.8%
Percent of List Price Received*	99.4%	**99.3%**	- 0.1%	100.9%	**99.9%**	- 1.0%
Inventory of Homes for Sale	8	**12**	+ 50.0%	—	**—**	—
Months Supply of Inventory	1.4	**2.9**	+ 107.1%	—	**—**	—

* 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.

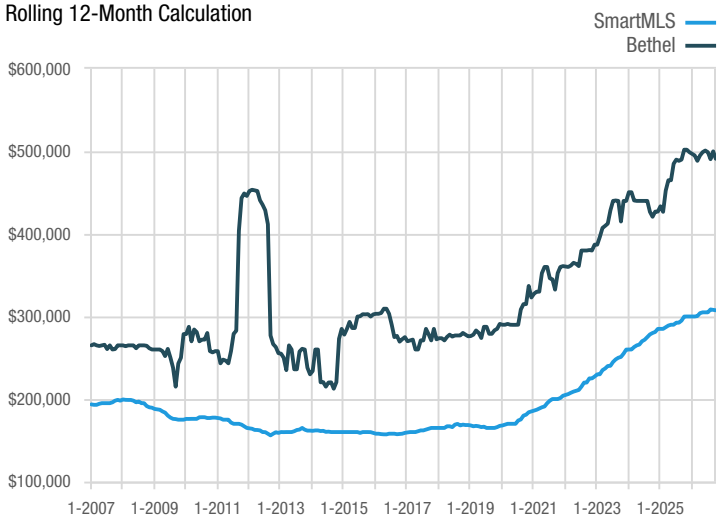
Median Sales Price - Single Family

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.

Current as of November 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.