

## Bethel

### Fairfield County

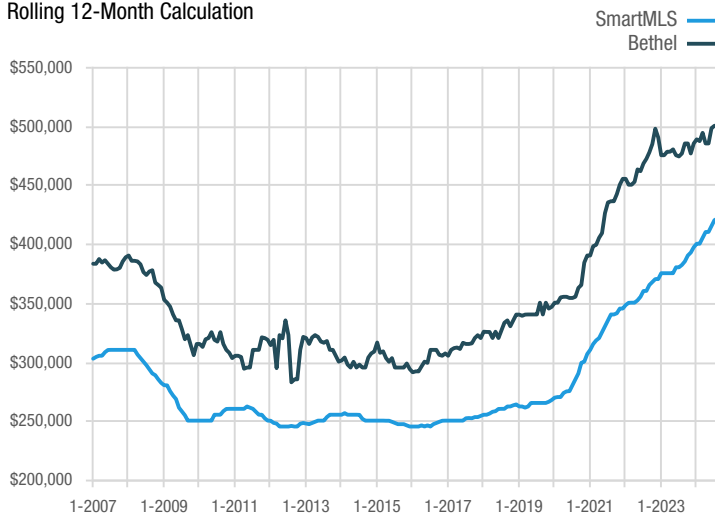
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	17	19	+ 11.8%	108	126	+ 16.7%
Pending Sales	16	15	- 6.3%	79	101	+ 27.8%
Closed Sales	8	14	+ 75.0%	75	90	+ 20.0%
Days on Market Until Sale	36	27	- 25.0%	45	39	- 13.3%
Median Sales Price*	\$475,000	<b>\$570,000</b>	+ 20.0%	\$480,000	<b>\$515,000</b>	+ 7.3%
Average Sales Price*	\$517,219	<b>\$592,536</b>	+ 14.6%	\$526,208	<b>\$530,295</b>	+ 0.8%
Percent of List Price Received*	104.5%	<b>103.1%</b>	- 1.3%	102.4%	<b>101.5%</b>	- 0.9%
Inventory of Homes for Sale	36	33	- 8.3%	—	—	—
Months Supply of Inventory	3.3	2.7	- 18.2%	—	—	—

Townhouse/Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	2	12	+ 500.0%	42	52	+ 23.8%
Pending Sales	6	4	- 33.3%	40	37	- 7.5%
Closed Sales	4	7	+ 75.0%	41	37	- 9.8%
Days on Market Until Sale	31	41	+ 32.3%	47	31	- 34.0%
Median Sales Price*	\$310,000	<b>\$350,500</b>	+ 13.1%	\$359,000	<b>\$426,500</b>	+ 18.8%
Average Sales Price*	\$322,525	<b>\$441,129</b>	+ 36.8%	\$425,608	<b>\$435,225</b>	+ 2.3%
Percent of List Price Received*	100.0%	<b>104.2%</b>	+ 4.2%	101.5%	<b>102.0%</b>	+ 0.5%
Inventory of Homes for Sale	7	11	+ 57.1%	—	—	—
Months Supply of Inventory	1.4	2.6	+ 85.7%	—	—	—

\* 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.

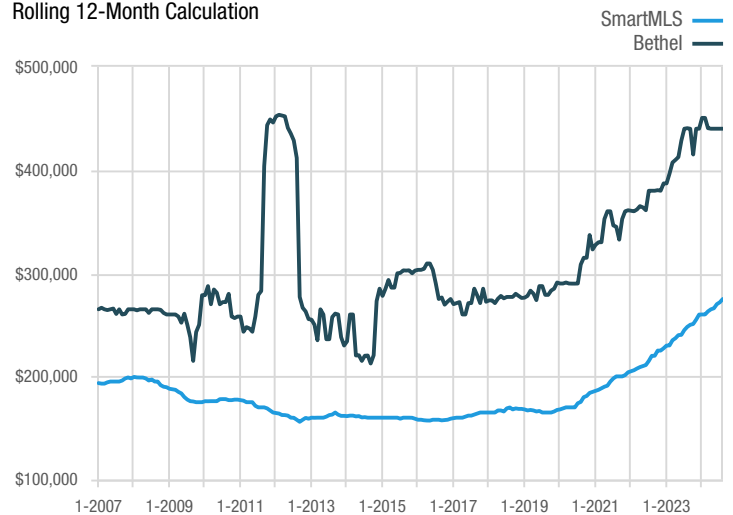
### Median Sales Price - Single Family

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.