

Bethel 06801

ZIP code · CT · Connecticut > Western Connecticut > Bethel

BALANCED MARKET

\$528K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

222

SALES (12 MO)

\$562K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



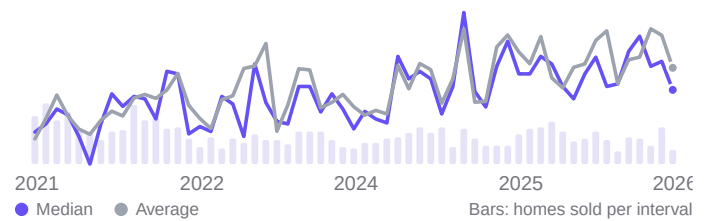
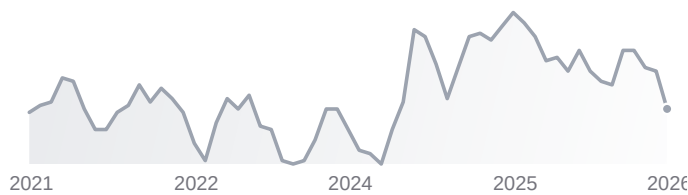
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$493K · Average \$537K

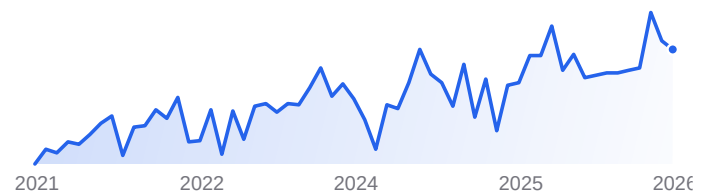
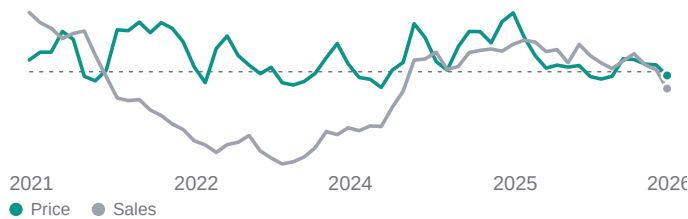


Growth (year over year)

Price -1.7% · Sales -7.5%

Price per square foot

\$298/ft²

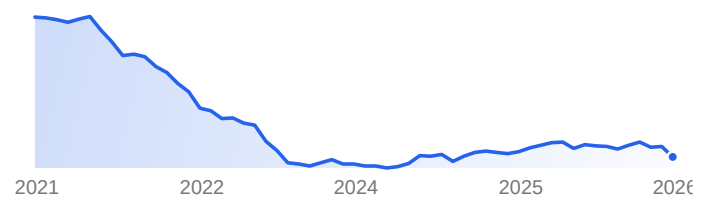
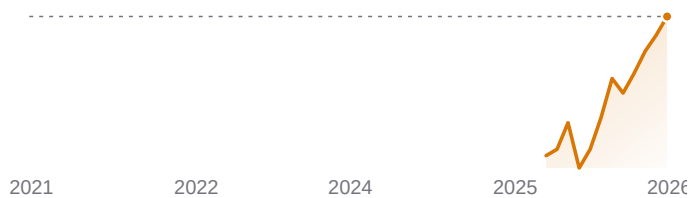


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

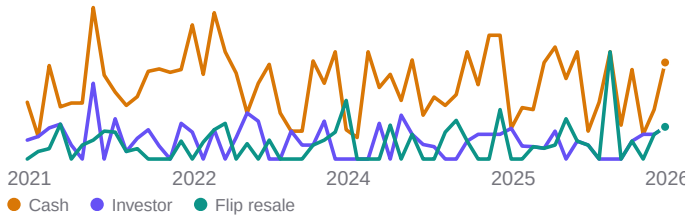
3.3%



BUYERS & OUTCOMES

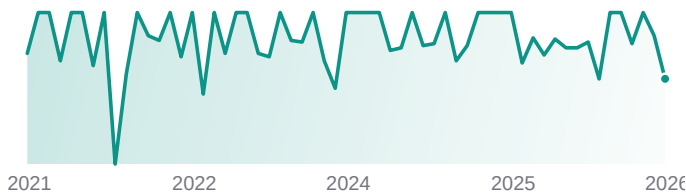
Buyer mix

Cash 30% · Investor 10% · Flip resale 10%



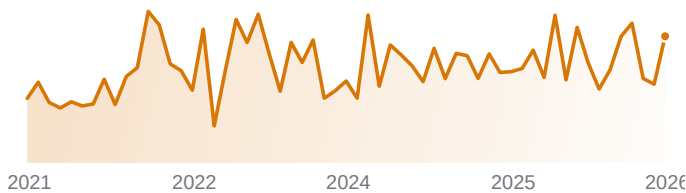
Sellers who sold at a gain

88%

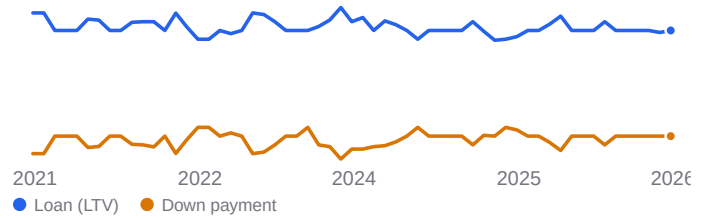


Median annualized return at resale

+5.7%

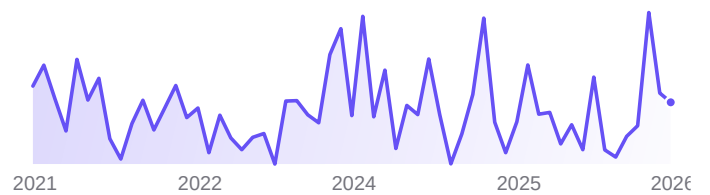


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



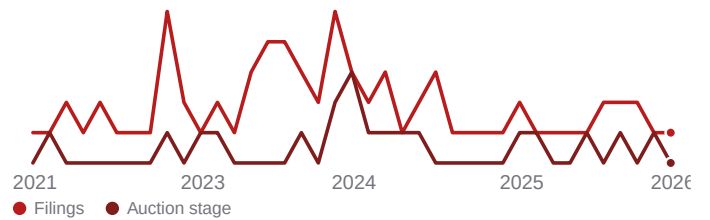
Typical hold before selling

10.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,664
Median value (AVM)	\$562K
Median size	1,928 ft²
Median bedrooms	3
Median year built	1973
Single family	72%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.8%
Owner occupied	83%
Company owned	7.2%
Median loan-to-value	47%

Typical ownership tenure

15.8 yrs

COMMUNITY

Population	22,772
Density	1,342 / mi²
Median household income	\$113K
Average household income	\$139K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	85
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	4.2%
Unemployment	0.9%
Average temp	50°F
Annual precip	53 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.