

Local Market Update – October 2022

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



Town of Bethlehem

- 18.8%

Change in
New Listings

- 41.8%

Change in
Closed Sales

+ 9.9%

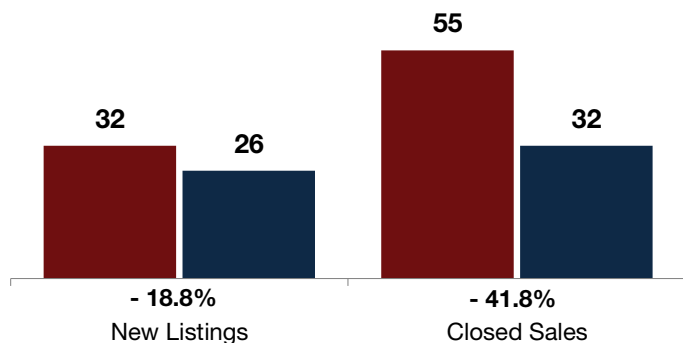
Change in
Median Sales Price

	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	32	26	- 18.8%	430	367	- 14.7%
Closed Sales	55	32	- 41.8%	364	332	- 8.8%
Median Sales Price*	\$325,000	\$357,315	+ 9.9%	\$330,000	\$376,500	+ 14.1%
Percent of Original List Price Received*	101.8%	101.1%	- 0.6%	102.3%	103.9%	+ 1.6%
Days on Market Until Sale	14	13	- 5.9%	20	19	- 7.9%
Inventory of Homes for Sale	44	35	- 20.5%	--	--	--
Months Supply of Inventory	1.2	1.1	- 4.4%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

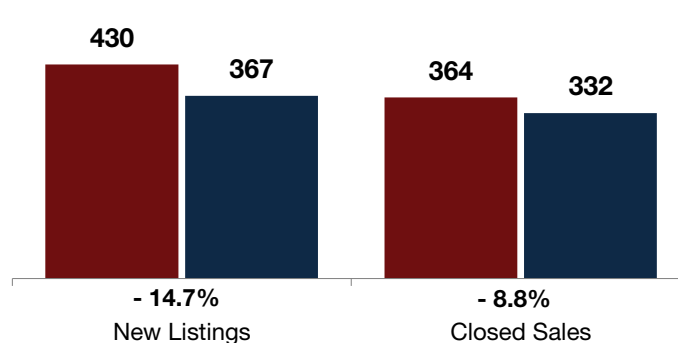
October

■ 2021 ■ 2022

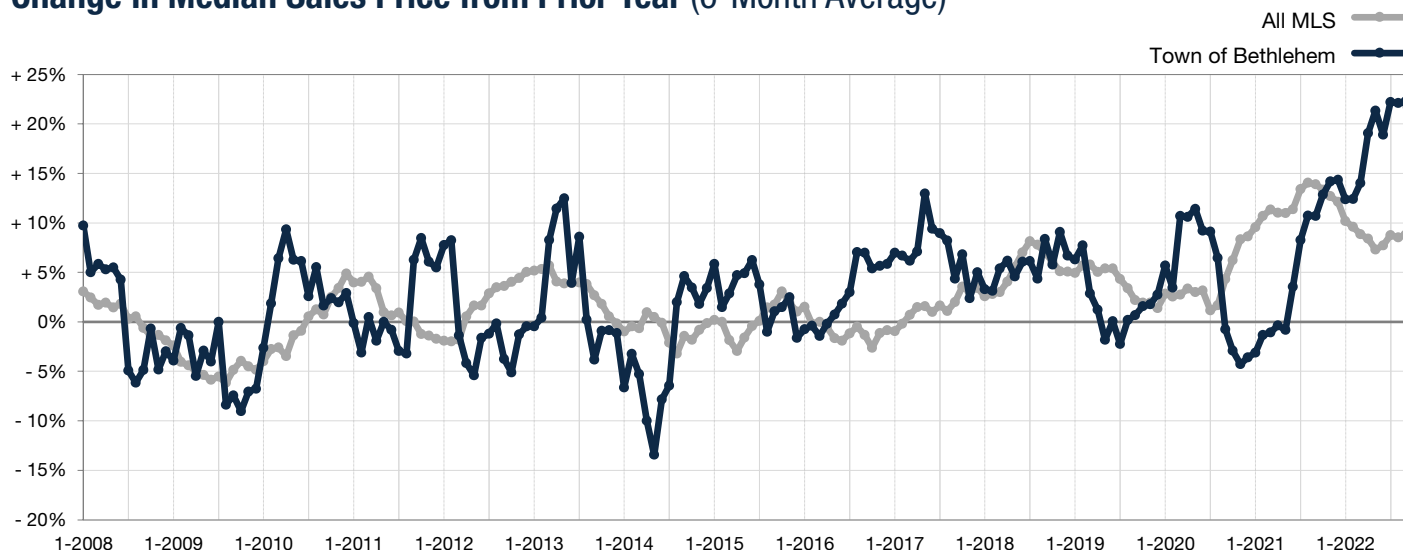


Year to Date

■ 2021 ■ 2022



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.