

Local Market Update – November 2022

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



Town of Bethlehem

- 20.8%

Change in
New Listings

- 39.5%

Change in
Closed Sales

+ 0.4%

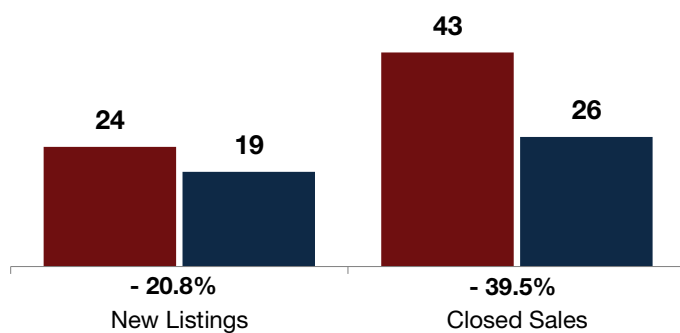
Change in
Median Sales Price

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	24	19	- 20.8%	454	386	- 15.0%
Closed Sales	43	26	- 39.5%	407	359	- 11.8%
Median Sales Price*	\$350,000	\$351,550	+ 0.4%	\$331,000	\$375,000	+ 13.3%
Percent of Original List Price Received*	101.7%	100.9%	- 0.8%	102.2%	103.6%	+ 1.4%
Days on Market Until Sale	12	14	+ 15.0%	19	18	- 5.2%
Inventory of Homes for Sale	39	30	- 23.1%	--	--	--
Months Supply of Inventory	1.1	1.0	- 10.7%	--	--	--

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

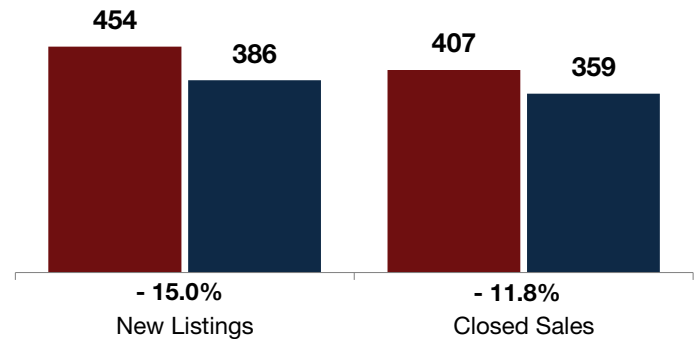
November

■ 2021 ■ 2022

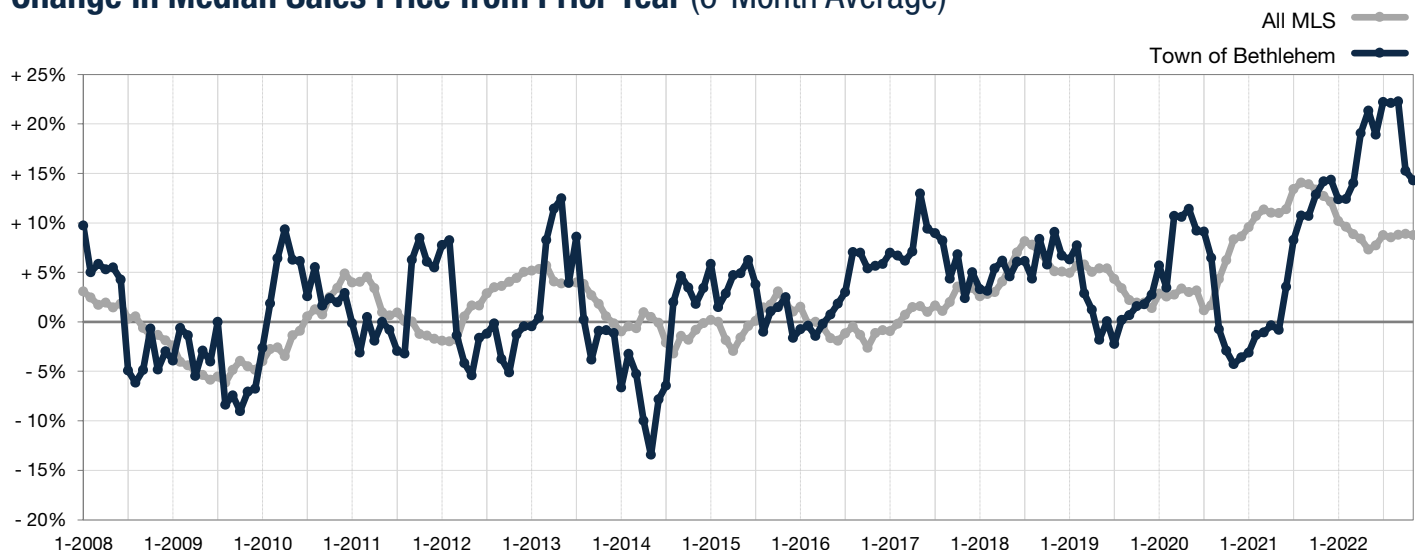


Year to Date

■ 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.