

Local Market Update – December 2022

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



Town of Bethlehem

- 47.8%

- 20.0%

- 3.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	23	12	- 47.8%	477	400	- 16.1%
Closed Sales	40	32	- 20.0%	447	394	- 11.9%
Median Sales Price*	\$334,500	\$322,096	- 3.7%	\$331,000	\$364,000	+ 10.0%
Percent of Original List Price Received*	98.9%	101.3%	+ 2.4%	101.9%	103.4%	+ 1.5%
Days on Market Until Sale	21	14	- 35.8%	20	18	- 8.7%
Inventory of Homes for Sale	28	23	- 17.9%	--	--	--
Months Supply of Inventory	0.8	0.8	- 1.2%	--	--	--

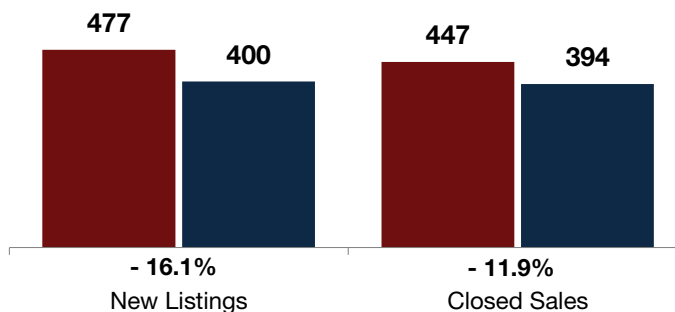
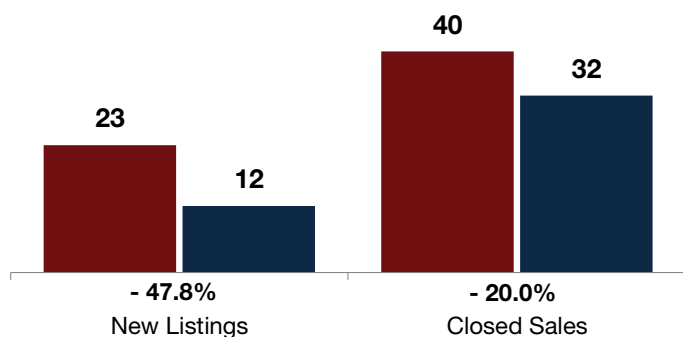
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

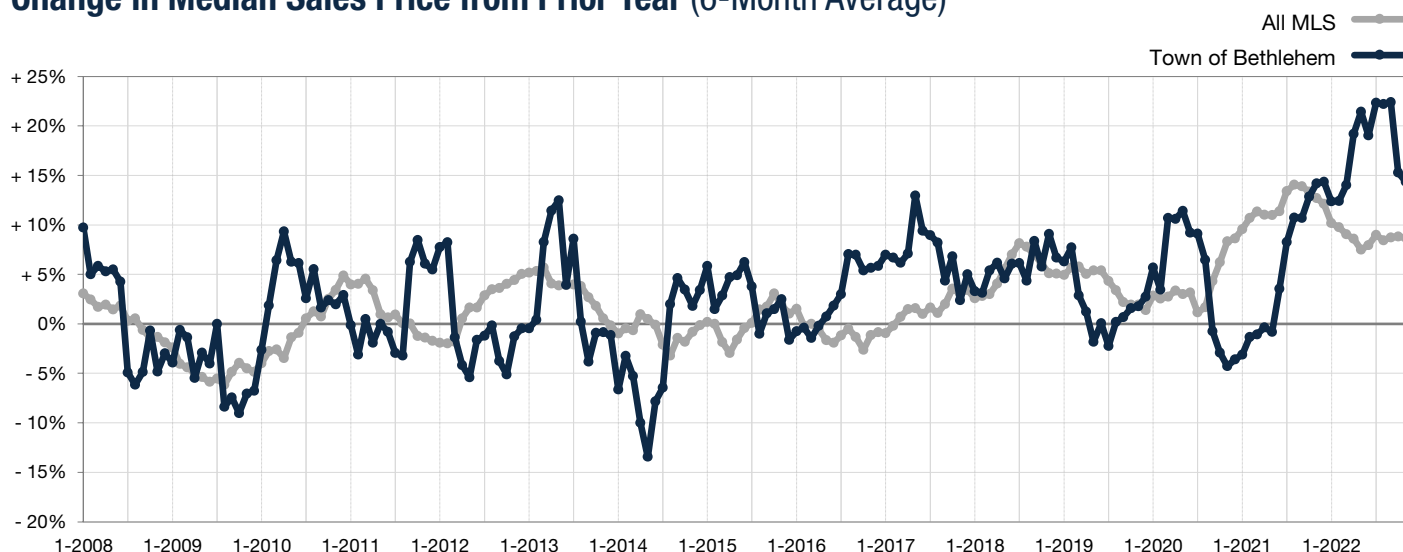
■ 2021 ■ 2022

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.