

Local Market Update – January 2023

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



Town of Bethlehem

+ 14.3%

- 17.4%

- 12.1%

Change in
New Listings

Change in
Closed Sales

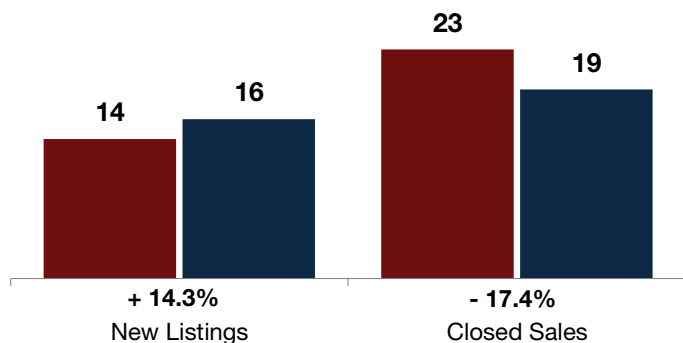
Change in
Median Sales Price

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	14	16	+ 14.3%	14	16	+ 14.3%
Closed Sales	23	19	- 17.4%	23	19	- 17.4%
Median Sales Price*	\$319,000	\$280,500	- 12.1%	\$319,000	\$280,500	- 12.1%
Percent of Original List Price Received*	101.8%	98.5%	- 3.3%	101.8%	98.5%	- 3.3%
Days on Market Until Sale	25	28	+ 14.1%	25	28	+ 14.1%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	0.6	0.4	- 34.7%	--	--	--

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

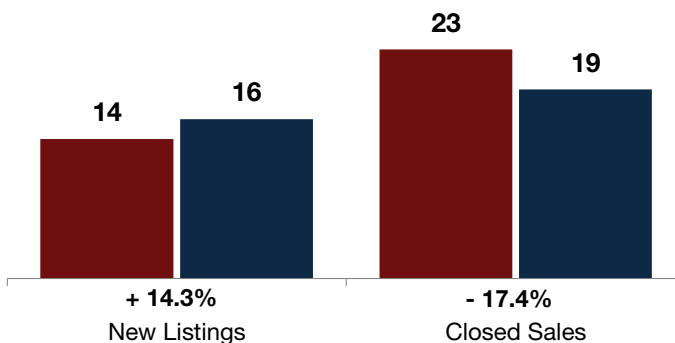
January

■ 2022 ■ 2023



Year to Date

■ 2022 ■ 2023



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.