

Local Market Update – February 2023

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



Town of Bethlehem

- 29.4%

Change in
New Listings

- 29.6%

Change in
Closed Sales

- 25.6%

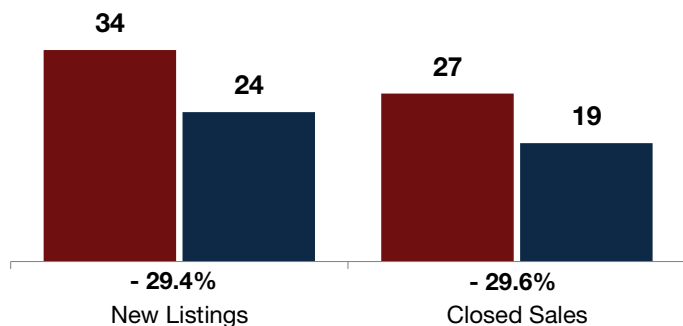
Change in
Median Sales Price

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	34	24	- 29.4%	48	40	- 16.7%
Closed Sales	27	19	- 29.6%	50	38	- 24.0%
Median Sales Price*	\$416,854	\$310,000	- 25.6%	\$352,500	\$288,500	- 18.2%
Percent of Original List Price Received*	105.1%	92.0%	- 12.5%	103.6%	95.2%	- 8.1%
Days on Market Until Sale	23	42	+ 81.1%	24	35	+ 46.8%
Inventory of Homes for Sale	28	14	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 42.4%	--	--	--

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

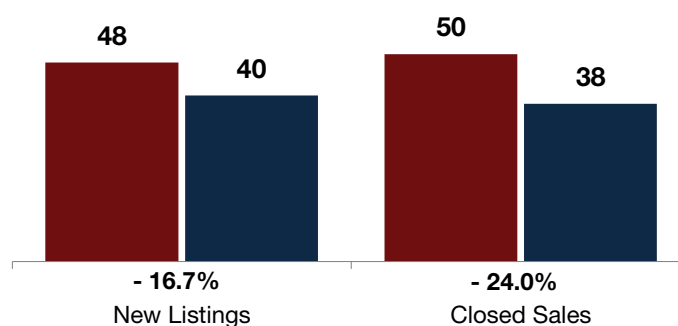
February

■ 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.