

Local Market Update – March 2023

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



Town of Bethlehem

- 39.1%

Change in
New Listings

- 13.0%

Change in
Closed Sales

- 10.8%

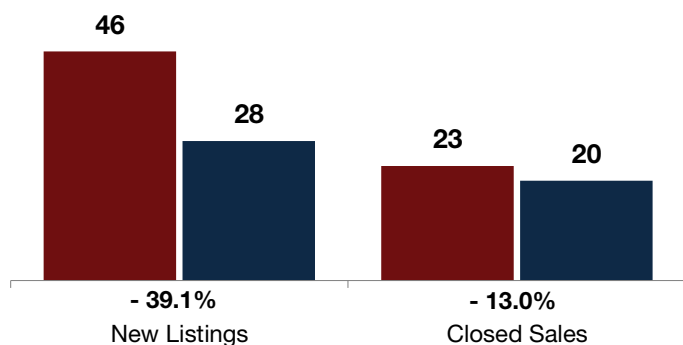
Change in
Median Sales Price

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	46	28	- 39.1%	94	69	- 26.6%
Closed Sales	23	20	- 13.0%	73	58	- 20.5%
Median Sales Price*	\$372,000	\$332,000	- 10.8%	\$355,000	\$299,889	- 15.5%
Percent of Original List Price Received*	101.3%	101.6%	+ 0.3%	102.9%	97.4%	- 5.3%
Days on Market Until Sale	36	24	- 33.5%	28	31	+ 12.8%
Inventory of Homes for Sale	28	21	- 25.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 7.8%	--	--	--

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

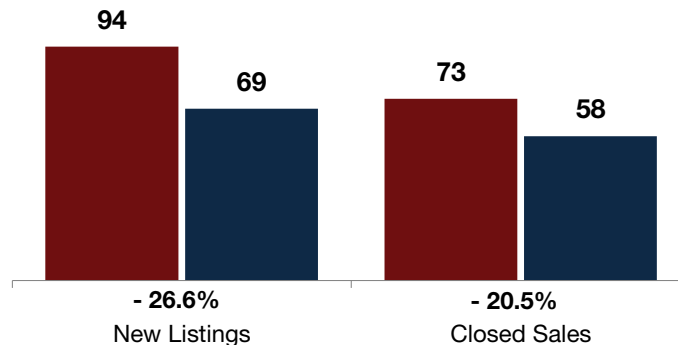
March

■ 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.