

Local Market Update – April 2023

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



Town of Bethlehem

+ 14.7%

- 51.5%

- 2.7%

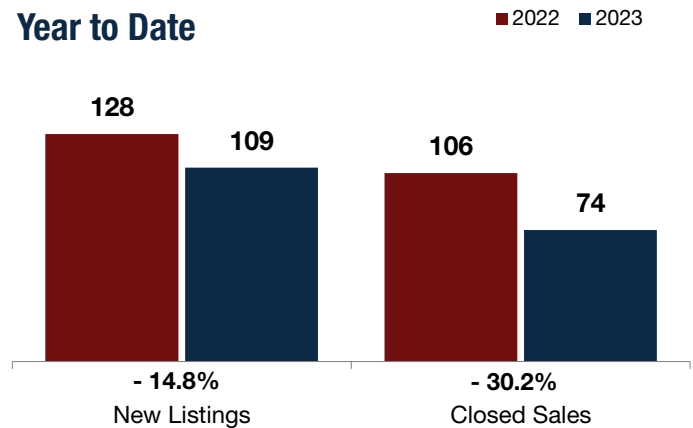
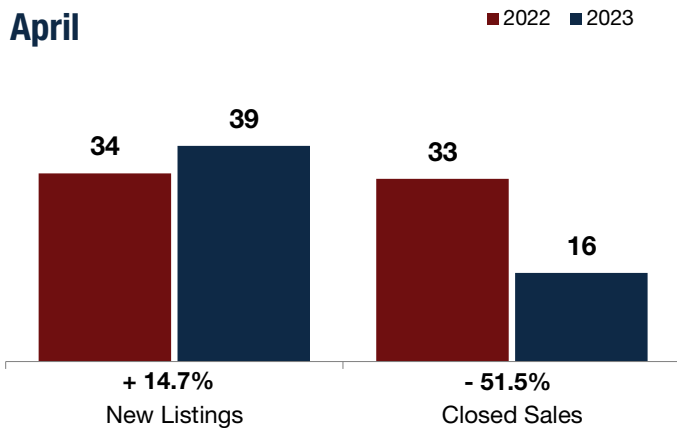
Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	34	39	+ 14.7%	128	109	- 14.8%
Closed Sales	33	16	- 51.5%	106	74	- 30.2%
Median Sales Price*	\$349,498	\$340,000	- 2.7%	\$352,500	\$305,000	- 13.5%
Percent of Original List Price Received*	107.5%	104.0%	- 3.3%	104.3%	98.8%	- 5.3%
Days on Market Until Sale	22	8	- 64.7%	26	26	+ 0.6%
Inventory of Homes for Sale	30	23	- 23.3%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.2%	--	--	--

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



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.