

# Local Market Update – May 2023

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



## Town of Bethlehem

**- 12.0%**

**+ 11.1%**

**- 8.8%**

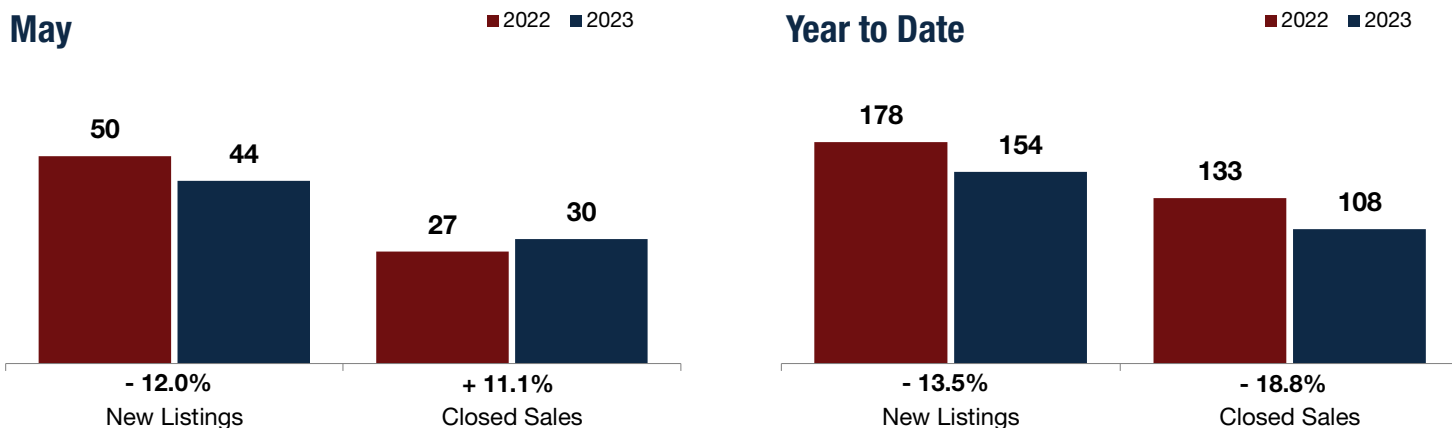
Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	50	44	- 12.0%	178	154	- 13.5%
Closed Sales	27	30	+ 11.1%	133	108	- 18.8%
Median Sales Price*	\$425,000	<b>\$387,500</b>	- 8.8%	\$365,000	<b>\$335,000</b>	- 8.2%
Percent of Original List Price Received*	105.7%	<b>105.3%</b>	- 0.4%	104.6%	<b>100.7%</b>	- 3.8%
Days on Market Until Sale	9	7	- 28.5%	23	20	- 11.4%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--
Months Supply of Inventory	1.0	0.6	- 37.7%	--	--	--

\* 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.