

# Local Market Update – June 2023

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



## Town of Bethlehem

**- 45.8%**

**- 18.8%**

**- 3.7%**

Change in  
New Listings

Change in  
Closed Sales

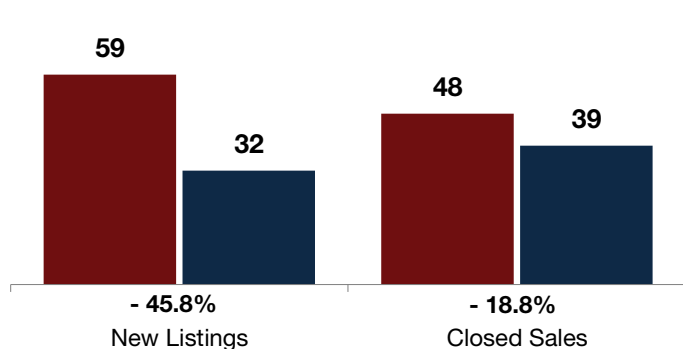
Change in  
Median Sales Price

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	59	32	- 45.8%	237	188	- 20.7%
Closed Sales	48	39	- 18.8%	181	147	- 18.8%
Median Sales Price*	\$410,000	<b>\$395,000</b>	- 3.7%	\$380,000	<b>\$349,900</b>	- 7.9%
Percent of Original List Price Received*	107.8%	<b>105.8%</b>	- 1.9%	105.5%	<b>102.0%</b>	- 3.3%
Days on Market Until Sale	21	<b>7</b>	- 65.5%	22	<b>17</b>	- 25.1%
Inventory of Homes for Sale	48	<b>15</b>	- 68.8%	--	--	--
Months Supply of Inventory	1.5	<b>0.5</b>	- 64.0%	--	--	--

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

### June

■ 2022 ■ 2023

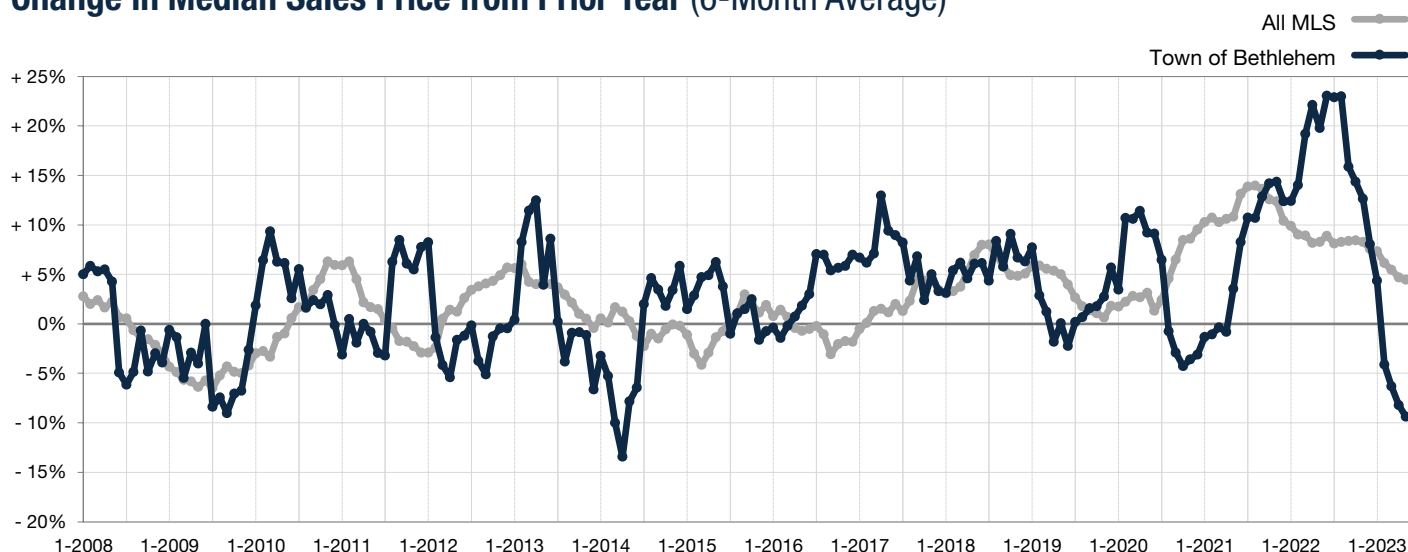


### Year to Date

■ 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.