

Local Market Update – July 2023

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



Town of Bethlehem

+ 24.2%

Change in
New Listings

+ 8.3%

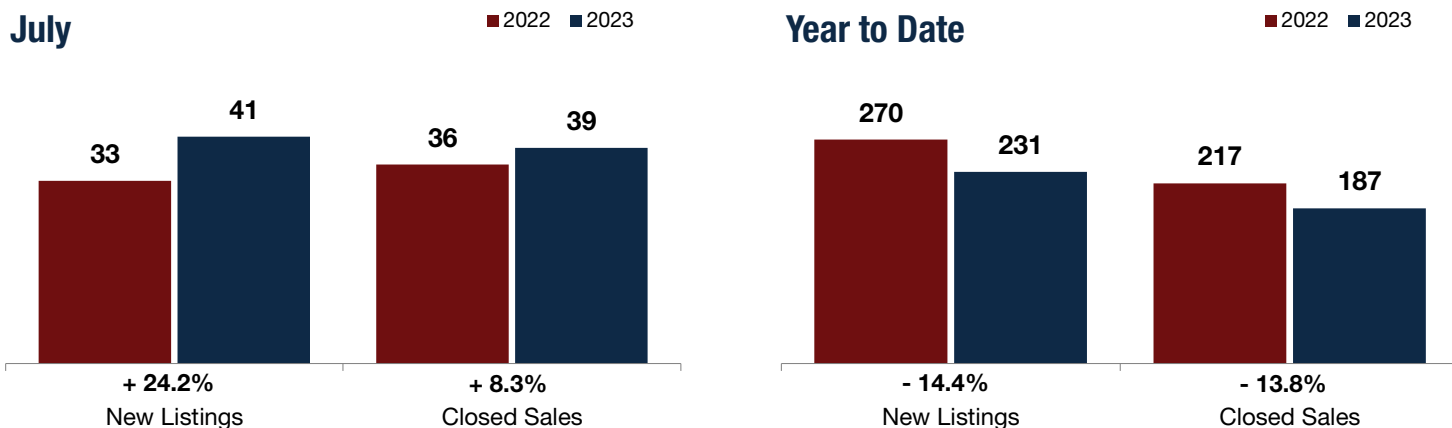
Change in
Closed Sales

+ 2.4%

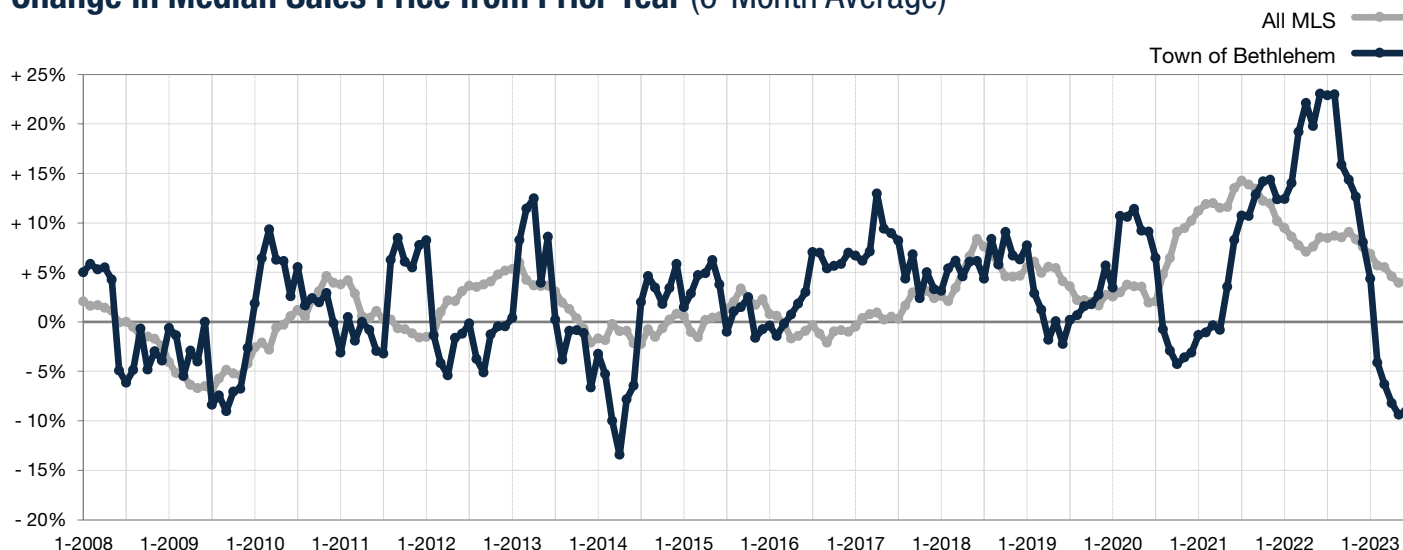
Change in
Median Sales Price

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	33	41	+ 24.2%	270	231	- 14.4%
Closed Sales	36	39	+ 8.3%	217	187	- 13.8%
Median Sales Price*	\$388,311	\$397,582	+ 2.4%	\$380,000	\$372,500	- 2.0%
Percent of Original List Price Received*	104.6%	107.4%	+ 2.7%	105.3%	103.2%	- 2.0%
Days on Market Until Sale	8	11	+ 33.4%	20	15	- 22.7%
Inventory of Homes for Sale	38	27	- 28.9%	--	--	--
Months Supply of Inventory	1.1	1.0	- 14.7%	--	--	--

* 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.