

# Local Market Update – August 2023

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



## Town of Bethlehem

**- 8.8%**

Change in  
New Listings

**- 36.7%**

Change in  
Closed Sales

**- 5.0%**

Change in  
Median Sales Price

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	34	31	- 8.8%	304	262	- 13.8%
Closed Sales	49	31	- 36.7%	266	218	- 18.0%
Median Sales Price*	\$420,000	<b>\$399,000</b>	- 5.0%	\$394,538	<b>\$375,000</b>	- 5.0%
Percent of Original List Price Received*	103.8%	<b>107.5%</b>	+ 3.5%	105.0%	<b>103.8%</b>	- 1.2%
Days on Market Until Sale	15	<b>11</b>	- 28.3%	19	<b>15</b>	- 22.4%
Inventory of Homes for Sale	32	<b>22</b>	- 31.3%	--	--	--
Months Supply of Inventory	1.0	<b>0.8</b>	- 19.3%	--	--	--

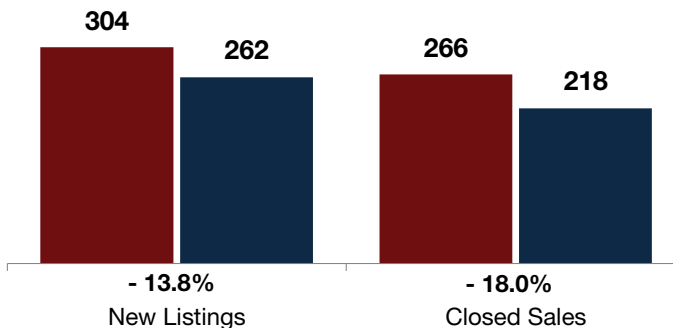
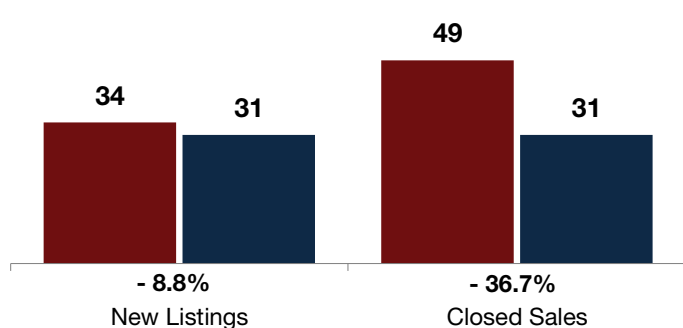
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

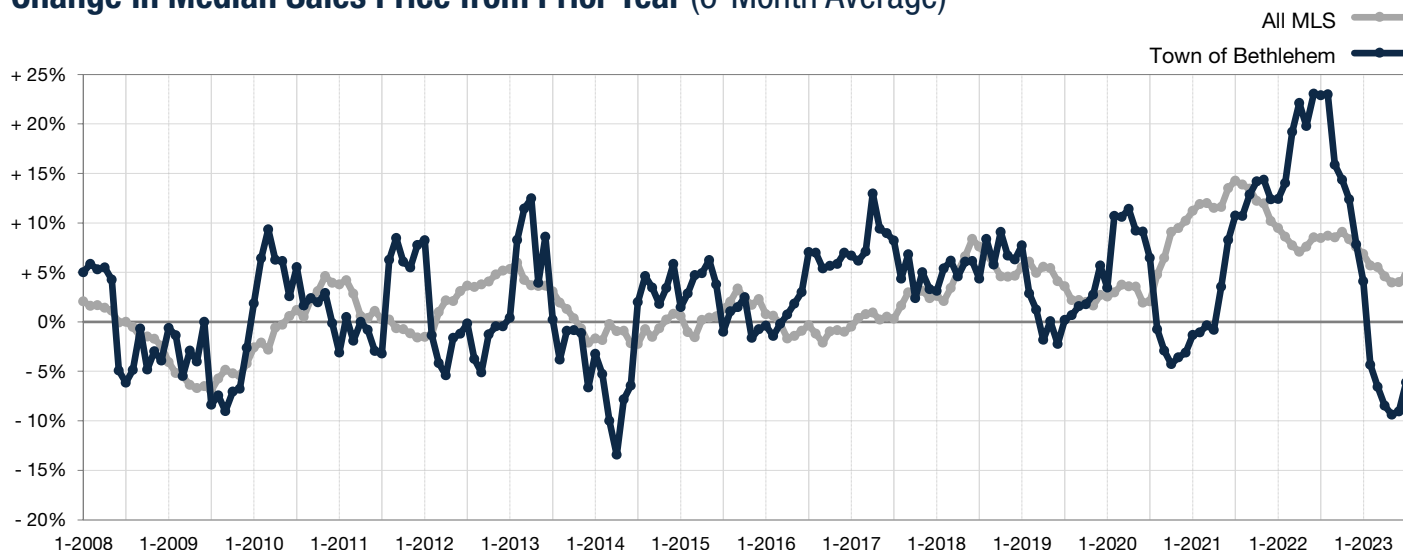
■ 2022 ■ 2023

### 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.