

Local Market Update – September 2023

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



Town of Bethlehem

- 40.0%

Change in
New Listings

- 18.9%

Change in
Closed Sales

+ 24.1%

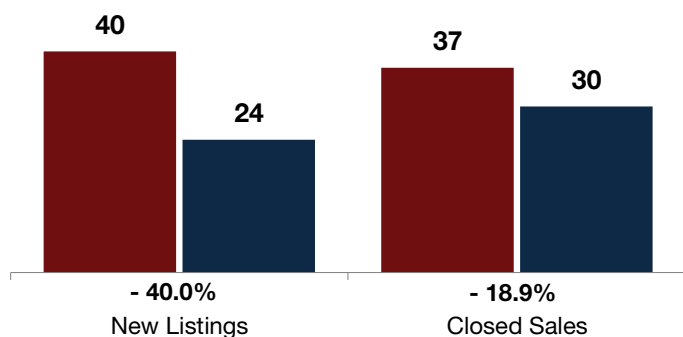
Change in
Median Sales Price

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	40	24	- 40.0%	344	286	- 16.9%
Closed Sales	37	30	- 18.9%	303	248	- 18.2%
Median Sales Price*	\$320,000	\$397,000	+ 24.1%	\$380,000	\$375,000	- 1.3%
Percent of Original List Price Received*	97.6%	103.2%	+ 5.7%	104.1%	103.7%	- 0.4%
Days on Market Until Sale	22	12	- 45.6%	19	14	- 25.6%
Inventory of Homes for Sale	47	22	- 53.2%	--	--	--
Months Supply of Inventory	1.5	0.8	- 47.0%	--	--	--

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

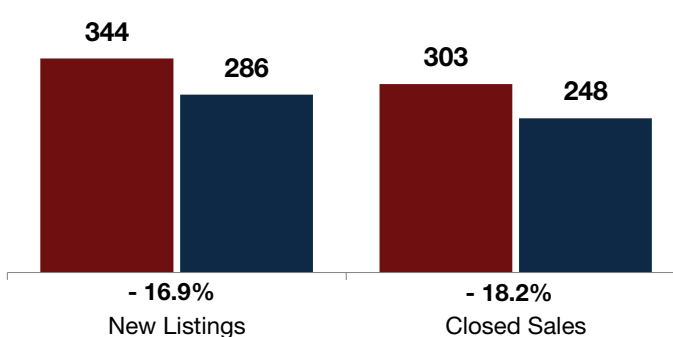
September

■ 2022 ■ 2023

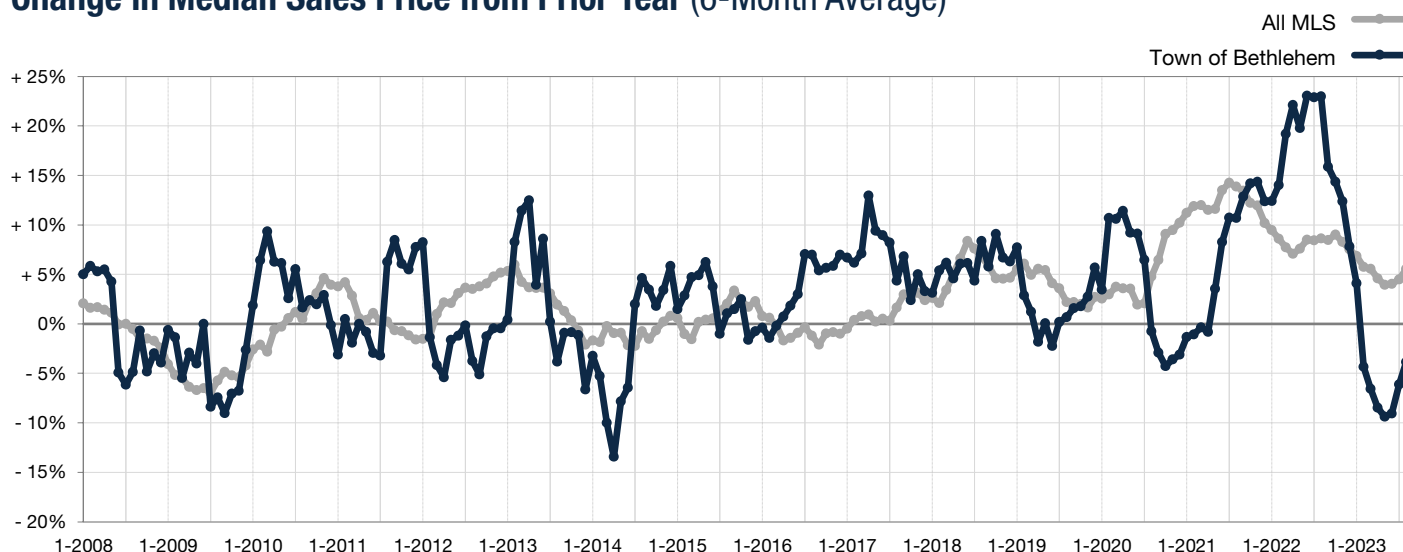


Year to Date

■ 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.