

Local Market Update – November 2023

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



Town of Bethlehem

+ 10.5%

Change in
New Listings

- 14.3%

Change in
Closed Sales

+ 33.4%

Change in
Median Sales Price

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	19	21	+ 10.5%	389	335	- 13.9%
Closed Sales	28	24	- 14.3%	364	297	- 18.4%
Median Sales Price*	\$335,050	\$447,000	+ 33.4%	\$371,197	\$375,000	+ 1.0%
Percent of Original List Price Received*	100.6%	101.5%	+ 0.9%	103.6%	103.4%	- 0.2%
Days on Market Until Sale	14	15	+ 13.9%	18	14	- 23.1%
Inventory of Homes for Sale	35	27	- 22.9%	--	--	--
Months Supply of Inventory	1.1	1.0	- 12.1%	--	--	--

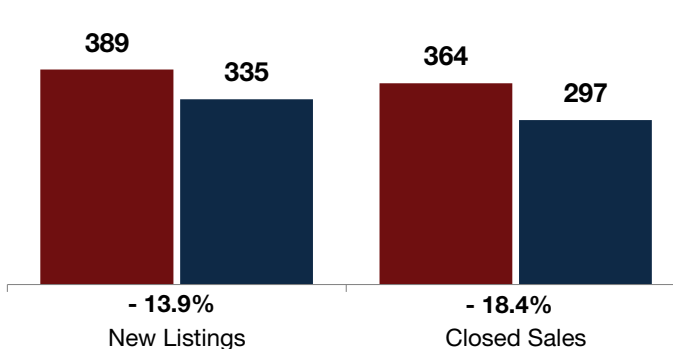
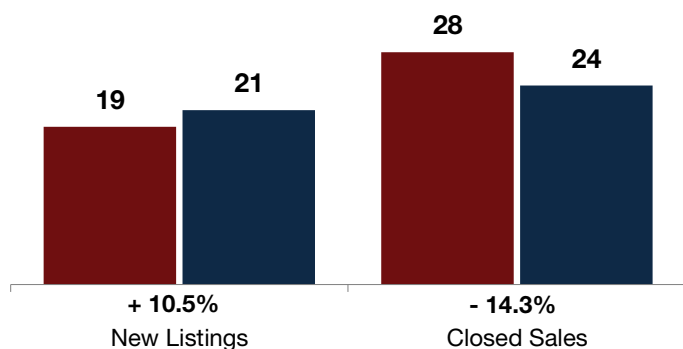
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

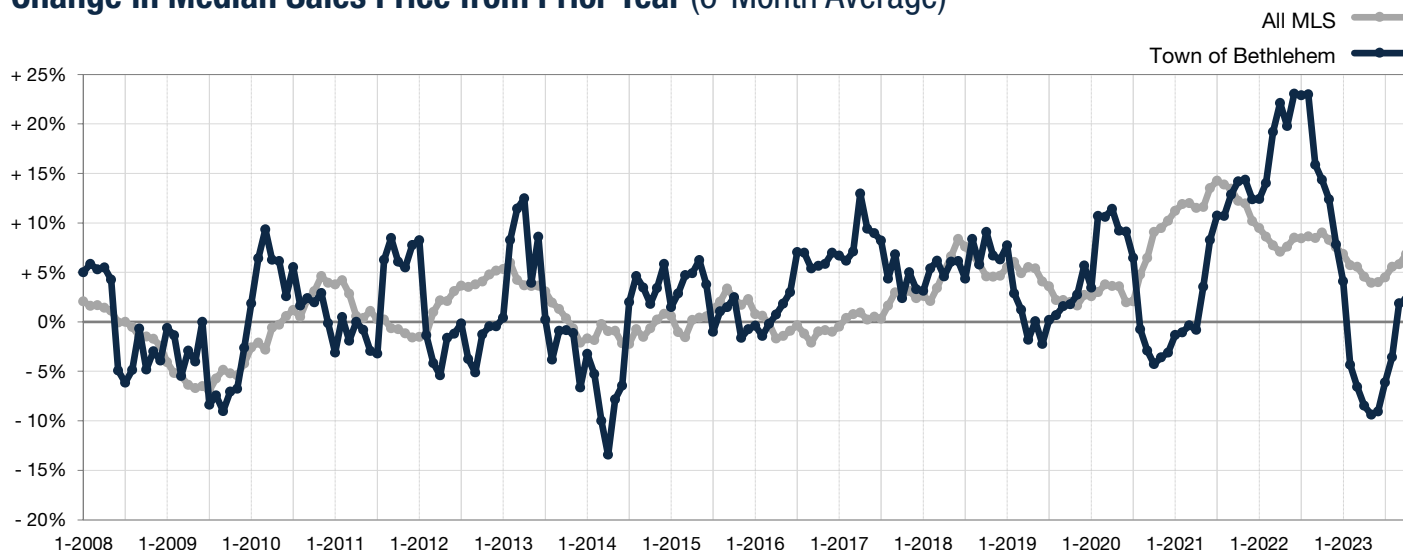
■ 2022 ■ 2023

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.