

Local Market Update – December 2023

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



Town of Bethlehem

- 41.7%

- 40.6%

- 0.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	12	7	- 41.7%	401	342	- 14.7%
Closed Sales	32	19	- 40.6%	396	316	- 20.2%
Median Sales Price*	\$322,096	\$320,000	- 0.7%	\$364,000	\$375,000	+ 3.0%
Percent of Original List Price Received*	101.4%	101.6%	+ 0.2%	103.4%	103.3%	- 0.1%
Days on Market Until Sale	14	14	+ 0.4%	18	14	- 21.6%
Inventory of Homes for Sale	24	17	- 29.2%	--	--	--
Months Supply of Inventory	0.8	0.6	- 19.4%	--	--	--

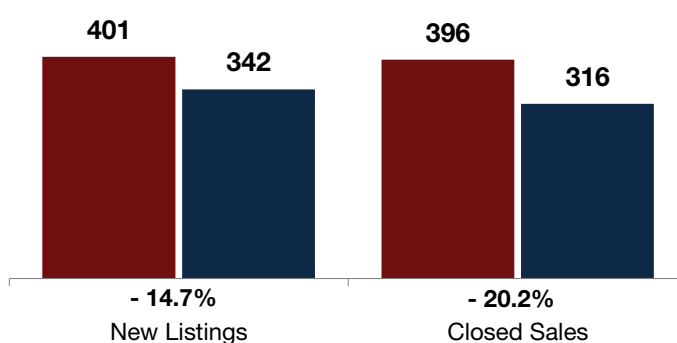
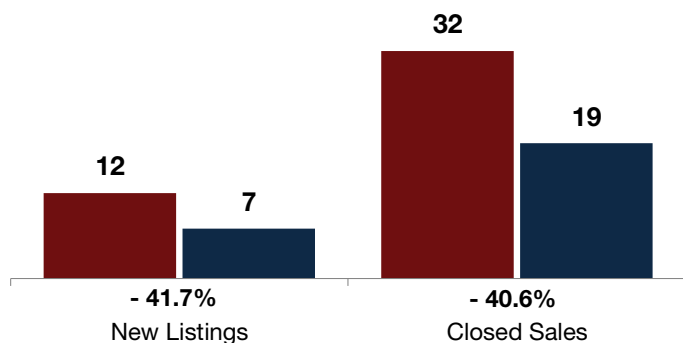
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

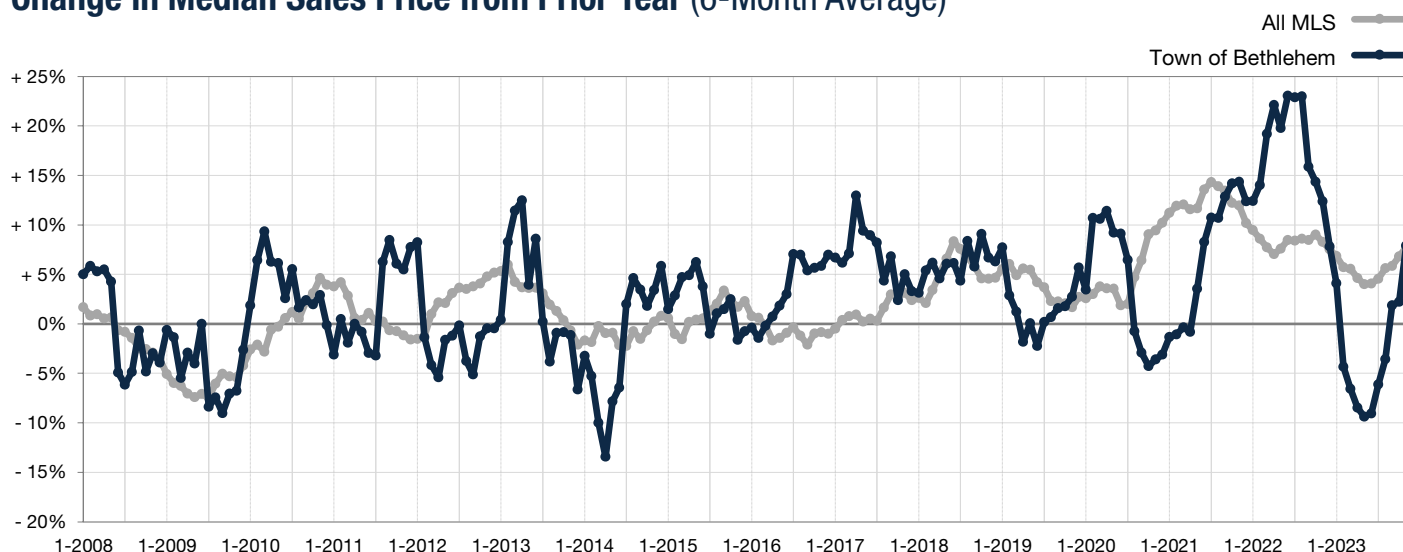
■ 2022 ■ 2023

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.