

Local Market Update – February 2024

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



Town of Bethlehem

- 38.5%

Change in
New Listings

- 21.1%

Change in
Closed Sales

+ 30.6%

Change in
Median Sales Price

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	26	16	- 38.5%	42	39	- 7.1%
Closed Sales	19	15	- 21.1%	40	32	- 20.0%
Median Sales Price*	\$310,000	\$405,000	+ 30.6%	\$295,500	\$413,670	+ 40.0%
Percent of Original List Price Received*	92.0%	101.9%	+ 10.8%	95.4%	100.3%	+ 5.1%
Days on Market Until Sale	42	18	- 58.1%	34	29	- 13.9%
Inventory of Homes for Sale	16	20	+ 25.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 46.7%	--	--	--

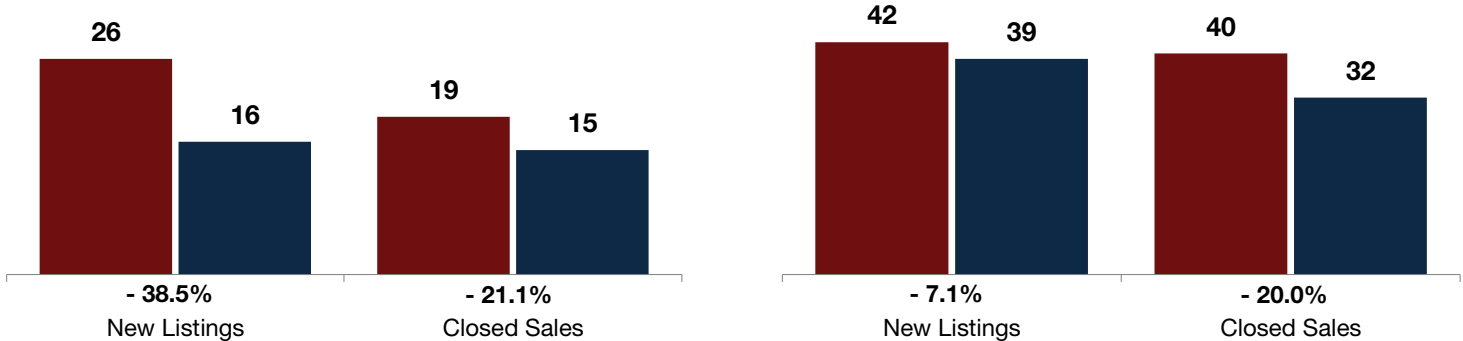
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

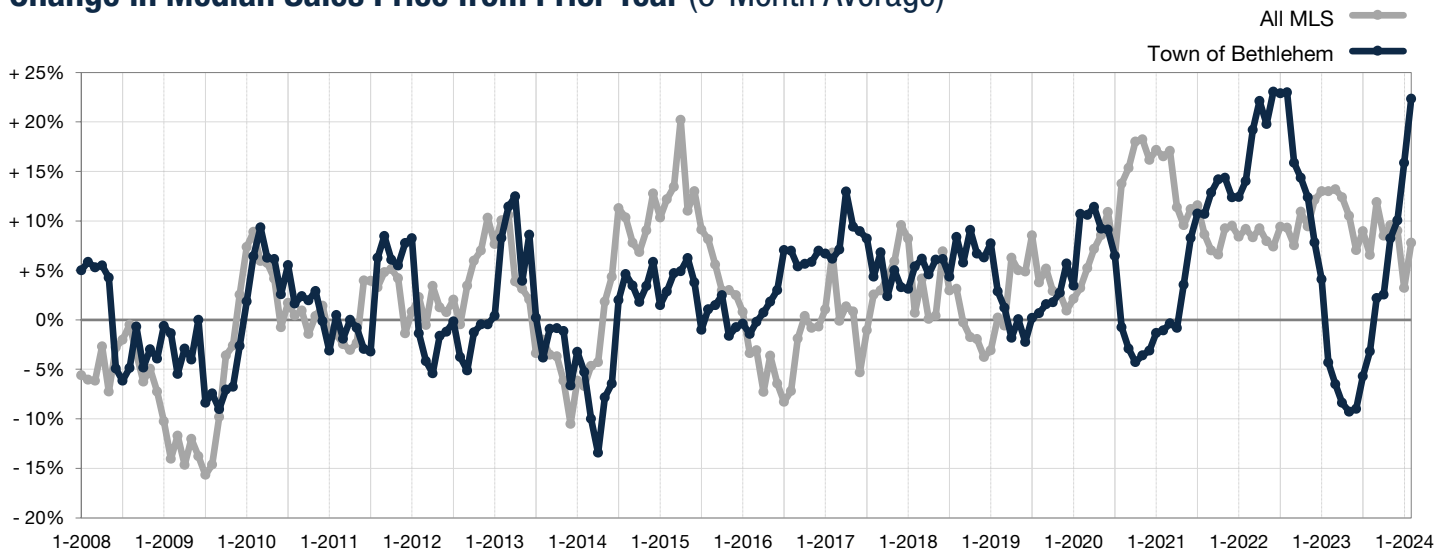
■ 2023 ■ 2024

Year to Date

■ 2023 ■ 2024



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.