

Local Market Update – March 2024

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



Town of Bethlehem

- 3.6%

Change in
New Listings

- 14.3%

Change in
Closed Sales

+ 6.5%

Change in
Median Sales Price

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	28	27	- 3.6%	70	66	- 5.7%
Closed Sales	21	18	- 14.3%	61	50	- 18.0%
Median Sales Price*	\$324,000	\$345,000	+ 6.5%	\$300,000	\$399,850	+ 33.3%
Percent of Original List Price Received*	101.4%	99.1%	- 2.3%	97.5%	99.9%	+ 2.5%
Days on Market Until Sale	23	29	+ 25.0%	30	29	- 3.5%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
Months Supply of Inventory	0.8	0.8	- 11.2%	--	--	--

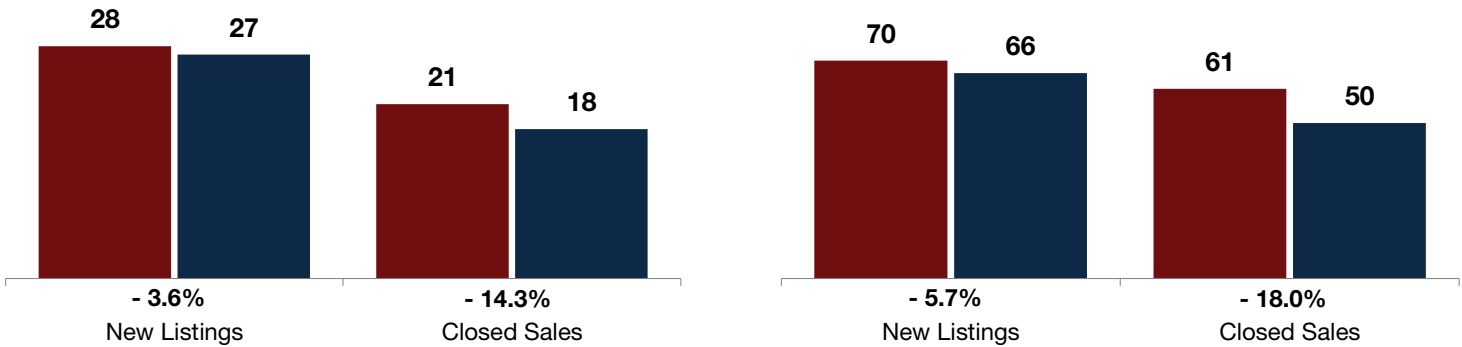
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

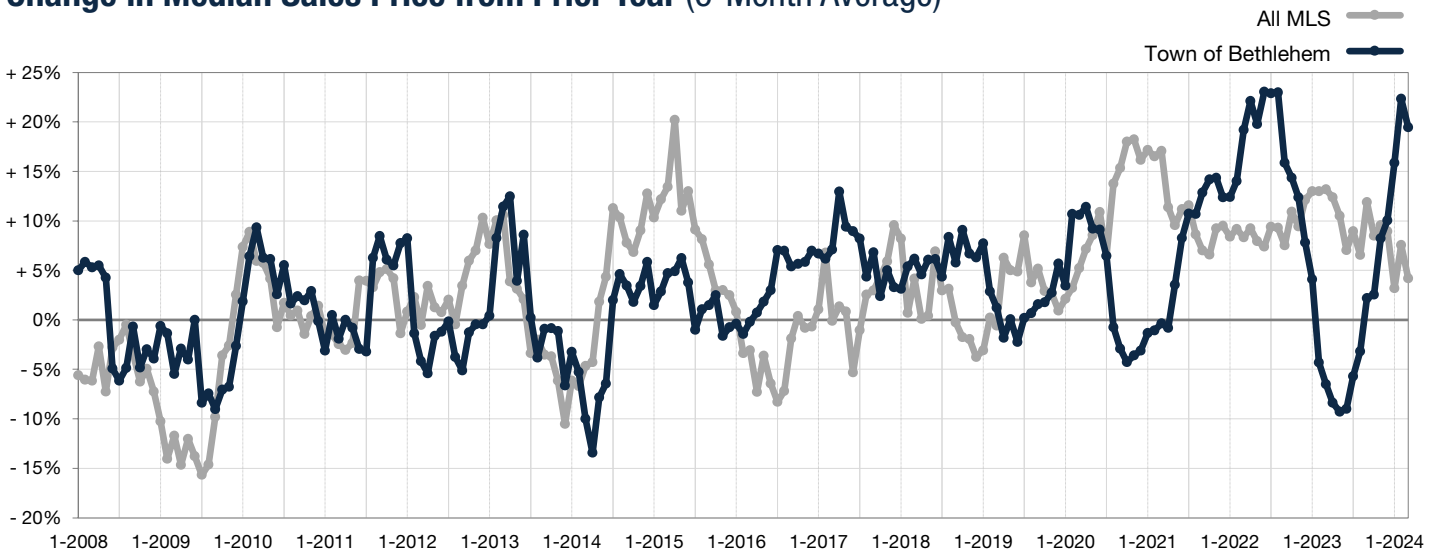
■ 2023 ■ 2024

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.