

Local Market Update – April 2024

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



Town of Bethlehem

- 43.9%

Change in
New Listings

+ 5.6%

Change in
Closed Sales

+ 9.7%

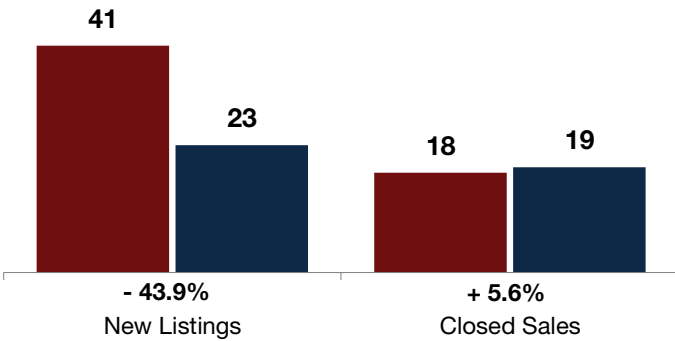
Change in
Median Sales Price

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	41	23	- 43.9%	111	93	- 16.2%
Closed Sales	18	19	+ 5.6%	79	70	- 11.4%
Median Sales Price*	\$360,000	\$395,000	+ 9.7%	\$315,000	\$399,850	+ 26.9%
Percent of Original List Price Received*	103.8%	100.9%	- 2.9%	98.9%	100.1%	+ 1.2%
Days on Market Until Sale	7	18	+ 151.9%	25	26	+ 3.4%
Inventory of Homes for Sale	27	11	- 59.3%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.7%	--	--	--

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

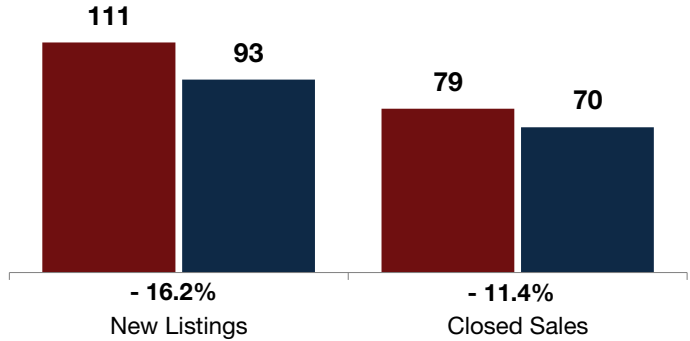
April

■ 2023 ■ 2024

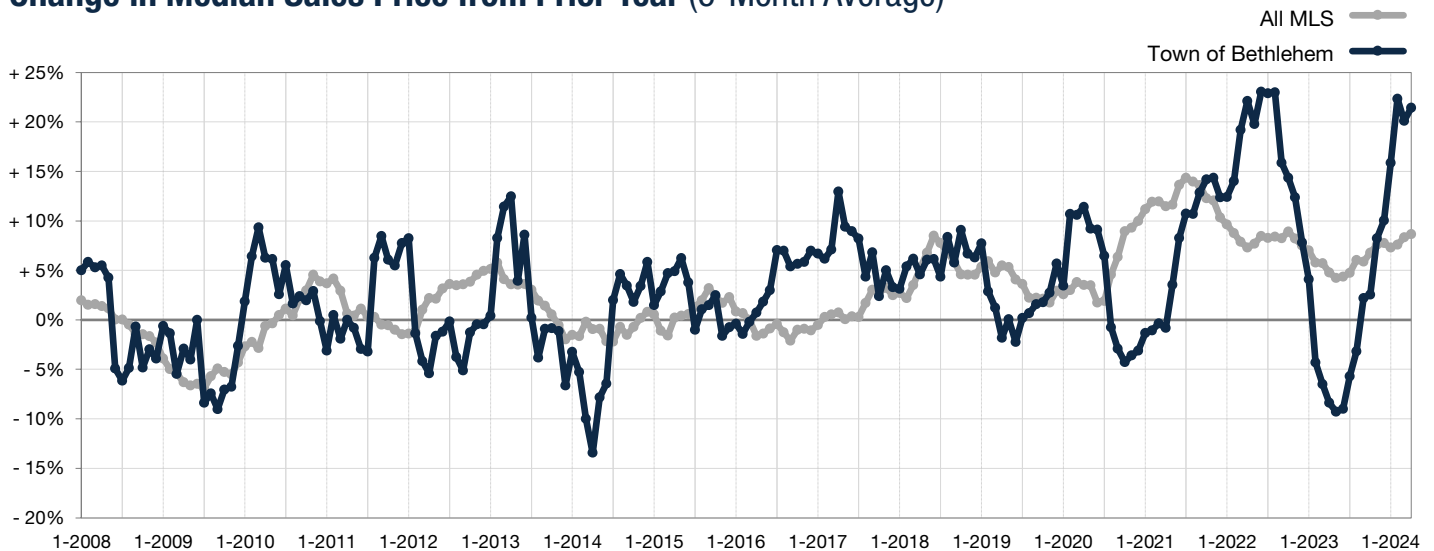


Year to Date

■ 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.