

Local Market Update – May 2024

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



Town of Bethlehem

- 18.8%

Change in
New Listings

- 10.0%

Change in
Closed Sales

- 9.4%

Change in
Median Sales Price

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	48	39	- 18.8%	159	133	- 16.4%
Closed Sales	30	27	- 10.0%	109	98	- 10.1%
Median Sales Price*	\$387,500	\$351,000	- 9.4%	\$335,000	\$390,000	+ 16.4%
Percent of Original List Price Received*	105.3%	104.6%	- 0.7%	100.7%	101.3%	+ 0.7%
Days on Market Until Sale	7	11	+ 71.5%	20	22	+ 9.9%
Inventory of Homes for Sale	21	23	+ 9.5%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 30.4%	--	--	--

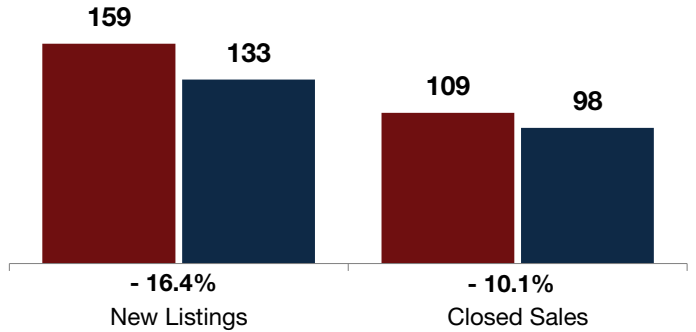
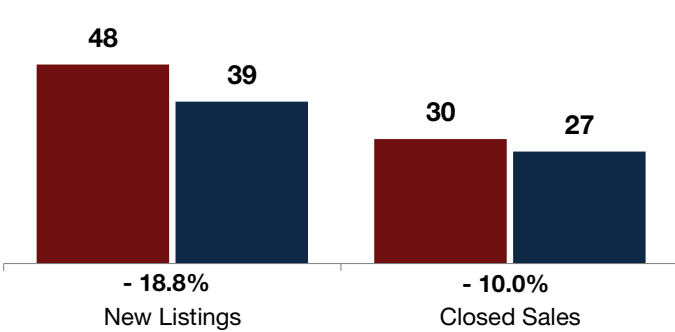
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

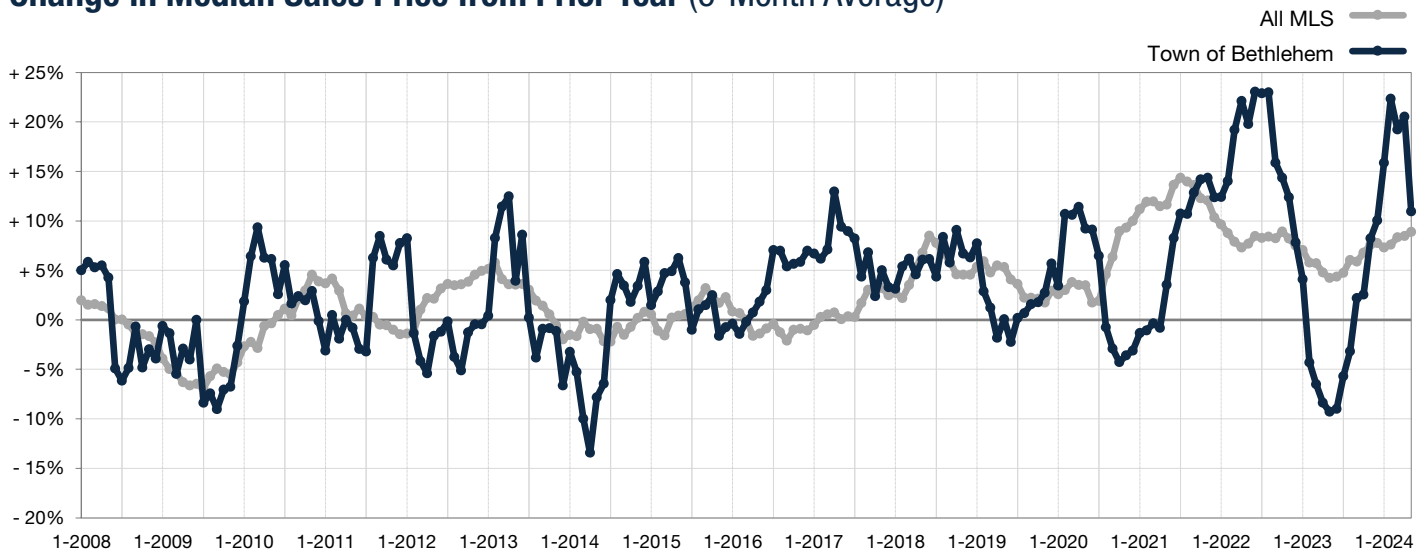
■ 2023 ■ 2024

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.