

# Local Market Update – June 2024

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



## Town of Bethlehem

**+ 51.5%**

**- 45.0%**

**+ 15.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	33	50	+ 51.5%	192	188	- 2.1%
Closed Sales	40	22	- 45.0%	149	121	- 18.8%
Median Sales Price*	\$395,000	\$457,500	+ 15.8%	\$349,900	\$399,900	+ 14.3%
Percent of Original List Price Received*	105.8%	104.7%	- 1.1%	102.0%	101.9%	- 0.1%
Days on Market Until Sale	7	4	- 43.6%	17	18	+ 11.9%
Inventory of Homes for Sale	21	36	+ 71.4%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 93.6%	--	--	--

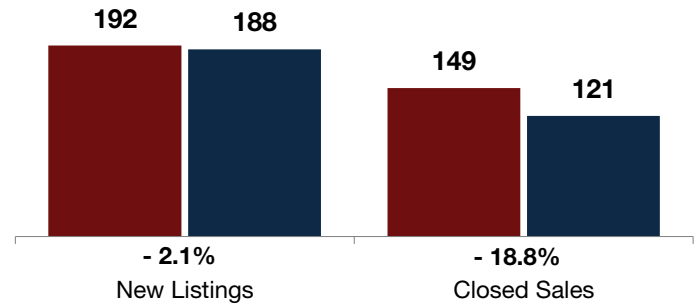
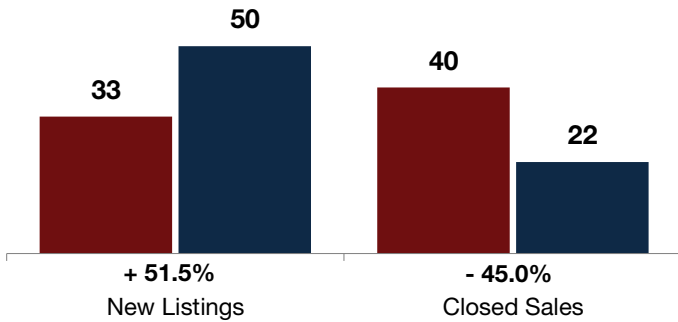
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

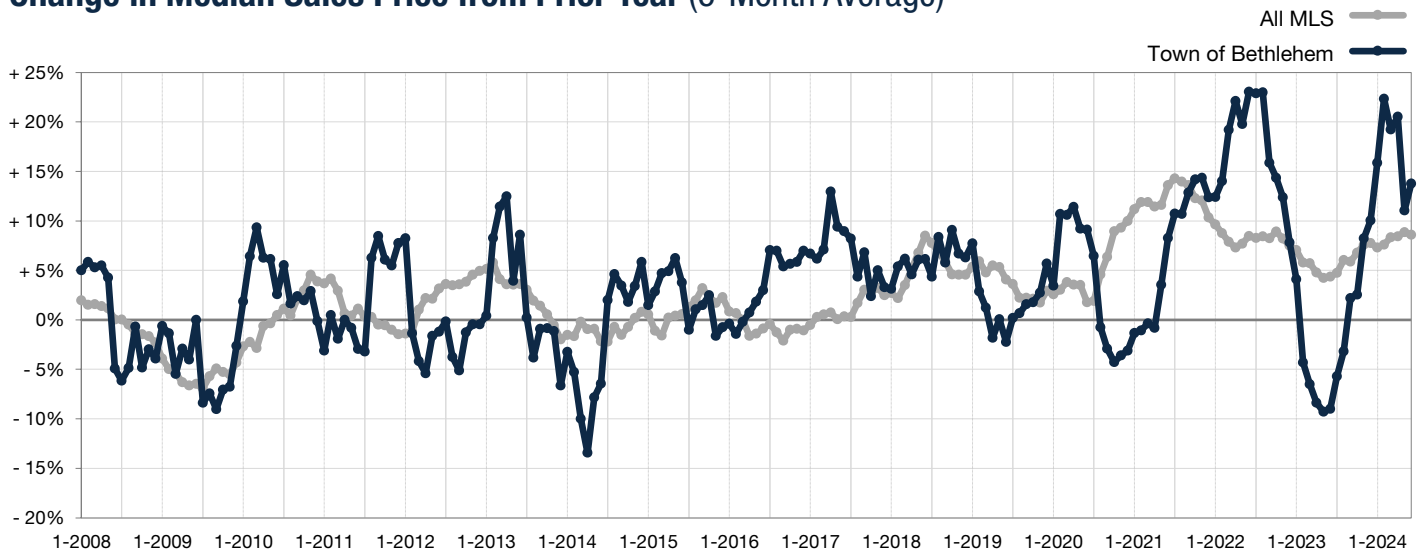
■ 2023 ■ 2024

### 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.