

Local Market Update – July 2024

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



Town of Bethlehem

- 31.7%

Change in
New Listings

- 7.5%

Change in
Closed Sales

+ 19.2%

Change in
Median Sales Price

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	41	28	- 31.7%	233	215	- 7.7%
Closed Sales	40	37	- 7.5%	189	158	- 16.4%
Median Sales Price*	\$403,567	\$481,000	+ 19.2%	\$375,000	\$415,000	+ 10.7%
Percent of Original List Price Received*	107.2%	106.4%	- 0.8%	103.1%	103.0%	- 0.1%
Days on Market Until Sale	11	16	+ 48.3%	15	18	+ 16.8%
Inventory of Homes for Sale	31	26	- 16.1%	--	--	--
Months Supply of Inventory	1.1	1.0	- 7.2%	--	--	--

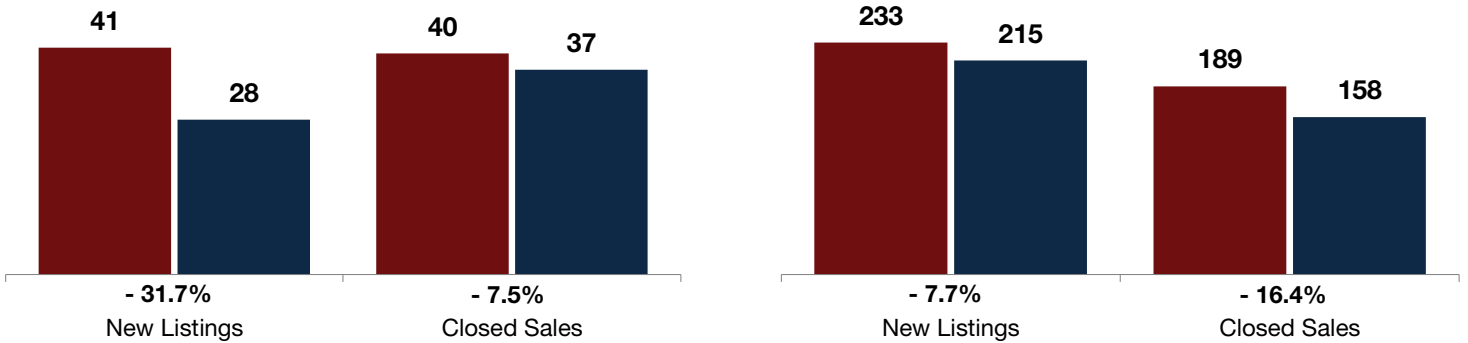
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

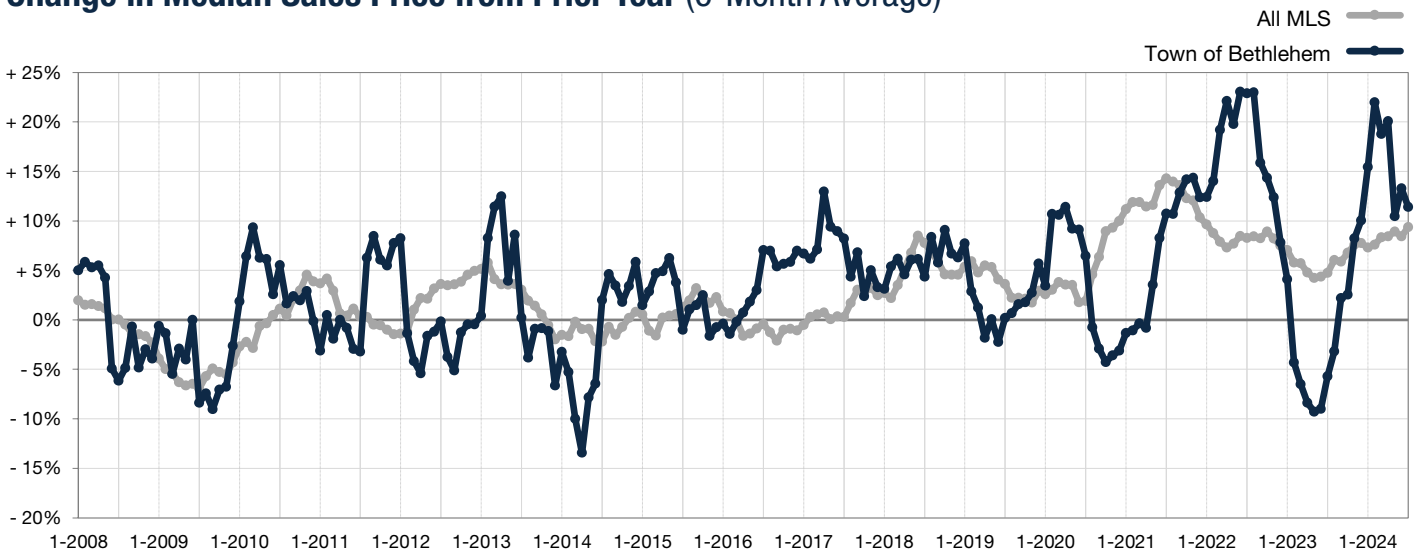
■ 2023 ■ 2024

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.