

# Local Market Update – August 2024

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



## Town of Bethlehem

**- 16.1%**

**+ 18.8%**

**+ 2.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	31	26	- 16.1%	264	242	- 8.3%
Closed Sales	32	38	+ 18.8%	221	197	- 10.9%
Median Sales Price*	\$406,000	<b>\$417,500</b>	+ 2.8%	\$375,000	<b>\$415,000</b>	+ 10.7%
Percent of Original List Price Received*	107.2%	<b>101.6%</b>	- 5.2%	103.7%	<b>102.8%</b>	- 0.9%
Days on Market Until Sale	10	<b>17</b>	+ 63.0%	15	<b>18</b>	+ 20.7%
Inventory of Homes for Sale	28	<b>22</b>	- 21.4%	--	--	--
Months Supply of Inventory	1.0	<b>0.9</b>	- 13.3%	--	--	--

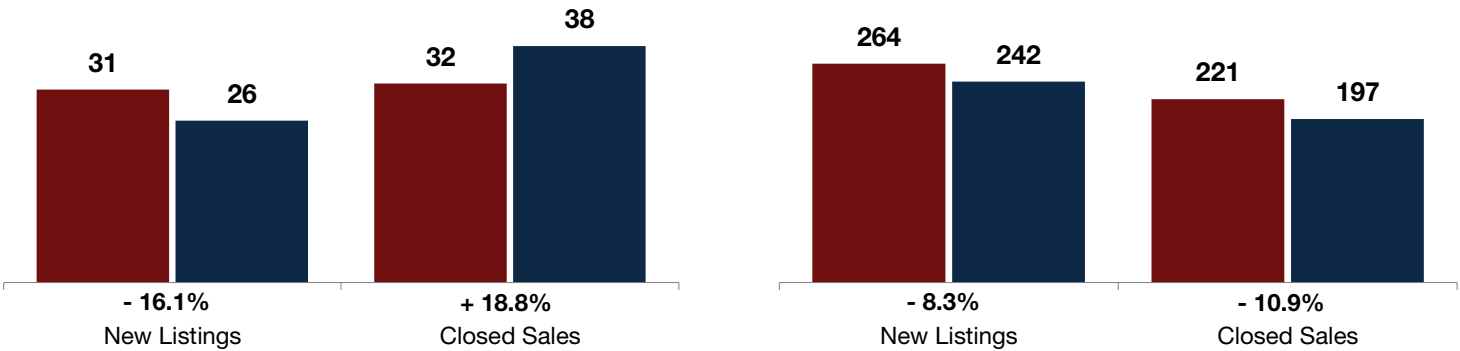
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

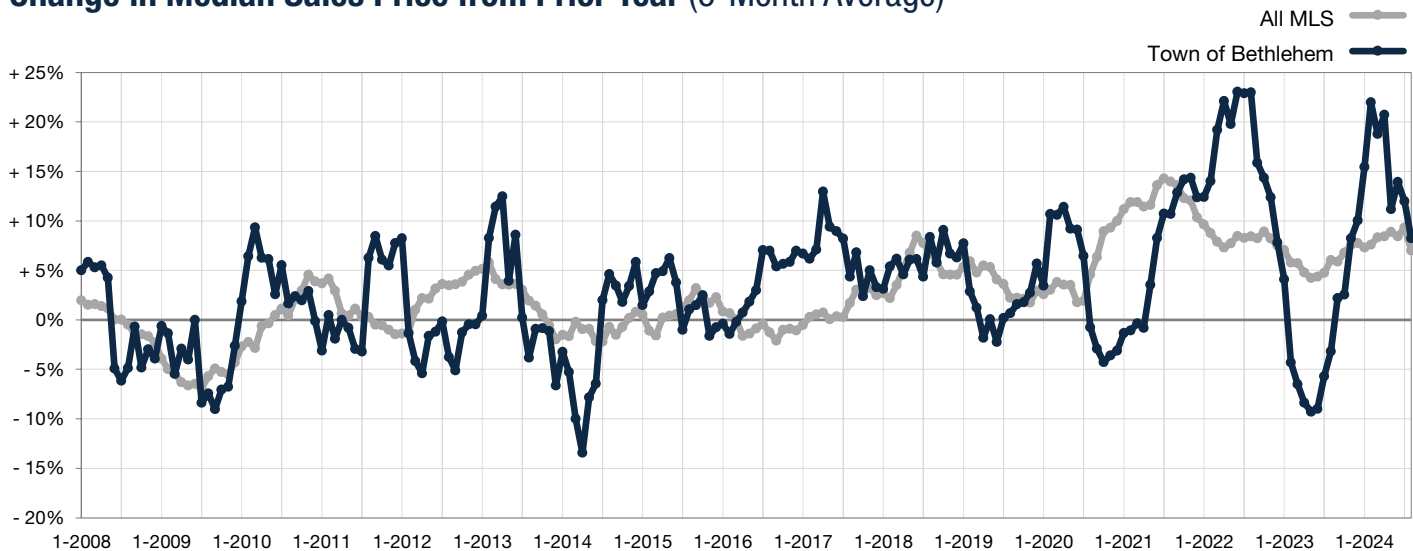
■ 2023 ■ 2024

### 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.