

Local Market Update – September 2024

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



Town of Bethlehem

+ 25.0%

Change in
New Listings

+ 16.7%

Change in
Closed Sales

+ 7.1%

Change in
Median Sales Price

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	24	30	+ 25.0%	288	273	- 5.2%
Closed Sales	30	35	+ 16.7%	251	235	- 6.4%
Median Sales Price*	\$397,000	\$425,000	+ 7.1%	\$375,000	\$419,900	+ 12.0%
Percent of Original List Price Received*	103.2%	101.5%	- 1.6%	103.7%	102.6%	- 1.0%
Days on Market Until Sale	12	15	+ 26.5%	14	17	+ 19.6%
Inventory of Homes for Sale	25	31	+ 24.0%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 42.4%	--	--	--

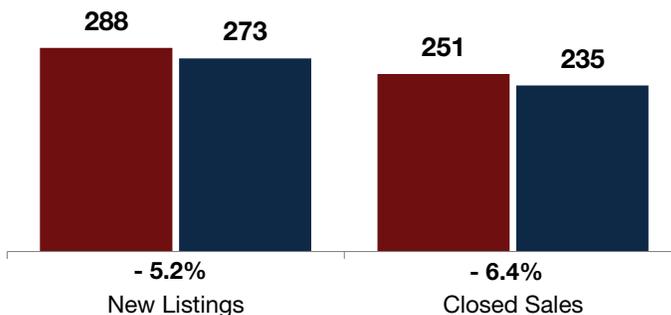
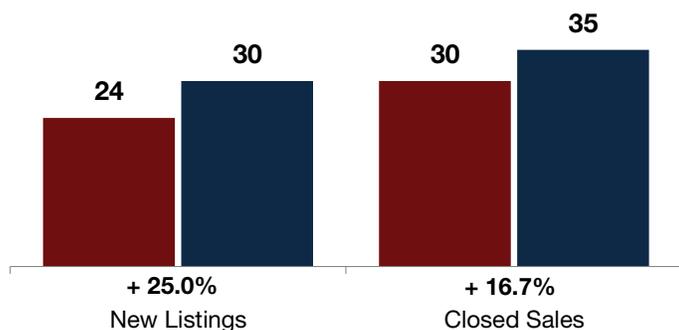
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

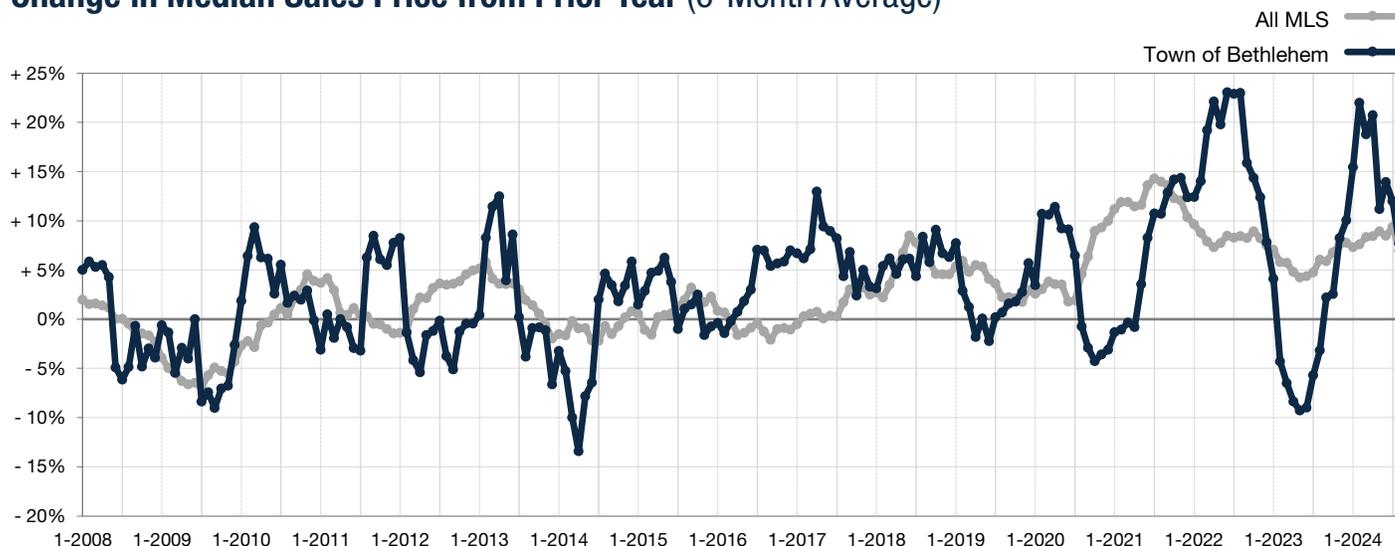
■ 2023 ■ 2024

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.