

Local Market Update – October 2024

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



Town of Bethlehem

+ 44.4%

Change in
New Listings

- 8.3%

Change in
Closed Sales

+ 7.9%

Change in
Median Sales Price

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	27	39	+ 44.4%	315	314	- 0.3%
Closed Sales	24	22	- 8.3%	275	258	- 6.2%
Median Sales Price*	\$366,000	\$395,000	+ 7.9%	\$375,000	\$415,000	+ 10.7%
Percent of Original List Price Received*	102.1%	106.1%	+ 3.9%	103.5%	102.9%	- 0.6%
Days on Market Until Sale	11	18	+ 61.6%	14	17	+ 22.1%
Inventory of Homes for Sale	31	35	+ 12.9%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 18.5%	--	--	--

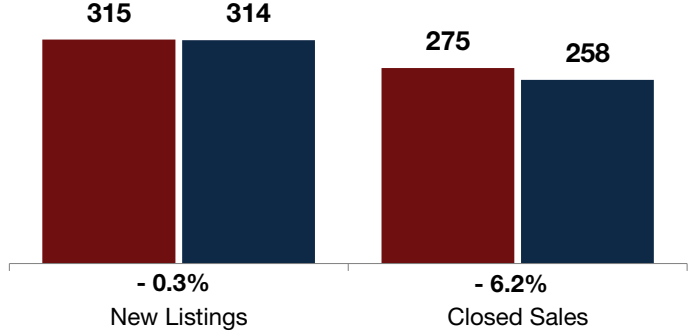
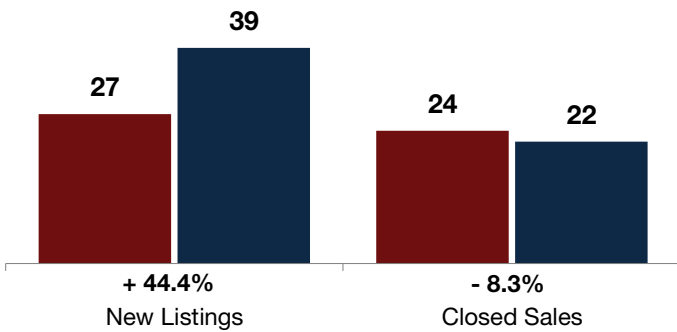
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

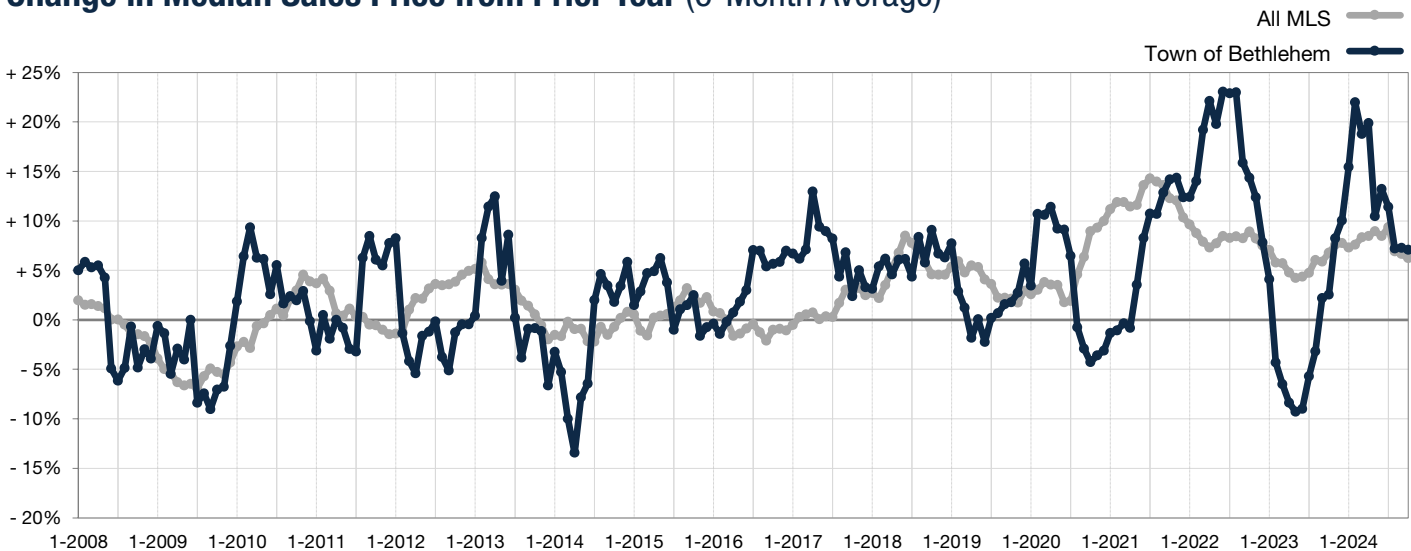
■ 2023 ■ 2024

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.