

# Local Market Update – November 2024

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



## Town of Bethlehem

**0.0%**

Change in  
New Listings

**- 4.2%**

Change in  
Closed Sales

**- 1.6%**

Change in  
Median Sales Price

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	22	22	0.0%	337	336	- 0.3%
Closed Sales	24	23	- 4.2%	299	282	- 5.7%
Median Sales Price*	\$447,000	<b>\$440,000</b>	- 1.6%	\$376,000	<b>\$417,450</b>	+ 11.0%
Percent of Original List Price Received*	101.5%	<b>103.6%</b>	+ 2.1%	103.4%	<b>103.0%</b>	- 0.3%
Days on Market Until Sale	15	<b>10</b>	- 32.7%	14	<b>16</b>	+ 16.9%
Inventory of Homes for Sale	32	<b>24</b>	- 25.0%	--	--	--
Months Supply of Inventory	1.2	<b>0.9</b>	- 21.3%	--	--	--

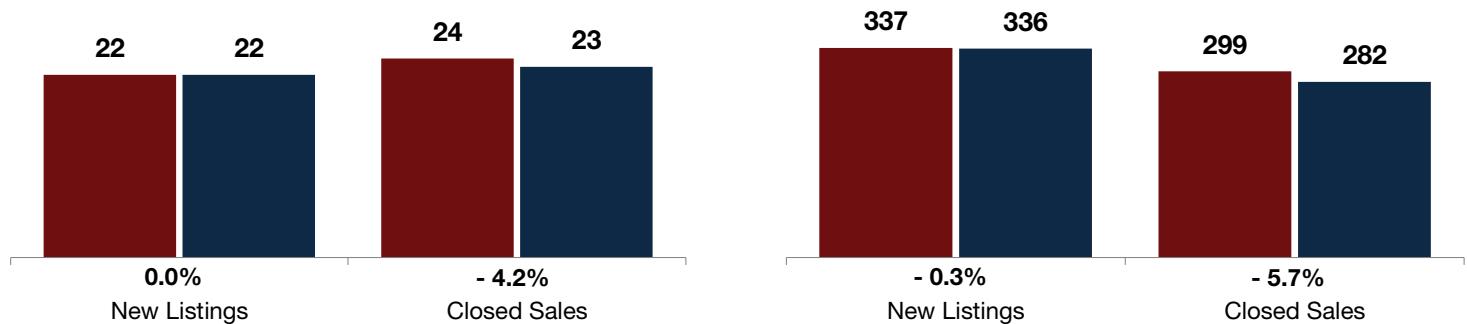
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### November

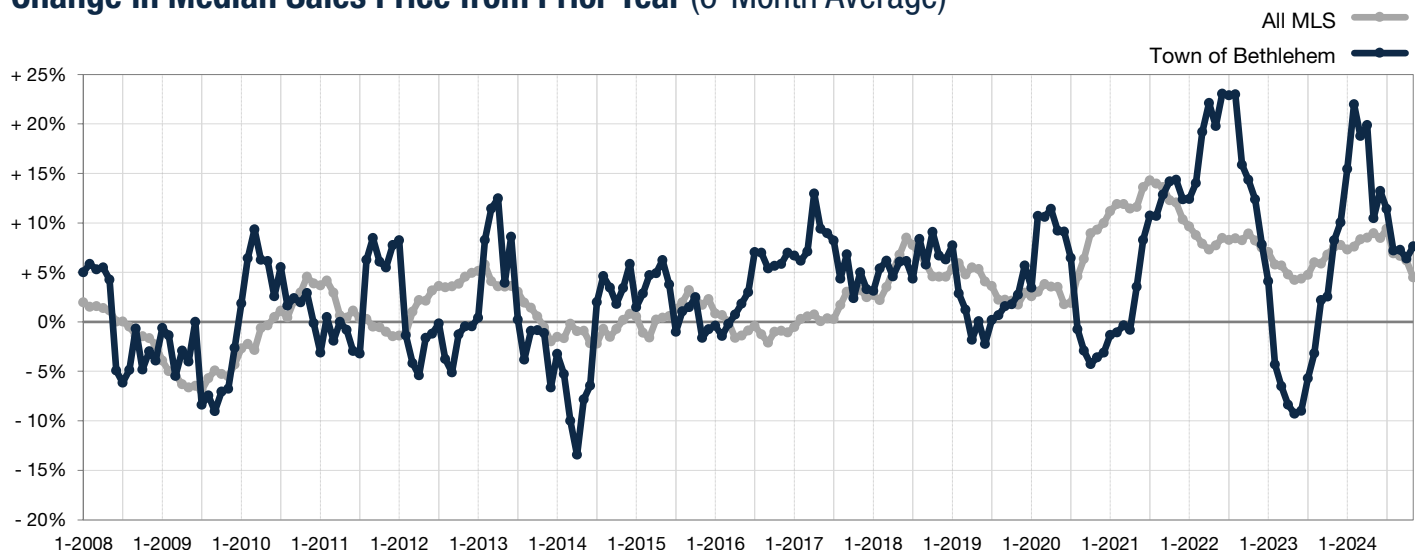
■ 2023 ■ 2024

### 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.