

Local Market Update – December 2024

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



Town of Bethlehem

+ 142.9%

+ 42.1%

+ 43.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	7	17	+ 142.9%	344	353	+ 2.6%
Closed Sales	19	27	+ 42.1%	318	310	- 2.5%
Median Sales Price*	\$320,000	\$458,000	+ 43.1%	\$375,000	\$425,000	+ 13.3%
Percent of Original List Price Received*	101.6%	102.2%	+ 0.6%	103.3%	102.9%	- 0.3%
Days on Market Until Sale	14	17	+ 24.4%	14	16	+ 17.2%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	0.8	0.7	- 17.9%	--	--	--

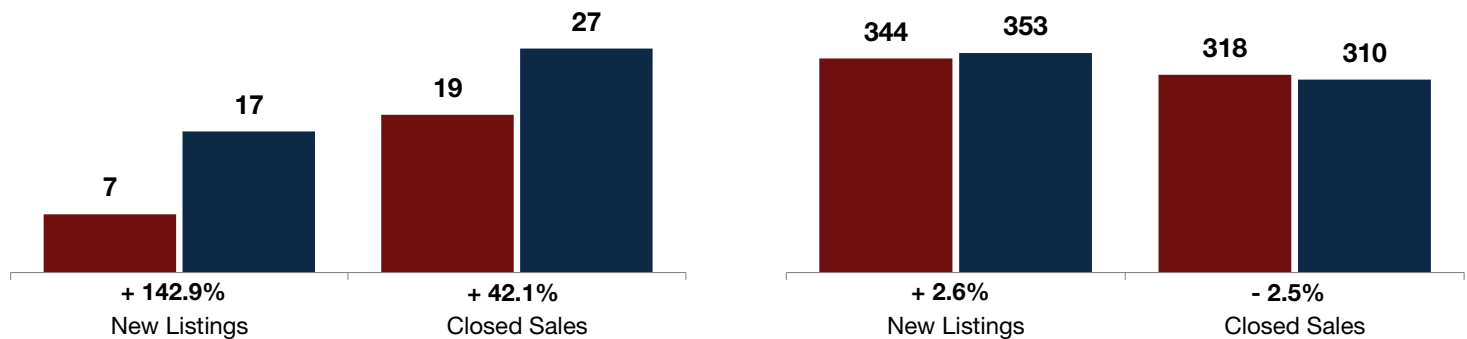
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

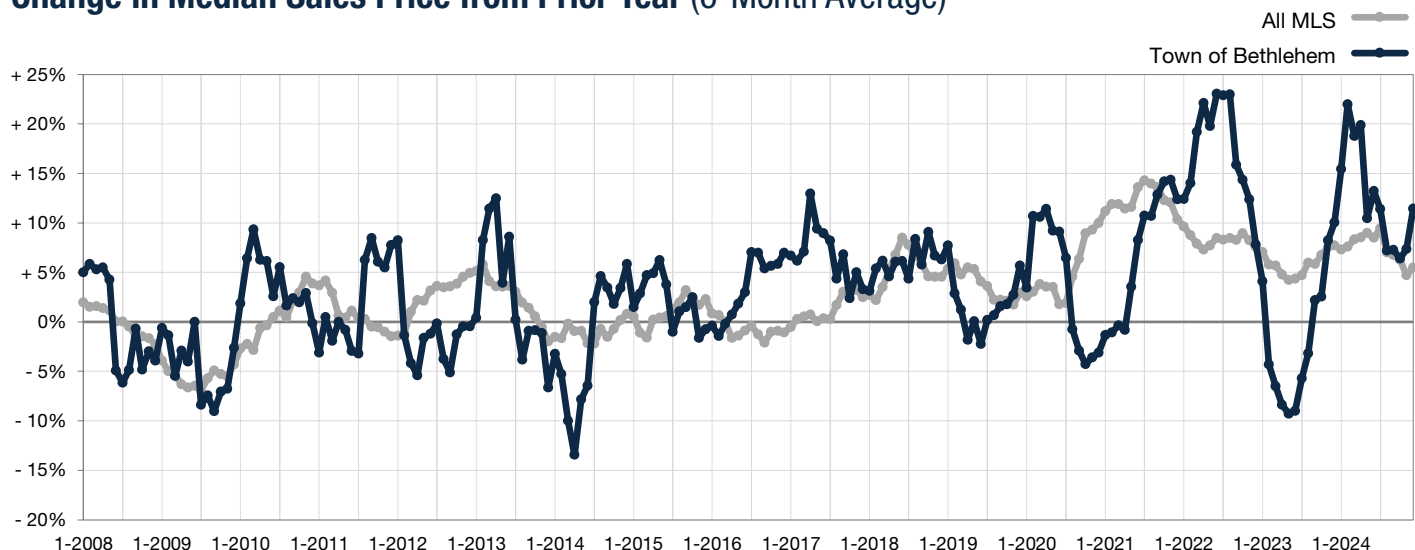
■ 2023 ■ 2024

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.