

Local Market Update – January 2025

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



Town of Bethlehem

+ 39.1%

Change in
New Listings

+ 86.7%

Change in
Closed Sales

- 9.2%

Change in
Median Sales Price

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	23	32	+ 39.1%	23	32	+ 39.1%
Closed Sales	15	28	+ 86.7%	15	28	+ 86.7%
Median Sales Price*	\$415,000	\$377,000	- 9.2%	\$415,000	\$377,000	- 9.2%
Percent of Original List Price Received*	98.7%	100.9%	+ 2.3%	98.7%	100.9%	+ 2.3%
Days on Market Until Sale	44	17	- 61.0%	44	17	- 61.0%
Inventory of Homes for Sale	23	21	- 8.7%	--	--	--
Months Supply of Inventory	0.9	0.8	- 9.6%	--	--	--

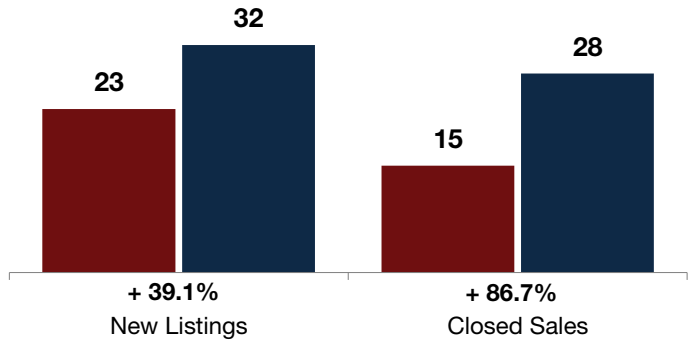
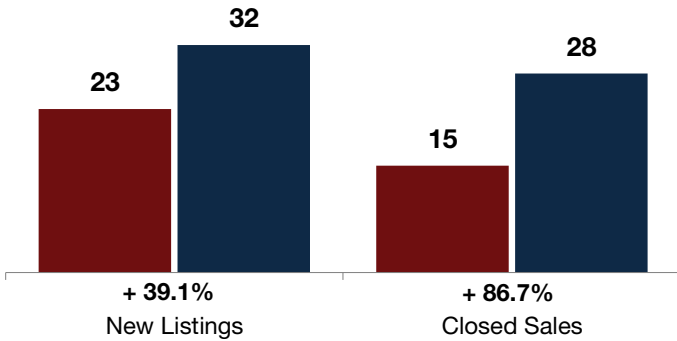
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

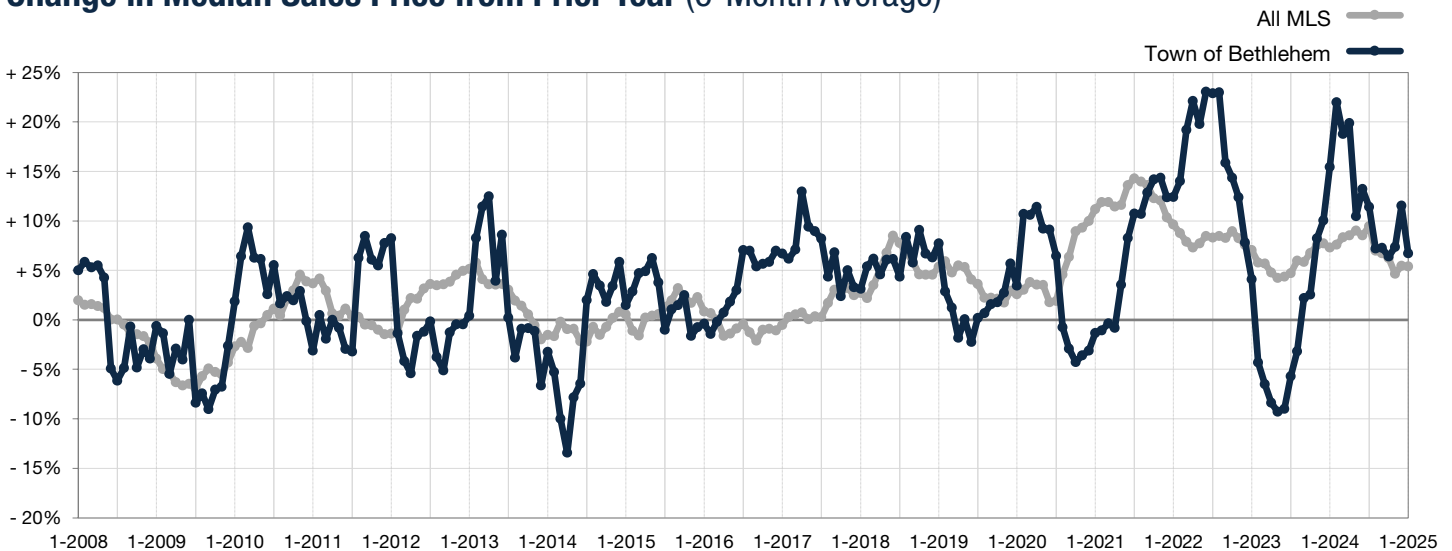
■ 2024 ■ 2025

Year to Date

■ 2024 ■ 2025



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.