

Local Market Update – February 2025

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



Town of Bethlehem

- 33.3%

+ 13.3%

- 3.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	21	14	- 33.3%	44	47	+ 6.8%
Closed Sales	15	17	+ 13.3%	30	45	+ 50.0%
Median Sales Price*	\$405,000	\$390,000	- 3.7%	\$408,670	\$380,000	- 7.0%
Percent of Original List Price Received*	101.9%	99.5%	- 2.4%	100.3%	100.4%	+ 0.1%
Days on Market Until Sale	18	24	+ 38.0%	31	20	- 35.7%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	0.8	0.6	- 24.2%	--	--	--

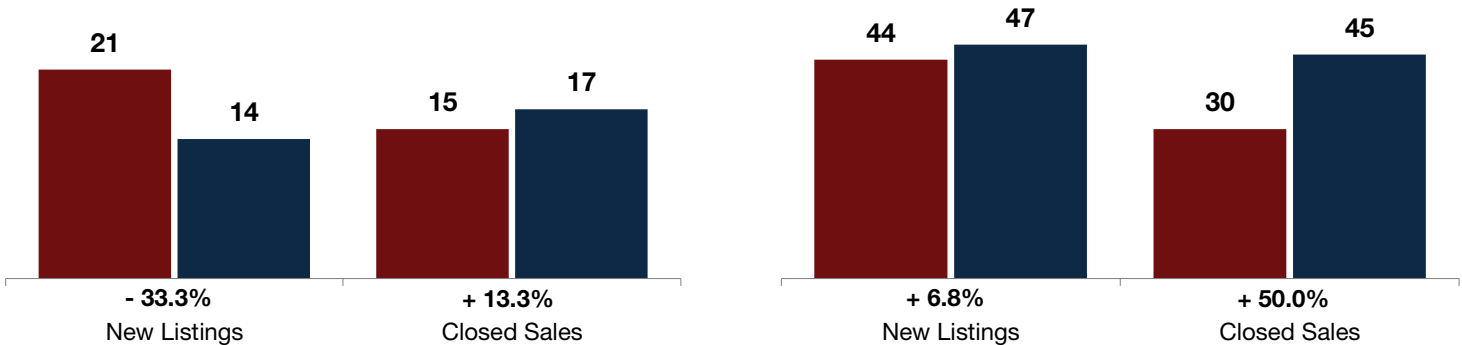
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

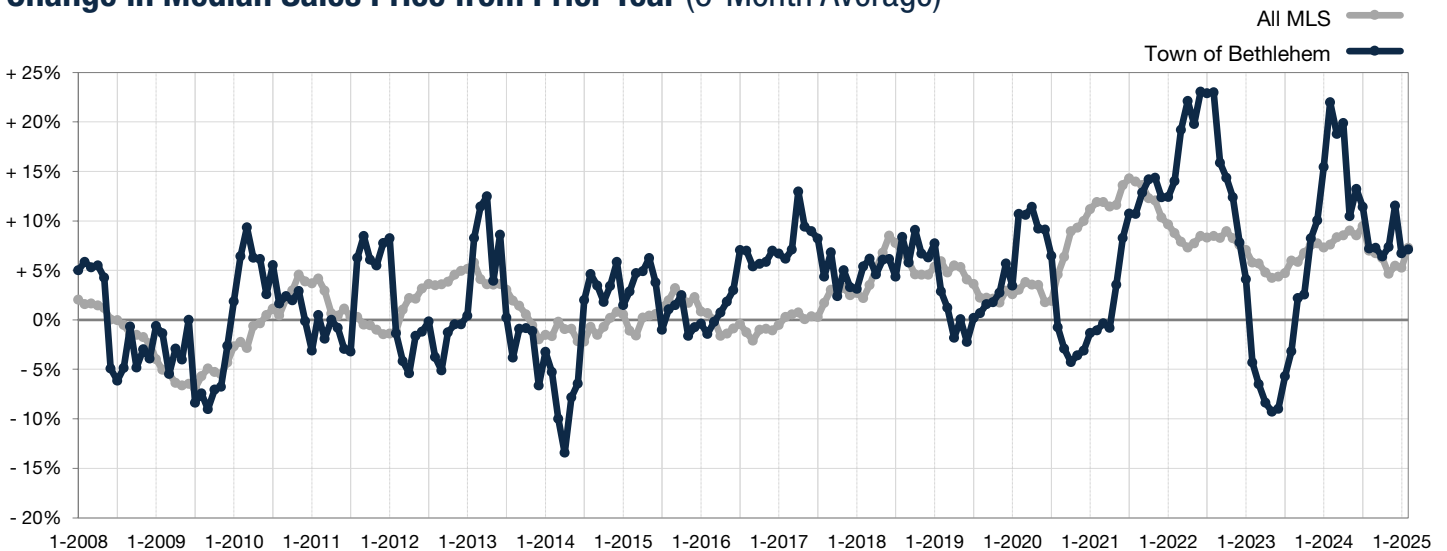
■ 2024 ■ 2025

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.