

Local Market Update – May 2025

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



Town of Bethlehem

+ 41.9%

- 35.7%

+ 16.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	43	61	+ 41.9%	141	172	+ 22.0%
Closed Sales	28	18	- 35.7%	99	109	+ 10.1%
Median Sales Price*	\$355,500	\$415,000	+ 16.7%	\$385,000	\$406,000	+ 5.5%
Percent of Original List Price Received*	104.4%	105.5%	+ 1.1%	101.4%	103.2%	+ 1.8%
Days on Market Until Sale	11	11	+ 0.8%	22	19	- 12.4%
Inventory of Homes for Sale	25	39	+ 56.0%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.4%	--	--	--

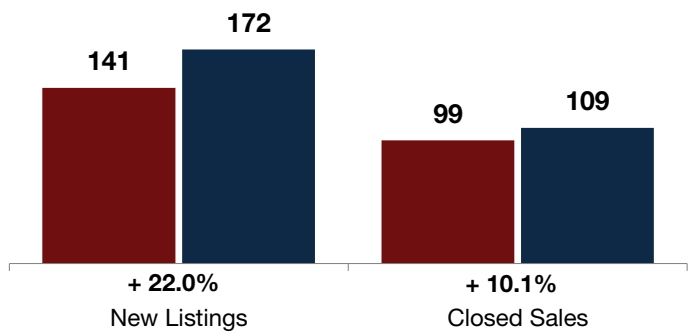
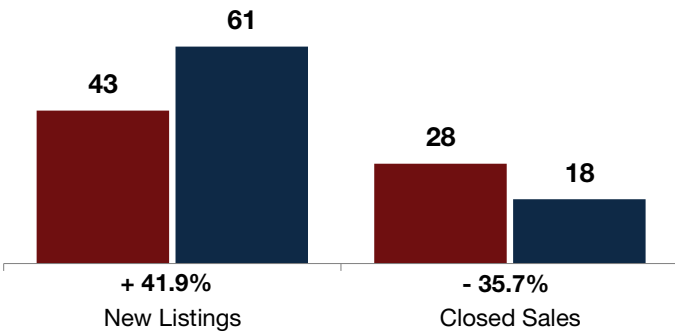
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

■ 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.