

# Local Market Update – June 2025

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



## Town of Bethlehem

**- 4.1%**

**+ 12.5%**

**- 10.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	49	47	- 4.1%	190	221	+ 16.3%
Closed Sales	24	27	+ 12.5%	123	138	+ 12.2%
Median Sales Price*	\$457,500	<b>\$410,000</b>	- 10.4%	\$399,800	<b>\$405,500</b>	+ 1.4%
Percent of Original List Price Received*	104.7%	<b>106.4%</b>	+ 1.6%	102.0%	<b>103.9%</b>	+ 1.9%
Days on Market Until Sale	4	<b>8</b>	+ 126.2%	18	<b>17</b>	- 8.2%
Inventory of Homes for Sale	42	<b>43</b>	+ 2.4%	--	--	--
Months Supply of Inventory	1.7	<b>1.5</b>	- 11.7%	--	--	--

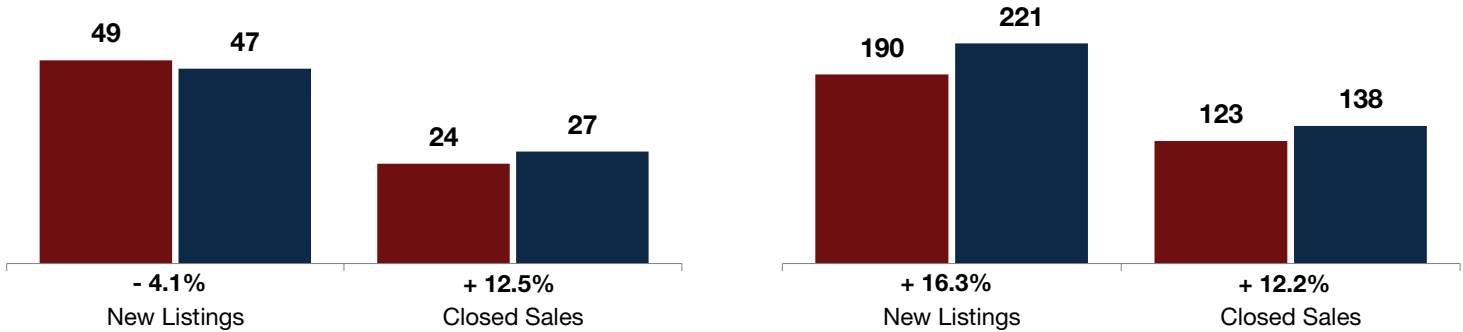
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

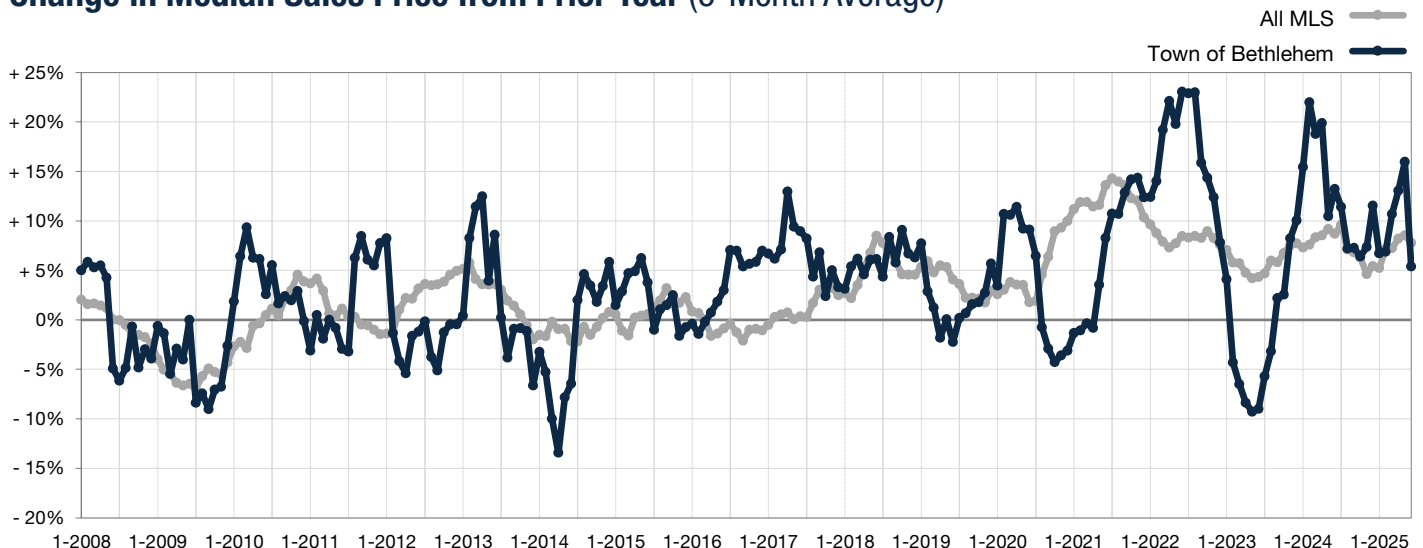
■ 2024 ■ 2025

### 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.