

Local Market Update – July 2025

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



Town of Bethlehem

+ 75.0%

Change in
New Listings

+ 8.1%

Change in
Closed Sales

- 13.7%

Change in
Median Sales Price

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	28	49	+ 75.0%	218	272	+ 24.8%
Closed Sales	37	40	+ 8.1%	160	181	+ 13.1%
Median Sales Price*	\$481,000	\$415,000	- 13.7%	\$415,000	\$406,000	- 2.2%
Percent of Original List Price Received*	106.5%	104.4%	- 2.0%	103.1%	103.9%	+ 0.8%
Days on Market Until Sale	16	10	- 37.2%	18	15	- 12.9%
Inventory of Homes for Sale	28	51	+ 82.1%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 60.3%	--	--	--

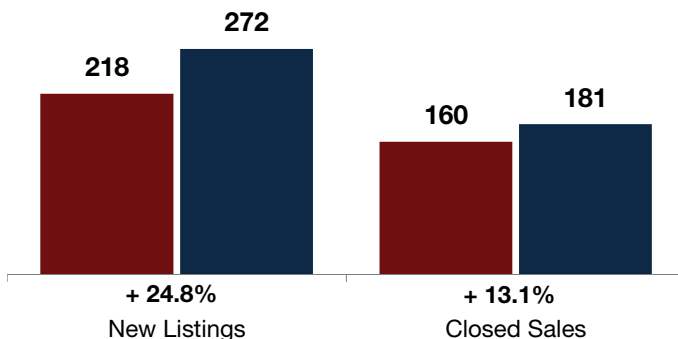
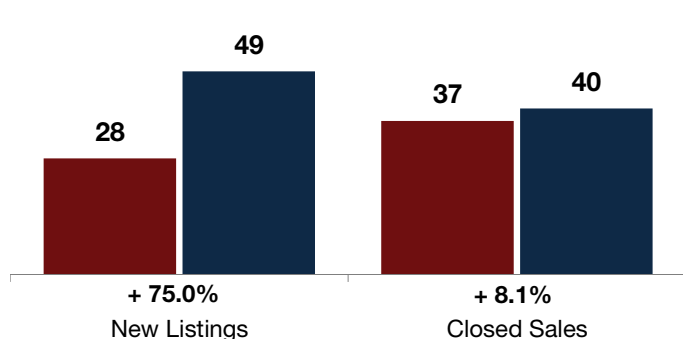
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

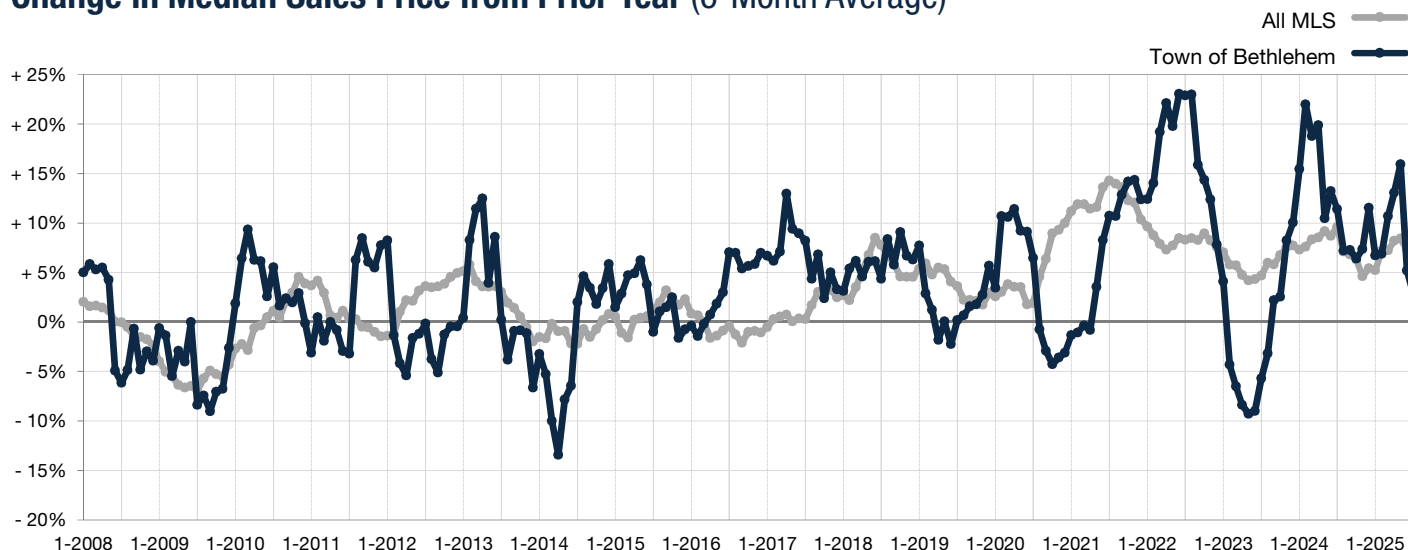
■ 2024 ■ 2025

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.