

Local Market Update – August 2025

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



Town of Bethlehem

- 22.2%

+ 17.1%

- 4.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	27	21	- 22.2%	245	294	+ 20.0%
Closed Sales	41	48	+ 17.1%	201	231	+ 14.9%
Median Sales Price*	\$410,000	\$392,000	- 4.4%	\$415,000	\$405,000	- 2.4%
Percent of Original List Price Received*	102.0%	104.3%	+ 2.2%	102.8%	104.0%	+ 1.1%
Days on Market Until Sale	16	10	- 34.7%	17	14	- 17.6%
Inventory of Homes for Sale	23	34	+ 47.8%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 28.9%	--	--	--

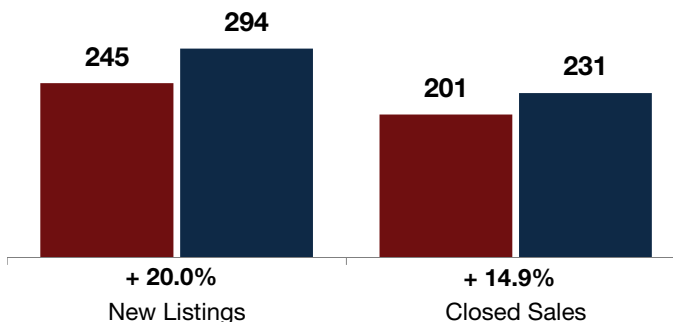
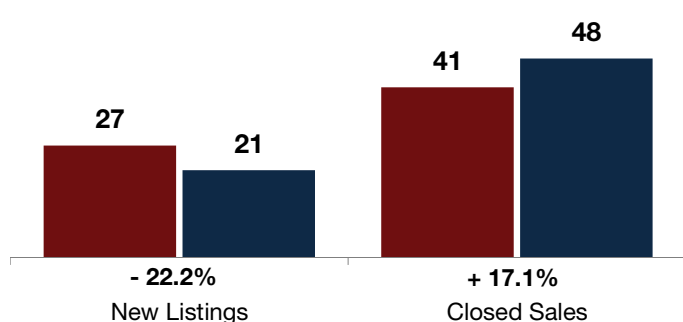
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

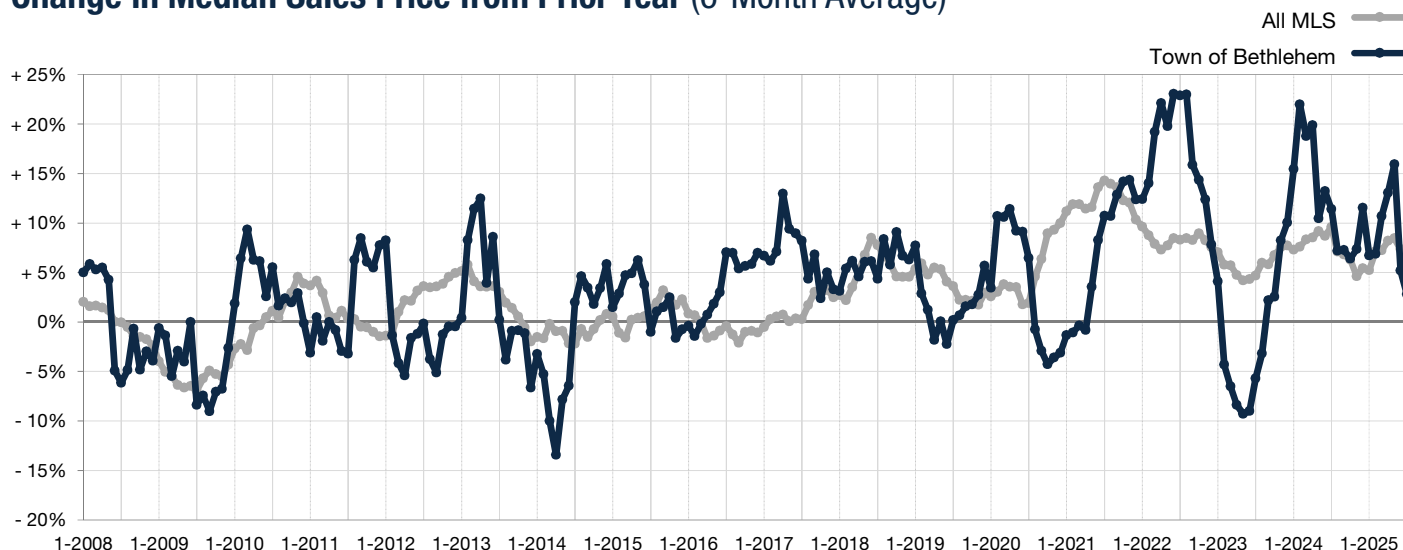
■ 2024 ■ 2025

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.