

Local Market Update – September 2025

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



Town of Bethlehem

+ 13.3%

- 14.3%

+ 5.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

September

Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	30	34	+ 13.3%	275	330	+ 20.0%
Closed Sales	35	30	- 14.3%	236	261	+ 10.6%
Median Sales Price*	\$425,000	\$447,500	+ 5.3%	\$417,450	\$406,000	- 2.7%
Percent of Original List Price Received*	101.5%	100.7%	- 0.8%	102.6%	103.6%	+ 0.9%
Days on Market Until Sale	15	18	+ 20.5%	17	15	- 13.4%
Inventory of Homes for Sale	34	33	- 2.9%	--	--	--
Months Supply of Inventory	1.4	1.1	- 22.7%	--	--	--

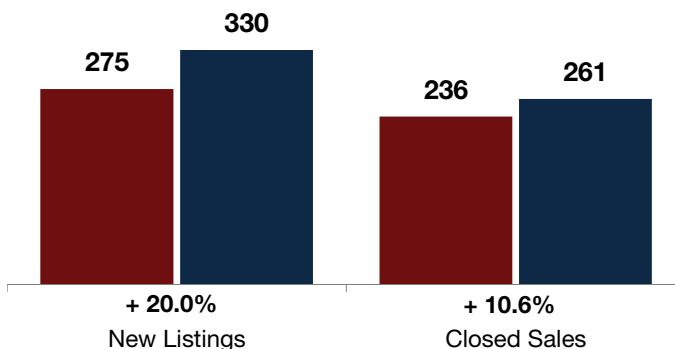
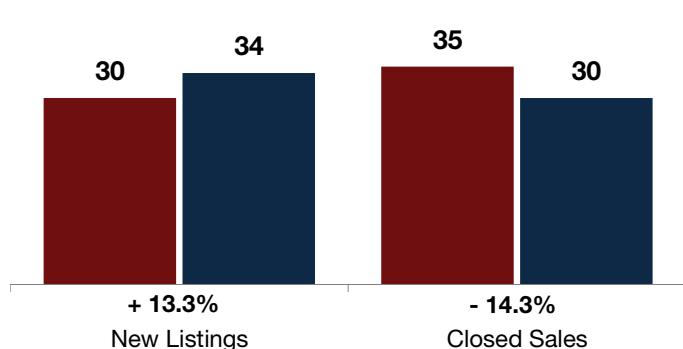
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

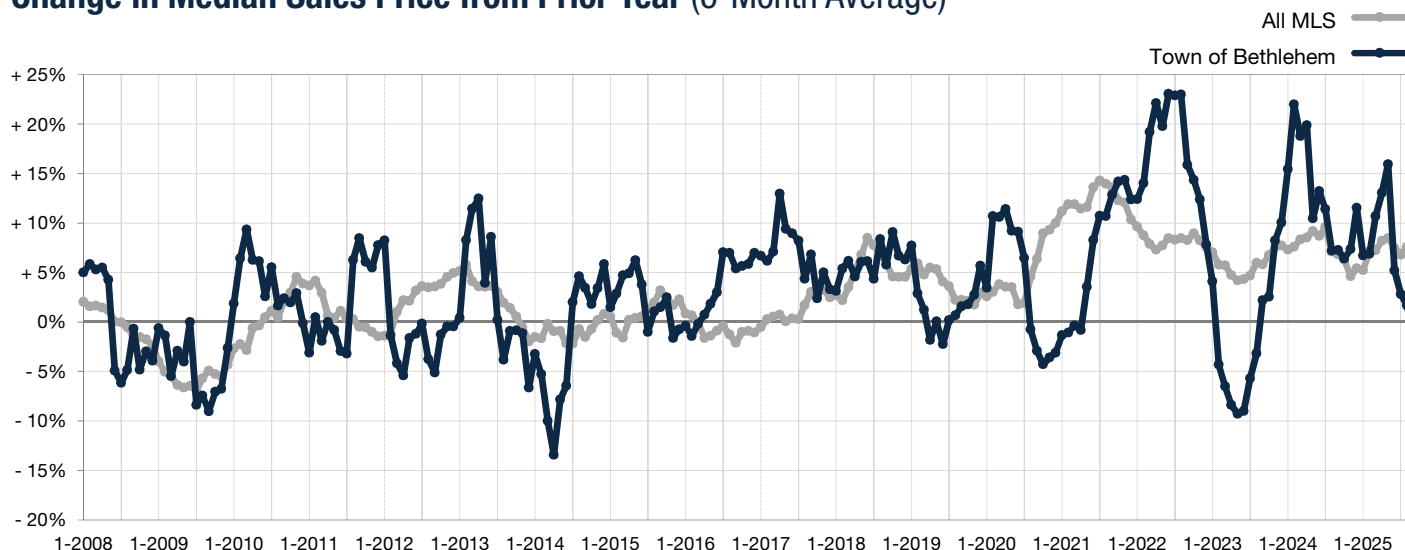
■ 2024 ■ 2025

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.