

# Local Market Update – October 2025

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



## Town of Bethlehem

**0.0%**

Change in  
New Listings

**+ 21.7%**

Change in  
Closed Sales

**+ 23.3%**

Change in  
Median Sales Price

	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	40	40	0.0%	316	371	+ 17.4%
Closed Sales	23	28	+ 21.7%	259	290	+ 12.0%
Median Sales Price*	\$375,000	<b>\$462,500</b>	+ 23.3%	\$415,000	<b>\$415,000</b>	0.0%
Percent of Original List Price Received*	106.2%	<b>99.1%</b>	- 6.7%	103.0%	<b>103.2%</b>	+ 0.2%
Days on Market Until Sale	18	<b>18</b>	+ 1.9%	17	<b>15</b>	- 12.1%
Inventory of Homes for Sale	42	<b>31</b>	- 26.2%	--	--	--
Months Supply of Inventory	1.7	<b>1.0</b>	- 41.3%	--	--	--

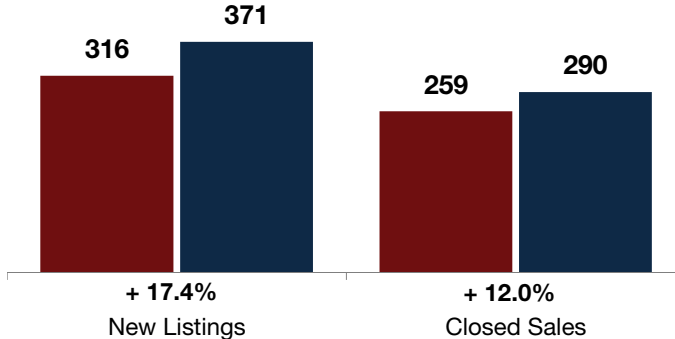
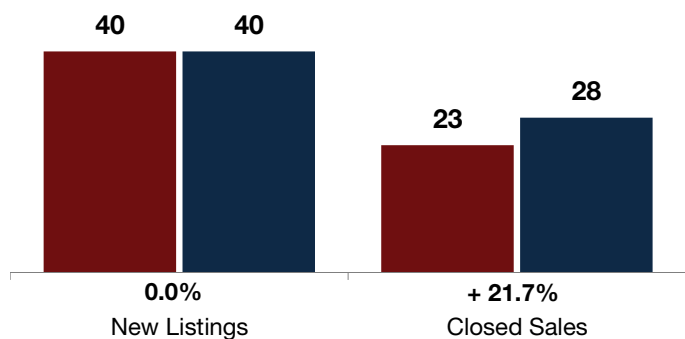
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### October

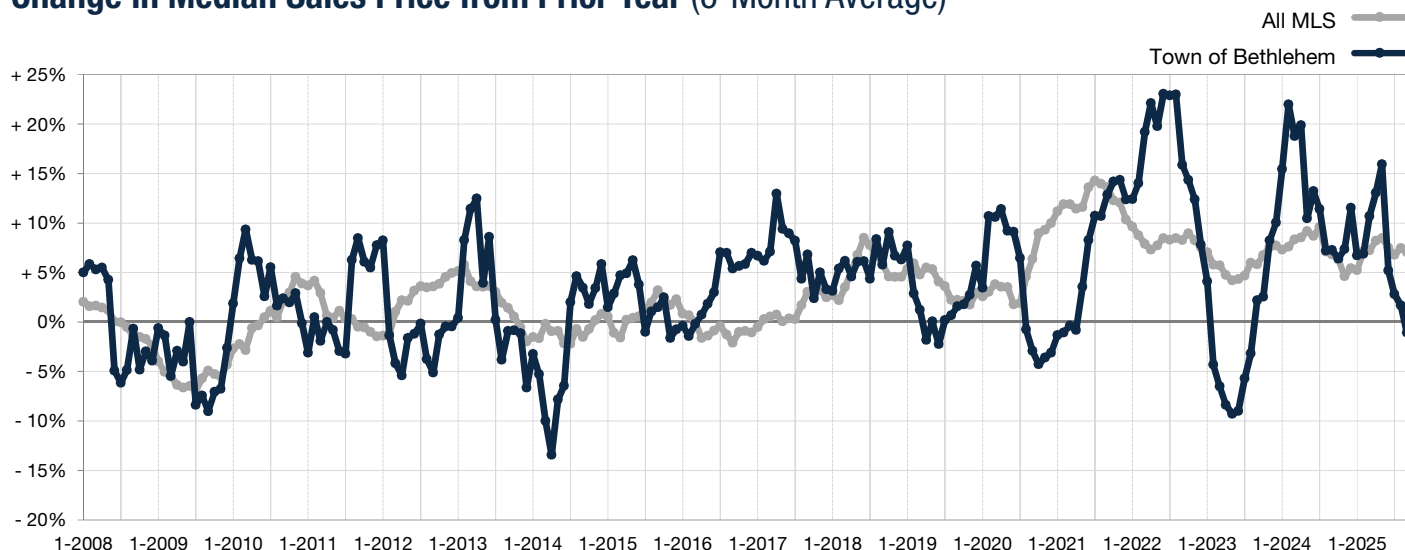
■ 2024 ■ 2025

### 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.