

Local Market Update – November 2025

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



Town of Bethlehem

- 18.2%

+ 50.0%

- 5.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	22	18	- 18.2%	338	389	+ 15.1%
Closed Sales	24	36	+ 50.0%	283	327	+ 15.5%
Median Sales Price*	\$432,500	\$409,500	- 5.3%	\$419,900	\$415,000	- 1.2%
Percent of Original List Price Received*	103.5%	100.0%	- 3.4%	103.0%	102.8%	- 0.2%
Days on Market Until Sale	10	21	+ 107.8%	16	16	- 4.8%
Inventory of Homes for Sale	27	23	- 14.8%	--	--	--
Months Supply of Inventory	1.1	0.7	- 30.0%	--	--	--

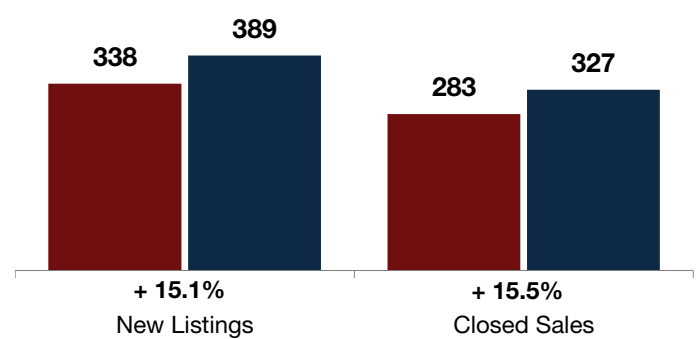
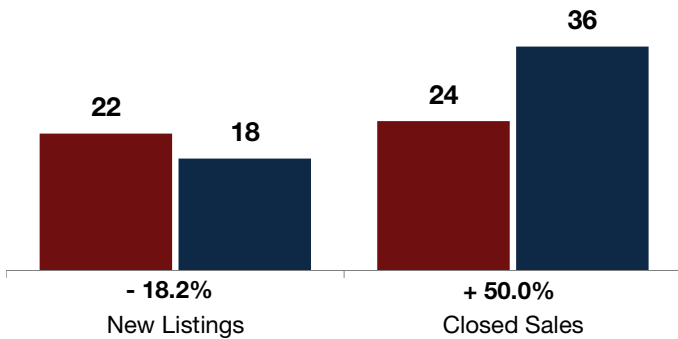
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

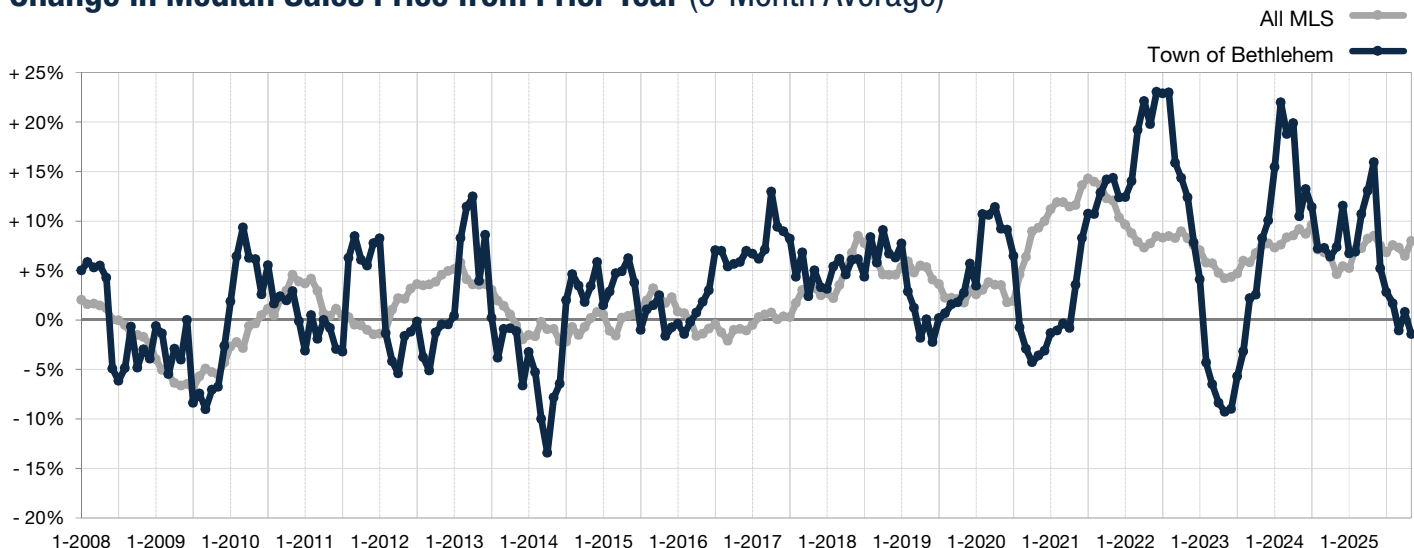
■ 2024 ■ 2025

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.