

# Local Market Update – December 2025

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



## Town of Bethlehem

**- 40.0%**

**+ 39.3%**

**- 5.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### December

### Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	20	12	- 40.0%	358	405	+ 13.1%
Closed Sales	28	39	+ 39.3%	311	369	+ 18.6%
Median Sales Price*	\$456,500	<b>\$430,000</b>	- 5.8%	\$425,000	<b>\$418,000</b>	- 1.6%
Percent of Original List Price Received*	101.8%	<b>99.1%</b>	- 2.7%	102.9%	<b>102.4%</b>	- 0.5%
Days on Market Until Sale	18	<b>22</b>	+ 26.5%	16	<b>16</b>	- 1.7%
Inventory of Homes for Sale	25	<b>20</b>	- 20.0%	--	--	--
Months Supply of Inventory	1.0	<b>0.7</b>	- 31.6%	--	--	--

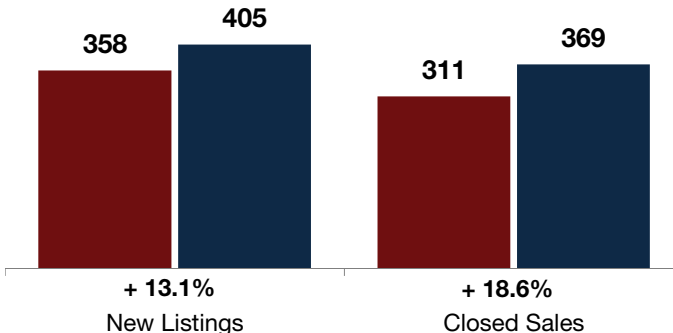
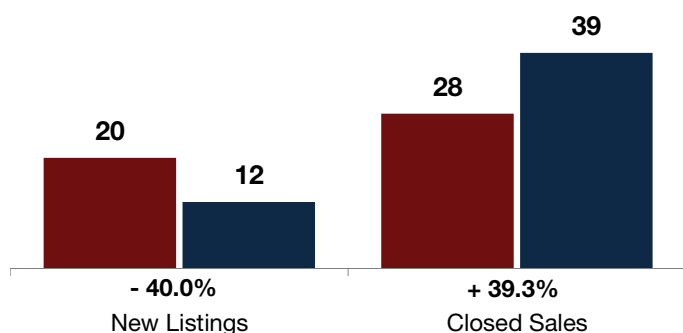
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

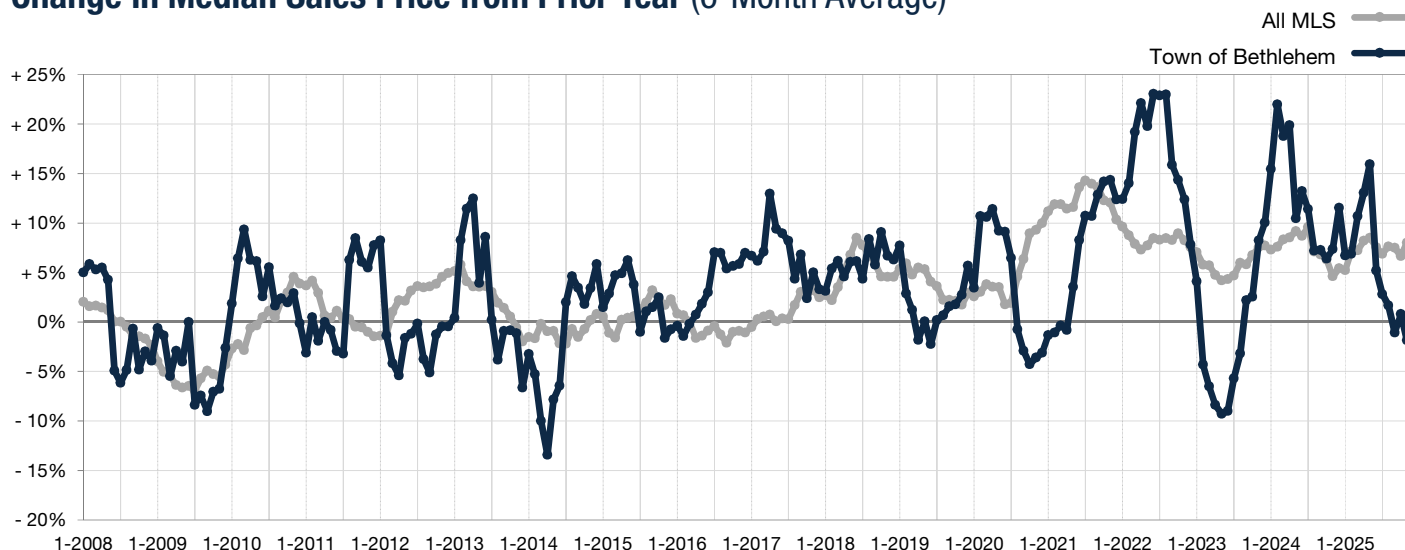
■ 2024 ■ 2025

### 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.