

# Local Market Update – January 2026

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



## Town of Bethlehem

**- 53.1%**

Change in  
New Listings

**- 28.6%**

Change in  
Closed Sales

**+ 22.7%**

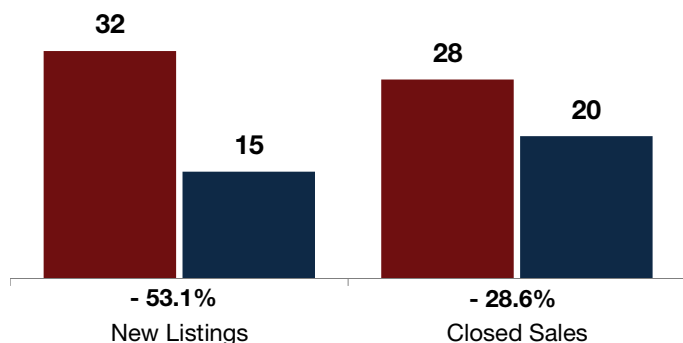
Change in  
Median Sales Price

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	32	15	- 53.1%	32	15	- 53.1%
Closed Sales	28	20	- 28.6%	28	20	- 28.6%
Median Sales Price*	\$377,000	<b>\$462,500</b>	+ 22.7%	\$377,000	<b>\$462,500</b>	+ 22.7%
Percent of Original List Price Received*	100.9%	<b>99.2%</b>	- 1.7%	100.9%	<b>99.2%</b>	- 1.7%
Days on Market Until Sale	17	<b>22</b>	+ 25.9%	17	<b>22</b>	+ 25.9%
Inventory of Homes for Sale	25	<b>17</b>	- 32.0%	--	--	--
Months Supply of Inventory	0.9	<b>0.6</b>	- 39.0%	--	--	--

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

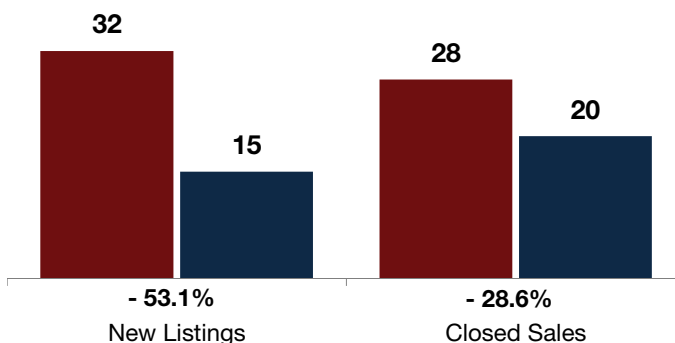
### January

■ 2025 ■ 2026

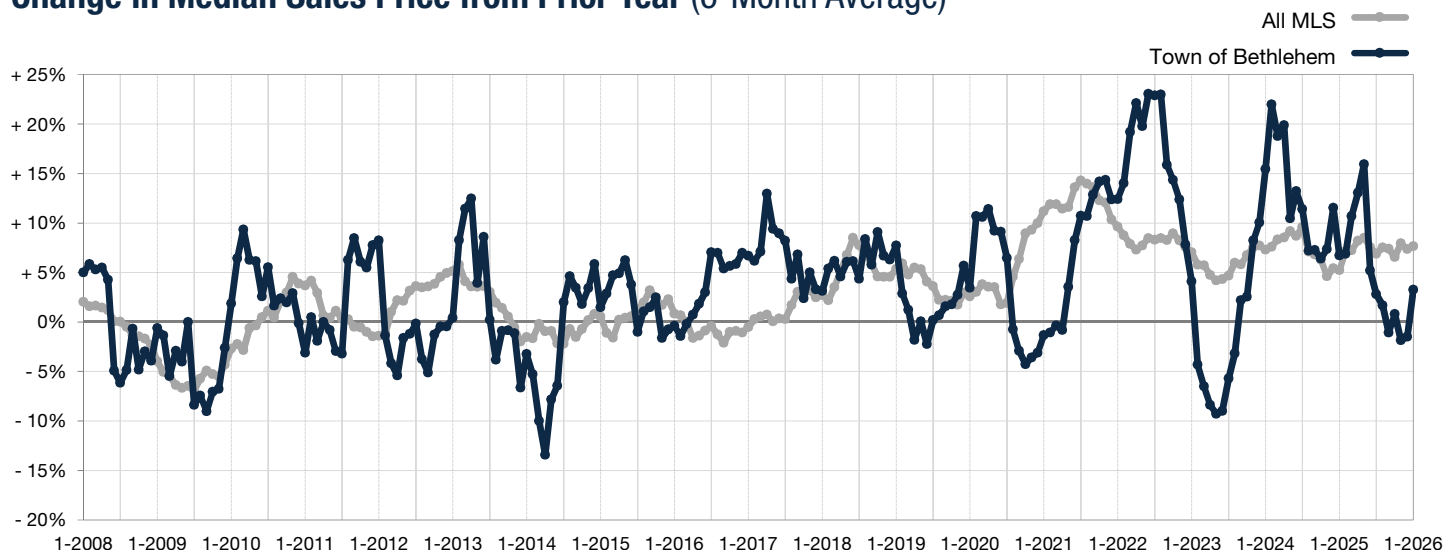


### Year to Date

■ 2025 ■ 2026



### 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.