

Local Market Update – February 2026

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



Town of Bethlehem

+ 28.6%

- 50.0%

+ 6.5%

Change in
New Listings

Change in
Closed Sales

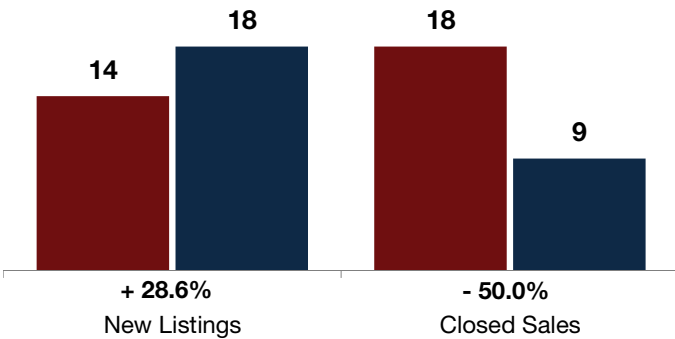
Change in
Median Sales Price

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	14	18	+ 28.6%	46	33	- 28.3%
Closed Sales	18	9	- 50.0%	46	30	- 34.8%
Median Sales Price*	\$385,000	\$410,000	+ 6.5%	\$380,000	\$417,500	+ 9.9%
Percent of Original List Price Received*	99.9%	102.9%	+ 3.0%	100.5%	99.5%	- 1.0%
Days on Market Until Sale	24	14	- 40.7%	20	23	+ 17.2%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	0.7	0.7	- 3.3%	--	--	--

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

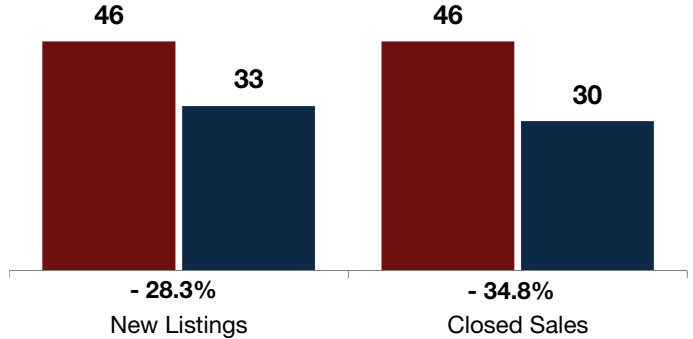
February

■ 2025 ■ 2026

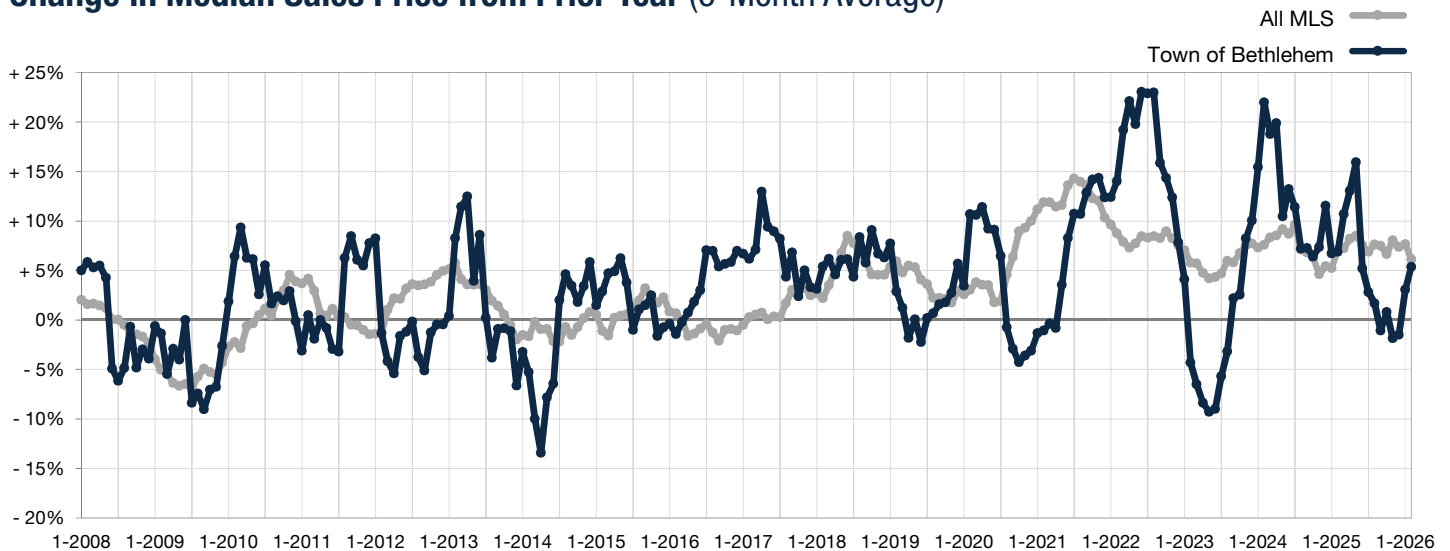


Year to Date

■ 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.