

Local Market Update – March 2026

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



Town of Bethlehem

- 9.7%

Change in
New Listings

- 4.5%

Change in
Closed Sales

- 14.7%

Change in
Median Sales Price

	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	31	28	- 9.7%	77	62	- 19.5%
Closed Sales	22	21	- 4.5%	68	52	- 23.5%
Median Sales Price*	\$455,167	\$388,250	- 14.7%	\$400,000	\$413,750	+ 3.4%
Percent of Original List Price Received*	105.4%	101.3%	- 3.9%	102.1%	100.2%	- 1.8%
Days on Market Until Sale	14	25	+ 74.8%	18	27	+ 49.8%
Inventory of Homes for Sale	25	21	- 16.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 25.3%	--	--	--

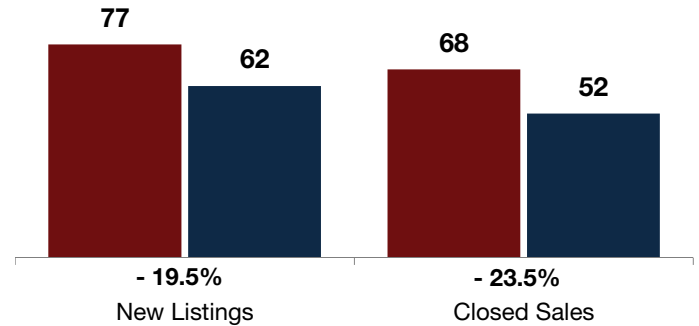
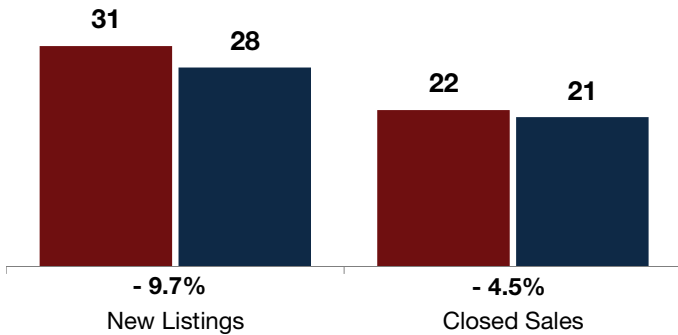
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

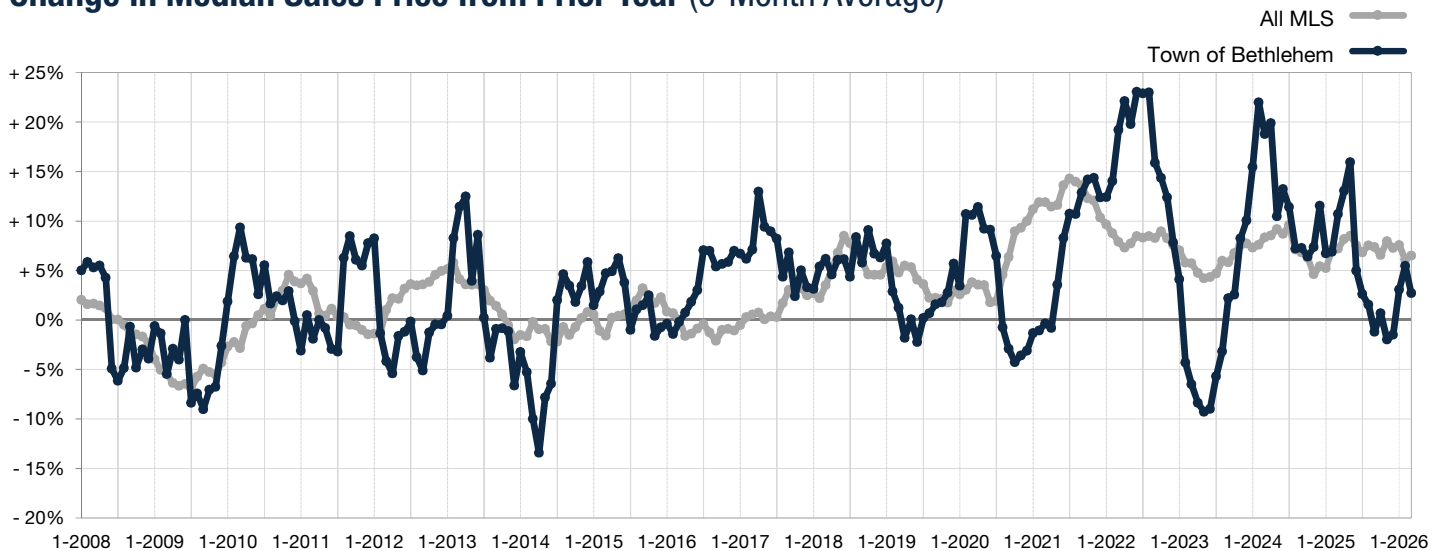
■ 2025 ■ 2026

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.