

Local Market Update – April 2026

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



Town of Bethlehem

- 38.9%

Change in
New Listings

- 29.2%

Change in
Closed Sales

- 13.3%

Change in
Median Sales Price

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	36	22	- 38.9%	113	86	- 23.9%
Closed Sales	24	17	- 29.2%	92	69	- 25.0%
Median Sales Price*	\$461,625	\$400,000	- 13.3%	\$405,500	\$411,000	+ 1.4%
Percent of Original List Price Received*	104.8%	100.3%	- 4.2%	102.8%	100.2%	- 2.5%
Days on Market Until Sale	27	21	- 21.5%	20	26	+ 25.7%
Inventory of Homes for Sale	34	20	- 41.2%	--	--	--
Months Supply of Inventory	1.3	0.7	- 49.3%	--	--	--

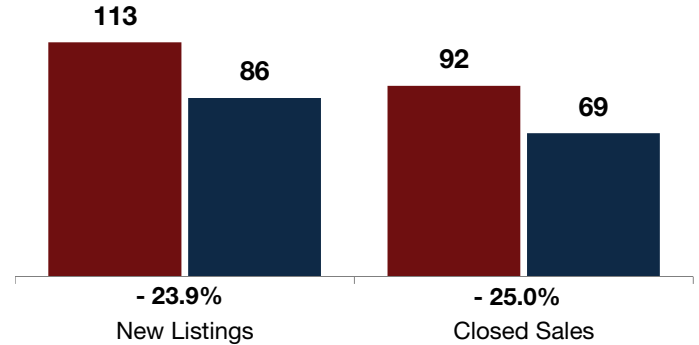
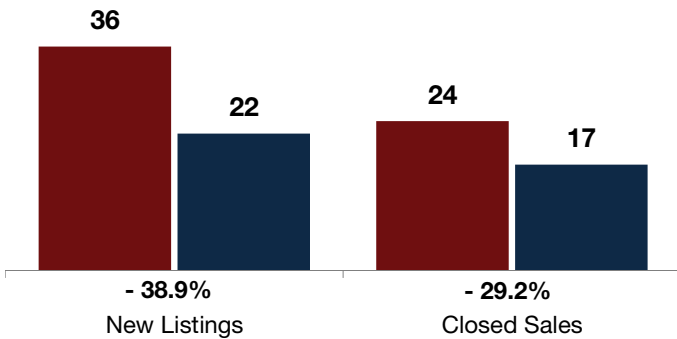
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

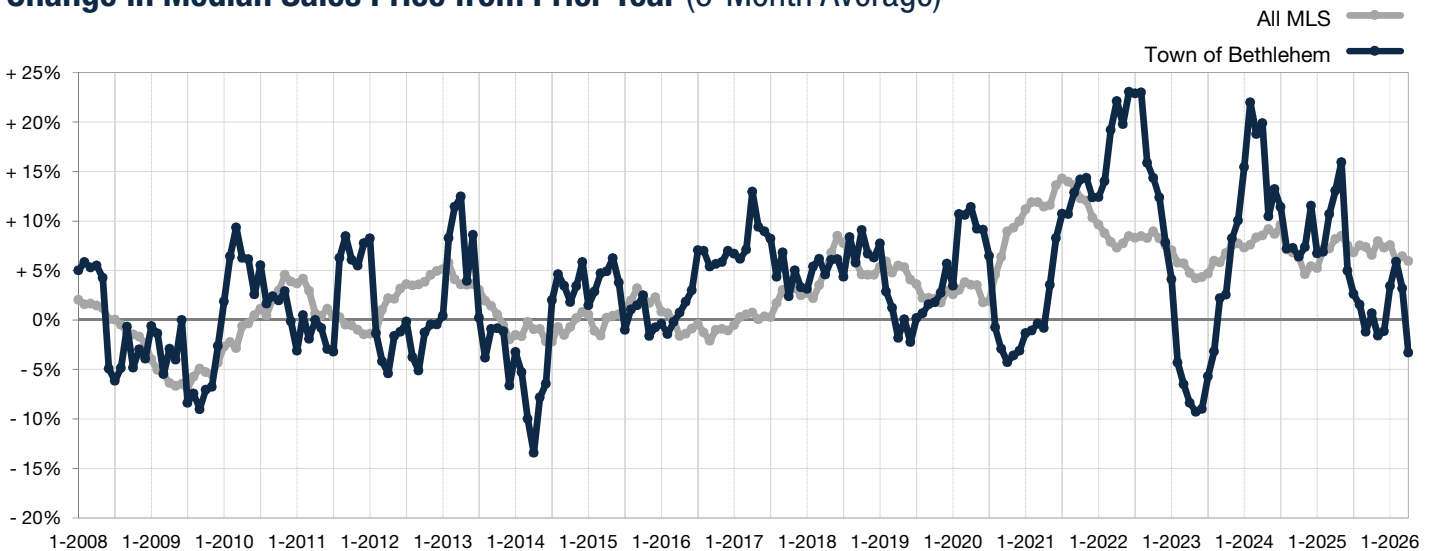
■ 2025 ■ 2026

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.