

# Local Market Update – August 2020

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



## Town of Bethlehem

**- 8.8%**

Change in  
New Listings

**- 52.4%**

Change in  
Closed Sales

**+ 7.1%**

Change in  
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	57	52	- 8.8%	497	368	- 26.0%
Closed Sales	63	30	- 52.4%	313	228	- 27.2%
Median Sales Price*	\$303,181	<b>\$324,606</b>	+ 7.1%	\$287,500	<b>\$300,262</b>	+ 4.4%
Percent of Original List Price Received*	97.7%	<b>101.6%</b>	+ 4.0%	97.6%	<b>98.6%</b>	+ 1.0%
Days on Market Until Sale	33	<b>20</b>	- 39.3%	42	<b>39</b>	- 8.2%
Inventory of Homes for Sale	169	<b>104</b>	- 38.5%	--	--	--
Months Supply of Inventory	4.3	<b>2.9</b>	- 33.2%	--	--	--

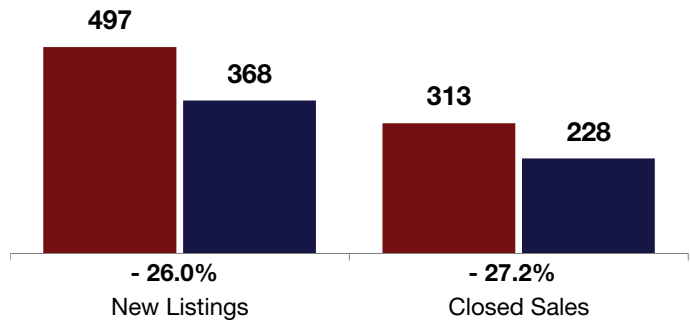
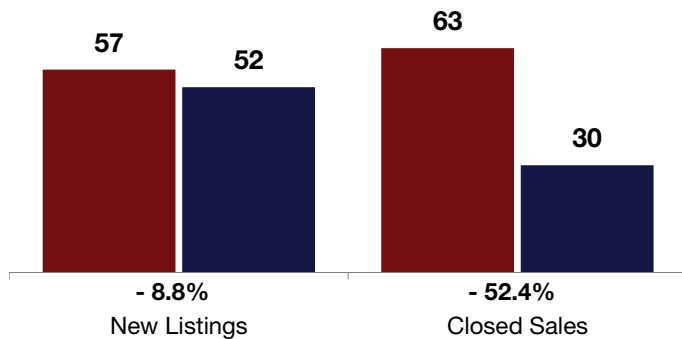
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

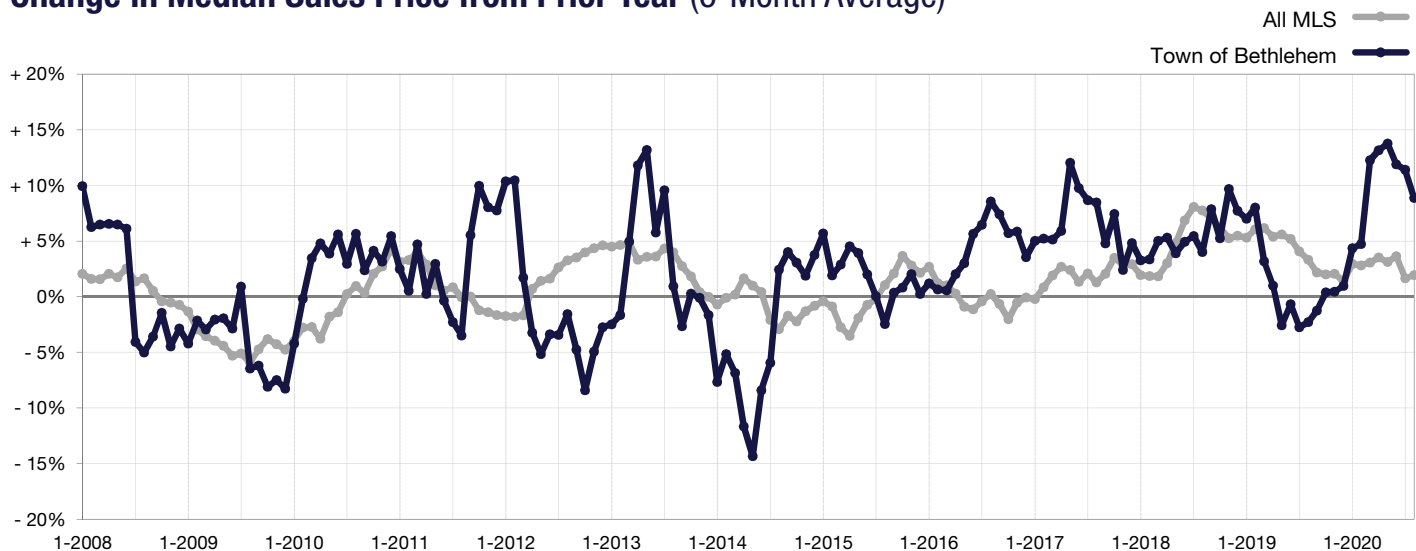
■ 2019 ■ 2020

### Year to Date

■ 2019 ■ 2020



### 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.