

# Local Market Update – November 2020

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



## Town of Bethlehem

**+ 23.5%**

**0.0%**

**+ 1.8%**

Change in  
New Listings

Change in  
Closed Sales

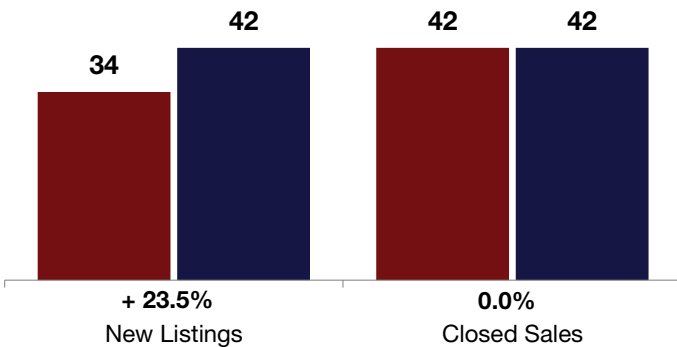
Change in  
Median Sales Price

|  | November  |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2019      | 2020      | + / -   | 2019         | 2020      | + / -   |
| New Listings                             | 34        | 42        | + 23.5% | 647          | 518       | - 19.9% |
| Closed Sales                             | 42        | 42        | 0.0%    | 429          | 395       | - 7.9%  |
| Median Sales Price*                      | \$274,950 | \$280,000 | + 1.8%  | \$292,000    | \$300,000 | + 2.7%  |
| Percent of Original List Price Received* | 96.8%     | 99.6%     | + 2.9%  | 97.6%        | 98.4%     | + 0.8%  |
| Days on Market Until Sale                | 42        | 16        | - 61.8% | 41           | 34        | - 17.2% |
| Inventory of Homes for Sale              | 149       | 85        | - 43.0% | --           | --        | --      |
| Months Supply of Inventory               | 3.6       | 2.3       | - 38.3% | --           | --        | --      |

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

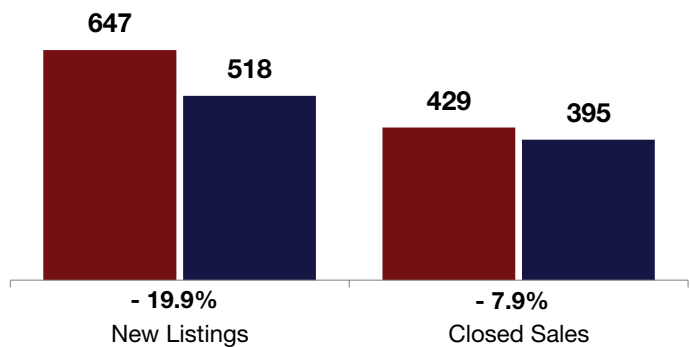
### November

■ 2019 ■ 2020

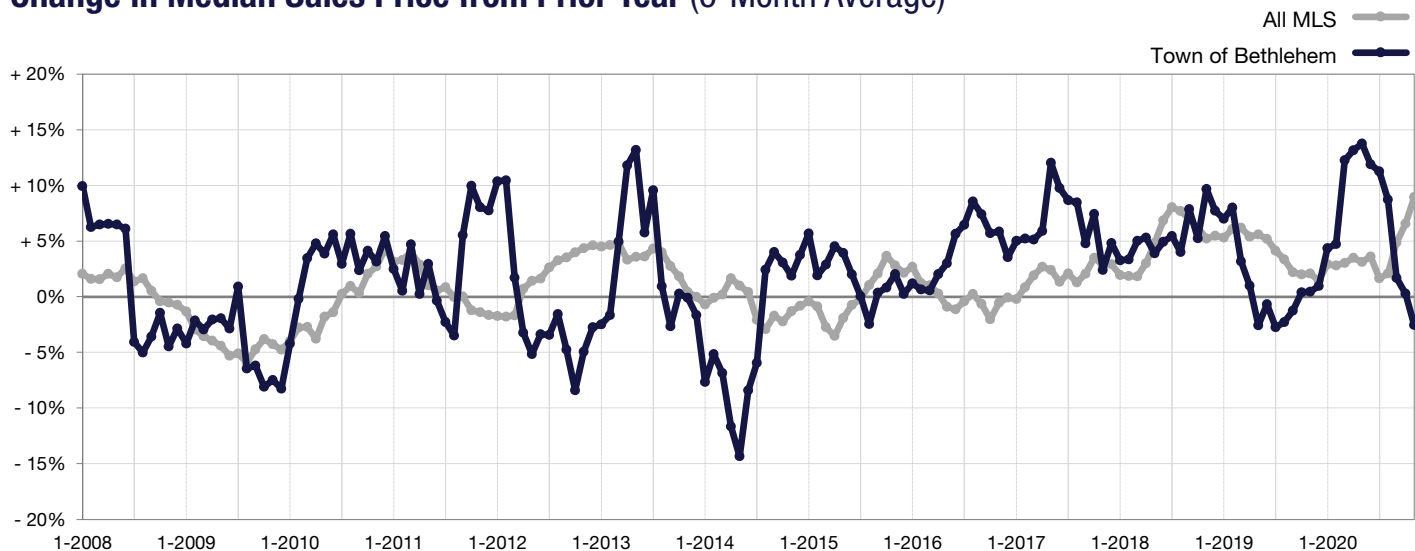


### Year to Date

■ 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.