

Local Market Update – December 2020

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



Town of Bethlehem

+ 41.2%

Change in
New Listings

+ 7.1%

Change in
Closed Sales

+ 4.0%

Change in
Median Sales Price

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	17	24	+ 41.2%	664	543	- 18.2%
Closed Sales	42	45	+ 7.1%	471	443	- 5.9%
Median Sales Price*	\$307,500	\$319,900	+ 4.0%	\$294,338	\$300,000	+ 1.9%
Percent of Original List Price Received*	97.2%	99.8%	+ 2.7%	97.5%	98.5%	+ 1.0%
Days on Market Until Sale	41	34	- 15.7%	41	34	- 17.6%
Inventory of Homes for Sale	137	84	- 38.7%	--	--	--
Months Supply of Inventory	3.5	2.2	- 36.4%	--	--	--

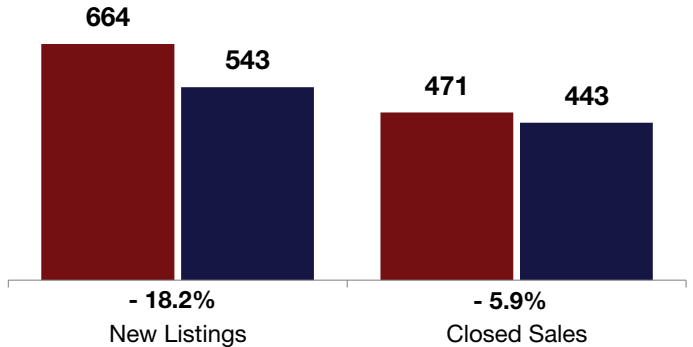
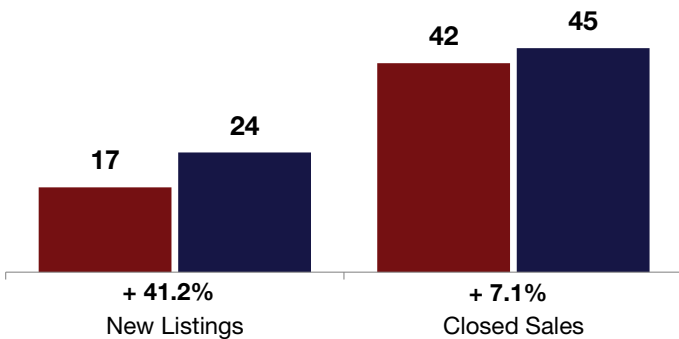
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

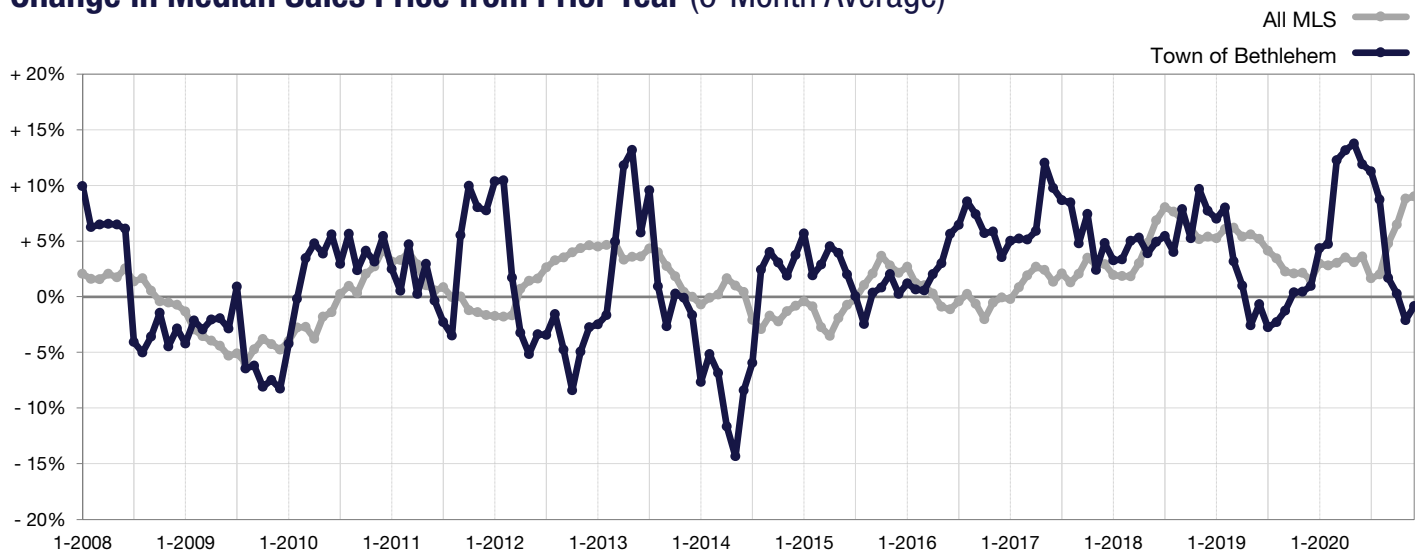
■ 2019 ■ 2020

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.