

Local Market Update – January 2021

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



Town of Bethlehem

- 31.0%

+ 6.7%

- 6.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	42	29	- 31.0%	42	29	- 31.0%
Closed Sales	30	32	+ 6.7%	30	32	+ 6.7%
Median Sales Price*	\$294,000	\$274,950	- 6.5%	\$294,000	\$274,950	- 6.5%
Percent of Original List Price Received*	95.2%	100.4%	+ 5.4%	95.2%	100.4%	+ 5.4%
Days on Market Until Sale	63	19	- 70.1%	63	19	- 70.1%
Inventory of Homes for Sale	127	79	- 37.8%	--	--	--
Months Supply of Inventory	3.2	2.0	- 36.6%	--	--	--

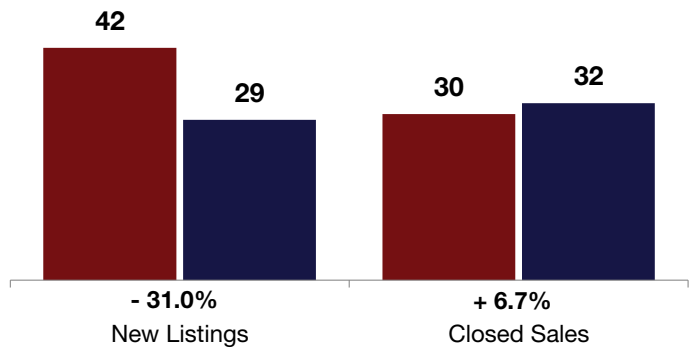
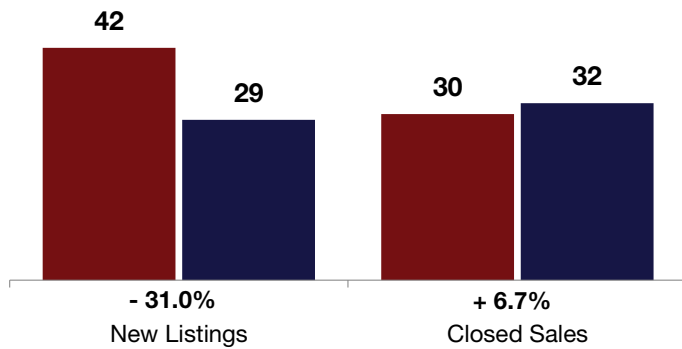
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

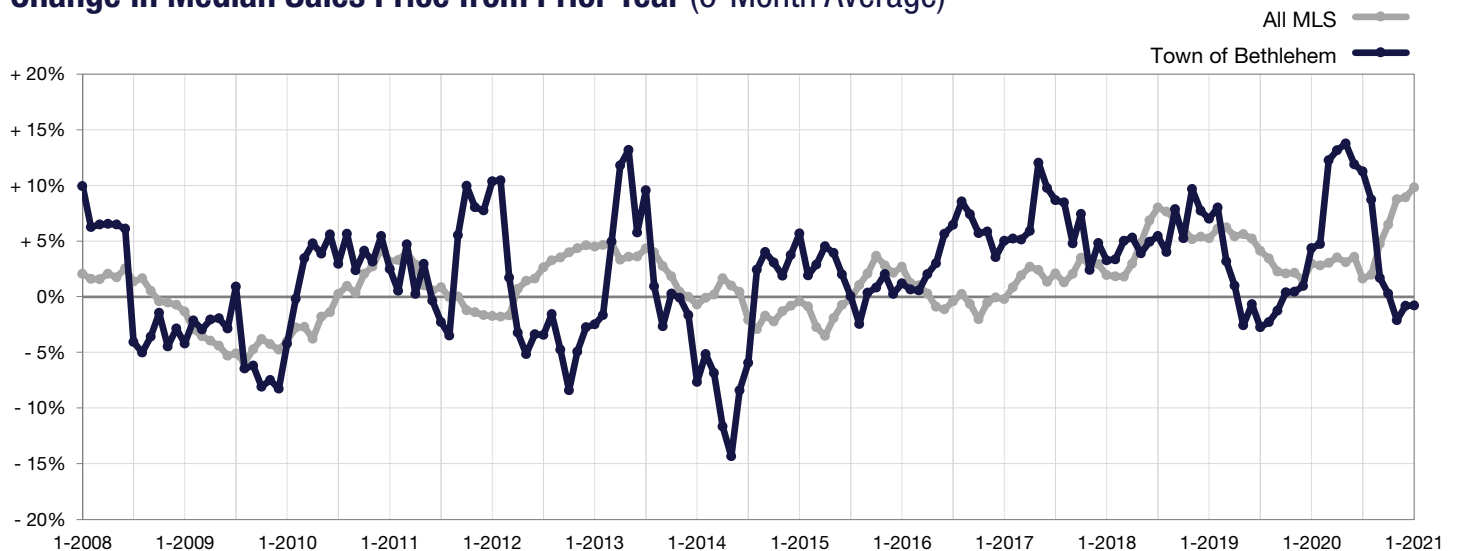
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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.