

Local Market Update – February 2021

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



Town of Bethlehem

- 28.6%

Change in
New Listings

- 20.0%

Change in
Closed Sales

+ 0.8%

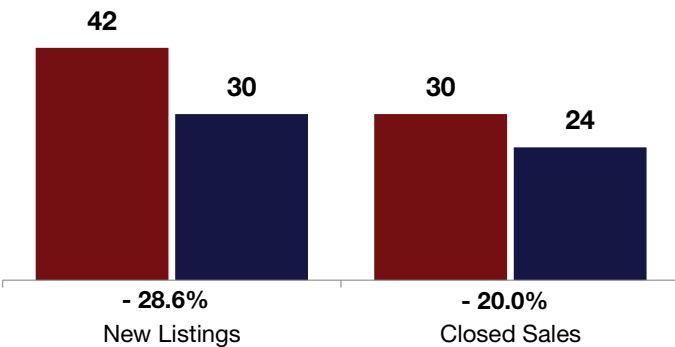
Change in
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	42	30	- 28.6%	84	59	- 29.8%
Closed Sales	30	24	- 20.0%	60	56	- 6.7%
Median Sales Price*	\$321,500	\$324,000	+ 0.8%	\$317,000	\$277,500	- 12.5%
Percent of Original List Price Received*	97.3%	99.4%	+ 2.2%	96.3%	99.9%	+ 3.8%
Days on Market Until Sale	51	13	- 73.8%	57	17	- 71.1%
Inventory of Homes for Sale	123	69	- 43.9%	--	--	--
Months Supply of Inventory	3.1	1.8	- 42.1%	--	--	--

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

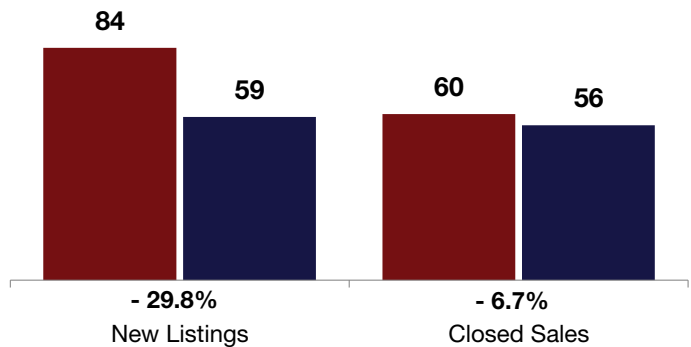
February

■ 2020 ■ 2021

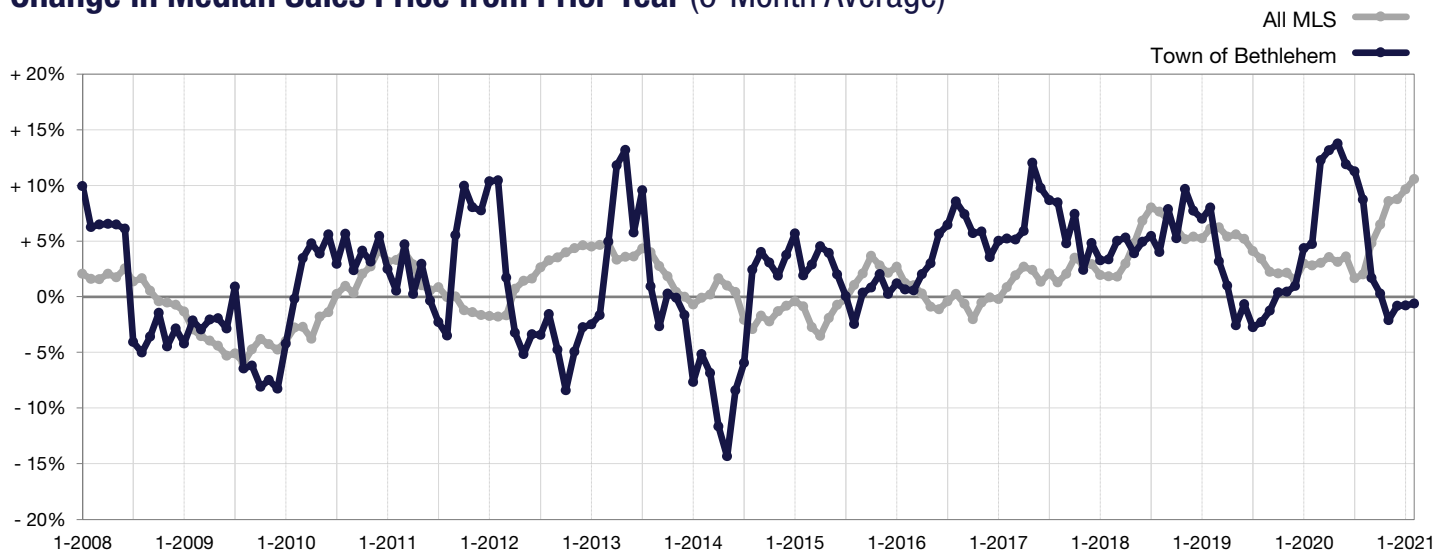


Year to Date

■ 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.