

Local Market Update – April 2021

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



Town of Bethlehem

+ 100.0%

- 6.7%

- 14.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	25	50	+ 100.0%	164	157	- 4.3%
Closed Sales	30	28	- 6.7%	116	107	- 7.8%
Median Sales Price*	\$331,450	\$285,000	- 14.0%	\$309,500	\$282,000	- 8.9%
Percent of Original List Price Received*	98.3%	99.0%	+ 0.7%	97.2%	99.3%	+ 2.2%
Days on Market Until Sale	50	23	- 53.3%	50	29	- 42.7%
Inventory of Homes for Sale	114	42	- 63.2%	--	--	--
Months Supply of Inventory	3.1	1.0	- 66.7%	--	--	--

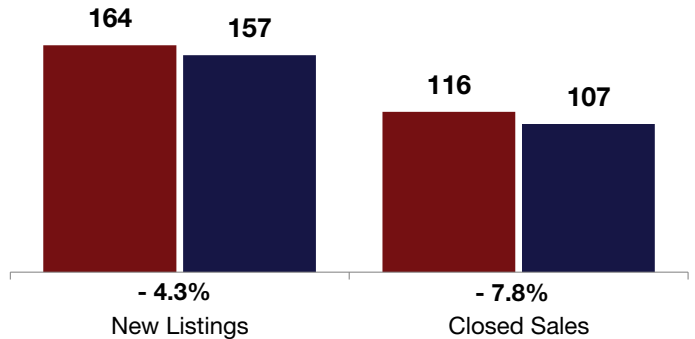
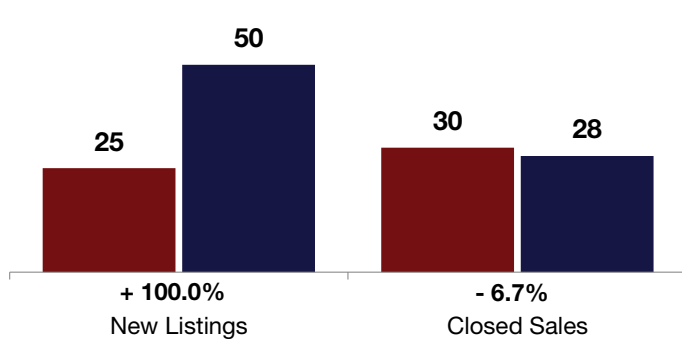
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

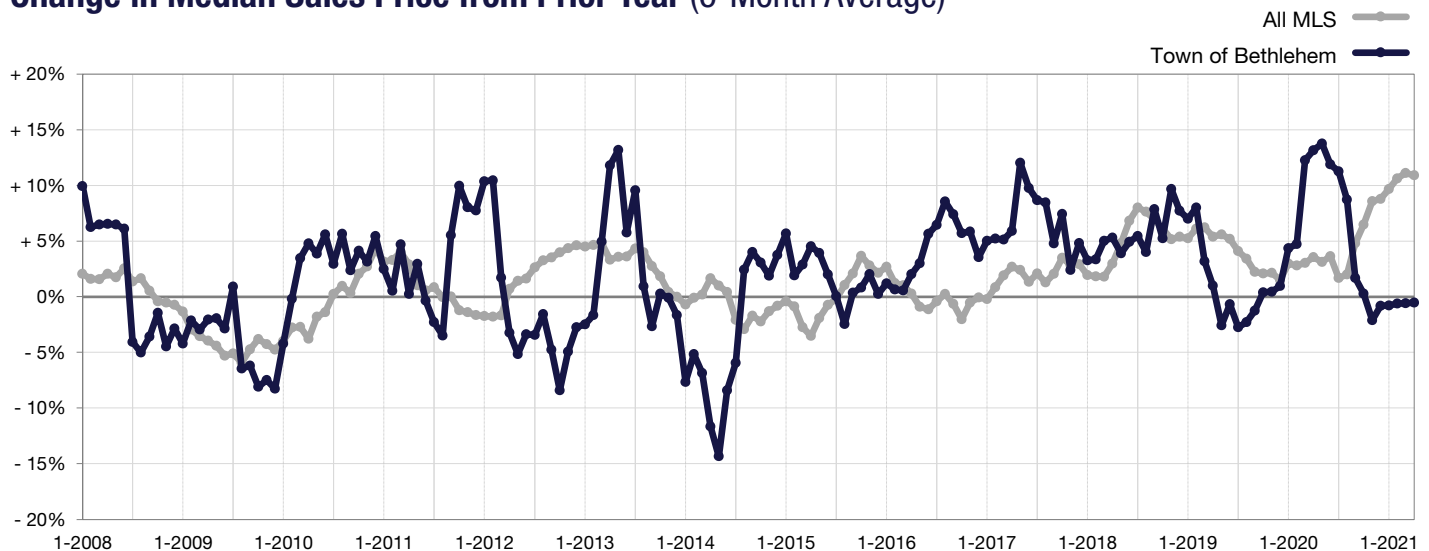
■ 2020 ■ 2021

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.