

Local Market Update – May 2021

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



Town of Bethlehem

+ 42.9%

- 13.8%

+ 34.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	35	50	+ 42.9%	199	207	+ 4.0%
Closed Sales	29	25	- 13.8%	145	133	- 8.3%
Median Sales Price*	\$279,000	\$375,000	+ 34.4%	\$303,500	\$305,369	+ 0.6%
Percent of Original List Price Received*	100.8%	101.2%	+ 0.4%	97.9%	99.7%	+ 1.8%
Days on Market Until Sale	38	13	- 65.6%	48	26	- 46.3%
Inventory of Homes for Sale	109	36	- 67.0%	--	--	--
Months Supply of Inventory	3.0	0.8	- 72.3%	--	--	--

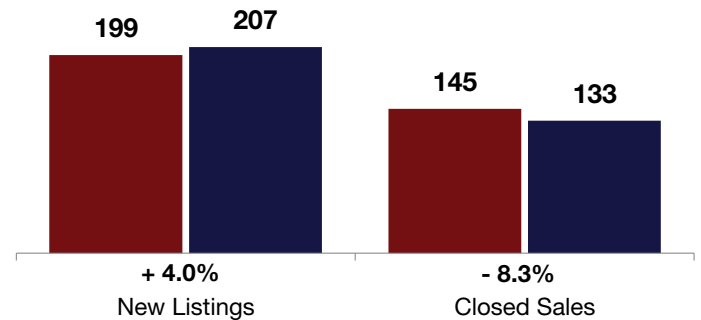
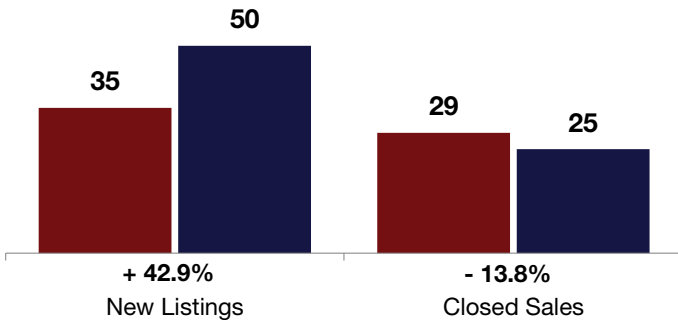
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

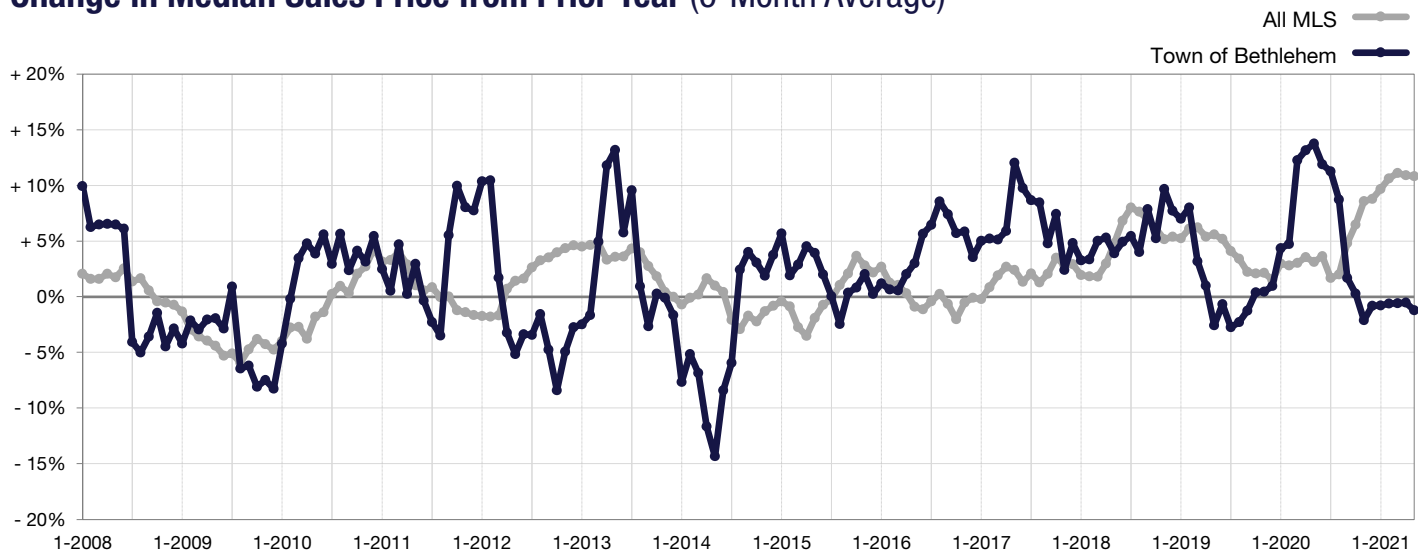
■ 2020 ■ 2021

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.