

Local Market Update – June 2021

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



Town of Bethlehem

+ 17.6%

Change in
New Listings

+ 108.0%

Change in
Closed Sales

+ 20.5%

Change in
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	51	60	+ 17.6%	250	268	+ 7.2%
Closed Sales	25	52	+ 108.0%	170	186	+ 9.4%
Median Sales Price*	\$281,305	\$338,857	+ 20.5%	\$300,000	\$326,000	+ 8.7%
Percent of Original List Price Received*	99.0%	105.8%	+ 6.9%	98.1%	101.4%	+ 3.4%
Days on Market Until Sale	38	15	- 60.8%	46	23	- 51.4%
Inventory of Homes for Sale	119	45	- 62.2%	--	--	--
Months Supply of Inventory	3.5	1.0	- 70.2%	--	--	--

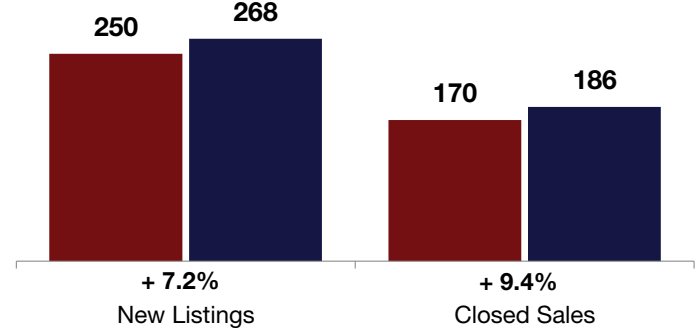
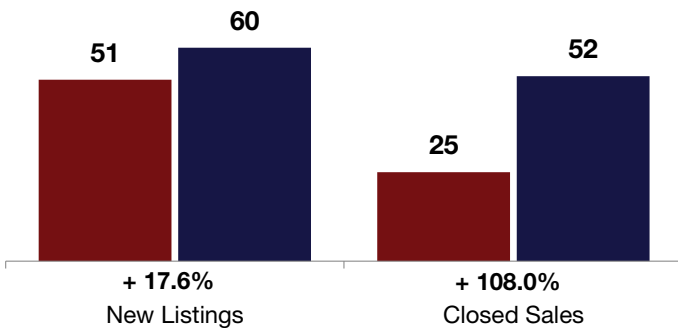
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

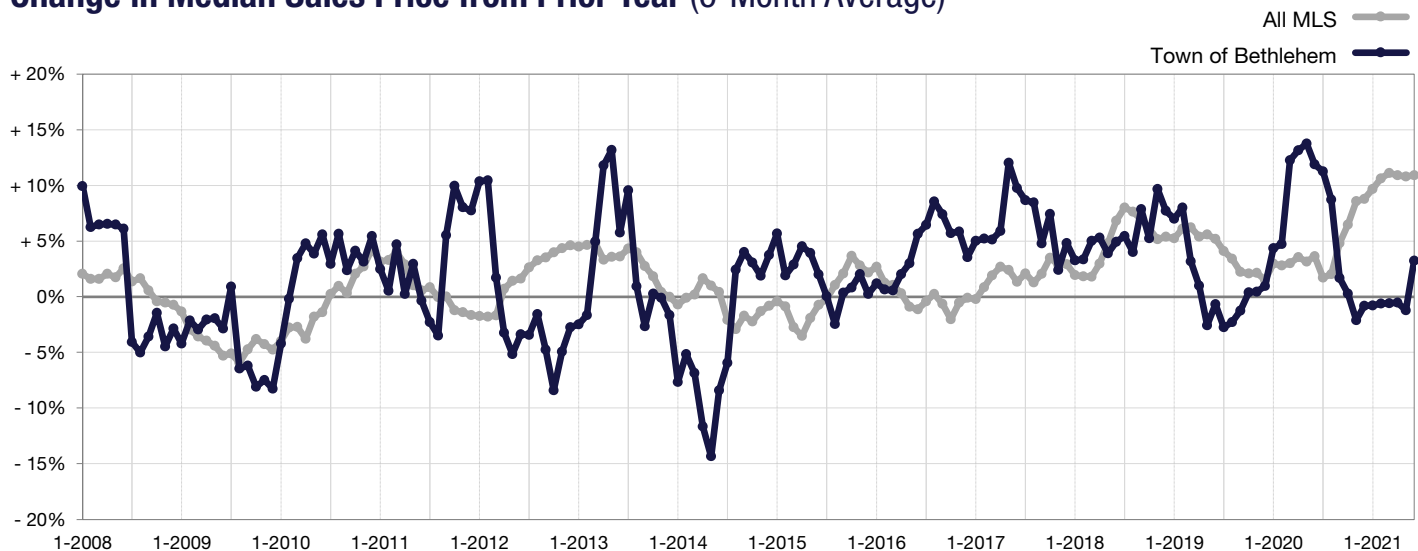
■ 2020 ■ 2021

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.