

# Local Market Update – July 2021

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



## Town of Bethlehem

**- 28.4%**

**+ 58.6%**

**+ 12.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	67	48	- 28.4%	317	316	- 0.3%
Closed Sales	29	46	+ 58.6%	199	235	+ 18.1%
Median Sales Price*	\$292,000	\$327,500	+ 12.2%	\$299,900	\$325,000	+ 8.4%
Percent of Original List Price Received*	98.3%	105.4%	+ 7.2%	98.1%	102.1%	+ 4.1%
Days on Market Until Sale	15	19	+ 24.9%	42	22	- 47.9%
Inventory of Homes for Sale	119	51	- 57.1%	--	--	--
Months Supply of Inventory	3.4	1.2	- 63.6%	--	--	--

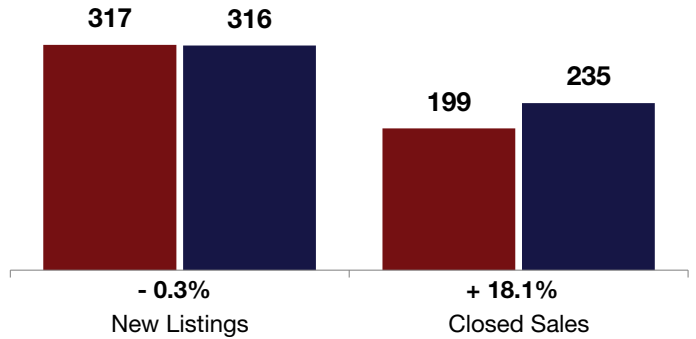
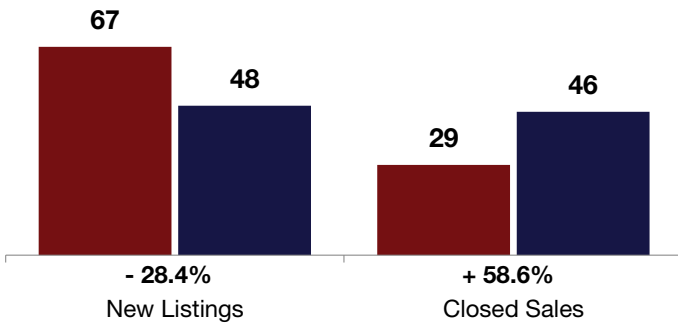
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

■ 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.