

# Local Market Update – August 2021

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



## Town of Bethlehem

**- 11.3%**

**+ 36.4%**

**+ 7.2%**

Change in  
New Listings

Change in  
Closed Sales

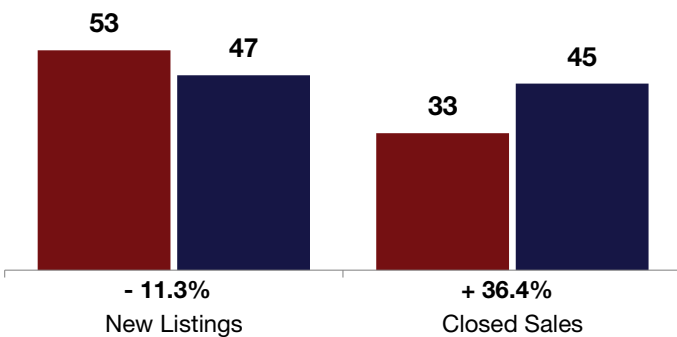
Change in  
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	53	47	- 11.3%	370	363	- 1.9%
Closed Sales	33	45	+ 36.4%	232	282	+ 21.6%
Median Sales Price*	\$321,712	<b>\$345,000</b>	+ 7.2%	\$300,000	<b>\$330,000</b>	+ 10.0%
Percent of Original List Price Received*	101.5%	<b>104.2%</b>	+ 2.6%	98.6%	<b>102.4%</b>	+ 3.9%
Days on Market Until Sale	23	34	+ 45.6%	39	24	- 39.6%
Inventory of Homes for Sale	100	56	- 44.0%	--	--	--
Months Supply of Inventory	2.7	1.4	- 48.2%	--	--	--

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

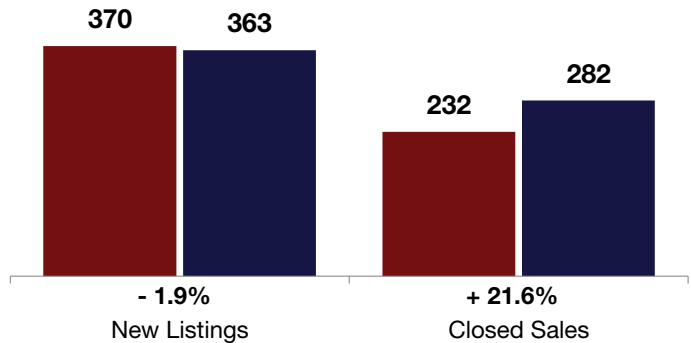
### August

■ 2020 ■ 2021

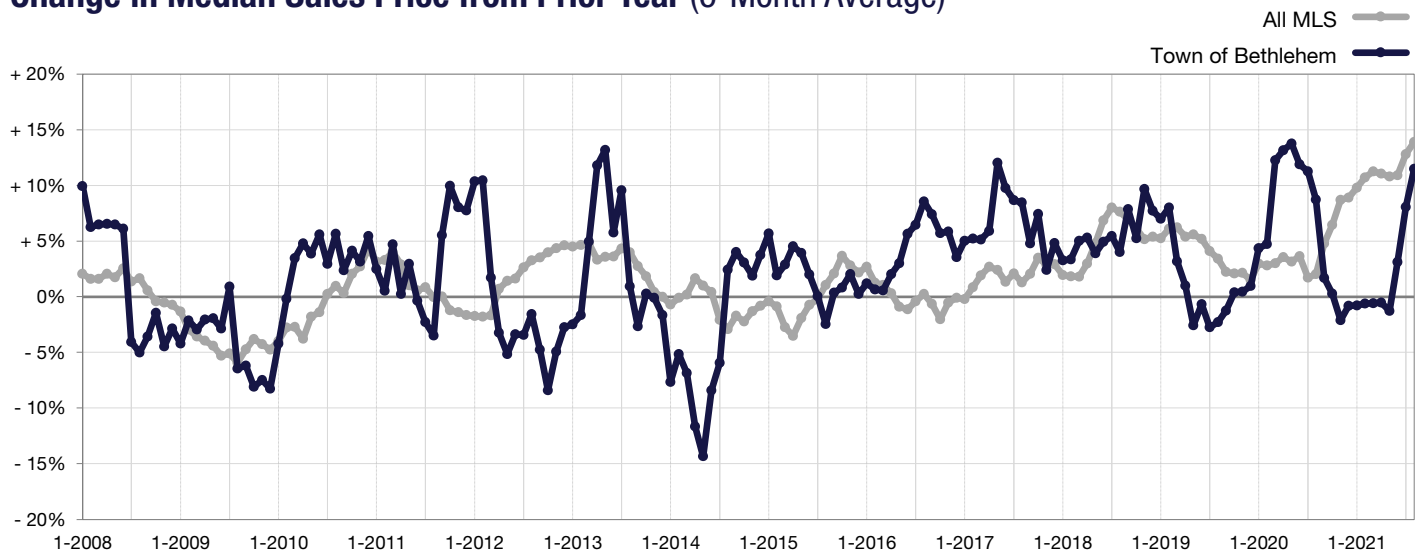


### Year to Date

■ 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.