

# Local Market Update – November 2021

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



## Town of Bethlehem

**- 42.9%**

Change in  
New Listings

**- 19.1%**

Change in  
Closed Sales

**+ 25.0%**

Change in  
Median Sales Price

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	42	24	- 42.9%	518	462	- 10.8%
Closed Sales	47	38	- 19.1%	400	412	+ 3.0%
Median Sales Price*	\$280,000	\$350,000	+ 25.0%	\$299,950	\$332,750	+ 10.9%
Percent of Original List Price Received*	99.6%	101.5%	+ 2.0%	98.4%	102.2%	+ 3.9%
Days on Market Until Sale	20	13	- 34.9%	34	21	- 40.4%
Inventory of Homes for Sale	81	36	- 55.6%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.9%	--	--	--

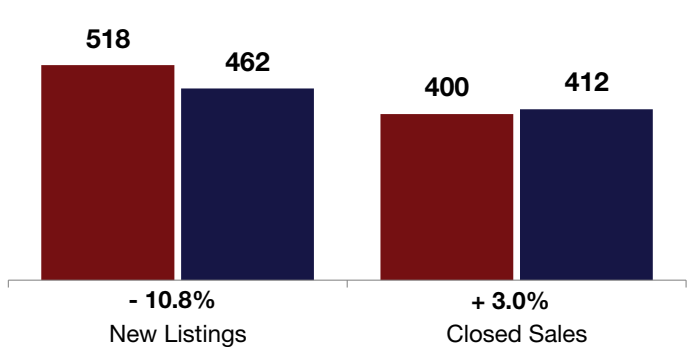
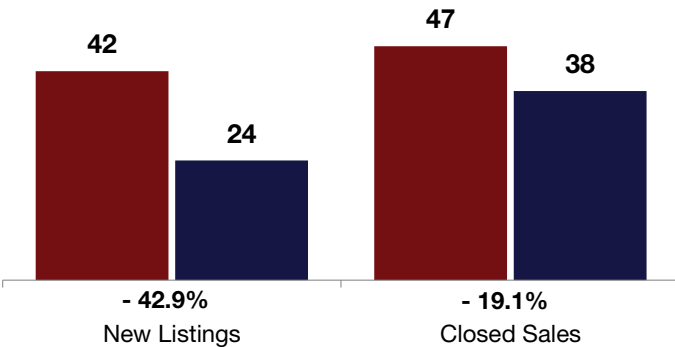
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### November

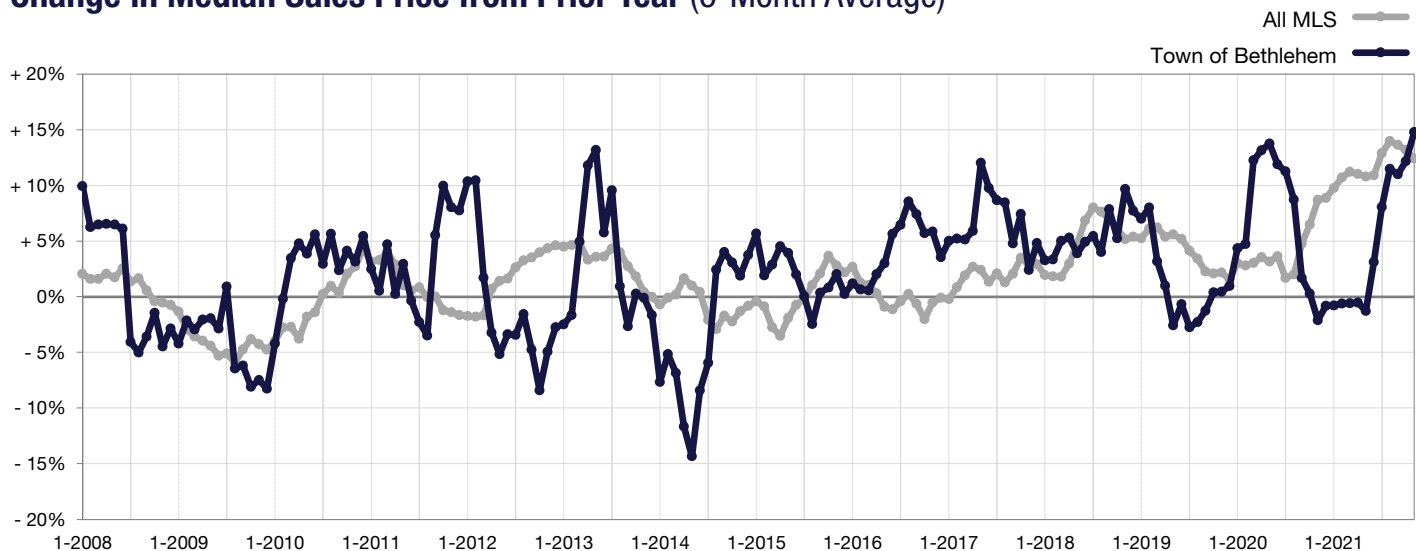
■ 2020 ■ 2021

### 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.