

Local Market Update – April 2022

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



Town of Bethlehem

- 29.2%

Change in
New Listings

+ 7.1%

Change in
Closed Sales

+ 8.2%

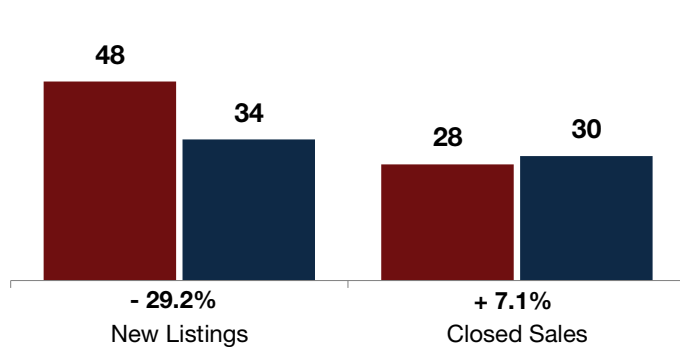
Change in
Median Sales Price

| | April | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| New Listings | 48 | 34 | - 29.2% | 150 | 127 | - 15.3% |
| Closed Sales | 28 | 30 | + 7.1% | 102 | 102 | 0.0% |
| Median Sales Price* | \$298,000 | \$322,500 | + 8.2% | \$283,450 | \$352,500 | + 24.4% |
| Percent of Original List Price Received* | 98.7% | 107.5% | + 8.9% | 99.1% | 104.3% | + 5.3% |
| Days on Market Until Sale | 24 | 23 | - 6.3% | 25 | 27 | + 6.5% |
| Inventory of Homes for Sale | 65 | 27 | - 58.5% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 0.8 | - 50.2% | -- | -- | -- |

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

April

■ 2021 ■ 2022



Year to Date

■ 2021 ■ 2022



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.