

# Local Market Update – August 2022

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



## Town of Bethlehem

**- 35.3%**

Change in  
New Listings

**- 8.2%**

Change in  
Closed Sales

**+ 23.2%**

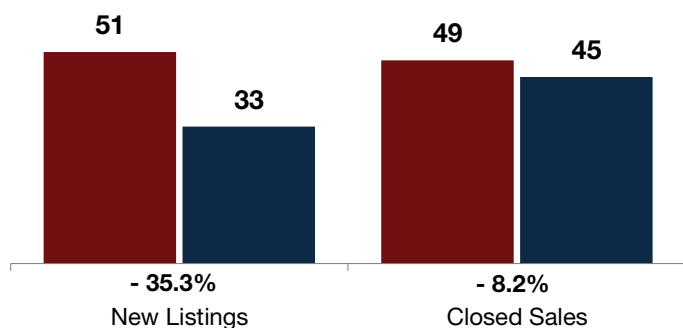
Change in  
Median Sales Price

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	51	33	- 35.3%	359	300	- 16.4%
Closed Sales	49	45	- 8.2%	274	260	- 5.1%
Median Sales Price*	\$345,000	<b>\$425,000</b>	+ 23.2%	\$330,000	<b>\$396,456</b>	+ 20.1%
Percent of Original List Price Received*	104.1%	<b>104.0%</b>	- 0.1%	102.4%	<b>105.2%</b>	+ 2.6%
Days on Market Until Sale	31	<b>16</b>	- 50.5%	22	<b>19</b>	- 13.5%
Inventory of Homes for Sale	65	<b>30</b>	- 53.8%	--	--	--
Months Supply of Inventory	1.7	<b>0.9</b>	- 44.7%	--	--	--

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

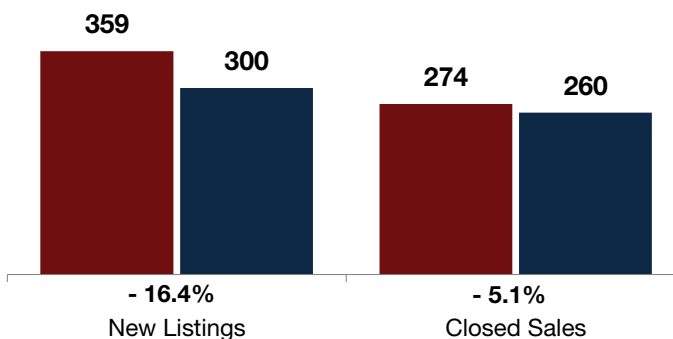
### August

■ 2021 ■ 2022

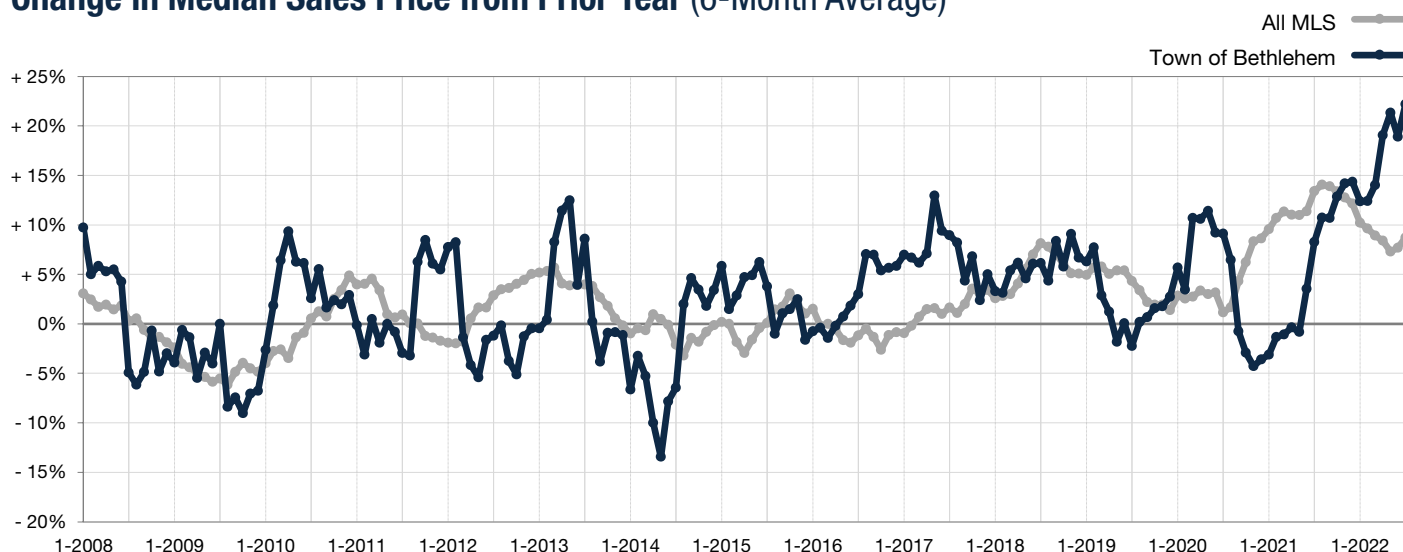


### Year to Date

■ 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.