

Local Market Update – July 2020

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



Town of Bethlehem

+ 4.7%

Change in
New Listings

- 43.8%

Change in
Closed Sales

- 10.5%

Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	64	67	+ 4.7%	440	317	- 28.0%
Closed Sales	48	27	- 43.8%	250	195	- 22.0%
Median Sales Price*	\$320,000	\$286,500	- 10.5%	\$285,500	\$300,000	+ 5.1%
Percent of Original List Price Received*	98.2%	98.3%	+ 0.1%	97.6%	98.1%	+ 0.5%
Days on Market Until Sale	23	16	- 32.3%	44	42	- 5.3%
Inventory of Homes for Sale	170	116	- 31.8%	--	--	--
Months Supply of Inventory	4.3	3.3	- 22.4%	--	--	--

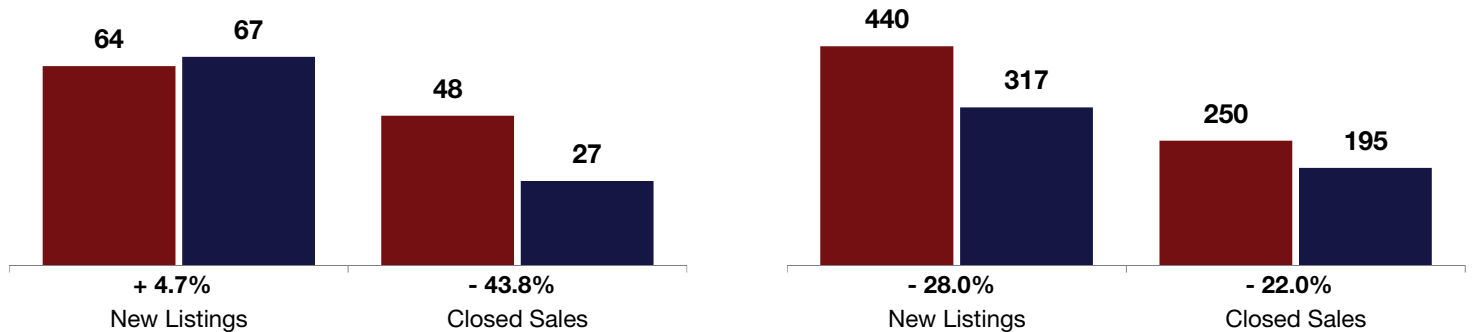
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

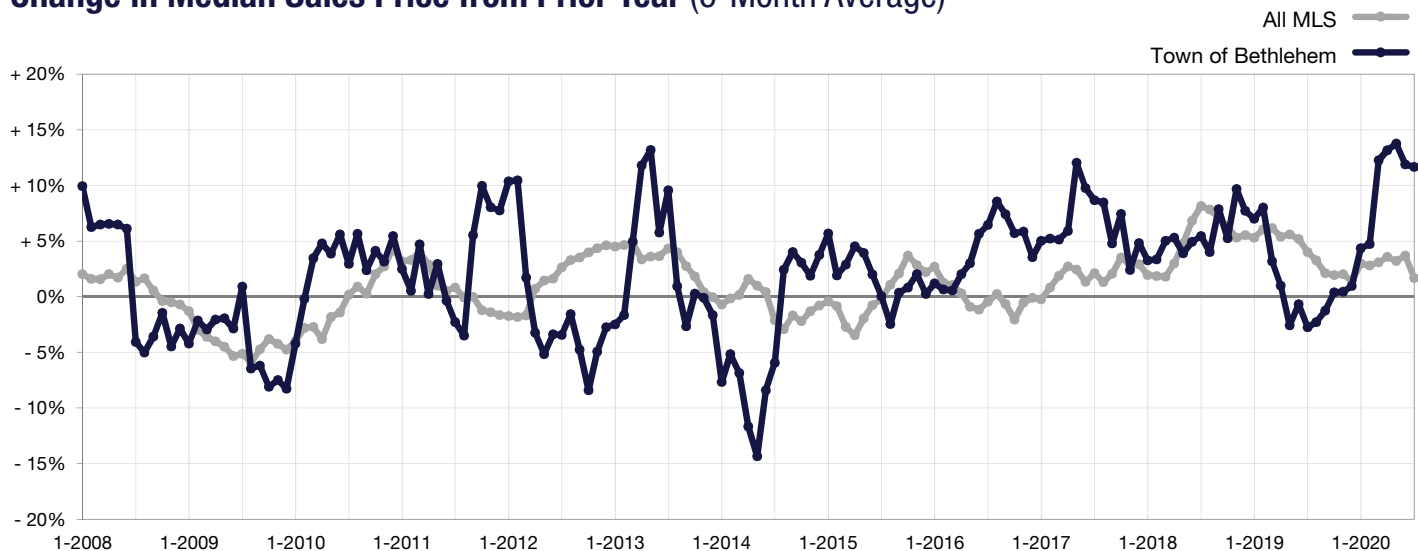
■ 2019 ■ 2020

Year to Date

■ 2019 ■ 2020



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.