

Bethlehem 18020

ZIP code · PA · Pennsylvania > Northampton County > Bethlehem

SELLER'S MARKET

\$458K

MEDIAN SALE PRICE

+14.9%

1-YR CHANGE

222

SALES (12 MO)

\$447K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

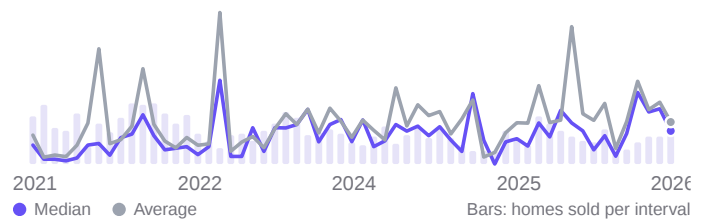
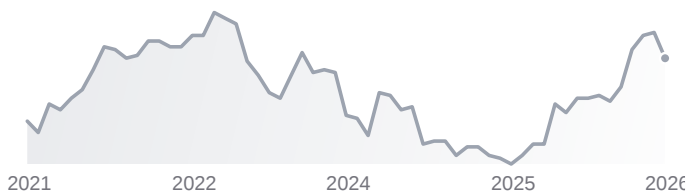
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$415K · Average \$443K

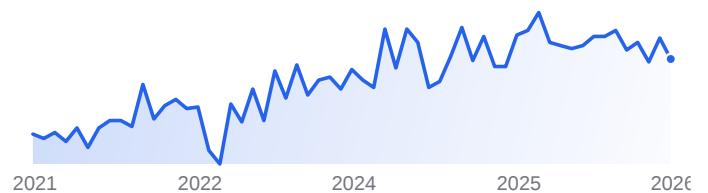
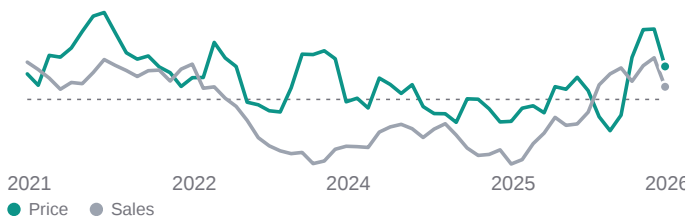


Growth (year over year)

Price +14.9% · Sales +5.7%

Price per square foot

\$225/ft²

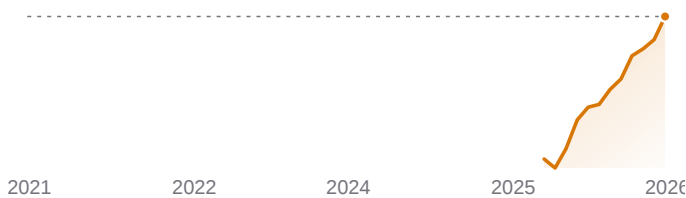


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

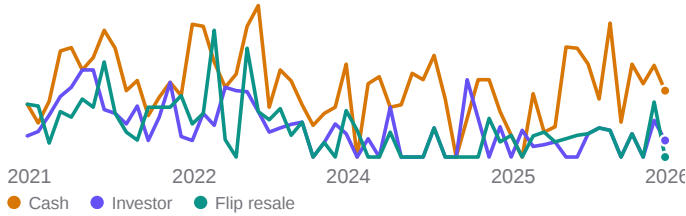
3.2%



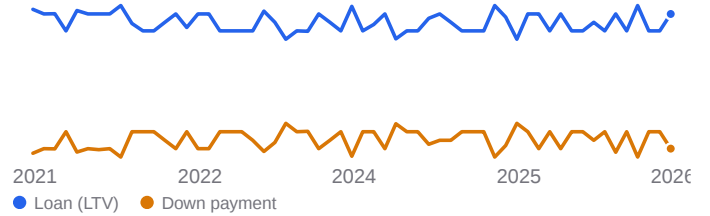
BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 4.8% · Flip resale 0%

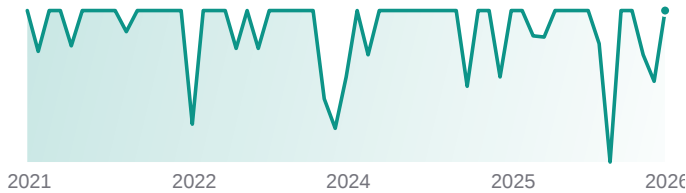


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



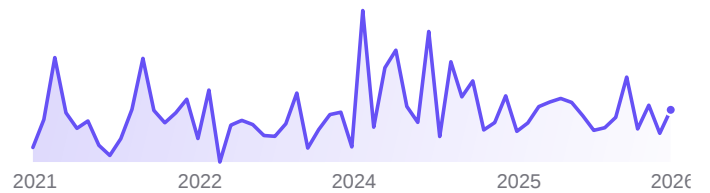
Sellers who sold at a gain

100%



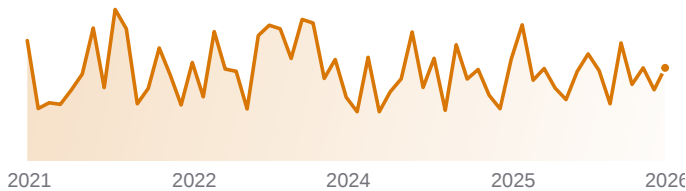
Typical hold before selling

6.9 yrs



Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,982
Median value (AVM)	\$447K
Median size	1,920 ft²
Median bedrooms	3
Median year built	1984
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.6%
Owner occupied	94%
Company owned	3.5%
Median loan-to-value	46%
Typical ownership tenure	14.8 yrs

COMMUNITY

Population	22,775
Density	1,670 / mi²
Median household income	\$112K
Average household income	\$138K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	72
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	5.2%
Unemployment	1.2%
Average temp	51°F
Annual precip	46 in
Sunshine	53%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.