

APPENDIX “B”

County Median Sale Price and Maximum Purchase Price

HOME-Funding guidelines require the value of the property must not exceed 95% of the median sale price as established by HUD for the property respective County. Because the City of Bethlehem is located in both Lehigh and Northampton Counties, the property location will determine which property value must be observed.

Below please find the 2025 median sale price and the maximum purchase price for each county.

1. Northampton County, single unit: \$299,000 median price $\times 0.95 =$ \$284,050 maximum purchase price
2. Lehigh County, single unit: \$284,000 median price $\times 0.95 =$ \$269,800 maximum purchase price

Effective 12/01/2025
(Reviewed / Updated 01/22/2026)