


*In* my continuing efforts to be your source of real estate information in the Lehigh Valley, I am pleased to provide you in-depth data based on research from the Greater Lehigh Valley REALTORS® Multiple Listing Service (MLS). The housing market update includes information to provide the most comprehensive overview of real estate trends in the Lehigh Valley.

A few highlights from this month's statistics:

- New Listings increased 6.5 percent to 1,097.
- Pending Sales were up 6.3 percent to 798.
- Inventory levels shrank 17.1 percent to 2,035 units.
- The Median Sales Price increased 6.5 percent to \$213,000.
- Days on Market was down 21.1 percent to 30 days.
- Sellers were encouraged as Months Supply of Inventory was down 19.4 percent to 2.9 months. *(Inventory of approximately 4 to 7 months is typically regarded as constituting a balanced real estate market.)*

I hope you gained some valuable insight on our current market conditions. Please keep in mind, these graphs are a depiction of the data collected from the entire MLS and might not be reflective of the statistics of your particular home or neighborhood. If you would like a free, detailed analysis of your home's current value, please don't hesitate to call. 

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# Activity Overview for August 2018

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

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Key Metrics	Historical Sparkbars	8-2017	8-2018	Percent Change from Previous Year	YTD 2017	YTD 2018	Percent Change from Previous Year
New Listings		1,030	1,097	+ 6.5%	8,512	8,290	- 2.6%
Pending Sales		751	798	+ 6.3%	6,044	6,142	+ 1.6%
Closed Sales		866	907	+ 4.7%	5,639	5,584	- 1.0%
Days on Market		38	30	- 21.1%	50	40	- 20.0%
Median Sales Price		\$200,000	\$213,000	+ 6.5%	\$184,900	\$200,000	+ 8.2%
Average Sales Price		\$224,720	\$240,046	+ 6.8%	\$214,311	\$229,978	+ 7.3%
Pct. of List Price Received		97.7%	98.1%	+ 0.4%	97.7%	98.3%	+ 0.6%
Housing Affordability Index		167	145	- 13.2%	180	155	- 13.9%
Inventory		2,454	2,035	- 17.1%	--	--	--
Months Supply		3.6	2.9	- 19.4%	--	--	--