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 decreased 4.1 percent to 444.
- Pending Sales were up 17.1 percent to 499.
- Inventory levels shrank 11.9 percent to 1,571 units.
- The Median Sales Price increased 3.8 percent to $190,000.
- Days on Market was down 17.6 percent to 42 days.
- Sellers were encouraged as Months Supply of Inventory was down 12.0 percent to 2.2 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.

Irving Noble, REALTOR®

Your Lehigh Valley Real Estate Expert

RE/MAX real estate

3120 Hamilton Blvd

Allentown, PA 18103

Office: (610) 770-9000

Cell: (610) 390-4844

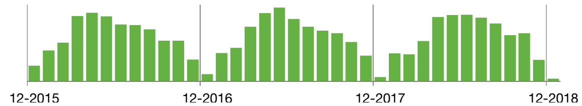
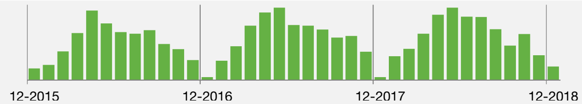
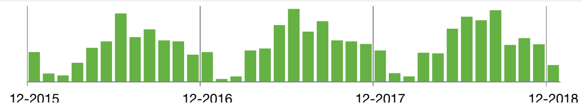
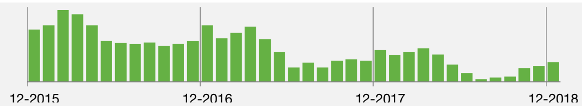
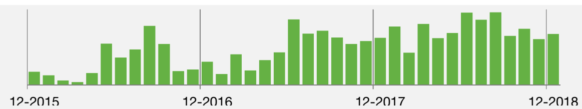
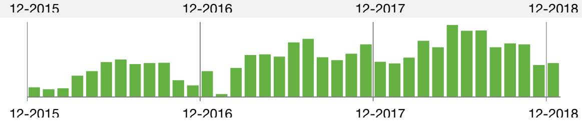
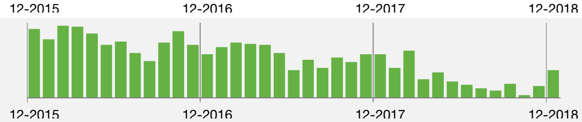
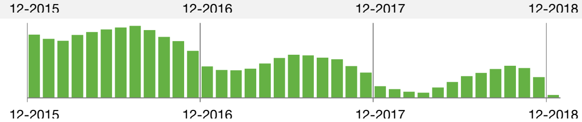
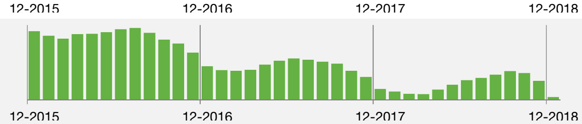
Irving@realhomes247.com

http://IrvingNoble.com

Activity Overview for December 2018

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

RE/MAX REAL ESTATE & GREATER LEHIGH VALLEY REALTORS®

Key Metrics	Historical Sparkbars	12-2017	12-2018	Percent Change from Previous Year	YTD 2017	YTD 2018	Percent Change from Previous Year
New Listings		463	**444**	- 4.1%	11,613	**11,481**	- 1.1%
Pending Sales		426	**499**	+ 17.1%	8,479	**8,544**	+ 0.8%
Closed Sales		647	**535**	- 17.3%	8,420	**8,373**	- 0.6%
Days on Market		51	**42**	- 17.6%	48	**39**	- 18.8%
Median Sales Price		$183,000	**$190,000**	+ 3.8%	$185,000	**$199,000**	+ 7.6%
Average Sales Price		$219,700	**$222,326**	+ 1.2%	$215,519	**$226,643**	+ 5.2%
Pct. of List Price Received		97.5%	**97.5%**	0.0%	97.7%	**98.1%**	+ 0.4%
Housing Affordability Index		179	**165**	- 7.8%	177	**157**	- 11.3%
Inventory		1,783	**1,571**	- 11.9%	--	--	--
Months Supply		2.5	**2.2**	- 12.0%	--	--	--