

Donna Freda-Hertzog, REALTOR®


Your Lehigh Valley Real Estate Expert



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 13.2 percent to 1,068.
- Pending Sales were up 7.9 percent to 906.
- Inventory levels shrank 16.4 percent to 1,718 units.
- The Median Sales Price increased 5.6 percent to \$216,500.
- Days on Market was down 5.9 percent to 32 days.
- Sellers were encouraged as Months Supply of Inventory was down 17.2 percent to 2.4 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 June 2019

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	6-2018	6-2019	Percent Change from Previous Year	YTD 2018	YTD 2019	Percent Change from Previous Year
New Listings		1,230	1,068	- 13.2%	6,065	5,891	- 2.9%
Pending Sales		840	906	+ 7.9%	4,502	4,641	+ 3.1%
Closed Sales		901	901	0.0%	3,903	3,955	+ 1.3%
Days on Market		34	32	- 5.9%	44	43	- 2.3%
Median Sales Price		\$205,000	\$216,500	+ 5.6%	\$195,000	\$198,300	+ 1.7%
Average Sales Price		\$237,377	\$246,249	+ 3.7%	\$226,040	\$229,407	+ 1.5%
Pct. of List Price Received		98.6%	98.6%	0.0%	98.3%	97.9%	- 0.4%
Housing Affordability Index		152	149	- 2.0%	160	162	+ 1.3%
Inventory		2,055	1,718	- 16.4%	--	--	--
Months Supply		2.9	2.4	- 17.2%	--	--	--