

Gina Kelechava, 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 6.3 percent to 696.
- Pending Sales were up 4.5 percent to 647.
- Inventory levels shrank 9.2 percent to 1,503 units.
- The Median Sales Price increased 8.2 percent to \$188,250.
- Days on Market was up 8.2 percent to 53 days.
- Sellers were encouraged as Months Supply of Inventory was down 8.7 percent to 2.1 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 February 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	2-2018	2-2019	Percent Change from Previous Year	YTD 2018	YTD 2019	Percent Change from Previous Year
New Listings		743	696	- 6.3%	1,497	1,507	+ 0.7%
Pending Sales		619	647	+ 4.5%	1,189	1,194	+ 0.4%
Closed Sales		453	418	- 7.7%	928	883	- 4.8%
Days on Market		49	53	+ 8.2%	48	50	+ 4.2%
Median Sales Price		\$174,000	\$188,250	+ 8.2%	\$180,000	\$186,000	+ 3.3%
Average Sales Price		\$210,180	\$217,685	+ 3.6%	\$219,097	\$217,310	- 0.8%
Pct. of List Price Received		97.7%	97.1%	- 0.6%	97.5%	96.9%	- 0.6%
Housing Affordability Index		182	169	- 7.1%	175	171	- 2.3%
Inventory		1,656	1,503	- 9.2%	--	--	--
Months Supply		2.3	2.1	- 8.7%	--	--	--