

**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 2.8 percent to 1,194.
- Pending Sales were up 9.1 percent to 984.
- Inventory levels shrank 12.3 percent to 1,670 units.
- The Median Sales Price increased 3.0 percent to \$206,000.
- Days on Market was down 10.0 percent to 36 days.
- Sellers were encouraged as Months Supply of Inventory was down 14.8 percent to 2.3 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. 

**RE/MAX real estate**

310 Stoke Park Road  
Bethlehem, PA 18017

**Office: (610) 691-6100**

**Cell: (484) 357-8215**

**gkelechava@gmail.com**

**www.GinaKelechava.com**

# Activity Overview for May 2019

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



**GREATER  
LEHIGH VALLEY  
REALTORS®**

Key Metrics	Historical Sparkbars	5-2018	5-2019	Percent Change from Previous Year	YTD 2018	YTD 2019	Percent Change from Previous Year
<b>New Listings</b>		1,228	<b>1,194</b>	- 2.8%	4,835	<b>4,808</b>	- 0.6%
<b>Pending Sales</b>		902	<b>984</b>	+ 9.1%	3,662	<b>3,788</b>	+ 3.4%
<b>Closed Sales</b>		812	<b>815</b>	+ 0.4%	3,002	<b>3,010</b>	+ 0.3%
<b>Days on Market</b>		40	<b>36</b>	- 10.0%	47	<b>46</b>	- 2.1%
<b>Median Sales Price</b>		\$200,000	<b>\$206,000</b>	+ 3.0%	\$190,000	<b>\$190,000</b>	0.0%
<b>Average Sales Price</b>		\$223,159	<b>\$233,447</b>	+ 4.6%	\$222,638	<b>\$224,494</b>	+ 0.8%
<b>Pct. of List Price Received</b>		98.8%	<b>98.6%</b>	- 0.2%	98.2%	<b>97.7%</b>	- 0.5%
<b>Housing Affordability Index</b>		155	<b>156</b>	+ 0.6%	163	<b>169</b>	+ 3.7%
<b>Inventory</b>		1,904	<b>1,670</b>	- 12.3%	--	--	--
<b>Months Supply</b>		2.7	<b>2.3</b>	- 14.8%	--	--	--