


**RE/MAX real estate**  
*Your*  
**Lehigh Valley**  
**Real Estate Expert**

*In* our continuing efforts to be your source of real estate information in the Lehigh Valley, we are 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 8.2 percent to 954.
- Pending Sales were up 6.6 percent to 792.
- Inventory levels shrank 41.1 percent to 2,238 units.
- The Median Sales Price increased 2.8 percent to \$205,000.
- Days on Market was down 33.9 percent to 37 days.
- Sellers were encouraged as Months Supply of Inventory was down 44.8 percent to 3.2 months. (*Inventory of approximately 4 to 7 months is typically regarded as constituting a balanced real estate market.*)

We 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. 



**Allentown: (610) 770-9000**

3120 Hamilton Blvd · Allentown, PA 18103

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

310 Stoke Park Rd · Bethlehem, PA 18017

**Easton: (610) 258-9600**

2940 William Penn Hwy · Easton, PA 18045

[www.LehighValleyHome.com](http://www.LehighValleyHome.com)

# Activity Overview for August 2017

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



Key Metrics	Historical Sparkbars	8-2016	8-2017	Percent Change from Previous Year	YTD 2016	YTD 2017	Percent Change from Previous Year
<b>New Listings</b>		1,039	<b>954</b>	- 8.2%	8,510	<b>8,325</b>	- 2.2%
<b>Pending Sales</b>		743	<b>792</b>	+ 6.6%	5,649	<b>6,079</b>	+ 7.6%
<b>Closed Sales</b>		797	<b>813</b>	+ 2.0%	5,263	<b>5,517</b>	+ 4.8%
<b>Days on Market</b>		56	<b>37</b>	- 33.9%	63	<b>49</b>	- 22.2%
<b>Median Sales Price</b>		\$199,500	<b>\$205,000</b>	+ 2.8%	\$179,000	<b>\$185,000</b>	+ 3.4%
<b>Average Sales Price</b>		\$226,144	<b>\$227,551</b>	+ 0.6%	\$206,599	<b>\$214,839</b>	+ 4.0%
<b>Pct. of List Price Received</b>		97.5%	<b>97.7%</b>	+ 0.2%	97.2%	<b>97.7%</b>	+ 0.5%
<b>Housing Affordability Index</b>		171	<b>163</b>	- 4.7%	191	<b>180</b>	- 5.8%
<b>Inventory</b>		3,799	<b>2,238</b>	- 41.1%	--	--	--
<b>Months Supply</b>		5.8	<b>3.2</b>	- 44.8%	--	--	--