


*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 5.2 percent to 942.
- Pending Sales were down 2.9 percent to 674.
- Inventory levels shrank 12.5 percent to 2,111 units.
- The Median Sales Price increased 5.6 percent to \$199,000.
- Days on Market was down 23.8 percent to 32 days.
- Sellers were encouraged as Months Supply of Inventory was down 14.3 percent to 3.0. (*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 September 2018

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	9-2017	9-2018	Percent Change from Previous Year	YTD 2017	YTD 2018	Percent Change from Previous Year
<b>New Listings</b>		994	<b>942</b>	- 5.2%	9,506	<b>9,233</b>	- 2.9%
<b>Pending Sales</b>		694	<b>674</b>	- 2.9%	6,738	<b>6,759</b>	+ 0.3%
<b>Closed Sales</b>		721	<b>651</b>	- 9.7%	6,360	<b>6,267</b>	- 1.5%
<b>Days on Market</b>		42	<b>32</b>	- 23.8%	49	<b>39</b>	- 20.4%
<b>Median Sales Price</b>		\$188,500	<b>\$199,000</b>	+ 5.6%	\$185,000	<b>\$200,000</b>	+ 8.1%
<b>Average Sales Price</b>		\$219,613	<b>\$222,635</b>	+ 1.4%	\$214,912	<b>\$229,117</b>	+ 6.6%
<b>Pct. of List Price Received</b>		97.6%	<b>98.1%</b>	+ 0.5%	97.7%	<b>98.3%</b>	+ 0.6%
<b>Housing Affordability Index</b>		177	<b>150</b>	- 15.3%	180	<b>150</b>	- 16.7%
<b>Inventory</b>		2,412	<b>2,111</b>	- 12.5%	--	--	--
<b>Months Supply</b>		3.5	<b>3.0</b>	- 14.3%	--	--	--