

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 6.4 percent to 1,128.
- Pending Sales were up 7.9 percent to 919.
- Inventory levels shrank 10.2 percent to 1,588 units.
- The Median Sales Price increased 1.1 percent to \$192,000.
- Days on Market was down 2.1 percent to 46 days.
- Sellers were encouraged as Months Supply of Inventory was down 12.0 percent to 2.2 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 April 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	4-2018	4-2019	Percent Change from Previous Year	YTD 2018	YTD 2019	Percent Change from Previous Year
New Listings		1,205	1,128	- 6.4%	3,607	3,599	- 0.2%
Pending Sales		852	919	+ 7.9%	2,760	2,859	+ 3.6%
Closed Sales		627	651	+ 3.8%	2,190	2,174	- 0.7%
Days on Market		47	46	- 2.1%	49	50	+ 2.0%
Median Sales Price		\$190,000	\$192,000	+ 1.1%	\$189,900	\$187,950	- 1.0%
Average Sales Price		\$219,600	\$226,499	+ 3.1%	\$222,445	\$221,157	- 0.6%
Pct. of List Price Received		98.0%	98.1%	+ 0.1%	97.9%	97.4%	- 0.5%
Housing Affordability Index		163	168	+ 3.1%	163	171	+ 4.9%
Inventory		1,769	1,588	- 10.2%	--	--	--
Months Supply		2.5	2.2	- 12.0%	--	--	--