


*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 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.*)

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. 

# RE/MAX real estate

*Your*  
**Lehigh Valley**  
Real Estate Expert



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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
<b>New Listings</b>		1,205	<b>1,128</b>	- 6.4%	3,607	<b>3,599</b>	- 0.2%
<b>Pending Sales</b>		852	<b>919</b>	+ 7.9%	2,760	<b>2,859</b>	+ 3.6%
<b>Closed Sales</b>		627	<b>651</b>	+ 3.8%	2,190	<b>2,174</b>	- 0.7%
<b>Days on Market</b>		47	<b>46</b>	- 2.1%	49	<b>50</b>	+ 2.0%
<b>Median Sales Price</b>		\$190,000	<b>\$192,000</b>	+ 1.1%	\$189,900	<b>\$187,950</b>	- 1.0%
<b>Average Sales Price</b>		\$219,600	<b>\$226,499</b>	+ 3.1%	\$222,445	<b>\$221,157</b>	- 0.6%
<b>Pct. of List Price Received</b>		98.0%	<b>98.1%</b>	+ 0.1%	97.9%	<b>97.4%</b>	- 0.5%
<b>Housing Affordability Index</b>		163	<b>168</b>	+ 3.1%	163	<b>171</b>	+ 4.9%
<b>Inventory</b>		1,769	<b>1,588</b>	- 10.2%	--	--	--
<b>Months Supply</b>		2.5	<b>2.2</b>	- 12.0%	--	--	--