


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 11.5 percent to 1,059.
- Pending Sales were up 20.6 percent to 859.
- Inventory levels shrank 45.0 percent to 1,953 units.
- The Median Sales Price increased 4.8 percent to \$175,000.
- Days on Market was down 13.0 percent to 67 days.
- Sellers were encouraged as Months Supply of Inventory was down 48.2 percent to 2.9 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

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Activity Overview for March 2017

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



Key Metrics	Historical Sparkbars	3-2016	3-2017	Percent Change from Previous Year	YTD 2016	YTD 2017	Percent Change from Previous Year
New Listings		1,197	1,059	- 11.5%	2,838	2,606	- 8.2%
Pending Sales		712	859	+ 20.6%	1,806	2,062	+ 14.2%
Closed Sales		542	616	+ 13.7%	1,457	1,483	+ 1.8%
Days on Market		77	67	- 13.0%	75	64	- 14.7%
Median Sales Price		\$167,000	\$175,000	+ 4.8%	\$168,000	\$171,000	+ 1.8%
Average Sales Price		\$190,708	\$198,301	+ 4.0%	\$192,122	\$200,914	+ 4.6%
Pct. of List Price Received		97.0%	97.7%	+ 0.7%	96.7%	97.2%	+ 0.5%
Housing Affordability Index		200	183	- 8.5%	199	187	- 6.0%
Inventory		3,552	1,953	- 45.0%	--	--	--
Months Supply		5.6	2.9	- 48.2%	--	--	--