

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 increased 6.8 percent to 805.
- Pending Sales were up 0.9 percent to 575.
- Inventory levels shrank 6.3 percent to 1,612 units.
- The Median Sales Price decreased 2.6 percent to \$185,000.
- Days on Market remained flat at 47 days.
- Sellers were encouraged as Months Supply of Inventory was down 4.2 percent to 2.3 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 January 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	1-2018	1-2019	Percent Change from Previous Year	YTD 2018	YTD 2019	Percent Change from Previous Year
New Listings		754	805	+ 6.8%	754	805	+ 6.8%
Pending Sales		570	575	+ 0.9%	570	575	+ 0.9%
Closed Sales		475	448	- 5.7%	475	448	- 5.7%
Days on Market		47	47	0.0%	47	47	0.0%
Median Sales Price		\$189,900	\$185,000	- 2.6%	\$189,900	\$185,000	- 2.6%
Average Sales Price		\$227,601	\$217,676	- 4.4%	\$227,601	\$217,676	- 4.4%
Pct. of List Price Received		97.5%	96.7%	- 0.8%	97.5%	96.7%	- 0.8%
Housing Affordability Index		167	169	+ 1.2%	167	169	+ 1.2%
Inventory		1,721	1,612	- 6.3%	--	--	--
Months Supply		2.4	2.3	- 4.2%	--	--	--