


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 1.0 percent to 1,092.
- Pending Sales were up 16.0 percent to 841.
- Inventory levels shrank 40.3 percent to 2,255 units.
- The Median Sales Price increased 11.2 percent to \$200,000.
- Days on Market was down 33.9 percent to 37 days.
- Sellers were encouraged as Months Supply of Inventory was down 43.1 percent to 3.3 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

www.LehighValleyHome.com

Activity Overview for June 2017

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



Key Metrics	Historical Sparkbars	6-2016	6-2017	Percent Change from Previous Year	YTD 2016	YTD 2017	Percent Change from Previous Year
New Listings		1,103	1,092	- 1.0%	6,379	6,231	- 2.3%
Pending Sales		725	841	+ 16.0%	4,191	4,587	+ 9.4%
Closed Sales		915	893	- 2.4%	3,728	3,878	+ 4.0%
Days on Market		56	37	- 33.9%	66	54	- 18.2%
Median Sales Price		\$179,900	\$200,000	+ 11.2%	\$174,000	\$180,000	+ 3.4%
Average Sales Price		\$206,514	\$232,361	+ 12.5%	\$201,186	\$210,147	+ 4.5%
Pct. of List Price Received		97.6%	98.2%	+ 0.6%	97.1%	97.6%	+ 0.5%
Housing Affordability Index		190	165	- 13.2%	196	183	- 6.6%
Inventory		3,779	2,255	- 40.3%	--	--	--
Months Supply		5.8	3.3	- 43.1%	--	--	--