


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 2.0 percent to 742.
- Pending Sales were up 12.0 percent to 605.
- Inventory levels shrank 27.9 percent to 1,551 units.
- The Median Sales Price increased 11.8 percent to \$188,900.
- Days on Market was down 20.0 percent to 48 days.
- Sellers were encouraged as Months Supply of Inventory was down 31.3 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. 



**Allentown: (610) 770-9000**

3120 Hamilton Blvd · Allentown, PA 18103

**Bethlehem: (610) 691-6100**

310 Stoke Park Rd · Bethlehem, PA 18017

[www.LehighValleyHome.com](http://www.LehighValleyHome.com)

# Activity Overview for January 2018

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	1-2017	1-2018	Percent Change from Previous Year	YTD 2017	YTD 2018	Percent Change from Previous Year
<b>New Listings</b>		757	<b>742</b>	- 2.0%	757	<b>742</b>	- 2.0%
<b>Pending Sales</b>		540	<b>605</b>	+ 12.0%	540	<b>605</b>	+ 12.0%
<b>Closed Sales</b>		431	<b>442</b>	+ 2.6%	431	<b>442</b>	+ 2.6%
<b>Days on Market</b>		60	<b>48</b>	- 20.0%	60	<b>48</b>	- 20.0%
<b>Median Sales Price</b>		\$169,000	<b>\$188,900</b>	+ 11.8%	\$169,000	<b>\$188,900</b>	+ 11.8%
<b>Average Sales Price</b>		\$194,421	<b>\$227,565</b>	+ 17.0%	\$194,421	<b>\$227,565</b>	+ 17.0%
<b>Pct. of List Price Received</b>		96.4%	<b>97.5%</b>	+ 1.1%	96.4%	<b>97.5%</b>	+ 1.1%
<b>Housing Affordability Index</b>		185	<b>168</b>	- 9.2%	185	<b>168</b>	- 9.2%
<b>Inventory</b>		2,152	<b>1,551</b>	- 27.9%	--	--	--
<b>Months Supply</b>		3.2	<b>2.2</b>	- 31.3%	--	--	--