


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 24.6 percent to 448.
- Pending Sales were down 5.0 percent to 457.
- Closed Sales were down 3.5 percent to 601.
- The Median Sales Price increased 3.6 percent to \$175,000.
- Days on Market was up 7.6 percent to 71 days.
- Sellers were encouraged as Months Supply of Inventory was down 47.4 percent to 3.0 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
3021 College Heights Blvd · Allentown, PA 18104

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 December 2016

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	12-2015	12-2016	Percent Change from Previous Year	YTD 2015	YTD 2016	Percent Change from Previous Year
New Listings		594	448	- 24.6%	12,493	11,400	- 8.7%
Pending Sales		481	457	- 5.0%	7,510	7,996	+ 6.5%
Closed Sales		623	601	- 3.5%	7,349	7,876	+ 7.2%
Days on Market		66	71	+ 7.6%	68	62	- 8.8%
Median Sales Price		\$168,900	\$175,000	+ 3.6%	\$172,900	\$178,000	+ 2.9%
Average Sales Price		\$196,556	\$200,214	+ 1.9%	\$201,827	\$205,402	+ 1.8%
Pct. of List Price Received		96.6%	97.1%	+ 0.5%	96.6%	97.2%	+ 0.6%
Housing Affordability Index		201	181	- 10.0%	196	178	- 9.2%
Inventory		3,547	2,025	- 42.9%	--	--	--
Months Supply		5.7	3.0	- 47.4%	--	--	--

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