

WALDEN & RANDALL TEAM


RE/MAX real estate

*It's Your Move...
We Make it Easier!*

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. 



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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%	--	--	--