

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 decreased 10.3 percent to 1,074.
- Pending Sales were up 7.8 percent to 899.
- Inventory levels shrank 17.8 percent to 1,757 units.
- The Median Sales Price increased 5.7 percent to \$222,000.
- Days on Market was down 6.9 percent to 27 days.
- Sellers were encouraged as Months Supply of Inventory was down 16.7 percent to 2.5 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. 

RE/MAX real estate

3120 Hamilton Blvd
Allentown, PA 18103

Office: (610) 770-9000

Cell: (610) 390-9611

realestate@donnasellshomes.com

<http://DonnaSellsHomes.com>

Activity Overview for July 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 | 7-2018 | 7-2019 | Percent Change from Previous Year | YTD 2018 | YTD 2019 | Percent Change from Previous Year |
|------------------------------------|----------------------|-----------|------------------|-----------------------------------|-----------|------------------|-----------------------------------|
| New Listings | | 1,197 | 1,074 | - 10.3% | 7,263 | 6,976 | - 4.0% |
| Pending Sales | | 834 | 899 | + 7.8% | 5,336 | 5,465 | + 2.4% |
| Closed Sales | | 877 | 814 | - 7.2% | 4,780 | 4,791 | + 0.2% |
| Days on Market | | 29 | 27 | - 6.9% | 41 | 40 | - 2.4% |
| Median Sales Price | | \$210,000 | \$222,000 | + 5.7% | \$198,750 | \$202,000 | + 1.6% |
| Average Sales Price | | \$232,650 | \$247,526 | + 6.4% | \$227,254 | \$232,635 | + 2.4% |
| Pct. of List Price Received | | 98.6% | 98.5% | - 0.1% | 98.3% | 98.0% | - 0.3% |
| Housing Affordability Index | | 148 | 148 | 0.0% | 157 | 163 | + 3.8% |
| Inventory | | 2,137 | 1,757 | - 17.8% | -- | -- | -- |
| Months Supply | | 3.0 | 2.5 | - 16.7% | -- | -- | -- |