

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 15.2 percent to 995.
- Pending Sales were up 2.0 percent to 802.
- Inventory levels shrank 37.3 percent to 1,571 units.
- The Median Sales Price increased 12.6 percent to \$225,000.
- Days on Market was down 7.9 percent to 35 days.
- Sellers were encouraged as Months Supply of Inventory was down 37.8 percent to 2.3 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. 

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Activity Overview for June 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	6-2017	6-2018	Percent Change from Previous Year	YTD 2017	YTD 2018	Percent Change from Previous Year
New Listings		1,174	995	- 15.2%	6,396	5,475	- 14.4%
Pending Sales		786	802	+ 2.0%	4,519	4,334	- 4.1%
Closed Sales		961	719	- 25.2%	3,986	3,644	- 8.6%
Days on Market		38	35	- 7.9%	54	45	- 16.7%
Median Sales Price		\$199,900	\$225,000	+ 12.6%	\$179,900	\$199,900	+ 11.1%
Average Sales Price		\$232,579	\$253,027	+ 8.8%	\$210,393	\$229,430	+ 9.0%
Pct. of List Price Received		98.2%	98.7%	+ 0.5%	97.7%	98.3%	+ 0.6%
Housing Affordability Index		165	138	- 16.4%	183	156	- 14.8%
Inventory		2,507	1,571	- 37.3%	--	--	--
Months Supply		3.7	2.3	- 37.8%	--	--	--