


**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 9.0 percent to 788.
- Pending Sales were up 16.6 percent to 687.
- Inventory levels shrank 43.2 percent to 1,949 units.
- The Median Sales Price increased 4.2 percent to \$172,000.
- Days on Market was down 19.0 percent to 64 days.
- Sellers were encouraged as Months Supply of Inventory was down 46.3 percent to 2.9 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

**Easton: (610) 258-9600**

2940 William Penn Hwy · Easton, PA 18045

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

# Activity Overview for February 2017

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



**GREATER  
LEHIGH VALLEY  
REALTORS®**

Key Metrics	Historical Sparkbars	2-2016	2-2017	Percent Change from Previous Year	YTD 2016	YTD 2017	Percent Change from Previous Year
<b>New Listings</b>		866	<b>788</b>	- 9.0%	1,641	<b>1,530</b>	- 6.8%
<b>Pending Sales</b>		589	<b>687</b>	+ 16.6%	1,094	<b>1,243</b>	+ 13.6%
<b>Closed Sales</b>		453	<b>433</b>	- 4.4%	915	<b>856</b>	- 6.4%
<b>Days on Market</b>		79	<b>64</b>	- 19.0%	74	<b>62</b>	- 16.2%
<b>Median Sales Price</b>		\$165,000	<b>\$172,000</b>	+ 4.2%	\$168,500	<b>\$170,000</b>	+ 0.9%
<b>Average Sales Price</b>		\$190,705	<b>\$210,190</b>	+ 10.2%	\$192,960	<b>\$203,293</b>	+ 5.4%
<b>Pct. of List Price Received</b>		96.6%	<b>97.2%</b>	+ 0.6%	96.6%	<b>96.8%</b>	+ 0.2%
<b>Housing Affordability Index</b>		204	<b>187</b>	- 8.3%	200	<b>189</b>	- 5.5%
<b>Inventory</b>		3,432	<b>1,949</b>	- 43.2%	--	--	--
<b>Months Supply</b>		5.4	<b>2.9</b>	- 46.3%	--	--	--