

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 2.8 percent to 1,194.
- Pending Sales were up 9.1 percent to 984.
- Inventory levels shrank 12.3 percent to 1,670 units.
- The Median Sales Price increased 3.0 percent to \$206,000.
- Days on Market was down 10.0 percent to 36 days.
- Sellers were encouraged as Months Supply of Inventory was down 14.8 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 May 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	5-2018	5-2019	Percent Change from Previous Year	YTD 2018	YTD 2019	Percent Change from Previous Year
New Listings		1,228	1,194	- 2.8%	4,835	4,808	- 0.6%
Pending Sales		902	984	+ 9.1%	3,662	3,788	+ 3.4%
Closed Sales		812	815	+ 0.4%	3,002	3,010	+ 0.3%
Days on Market		40	36	- 10.0%	47	46	- 2.1%
Median Sales Price		\$200,000	\$206,000	+ 3.0%	\$190,000	\$190,000	0.0%
Average Sales Price		\$223,159	\$233,447	+ 4.6%	\$222,638	\$224,494	+ 0.8%
Pct. of List Price Received		98.8%	98.6%	- 0.2%	98.2%	97.7%	- 0.5%
Housing Affordability Index		155	156	+ 0.6%	163	169	+ 3.7%
Inventory		1,904	1,670	- 12.3%	--	--	--
Months Supply		2.7	2.3	- 14.8%	--	--	--