


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 7.0 percent to 674.
- Pending Sales were up 1.3 percent to 609.
- Inventory levels shrank 8.6 percent to 1,935 units.
- The Median Sales Price increased 5.4 percent to \$195,000.
- Days on Market was down 9.3 percent to 39 days.
- Sellers were encouraged as Months Supply of Inventory was down 10.0 percent to 2.7 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 November 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	11-2017	11-2018	Percent Change from Previous Year	YTD 2017	YTD 2018	Percent Change from Previous Year
New Listings		725	674	- 7.0%	11,150	11,033	- 1.0%
Pending Sales		601	609	+ 1.3%	8,053	8,099	+ 0.6%
Closed Sales		694	669	- 3.6%	7,773	7,811	+ 0.5%
Days on Market		43	39	- 9.3%	48	38	- 20.8%
Median Sales Price		\$185,000	\$195,000	+ 5.4%	\$185,000	\$199,900	+ 8.1%
Average Sales Price		\$217,527	\$219,782	+ 1.0%	\$215,171	\$226,992	+ 5.5%
Pct. of List Price Received		98.1%	97.3%	- 0.8%	97.8%	98.2%	+ 0.4%
Housing Affordability Index		179	148	- 17.3%	179	145	- 19.0%
Inventory		2,116	1,935	- 8.6%	--	--	--
Months Supply		3.0	2.7	- 10.0%	--	--	--