


*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 increased 9.2 percent to 1,178.
- Pending Sales were up 13.5 percent to 883.
- Inventory levels shrank 22.5 percent to 1,948 units.
- The Median Sales Price increased 10.6 percent to \$210,000.
- Days on Market was down 31.0 percent to 29 days.
- Sellers were encouraged as Months Supply of Inventory was down 25.0 percent to 2.7 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. 

# RE/MAX real estate

*Your*  
**Lehigh Valley**  
Real Estate Expert



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# Activity Overview for July 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	7-2017	7-2018	Percent Change from Previous Year	YTD 2017	YTD 2018	Percent Change from Previous Year
<b>New Listings</b>		1,079	<b>1,178</b>	+ 9.2%	7,482	<b>7,182</b>	- 4.0%
<b>Pending Sales</b>		778	<b>883</b>	+ 13.5%	5,295	<b>5,396</b>	+ 1.9%
<b>Closed Sales</b>		787	<b>839</b>	+ 6.6%	4,773	<b>4,657</b>	- 2.4%
<b>Days on Market</b>		42	<b>29</b>	- 31.0%	52	<b>41</b>	- 21.2%
<b>Median Sales Price</b>		\$189,900	<b>\$210,000</b>	+ 10.6%	\$180,000	<b>\$199,900</b>	+ 11.1%
<b>Average Sales Price</b>		\$222,651	<b>\$232,747</b>	+ 4.5%	\$212,419	<b>\$227,941</b>	+ 7.3%
<b>Pct. of List Price Received</b>		98.3%	<b>98.6%</b>	+ 0.3%	97.8%	<b>98.3%</b>	+ 0.5%
<b>Housing Affordability Index</b>		174	<b>148</b>	- 14.9%	184	<b>156</b>	- 15.2%
<b>Inventory</b>		2,514	<b>1,948</b>	- 22.5%	--	--	--
<b>Months Supply</b>		3.6	<b>2.7</b>	- 25.0%	--	--	--