


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 18.6 percent to 882.
- Pending Sales were down 0.1 percent to 779.
- Inventory levels shrank 34.2 percent to 1,436 units.
- The Median Sales Price increased 17.6 percent to \$200,000.
- Days on Market was down 23.5 percent to 52 days.
- Sellers were encouraged as Months Supply of Inventory was down 37.5 percent to 2.0 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. 



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Activity Overview for March 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	3-2017	3-2018	Percent Change from Previous Year	YTD 2017	YTD 2018	Percent Change from Previous Year
New Listings		1,083	882	- 18.6%	2,660	2,351	- 11.6%
Pending Sales		780	779	- 0.1%	1,958	1,981	+ 1.2%
Closed Sales		646	595	- 7.9%	1,528	1,507	- 1.4%
Days on Market		68	52	- 23.5%	64	50	- 21.9%
Median Sales Price		\$170,000	\$200,000	+ 17.6%	\$170,000	\$190,000	+ 11.8%
Average Sales Price		\$196,949	\$231,423	+ 17.5%	\$199,549	\$225,085	+ 12.8%
Pct. of List Price Received		97.8%	98.3%	+ 0.5%	97.2%	97.9%	+ 0.7%
Housing Affordability Index		188	157	- 16.5%	188	166	- 11.7%
Inventory		2,183	1,436	- 34.2%	--	--	--
Months Supply		3.2	2.0	- 37.5%	--	--	--