


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 4.6 percent to 1,191.
- Pending Sales were up 7.2 percent to 934.
- Inventory levels shrank 33.0 percent to 1,548 units.
- The Median Sales Price increased 11.4 percent to \$195,000.
- Days on Market was down 18.6 percent to 48 days.
- Sellers were encouraged as Months Supply of Inventory was down 35.3 percent to 2.2 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

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Activity Overview for April 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	4-2017	4-2018	Percent Change from Previous Year	YTD 2017	YTD 2018	Percent Change from Previous Year
New Listings		1,249	1,191	- 4.6%	3,909	3,560	- 8.9%
Pending Sales		871	934	+ 7.2%	2,829	2,861	+ 1.1%
Closed Sales		661	591	- 10.6%	2,189	2,118	- 3.2%
Days on Market		59	48	- 18.6%	63	49	- 22.2%
Median Sales Price		\$175,000	\$195,000	+ 11.4%	\$171,500	\$191,091	+ 11.4%
Average Sales Price		\$204,045	\$222,951	+ 9.3%	\$200,907	\$224,654	+ 11.8%
Pct. of List Price Received		97.8%	98.2%	+ 0.4%	97.4%	97.9%	+ 0.5%
Housing Affordability Index		187	159	- 15.0%	191	162	- 15.2%
Inventory		2,310	1,548	- 33.0%	--	--	--
Months Supply		3.4	2.2	- 35.3%	--	--	--