



July 2009



Market Update

Month in Review

A monthly publication of Lehigh Valley Association of REALTORS®

Comparison of Activity from June 2009 to July 2009

Number of Sales - During July 2009, 586 sales were reported, down approximately 0.5% from June 2009 at 589.

Average Sales Price - The average sales price for July 2009 was recorded at \$213,000, down approximately 2.3% from June 2009 when the average sales price of the month was recorded at \$218,000. The **Average Sales** price is obtained by dividing the number of sales into the total sales dollars.

Median Sales Price - The Median Sales Price for July 2009 was recorded at \$190,000 which is a decrease compared to June 2009 with a median of \$196,000. The Median indicates the mid-point of the range of prices-half the homes sell for less, while half the homes sell for more.

Average Market Time-The average time on the market for properties sold during July 2009 was 77 days, which was a decrease compared to June 2009 at 81 days.

List Price to Sold Price Ratio:

The average sale price compared to list price for residential properties sold during the month of July 2009 is 97%, which is an increase compared to June 2009 at 96%.

New Construction:

For newly constructed homes with 4 bedrooms and 2 1/2 baths the average sale price is \$338,000. The median sales price reported is \$350,000. This information is based on 7 new construction properties sold during the month of July. During the month of June 2009 the average sale price was recorded at \$370,000, the median was recorded at \$329,000. The **Average Sales** price is obtained by dividing the total number of newly constructed sales into the total sales dollars of newly constructed homes. The Median Sales price indicates the mid-point of the range of sales-half of the homes sell for less, while half of the homes sell for more.

Lehigh Valley Real Estate Statistics:

The statistics presented in **Market Update** are compiled each month based on the figures generated from the Lehigh Valley Association of REALTORS® Multiple Listing Service. Average sales prices and median prices fluctuate monthly depending upon the number of sales at the high or low end of the price range. The year-to-date numbers will generally remain more constant. The Lehigh Valley Association of REALTORS®, “The Voice for Real Estate in the Lehigh Valley”, represents 2377 real estate professionals involved in all aspects of the real estate industry.

Year in Review

Comparison of Activity from July 2008 to July 2009:

Number of Sales - During July 2009, 586 sales were reported, up approximately 11.8% from July 2008 at 524.

Average Sales Price - The average sales price for July 2009 was recorded at \$213,000, down approximately 9.7% from July 2008 when the average sales price of the month was recorded at \$236,000. The **Average Sales** price is obtained by dividing the number of sales into the total sales dollars.

Median Sales Price - The Median Sales Price for July 2009 was recorded at \$190,000 which was a decrease compared to July 2008 with a median of \$207,000. The Median indicates the mid-point of the range of prices-half the homes sell for less, while half the homes sell for more.

Average Market Time-The average time on the market for properties sold during July 2009 was 77 days, an increase from 65 days in July 2008.

List Price to Sold Price Ratio:

The average sale price compared to list price for residential properties sold during the month of July 2009 is 97%, which remained the same compared to July 2008 at 97%.

Regional Report

This table is a complete listing of real estate activity by school district in the Lehigh Valley

Lehigh Valley School Districts	Residential									Commercial		Rsdental Lot		Investment Prop	
	Monthly					Year-To-Date				Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Pending Sales	Sales	Average Price	New Listings	Pending Listings	Sales	Average Price	Sales	Average Price	Sales	Average Price	Sales	Average Price
Allentown	157	183	81	93	139,000	1388	492	450	122,000	9	600,000	1	75,000	45	96,000
Catasauqua	10	13	6	11	111,000	109	50	52	133,000	2	398,000	1	40,000	1	40,000
East Penn	118	147	62	77	232,000	865	338	384	239,000	4	270,000	4	79,000	2	155,000
Northern Lehigh	15	15	11	13	161,000	166	54	60	147,000	2	77,000	2	44,000	4	103,000
Northwestern Lehigh	27	27	11	17	254,000	187	49	48	265,000	0	N/A	5	115,000	0	N/A
Parkland	94	104	40	47	265,000	745	245	269	264,000	2	612,000	3	119,000	3	191,000
Salisbury	18	20	4	16	236,000	166	64	64	205,000	0	N/A	0	N/A	3	119,000
Southern Lehigh	36	37	13	18	372,000	259	85	82	364,000	0	N/A	1	233,000	0	N/A
Whitehall-Coplay	45	50	17	28	185,000	320	135	136	174,000	1	315,000	0	N/A	2	90,000
Bangor Area	42	47	10	15	159,000	295	80	84	165,000	2	198,000	3	77,000	6	128,000
Bethlehem Area	162	195	83	90	206,000	1199	483	470	198,000	3	918,000	3	63,000	18	165,000
Easton Area	113	123	40	60	217,000	940	296	351	218,000	6	217,000	1	20,000	16	172,000
Nazareth Area	56	61	20	31	282,000	333	116	116	270,000	2	340,000	5	102,000	1	159,000
Northampton Area	104	122	24	31	203,000	575	166	180	192,000	4	326,000	8	52,000	3	179,000
Pen Argyl	14	17	10	9	187,000	133	59	50	187,000	1	250,000	2	110,000	3	184,000
Saucon Valley	38	42	10	13	300,000	237	71	78	273,000	1	281,000	3	41,000	1	175,000
Wilson Area	32	39	8	17	215,000	203	75	73	176,000	0	N/A	1	135,000	1	120,000

July Sales Distribution

Sale Price	Number of Sales
under 70,000	35
70,001-100,000	33
100,001-150,000	107
150,001-200,000	144
200,001-250,000	100
250,001-300,000	69
300,001-350,000	39
350,001-400,000	23
400,001-450,000	15
450,001-500,000	7
500,001-600,000	10
600,001-700,000	3
700,001-800,000	0
800,001 and above	1

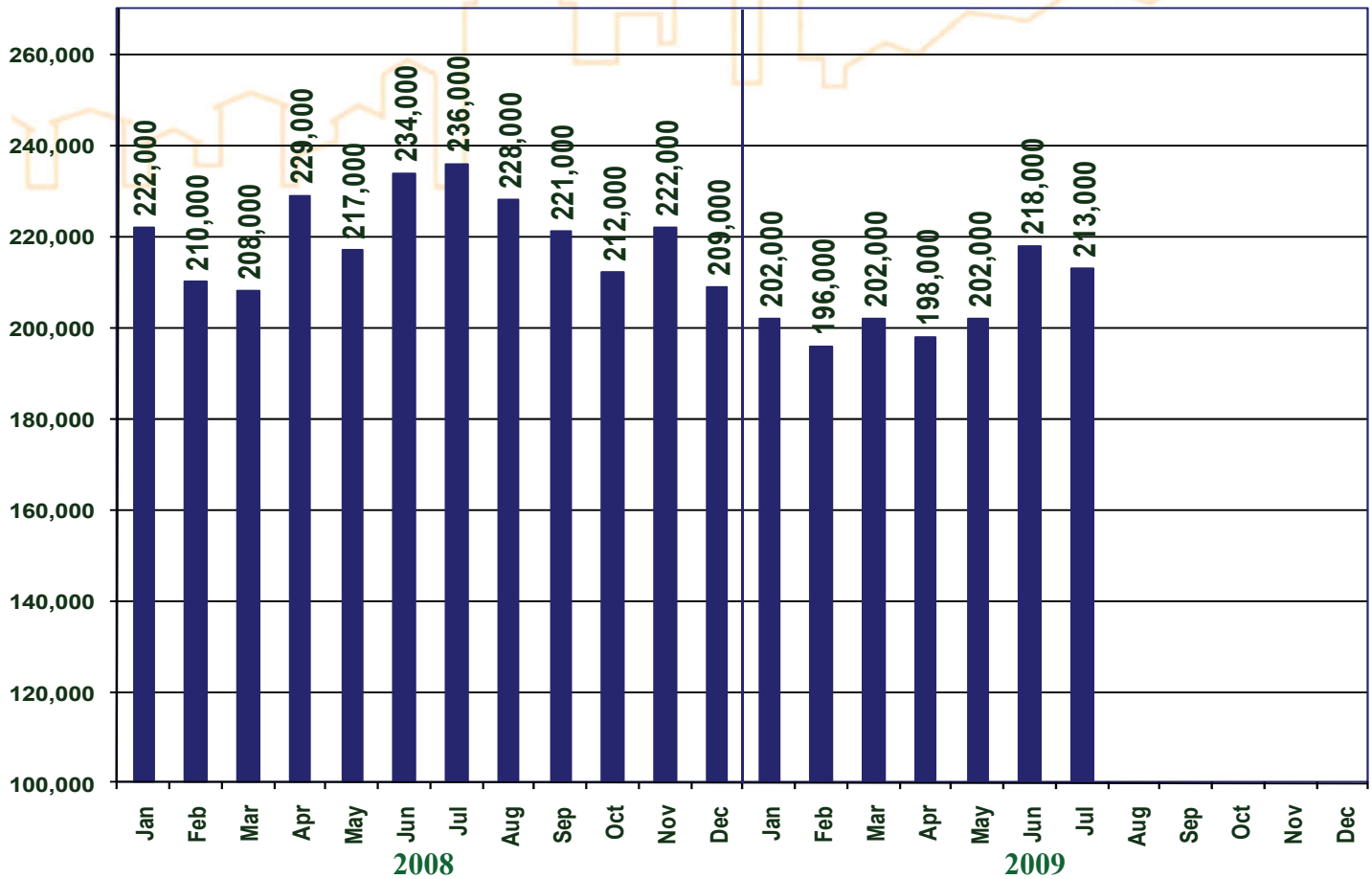
Residential Market Highlights

	New Listings	Total Sales	Pending Sales	Average Sale Price	Median Sale Price	Average Market Time
Current	1242	586	450	213,000	190,000	77
Year-to-Date	8120	2946	2852	206,000	185,000	82
Previous Year	10016	3414	3197	223,000	195,000	68

(Due to the timeliness of the monthly calculations, please utilize "Residential Market Highlights" for year-to-date totals)

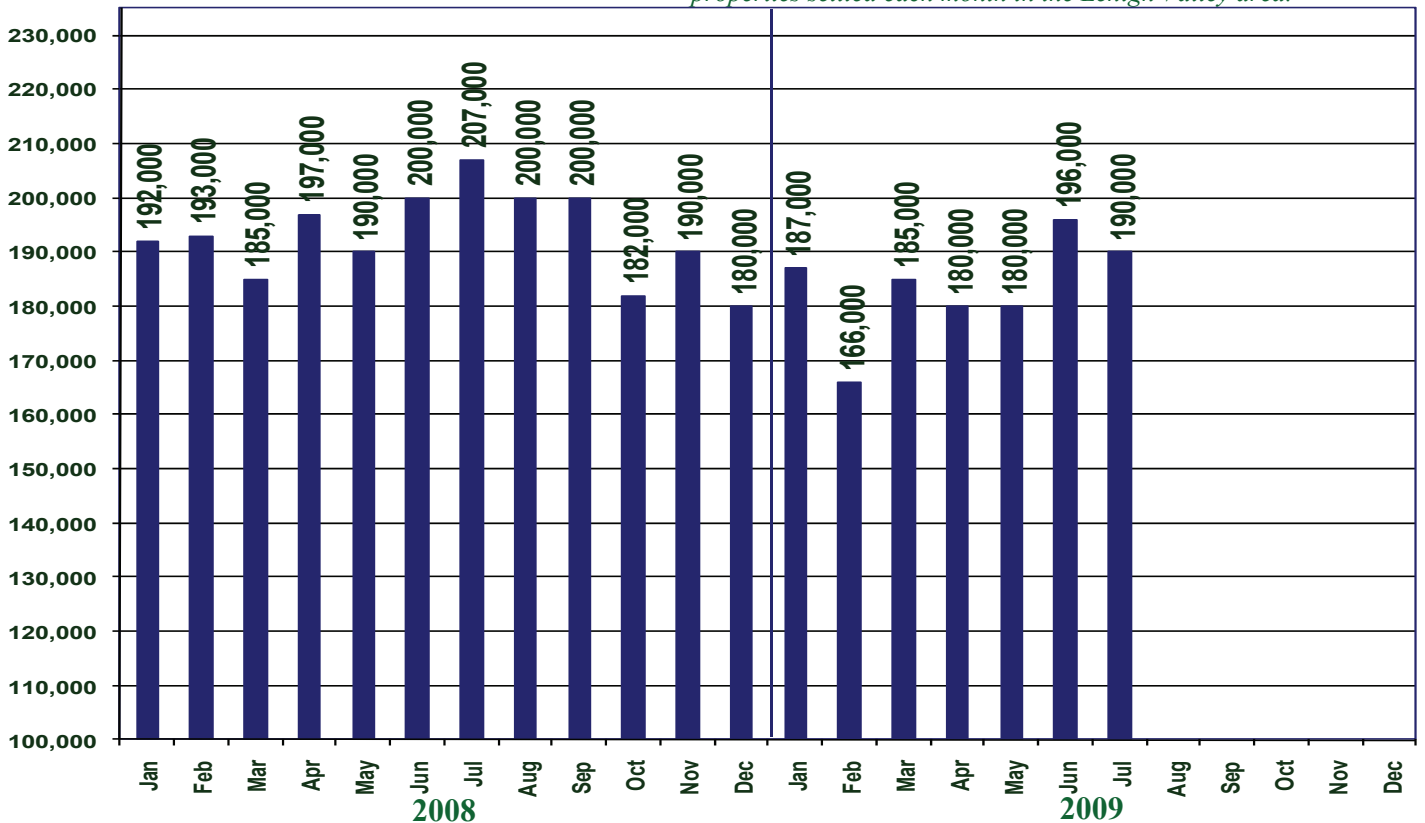
Residential-Average Sale Price

The "Average Sale Price" is arrived at by adding sale prices of all properties sold within the LVAR area each month, and dividing that total by the number of sales



Residential-Median Sale Price

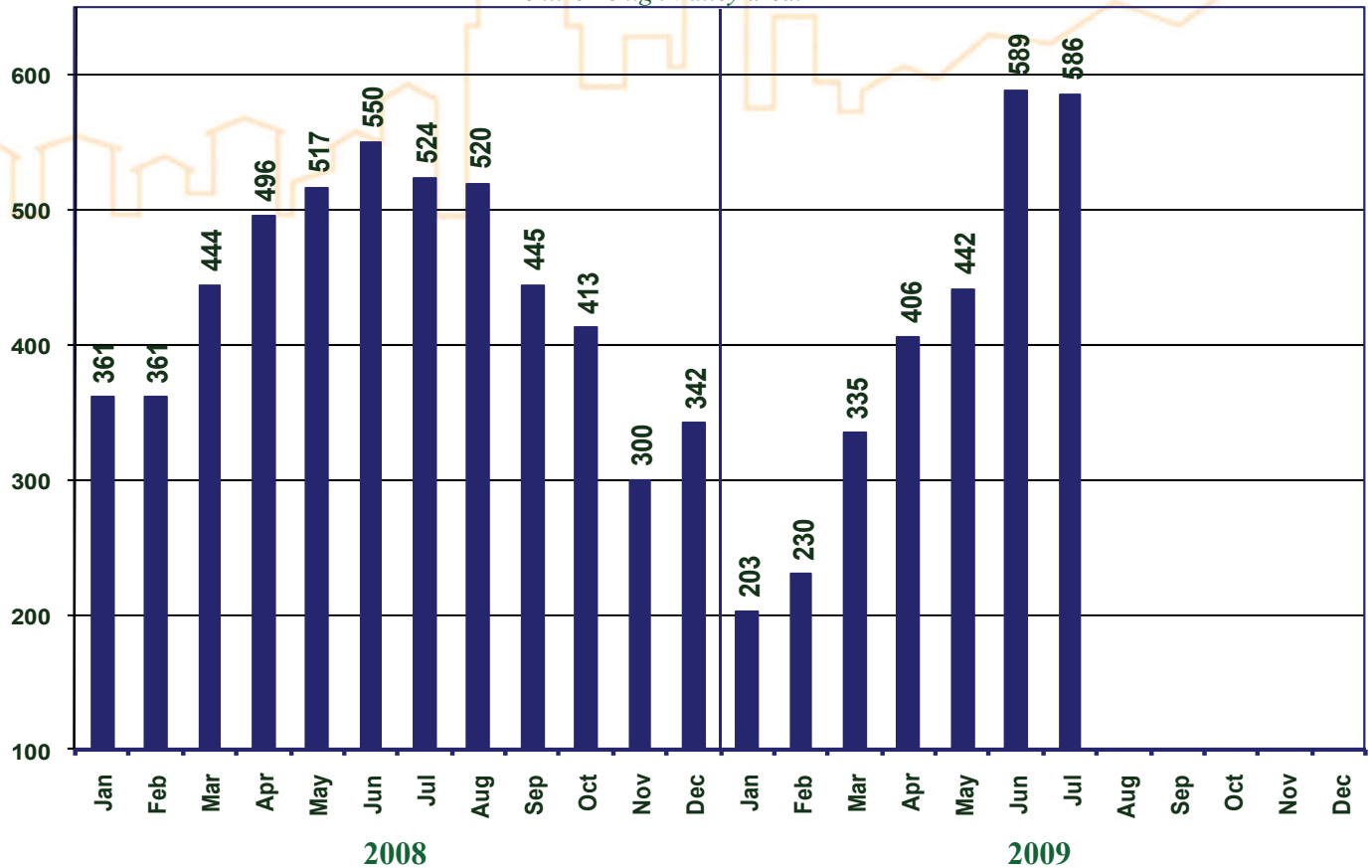
This graph represents the midpoint of the price range for residential properties settled each month in the Lehigh Valley area.



(Due to the timeliness of the monthly calculations, please utilize "Residential Market Highlights" for year-to-date totals)

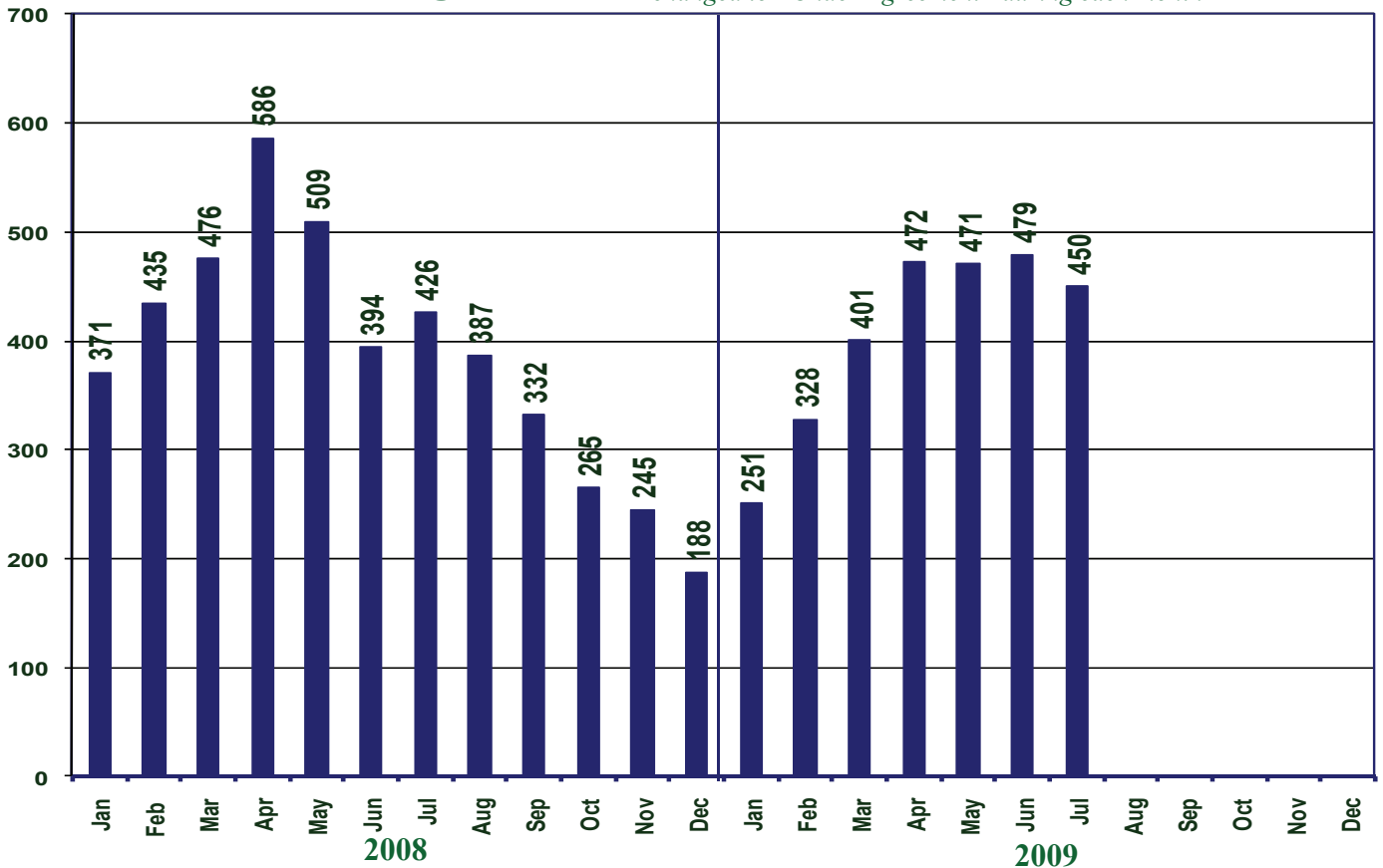
Residential Sales

This graph represents the total volume of residential sales each month for the entire Lehigh Valley area.



Residential- Pending Sales

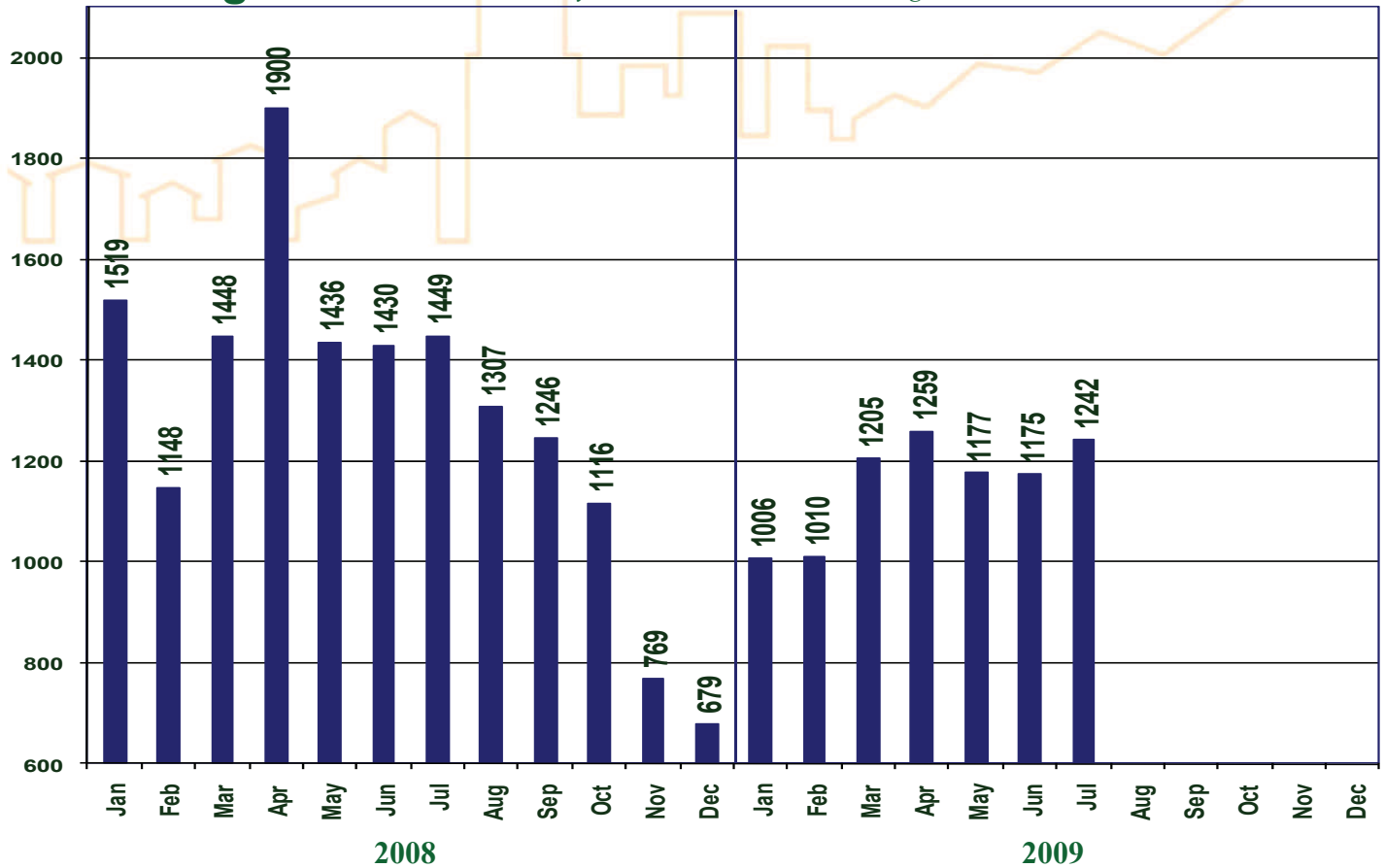
This graph represents the total number of listings that had their status changed to "Under Agreement" during each month



(Due to the timeliness of the monthly calculations, please utilize "Residential Market Highlights" for year-to-date totals)

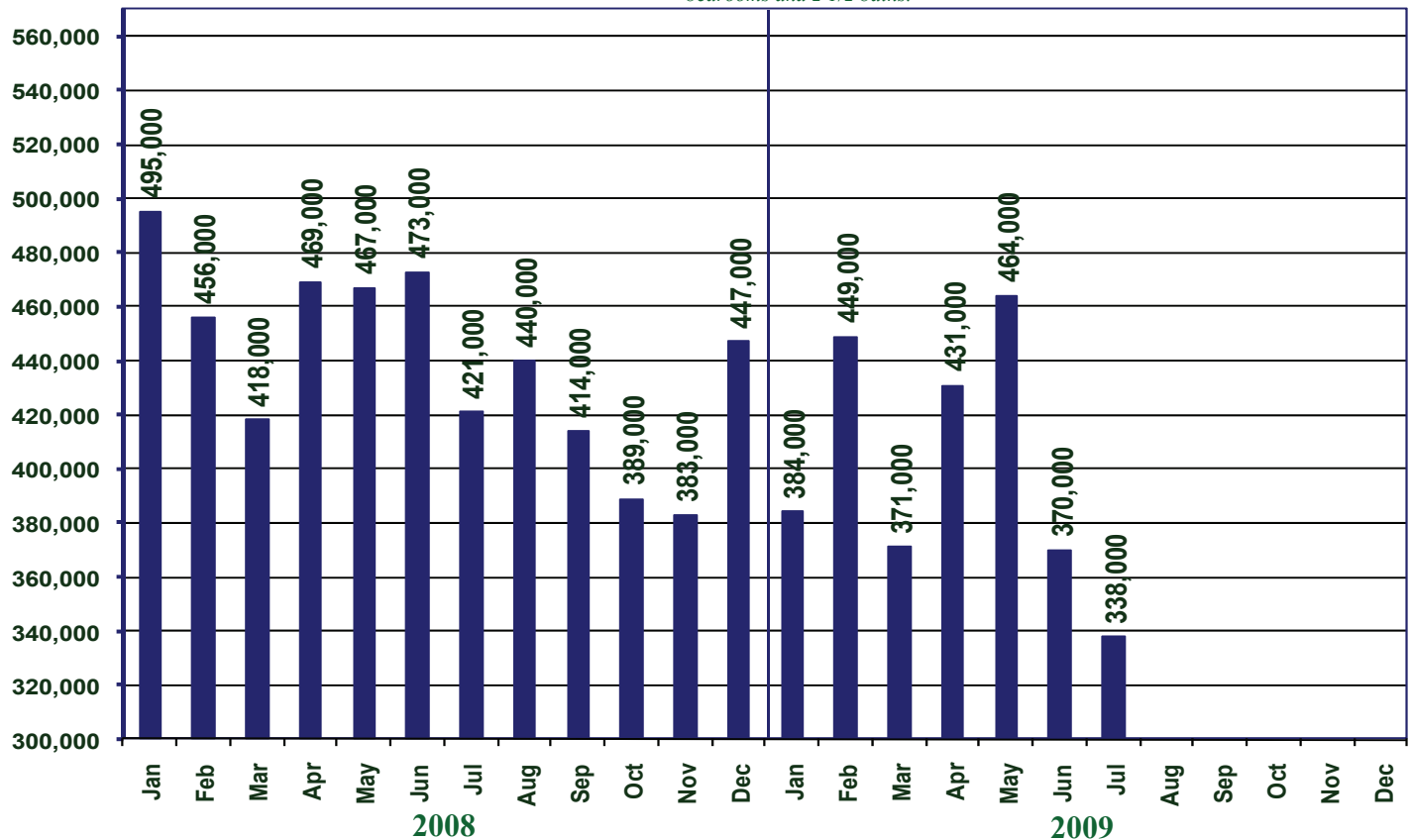
New Listings

This graph represents the total number of new listings submitted to the Lehigh Valley MLS each month. These listings include sales, leases and rentals



Residential-New Construction

This graph represents the "Average Sale Price" of newly constructed homes listed with the MLS during this month. These sales properties have an average of four bedrooms and 2 1/2 baths.

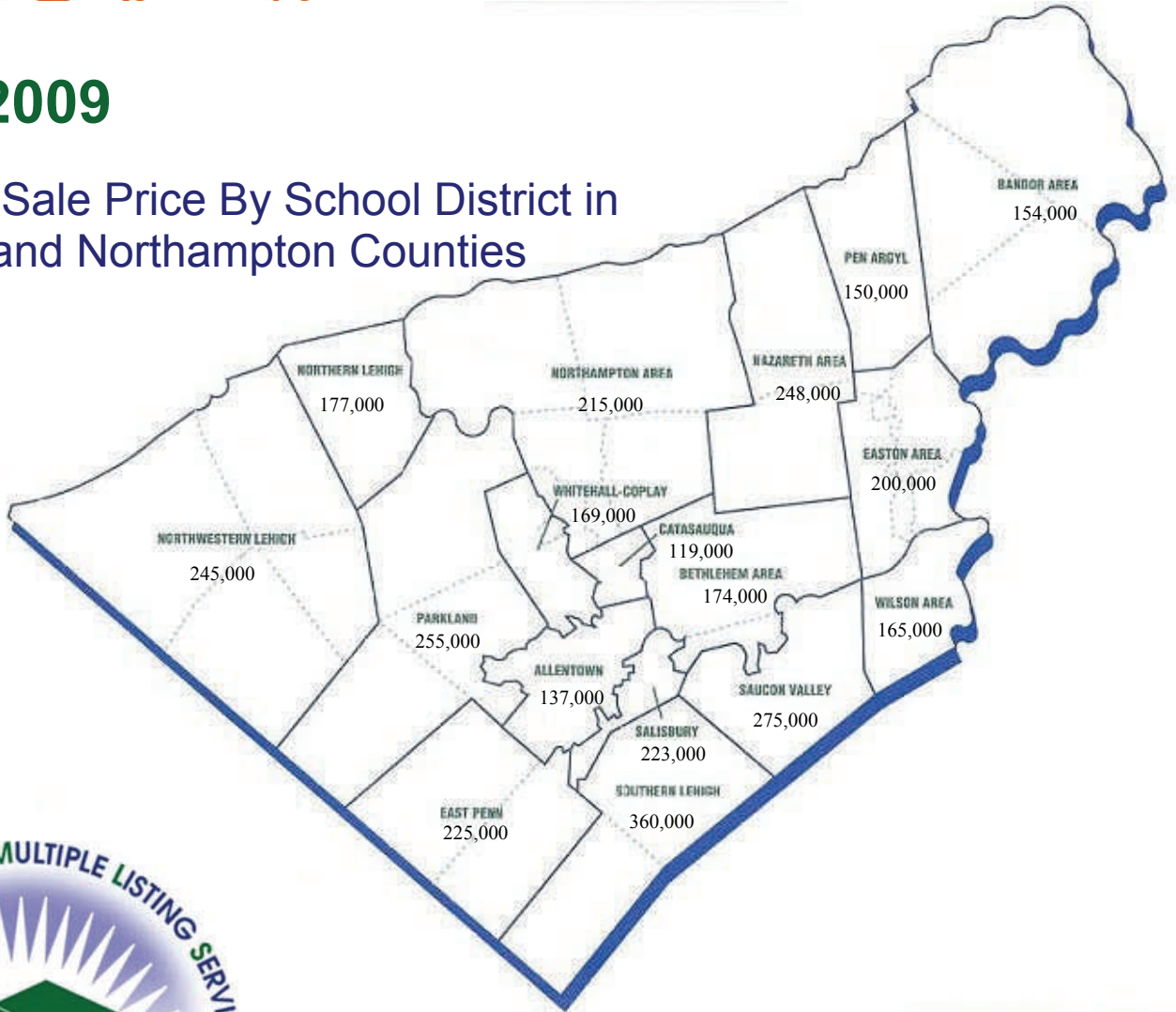


(Due to the timeliness of the monthly calculations, please utilize "Residential Market Highlights" for year-to-date totals)



July 2009

Median Sale Price By School District in Lehigh and Northampton Counties



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