



June 2010



Market Update

Month in Review

A monthly publication of Lehigh Valley Association of REALTORS®

Comparison of Activity from May 2010 to June 2010

Number of Sales - During June 2010, 670 sales were reported, up approximately 18.6% from May 2010 at 565.

Average Sales Price - The average sales price for June 2010 was recorded at \$211,000, up approximately 9.9% from May 2010 when the average sales price of the month was recorded at \$192,000. 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 June 2010 was recorded at \$191,000 which is an increase compared to May 2010 with a median of \$175,000. 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 June 2010 was 75 days, which is a decrease compared to May 2010 at 76 days.

List Price to Sold Price Ratio:

The average sale price compared to list price for residential properties sold during the month of June 2010 is 97%, which remained the same since March 2010 at 97%.

New Construction:

For newly constructed homes with 4 bedrooms and 2 1/2 baths the average sale price is \$352,000. The median sales price reported is \$345,000. This information is based on 14 new construction properties sold during the month of June. During the month of May 2010 the average sale price was recorded at \$370,000, the median was recorded at \$375,000. 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 the **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 2270 real estate professionals involved in all aspects of the real estate industry.

Year in Review

Comparison of Activity from June 2009 to June 2010:

Number of Sales - During June 2010, 670 sales were reported, up approximately 13.8% from June 2009 at 589.

Average Sales Price - The average sales price for June 2010 was recorded at \$211,000, down approximately 3.2% 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 June 2010 was recorded at \$191,000 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 June 2010 was 75 days, which is a decrease compared to June 2009 at 81.

List Price to Sold Price Ratio:

The average sale price compared to list price for residential properties sold during the month of June 2010 is 97%, which is an increase compared to June 2009 at 96%.

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	200	217	70	109	106,000	1279	398	482	106,000	12	138,000	1	35,000	70	77,000
Catasauqua	10	15	3	13	130,000	105	41	47	138,000	1	197,000	0	N/A	0	N/A
East Penn	108	124	43	78	240,000	751	286	301	234,000	6	286,000	0	N/A	4	246,000
Northern Lehigh	27	30	5	9	144,000	149	39	48	147,000	3	148,000	3	32,000	3	114,000
Northwestern Lehigh	30	39	7	11	311,000	170	37	38	296,000	1	335,000	6	89,000	0	N/A
Parkland	88	93	23	74	260,000	661	206	260	259,000	3	231,000	6	74,000	1	219,000
Salisbury	22	24	10	13	182,000	132	45	49	195,000	0	N/A	1	170,000	0	N/A
Southern Lehigh	36	41	14	31	341,000	259	95	90	326,000	4	361,000	4	418,000	1	196,000
Whitehall-Coplay	46	52	11	28	194,000	296	113	130	188,000	1	175,000	0	N/A	2	185,000
Bangor Area	51	54	8	15	161,000	284	63	76	164,000	0	N/A	8	141,000	1	180,000
Bethlehem Area	159	179	58	106	214,000	1076	431	504	193,000	8	217,000	3	189,000	13	131,000
Easton Area	120	128	25	67	208,000	829	302	324	203,000	1	340,000	3	39,000	18	99,000
Nazareth Area	57	69	27	42	271,000	324	124	121	267,000	0	N/A	1	160,000	1	180,000
Northampton Area	78	87	15	28	201,000	455	141	141	193,000	1	143,000	4	314,000	3	420,000
Pen Argyl	23	24	5	13	185,000	148	46	55	175,000	0	N/A	3	75,000	1	62,000
Saucon Valley	52	56	14	16	300,000	221	75	73	265,000	0	N/A	1	103,000	0	N/A
Wilson Area	27	30	5	17	221,000	193	61	63	210,000	0	N/A	2	111,000	4	189,000

June Sales Distribution

Sale Price	Number of Sales
under 70,000	55
70,001-100,000	41
100,001-150,000	118
150,001-200,000	147
200,001-250,000	108
250,001-300,000	76
300,001-350,000	64
350,001-400,000	32
400,001-450,000	16
450,001-500,000	2
500,001-600,000	5
600,001-700,000	3
700,001-800,000	1
800,001 and above	2

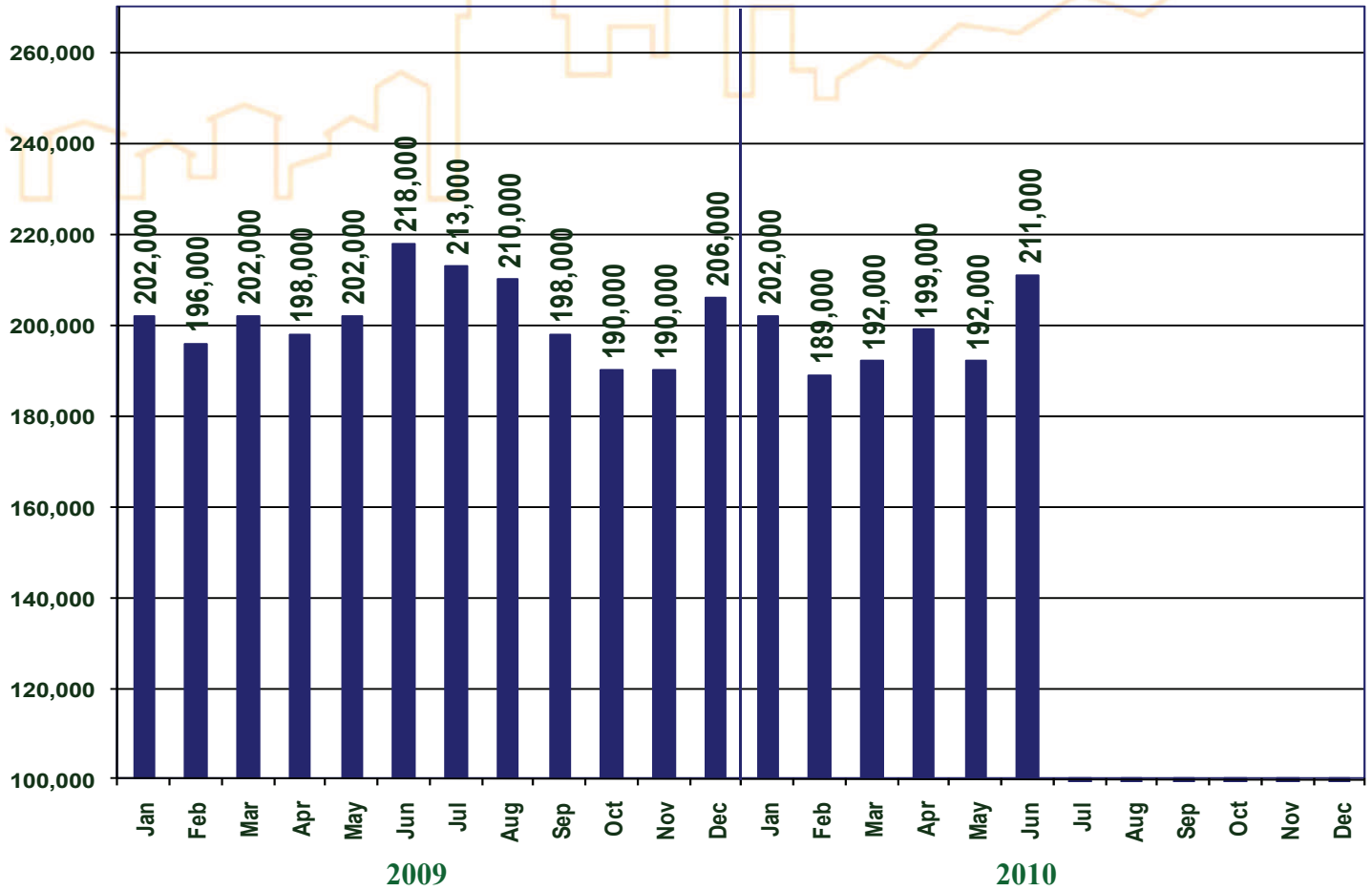
Residential Market Highlights

	New Listings	Total Sales	Pending Sales	Average Sale Price	Median Sale Price	Average Market Time
Current	1262	670	344	211,000	191,000	75
Year-to-Date	7332	2802	2555	198,000	176,000	80
Previous Year	6862	2321	2402	204,000	184,000	83

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

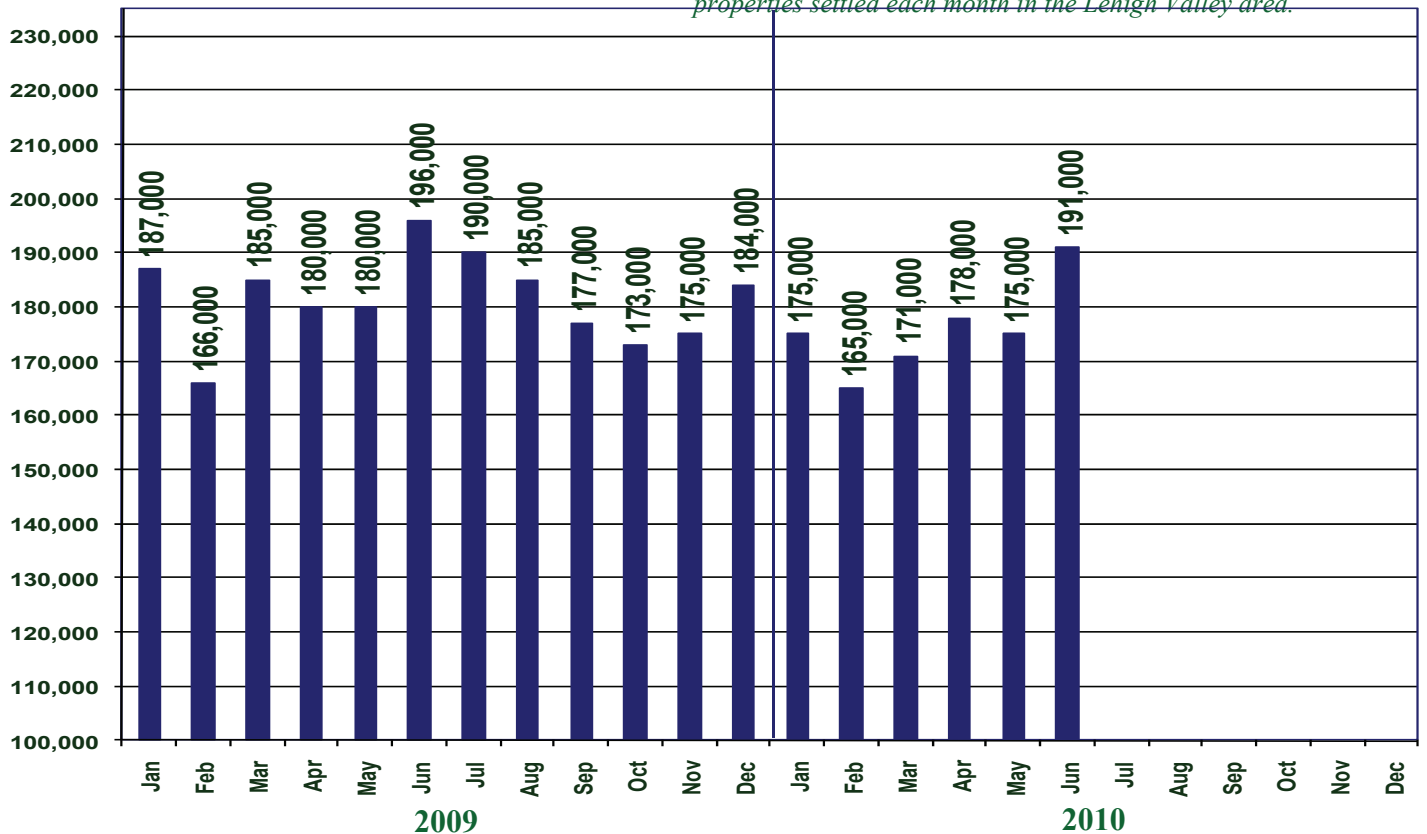
Residential-Average Sale Price

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

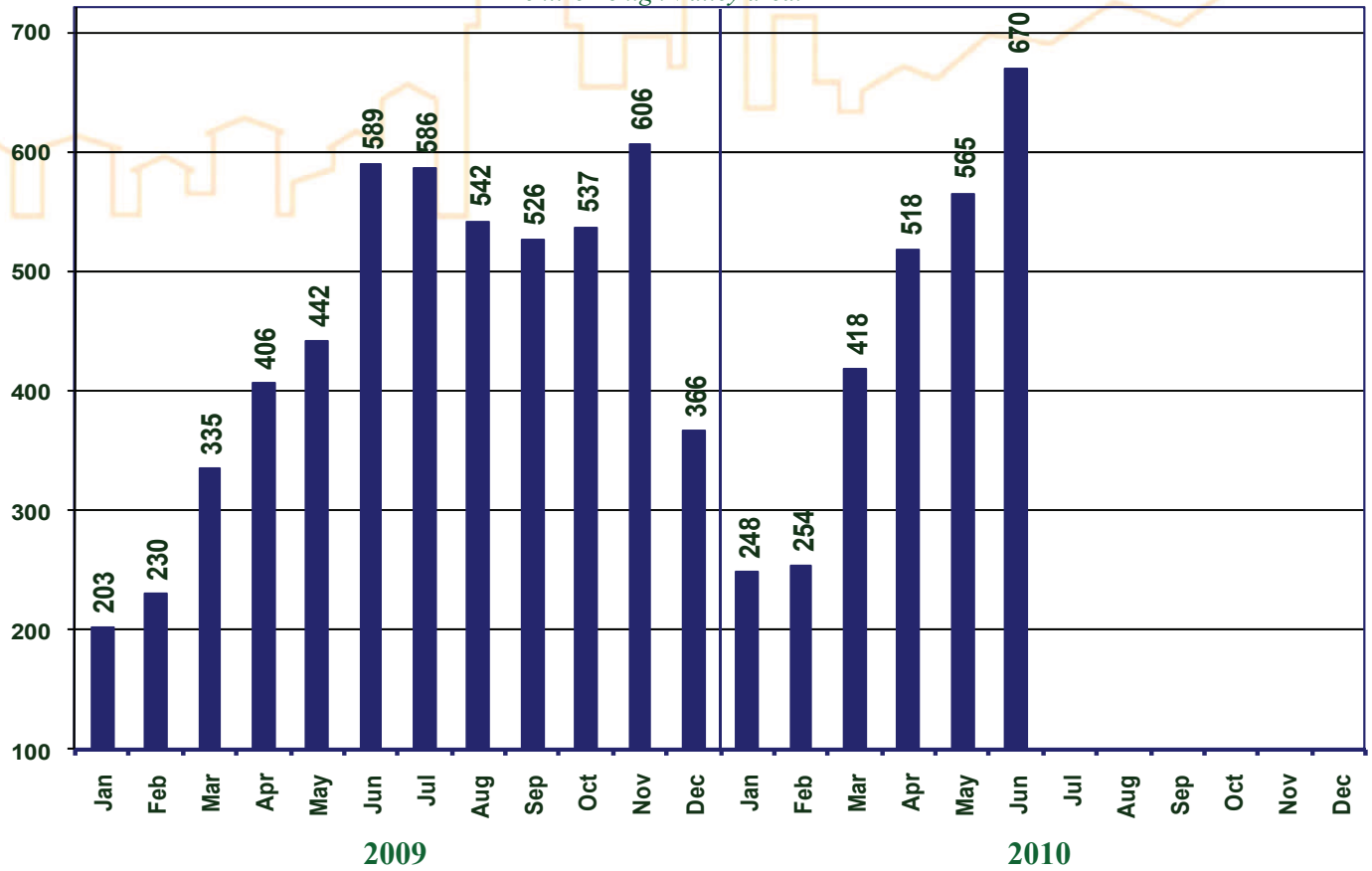
This graph represents the midpoint of the price range for residential properties settled each month in the Lehigh Valley area.



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

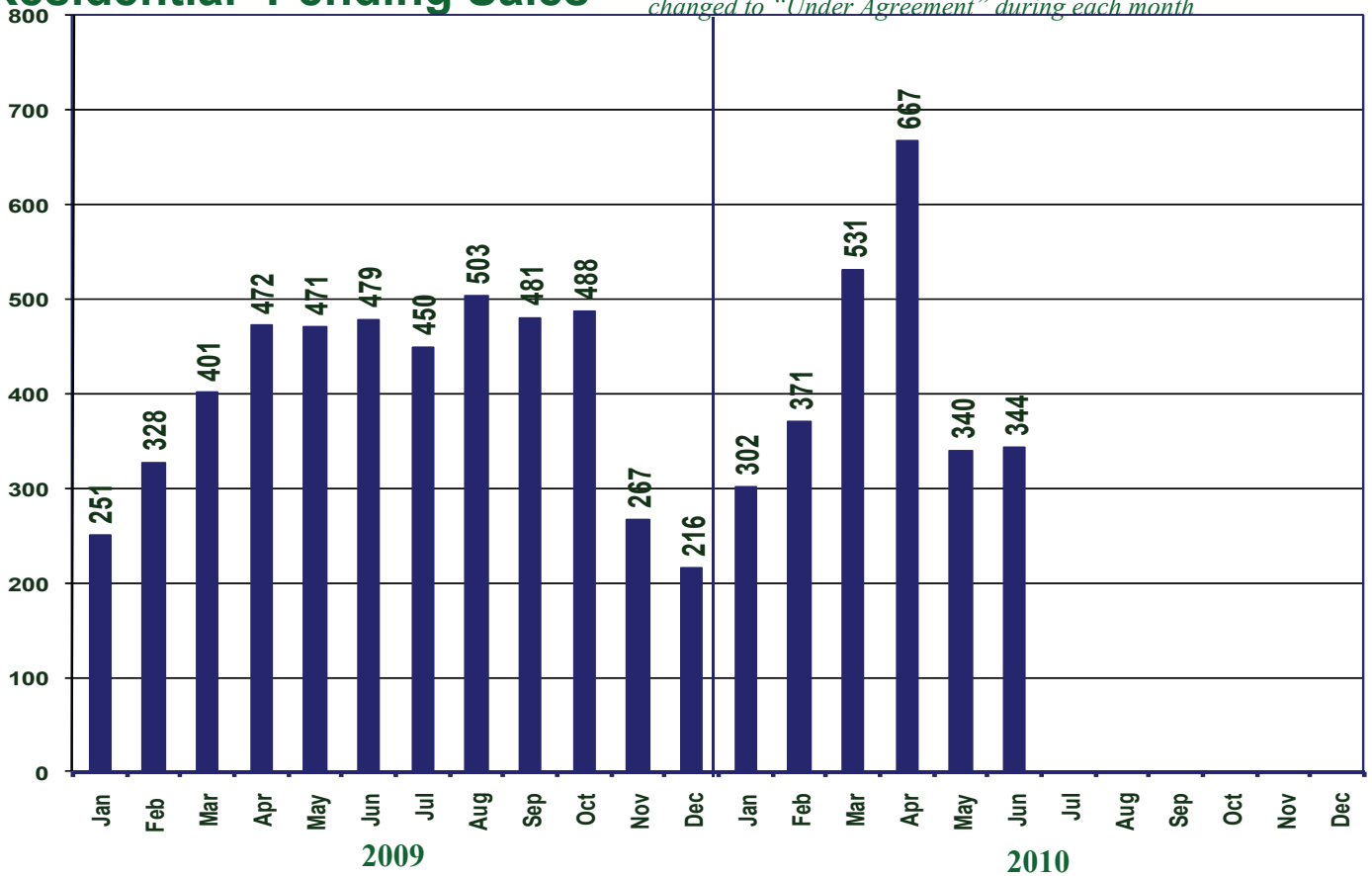
Residential Sales

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



Residential- Pending Sales

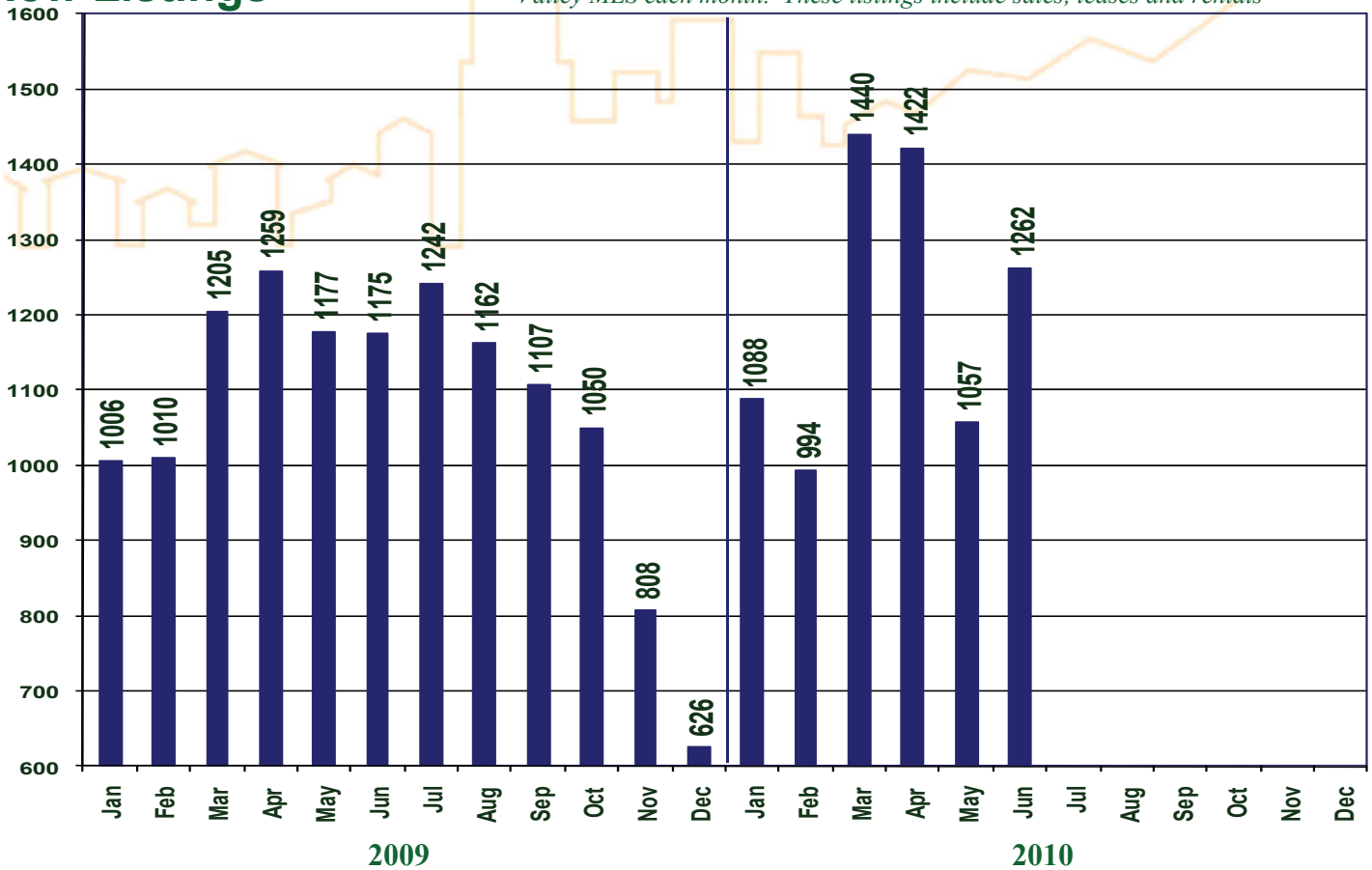
This graph represents the total number of listings that had their status changed to "Under Agreement" during each month



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

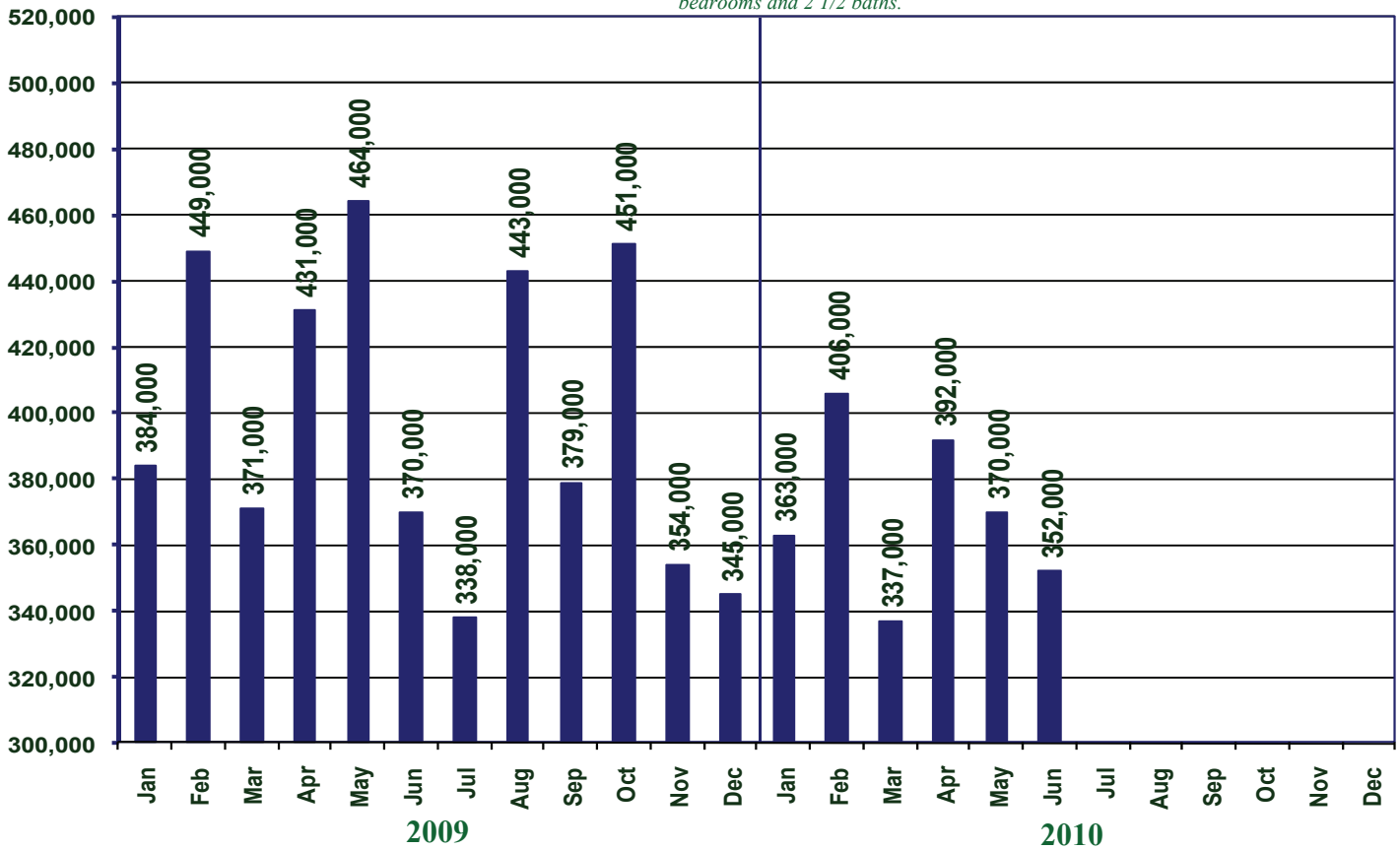
New Listings

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.

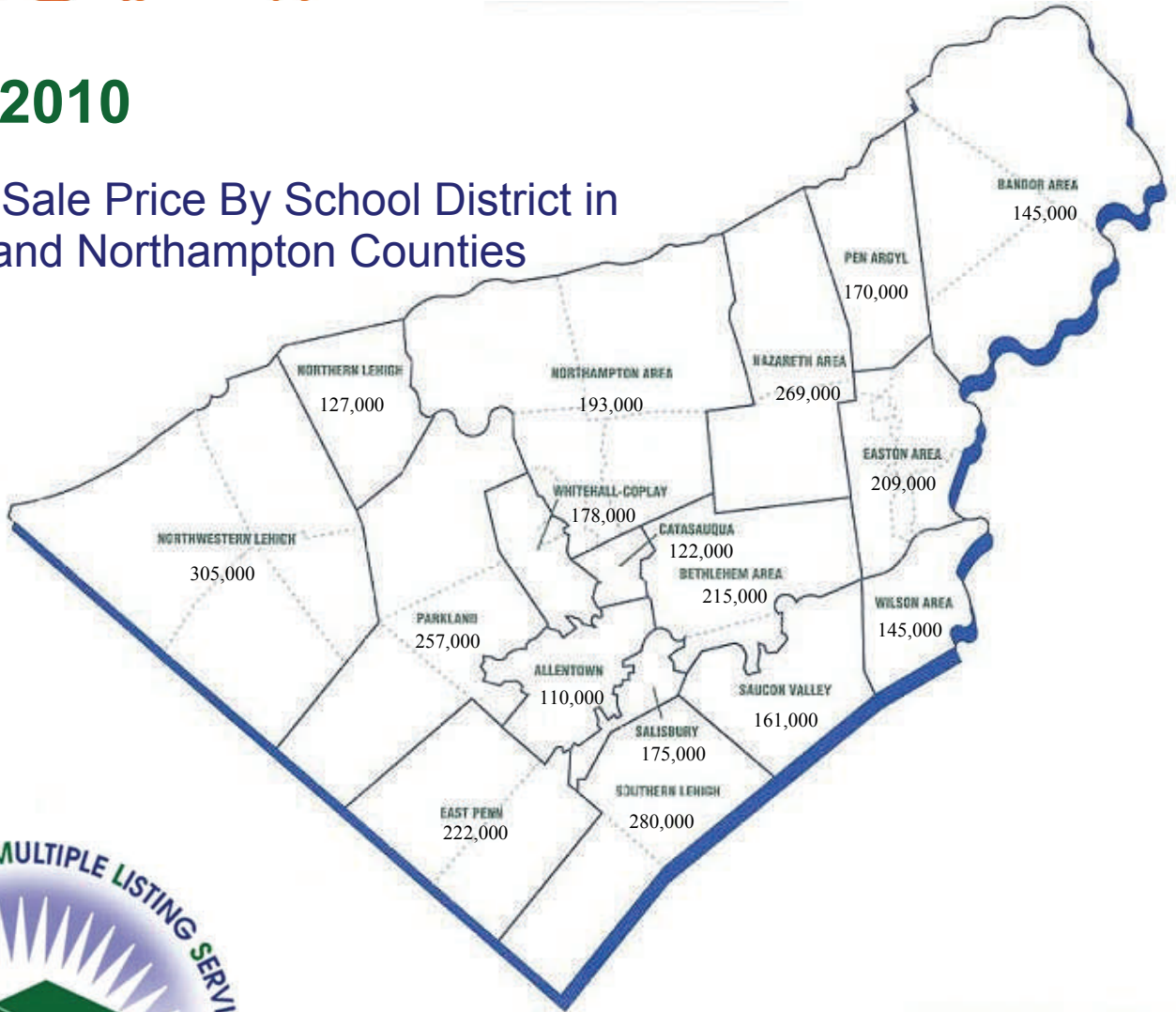


(Due to the timeliness of the monthly calculations, please utilize "Residential Market Highlights" for year-to-date totals)



June 2010

Median Sale Price By School District in Lehigh and Northampton Counties



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President: Cathy Amant
Editor: Michael Naratil, Director of MLS

