

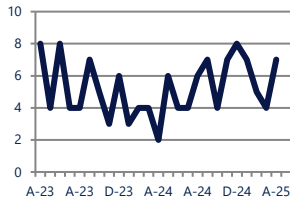
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LEHIGH COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

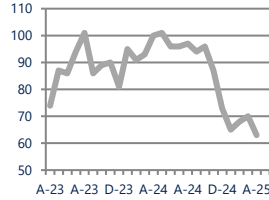
7



Up
Vs. Year Ago

Active Inventory

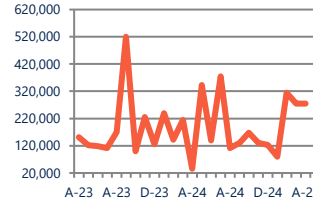
63



Down -37%
Vs. Year Ago

Median Sale Price

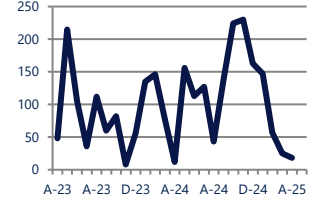
\$275,000



Up 675%
Vs. Year Ago

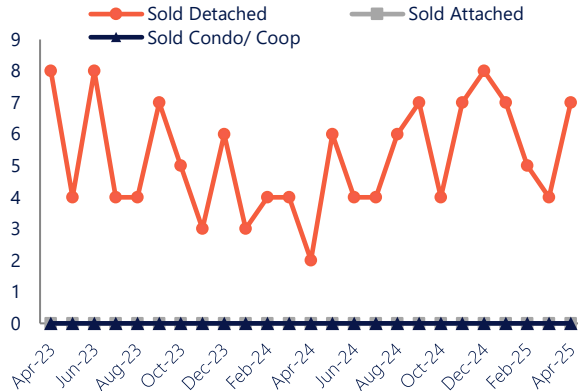
Days On Market

18



Up
Vs. Year Ago

Units Sold*



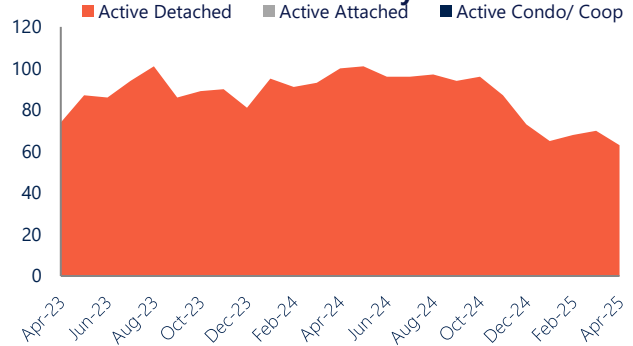
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 7 sold this month in Lehigh County. This month's total units sold was higher than at this time last year, an increase from April 2024.

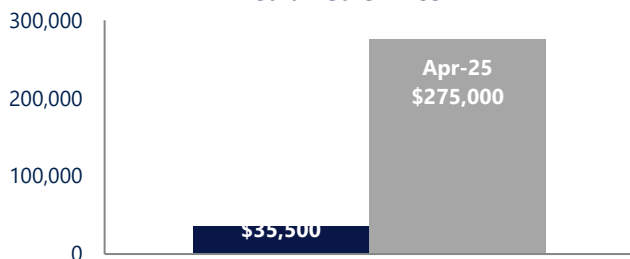
Active Inventory

Versus last year, the total number of homes available this month is lower by 37 units or 37%. The total number of active inventory this April was 63 compared to 100 in April 2024. This month's total of 63 is lower than the previous month's total supply of available inventory of 70, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Lehigh County Homes was \$35,500. This April, the median sale price was \$275,000, an increase of 675% or \$239,500 compared to last year. The current median sold price is approximately the same as the median price in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

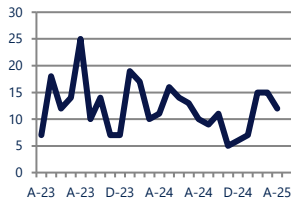
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LEHIGH COUNTY HOUSING MARKET**

APRIL 2025

New Listings

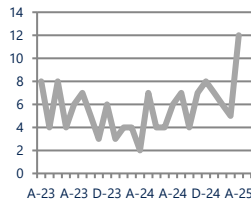
12



Up 9%
Vs. Year Ago

Current Contracts

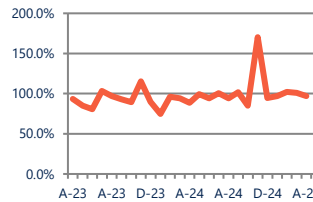
12



Up 500%
Vs. Year Ago

Sold Vs. List Price

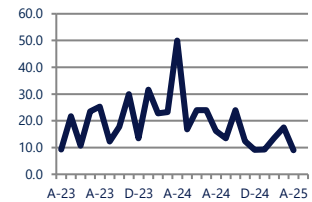
97.1%



Up
Vs. Year Ago

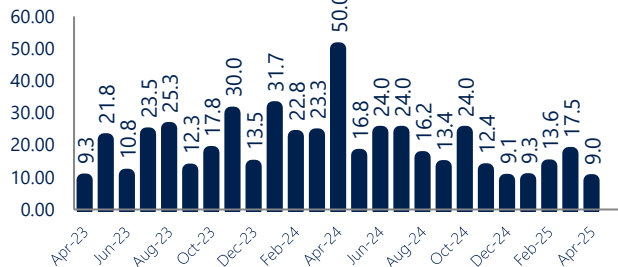
Months of Supply

9.0



Down -82%
Vs. Year Ago

Months Of Supply



Months of Supply

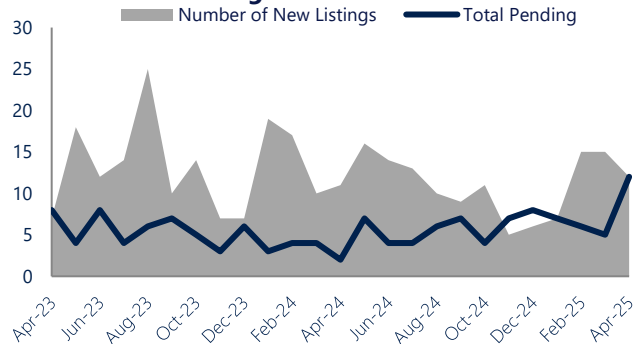
In April, there was 9.0 months of supply available in Lehigh County, compared to 50.0 in April 2024. That is a decrease of 82% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

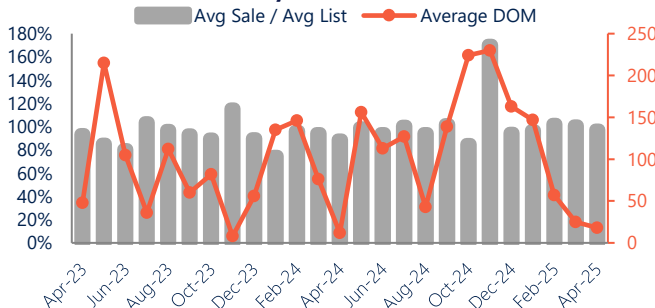
New Listings & Current Contracts

This month there were 12 homes newly listed for sale in Lehigh County compared to 11 in April 2024, an increase of 9%. There were 12 current contracts pending sale this April compared to 2 a year ago. The number of current contracts is 500% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Lehigh County was 97.1% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 18, higher than the average last year, which was 12. This increase was impacted by the limited number of sales.