

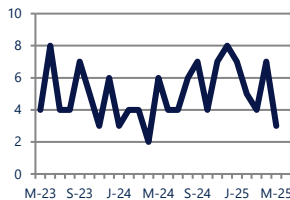
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LEHIGH COUNTY HOUSING MARKET**

MAY 2025

## Units Sold

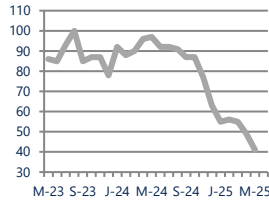
3



**Down**  
Vs. Year Ago

## Active Inventory

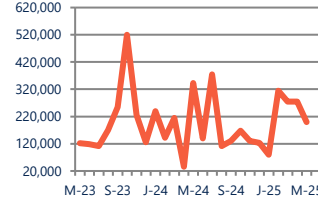
41



**Down -58%**  
Vs. Year Ago

## Median Sale Price

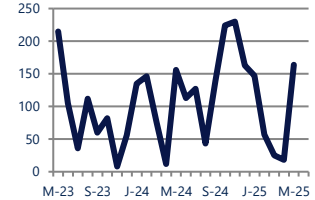
\$200,000



**Down**  
Vs. Year Ago

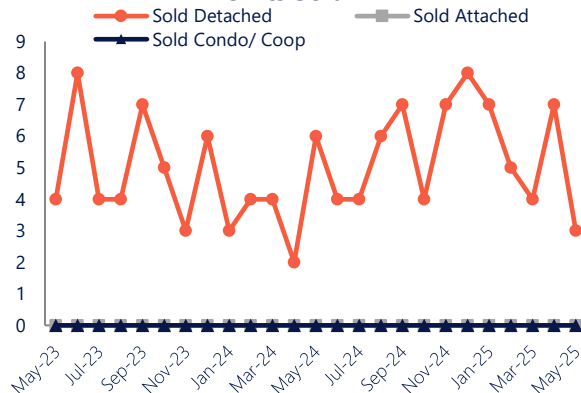
## Days On Market

164



**Up 5%**  
Vs. Year Ago

## Units Sold\*



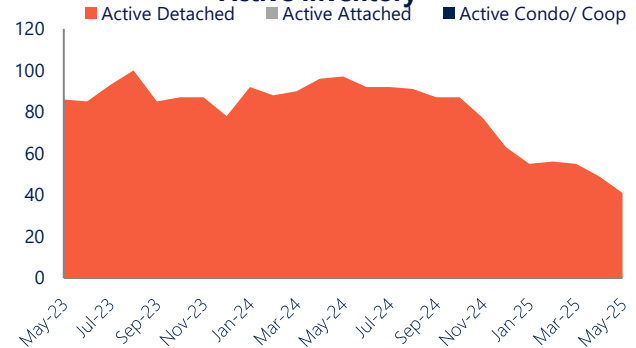
## Units Sold

With relatively few transactions, there was a decrease in total units sold in May, with 3 sold this month in Lehigh County. This month's total units sold was lower than at this time last year, a decrease from May 2024.

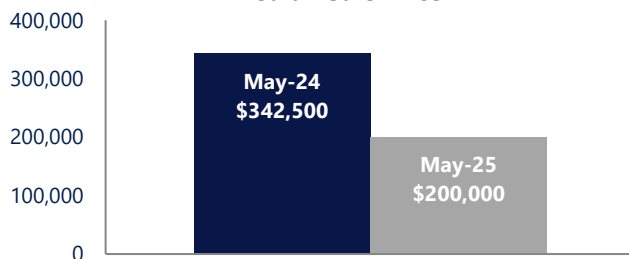
## Active Inventory

Versus last year, the total number of homes available this month is lower by 56 units or 58%. The total number of active inventory this May was 41 compared to 97 in May 2024. This month's total of 41 is lower than the previous month's total supply of available inventory of 49, a decrease of 16%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last May, the median sale price for Lehigh County Homes was \$342,500. This May, the median sale price was \$200,000, a decrease of \$142,500 compared to last year. The current median sold price is lower than in April.

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

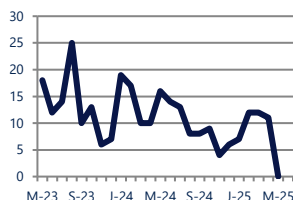
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **LEHIGH COUNTY HOUSING MARKET**

MAY 2025

## New Listings

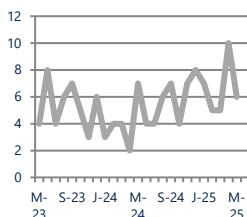
0



**Down**  
Vs. Year Ago

## Current Contracts

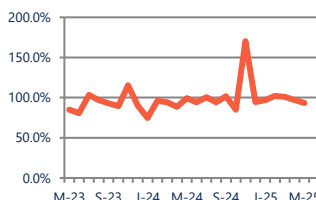
6



**Down -14%**  
Vs. Year Ago

## Sold Vs. List Price

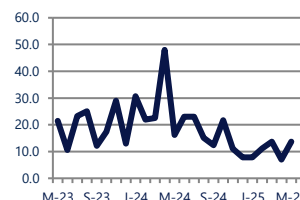
93.5%



**Down**  
Vs. Year Ago

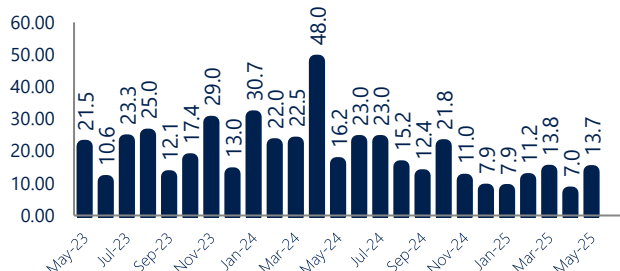
## Months of Supply

13.7



**Down -15%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

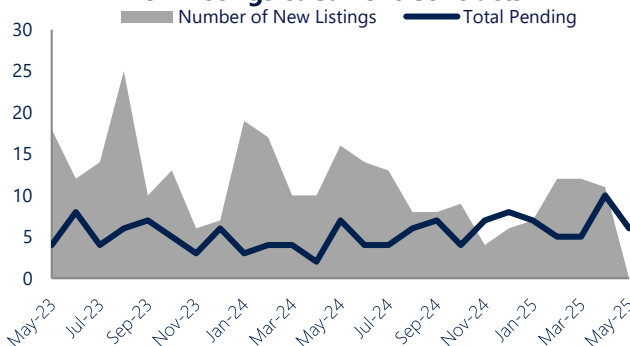
In May, there was 13.7 months of supply available in Lehigh County, compared to 16.2 in May 2024. That is a decrease of 15% versus a year ago.

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.

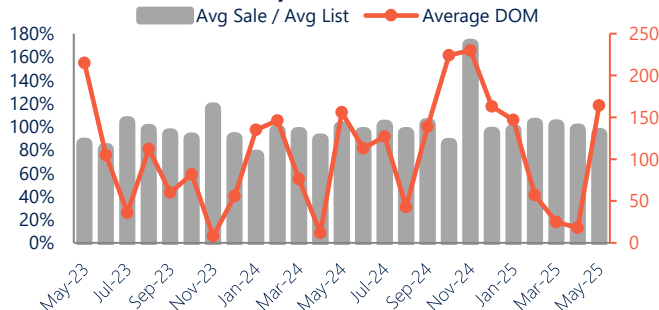
## New Listings & Current Contracts

This month there were no new homes listed for sale in Lehigh County compared to 16 in May 2024. There were 6 current contracts pending sale this May compared to 7 a year ago. The number of current contracts is 14% lower than last May.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In May, the average sale price in Lehigh County was 93.5% of the average list price, which is lower than at this time last year.

## Days On Market

This month, the average number of days on market was 164, higher than the average last year, which was 156, an increase of 5%.