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REALTORS®



Patt, White
Real Estate

HomeExpert Market Watch 2009 Lehigh and Northampton Counties, PA

RESEARCH DIVISION

The numbers listed below represent the current market conditions. Despite the slow down after record-breaking years, home sales remain strong. The trends indicate that home sellers need to be more careful in how they price their property and might experience a somewhat longer than expected marketing time.

Conversely, buyers will now have a larger inventory from which to select their new home. Interest rates have increased in the last year but remain at a very low, affordable level.

Marketplace Statistics, First Quarter

Homes for Sale

March 2008	5,891	▼ -9%
March 2009	5,370	

Median Sale Price

March 2008	\$229,000	▼ -4%
March 2009	\$219,900	

Months Supply of Inventory*

March 2008	7.9 months	▼ -11%
March 2009	7.0 months	

Homes Sold Year-to-Date

First Quarter, 2008.....	1,267	▼ -37%
First Quarter, 2009.....	804	

Homes Under Contract

First Quarter, 2008.....	1,558	▼ -13%
First Quarter, 2009.....	1,357	

Average Days on Market

March 2008	64	▲ +27%
March 2009	81	

This HomeExpert Market Watch Report is intended to give you some key performance indicators to help you see, at a glance, what is happening in the current real estate market. In order to get a more precise determination of how much your home is worth, consult your Agent for a complete, competitive market analysis and a comprehensive marketing plan.

* Months Supply of Inventory – how many months it would take to sell the inventory (homes for sale) based on the rate of sales (homes sold).
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