

2025 Annual Report

Table of Contents

3 Quick Facts
5 Property Type Review
6 Price Range Review
7 Distressed Homes Review
8 County and School District Review
9 County and School District Median Price

Data Provided By

GREATER LEHIGH VALLEY REALTORS®
Multiple Listing Service

EQUAL HOUSING OPPORTUNITY
REALTOR®

The U.S. housing market navigated a challenging landscape throughout 2025. Mortgage rates remained elevated compared with recent years, and home prices continued to rise nationwide. Demand for affordable housing far outpaced supply, and with fewer buyers able to keep up with rising costs, sales of previously owned homes were subdued. Younger buyers faced steep hurdles as high rents, inflation, and student loan debt limited their ability to save for a down payment. By mid-2025, first-time buyers accounted for just 21% of all home purchases, while the typical age of a first-time buyer reached a record high of 40, according to the National Association of REALTORS® (NAR). This aging trend extended across the broader market, as the median age of all homebuyers reached 59. NAR data show that homeowners also set a record, staying in their homes a median of 11 years before selling.

With sales activity down, inventory continued to edge higher, and homes spent more time on the market compared with the previous year, signaling a shift toward more balanced market conditions. The rise in supply has given buyers more options and reduced the sense of urgency that characterized the post-pandemic market, while sellers have rediscovered the importance of strategic pricing, especially in areas where inventory growth is strongest. Although price appreciation has slowed, home values remain roughly 50% higher than pre-pandemic levels, stretching budgets and prompting many would-be buyers to delay their home search until affordability increases.

The following information and data are applicable to Lehigh and Northampton counties.

Sales: Pending sales increased 2.1 percent, finishing 2025 at 6,577. Closed sales were up 1.2 percent to end the year at 6,525.

Listings: Comparing 2025 to the prior year, the number of homes available for sale was down 9.3 percent. There were 605 active listings at the end of 2025. New listings increased by 0.8 percent to finish the year at 7,848.

List Price Received: Sellers received, on average, 100.8 percent of their list price at sale. Year-over-year list price decreased 0.3 percent.

Distressed Homes: Despite concerns over rates and overall affordability, strong gains in equity seen by most homeowners in the last few years has limited the number of distressed sales. In 2025, the percentage of closed sales that were either foreclosure or short sale finished the year at 0.8 percent of the market. This is a decrease of properties over 2024, which saw 1.0 percent of sales as distressed.

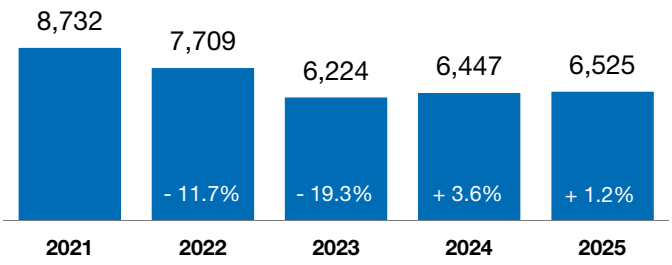
Prices: Home prices were up compared to last year. The overall median sales price increased 3.7 percent to $350,000 for the year. Single Family home prices were up 5.0 percent compared to last year, and Townhouse-Condo home prices were up 5.4 percent.

Carbon County Review: Closed sales were up 0.7 percent to 677. There were 920 new listings, and the year closed with 134 active listings. Percent of list price received at sale for 2025 was, on average, 97.0 percent. The overall median sales price increased 6.9 percent to $256,500.

2026 Forecast: Looking ahead to 2026, experts are forecasting an improvement in market activity. Mortgage rates declined through the second half of 2025 and are expected to stay in the 6% range in the year ahead, supporting incremental gains in affordability. As inventory builds, sales volume is projected to increase. Economists anticipate modest increases in home prices, well below the rapid appreciation of recent years. While conditions should become somewhat more favorable for buyers, affordability constraints and the effects of a decade-long supply shortfall will continue to shape the market. Taken together, these trends suggest 2026 will be a year of stabilization and recovery, rather than dramatic change.

Quick Facts

Closed Sales



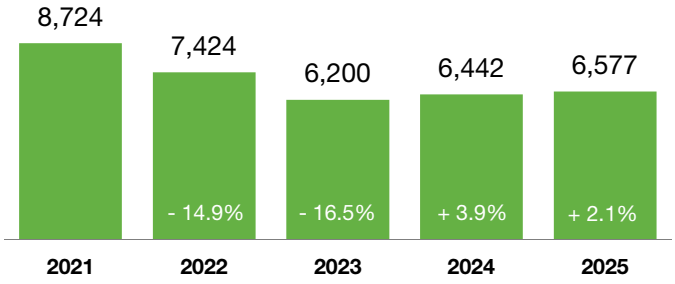
Top 5 Areas: Change in Closed Sales from 2024

Nazareth	+ 26.3%
Northampton	+ 19.2%
Wilson	+ 13.3%
Whitehall	+ 12.7%
Easton	+ 3.9%

Bottom 5 Areas: Change in Closed Sales from 2024

Bangor Area	- 8.5%
Southern Lehigh	- 11.6%
Northwestern Lehigh	- 12.9%
Catasauqua	- 13.7%
Salisbury	- 14.8%

Pending Sales



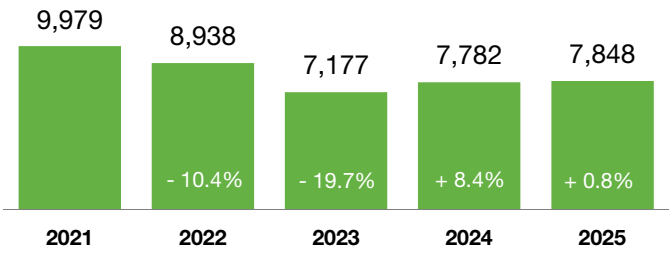
Top 5 Areas: Change in Pending Sales from 2024

Northampton	+ 36.9%
Nazareth	+ 26.0%
Whitehall	+ 11.4%
Wilson	+ 9.2%
Northern Lehigh	+ 4.4%

Bottom 5 Areas: Change in Pending Sales from 2024

Southern Lehigh	- 7.3%
Pen Argyl	- 7.5%
Salisbury	- 8.2%
Northwestern Lehigh	- 15.3%
Catasauqua	- 24.7%

New Listings



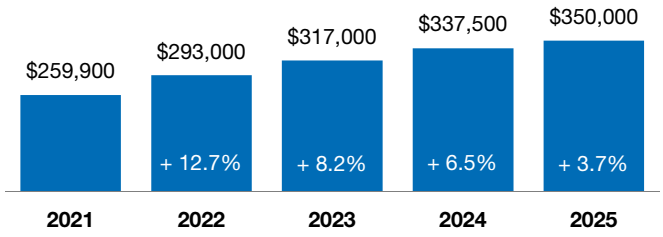
Top 5 Areas: Change in New Listings from 2024

Northampton	+ 36.0%
Wilson	+ 24.3%
Nazareth	+ 18.7%
Whitehall	+ 7.8%
Northern Lehigh	+ 6.6%

Bottom 5 Areas: Change in New Listings from 2024

Pen Argyl	- 11.4%
Northwestern Lehigh	- 11.7%
Bangor Area	- 14.7%
Salisbury	- 15.3%
Catasauqua	- 35.4%

Median Sales Price



Top 5 Areas: Change in Median Sales Price from 2024

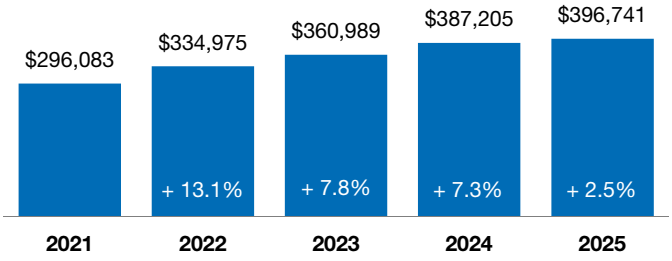
Northwestern Lehigh	+ 20.7%
Northern Lehigh	+ 13.9%
Northampton	+ 10.2%
Whitehall	+ 7.5%
Easton	+ 6.8%

Bottom 5 Areas: Change in Median Sales Price from 2024

Allentown	0.0%
Catasauqua	- 0.0%
Parkland	- 2.2%
Pen Argyl	- 4.7%
Southern Lehigh	- 9.0%

Quick Facts

Average Sales Price



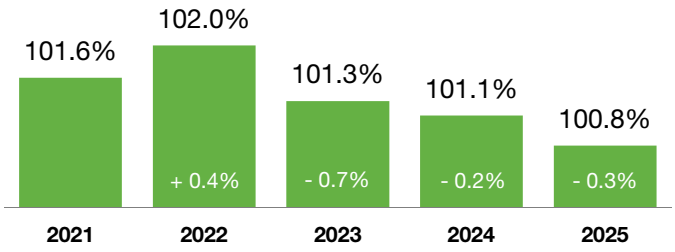
Top 5 Areas: Change in Avg. Sales Price from 2024

Northern Lehigh	+ 23.5%
Northampton	+ 13.6%
Bangor Area	+ 6.1%
Bethlehem	+ 5.9%
Whitehall	+ 5.5%

Bottom 5 Areas: Change in Avg. Sales Price from 2024

Parkland	- 2.0%
Nazareth	- 3.4%
Catasauqua	- 7.4%
Saucon Valley	- 8.5%
Southern Lehigh	- 8.9%

Percent of List Price Received



Top 5 Areas: Change in Pct. of List Price Received from 2024

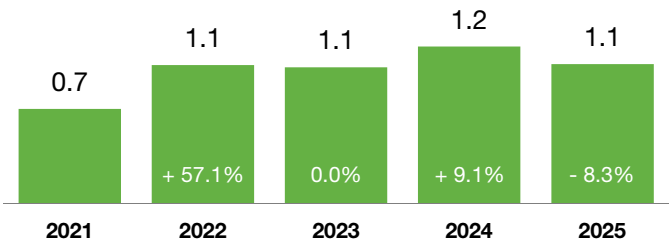
Pen Argyl	+ 1.2%
Salisbury	+ 0.3%
Northern Lehigh	+ 0.1%
Allentown	- 0.1%
Easton	- 0.2%

Bottom 5 Areas: Change in Pct. of List Price Received from 2024

Whitehall	- 1.0%
Bangor Area	- 1.2%
Saucon Valley	- 1.3%
Catasauqua	- 1.5%
Northwestern Lehigh	- 1.6%

Months Supply of Inventory

At the end of the year.



Top 5 Areas: Change in Months Supply of Inventory from 2024

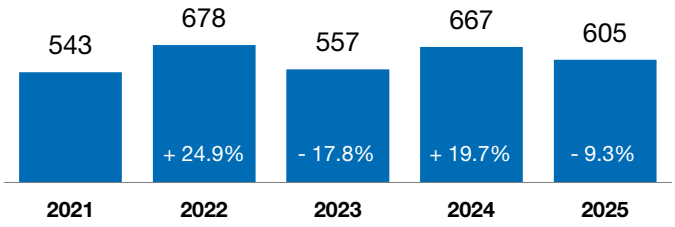
Wilson	+ 57.1%
Northwestern Lehigh	+ 30.8%
Parkland	+ 16.7%
Bangor Area	+ 6.3%
Bethlehem	0.0%

Bottom 5 Areas: Change in Months Supply of Inventory from 2024

Northern Lehigh	- 33.3%
Nazareth	- 35.7%
Catasauqua	- 42.9%
Whitehall	- 45.5%
Salisbury	- 50.0%

Inventory of Homes for Sale

At the end of the year.



Top 5 Areas: Change in Homes for Sale from 2024

Wilson	+ 70.6%
Northampton	+ 32.1%
Parkland	+ 13.0%
Northwestern Lehigh	+ 7.7%
Bangor Area	- 3.6%

Bottom 5 Areas: Change in Homes for Sale from 2024

Whitehall	- 33.3%
Pen Argyl	- 33.3%
Northern Lehigh	- 35.7%
Salisbury	- 50.0%
Catasauqua	- 57.9%

Property Type Review

22

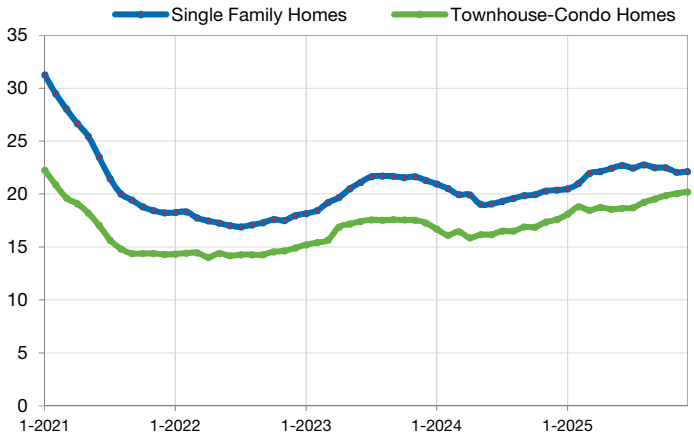
Average Days on Market
Single Family Homes

20

Average Days on Market
Townhouse-Condo Homes

Days on Market

This chart uses a rolling 12-month average for each data point.



Top Areas: Townhouse-Condo Homes Market Share in 2025

Allentown	53.5%
Wilson	47.9%
Parkland	43.2%
East Penn	37.7%
Southern Lehigh	37.6%
Catasauqua	36.6%
Easton	35.7%
Whitehall	35.5%
Bethlehem	35.4%
Northampton	26.5%
Saucon Valley	24.9%
Pen Argyl	20.7%
Northern Lehigh	19.6%
Nazareth	15.3%
Bangor Area	13.9%
Northwestern Lehigh	7.6%
Salisbury	3.7%

+ 5.0%

One-Year Change in Price
Single Family Homes

+ 5.4%

One-Year Change in Price
Townhouse-Condo Homes

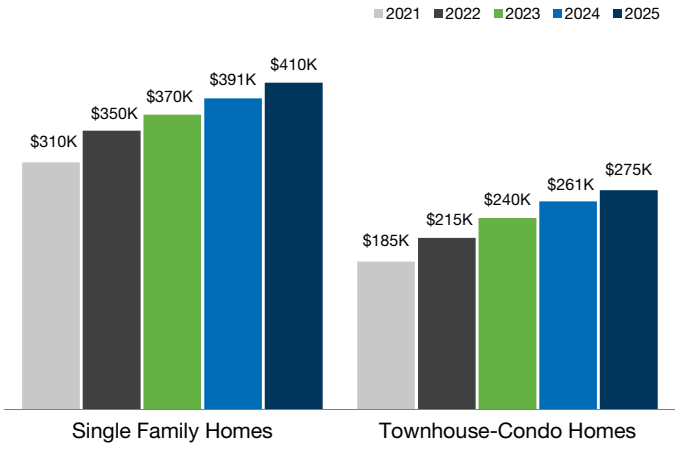
101.0%

Pct. of List Price Received
Single Family Homes

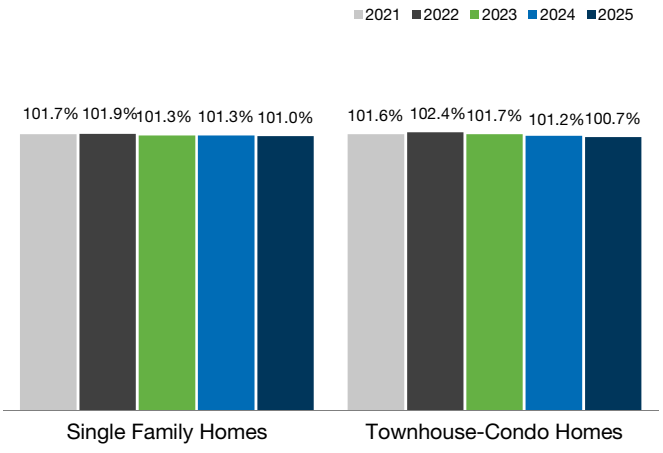
100.7%

Pct. of List Price Received
Townhouse-Condo Homes

Median Sales Price



Percent of List Price Received



Price Range Review

$200,001 - $300,000

Price Range with Shortest Average Days on Market Until Sale

$100,000 or Less

Price Range with Longest Average Days on Market Until Sale

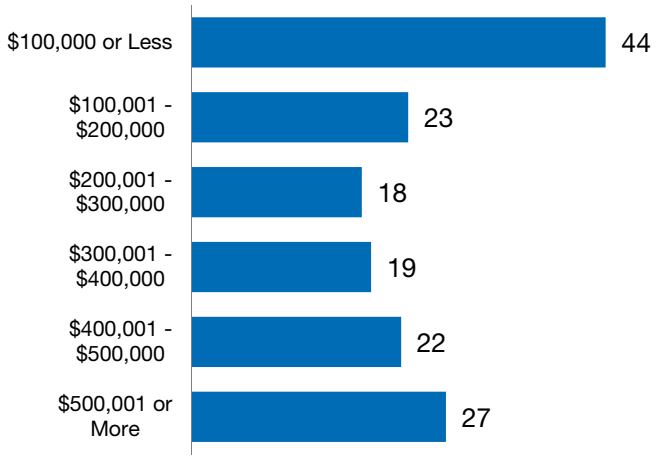
4.9%

of Homes for Sale at Year End Priced $100,000 or Less

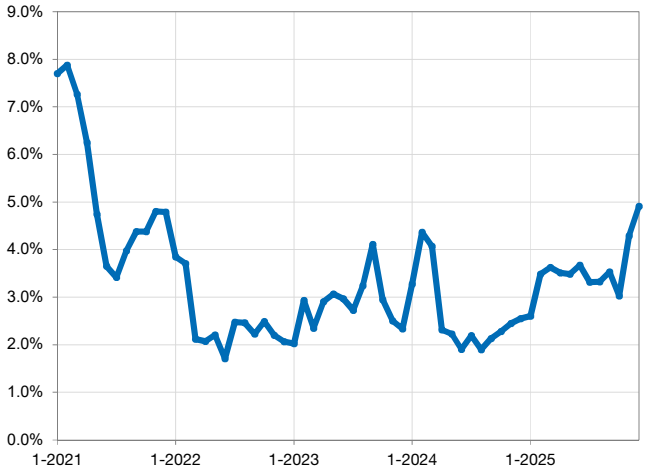
+ 76.5%

One-Year Change in Homes for Sale Priced $100,000 or Less

Days on Market Until Sale by Price Range



Share of Homes for Sale $100,000 or Less



$300,001 - $400,000

Price Range with the Most Closed Sales

+ 12.4%

Price Range with Strongest One-Year Change in Sales: $400,001 - $500,000

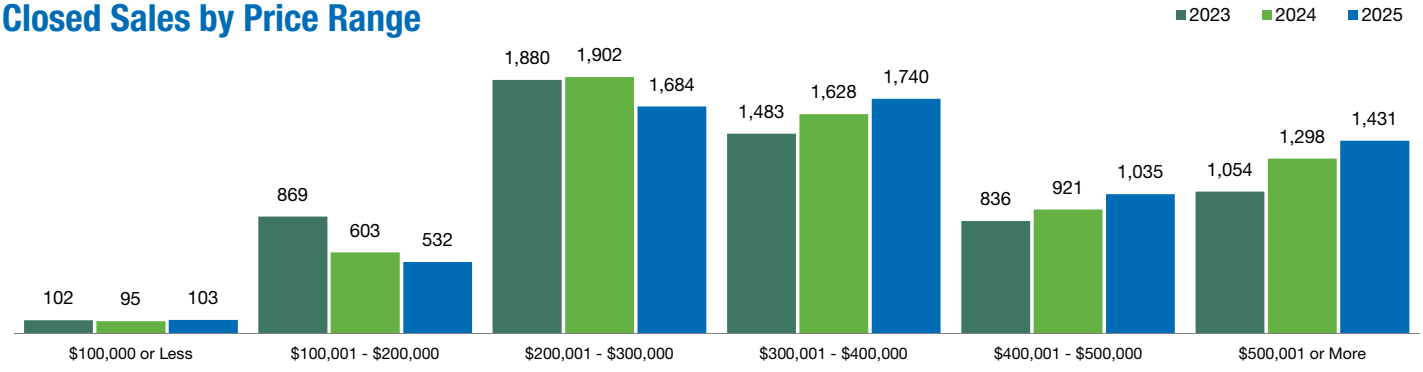
$100,000 or Less

Price Range with the Fewest Closed Sales

- 11.8%

Price Range with Weakest One-Year Change in Sales: $100,001 - $200,000

Closed Sales by Price Range



Distressed Homes Review

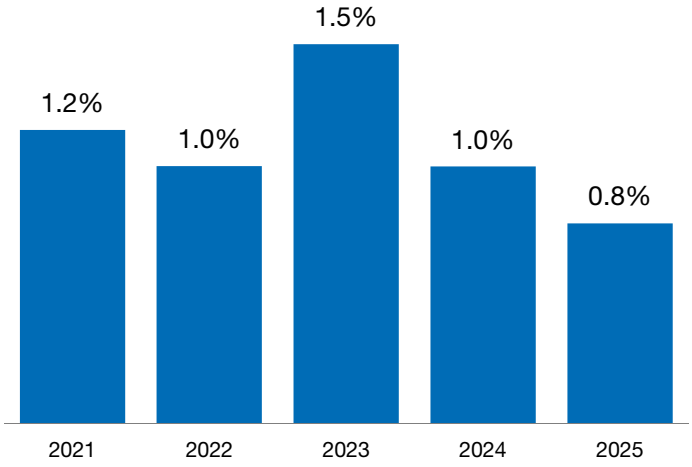
0.8%

Percent of Closed Sales in 2025 that were Distressed Properties

- 21.2%

One-Year Change in Sales of Distressed Properties

Percent of Sales That Were Distressed



Top Areas: Lender-Mediated Market Share in 2025

Northern Lehigh	2.1%
Jim Thorpe	1.5%
Wilson	1.2%
Bethlehem	0.9%
Nazareth	0.8%
Saucon Valley	0.8%
Northwestern Lehigh	0.8%
Northampton	0.6%
Allentown	0.5%
Easton	0.4%
Bangor Area	0.4%
Southern Lehigh	0.3%
Parkland	0.3%
Whitehall	0.3%
East Penn	0.1%
Catasauqua	0.0%
Salisbury	0.0%

+ 19.5%

Four-Year Change in Price All Properties

+ 18.6%

Four-Year Change in Price Traditional Properties

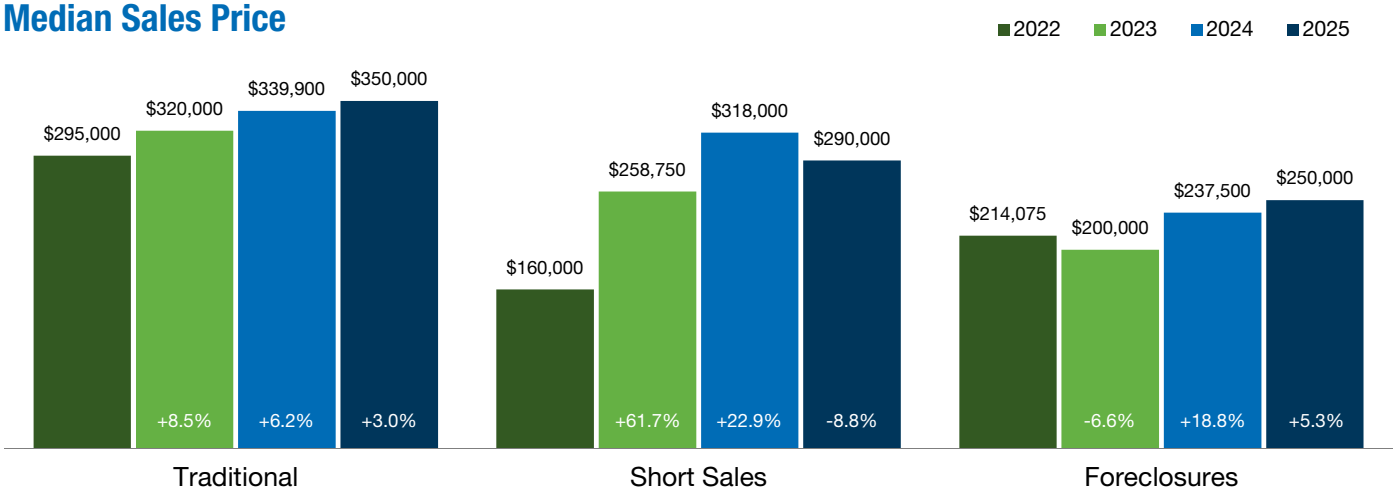
+ 81.3%

Four-Year Change in Price Short Sales

+ 16.8%

Four-Year Change in Price Foreclosures

Median Sales Price



County & School District Overview

	Total Closed Sales	Change from 2024	Change from 2021	New Listings	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Lehigh and Northampton School Districts	**6,525**	**+ 1.2%**	**- 25.3%**	**7,848**	**605**	**1.1**	**100.8%**
Allentown	886	- 3.8%	- 27.6%	1,052	84	1.1	101.0%
Bangor	183	- 8.5%	- 38.4%	227	27	1.7	97.8%
Bethlehem	1,055	+ 0.7%	- 32.8%	1,235	68	0.8	101.3%
Catasauqua	145	- 13.7%	- 21.2%	146	8	0.8	100.6%
Easton	765	+ 3.9%	- 23.8%	913	75	1.2	101.0%
East Penn	660	- 0.9%	- 20.3%	775	44	0.8	100.8%
Nazareth	269	+ 26.3%	- 33.6%	317	21	0.9	100.8%
Northampton	508	+ 19.2%	- 5.9%	688	70	1.5	100.2%
Northern Lehigh	135	- 2.2%	- 22.9%	178	9	0.8	100.6%
Northwestern Lehigh	101	- 12.9%	- 17.2%	128	14	1.7	98.9%
Pen Argyl	100	- 6.5%	- 40.5%	109	8	1.0	100.9%
Parkland	750	+ 1.5%	- 12.8%	923	87	1.4	100.8%
Salisbury	138	- 14.8%	- 30.7%	160	9	0.7	101.1%
Saucon Valley	196	+ 1.6%	- 23.4%	233	17	1.0	100.7%
Southern Lehigh	214	- 11.6%	- 22.7%	245	21	1.2	101.0%
Whitehall-Coplay	267	+ 12.7%	- 29.0%	304	14	0.6	100.9%
Wilson	153	+ 13.3%	- 37.8%	215	29	2.2	99.9%
Carbon County*	**677**	**+ 0.7%**	**- 20.1%**	**920**	**134**	**2.3**	**97.0%**
Jim Thorpe	255	+ 1.2%	- 27.4%	369	70	3.4	96.5%
Lehighton	157	+ 16.3%	- 12.8%	203	30	2.2	98.2%
Palmerton	132	+ 10.9%	- 21.4%	150	8	0.7	98.8%
Panther Valley	113	- 19.9%	- 11.0%	159	16	1.6	95.0%
Weatherly	18	- 21.7%	+ 28.6%	37	10	5.9	93.6%

* Carbon County data includes listings in the Hazelton Area School District, which is not a school district in GLVR's footprint.

County & School District Median Prices

	2021	2022	2023	2024	2025	Change From 2024	Change From 2021
Lehigh and Northampton School Districts	**$259,900**	**$293,000**	**$317,000**	**$337,500**	**$350,000**	**+ 3.7%**	**+ 34.7%**
Allentown	$180,000	$200,000	$220,000	$250,000	$250,000	0.0%	+ 38.9%
Bangor	$237,500	$260,000	$280,000	$275,500	$290,000	+ 5.3%	+ 22.1%
Bethlehem	$245,000	$286,750	$310,000	$316,000	$330,000	+ 4.4%	+ 34.7%
Catasauqua	$198,500	$240,000	$255,500	$300,000	$299,900	- 0.0%	+ 51.1%
Easton	$275,000	$300,000	$338,000	$370,000	$395,000	+ 6.8%	+ 43.6%
East Penn	$310,000	$347,585	$365,095	$400,000	$410,750	+ 2.7%	+ 32.5%
Nazareth	$379,900	$408,750	$402,500	$428,000	$435,000	+ 1.6%	+ 14.5%
Northampton	$260,500	$289,900	$309,995	$320,000	$352,650	+ 10.2%	+ 35.4%
Northern Lehigh	$219,000	$240,000	$250,000	$263,500	$300,000	+ 13.9%	+ 37.0%
Northwestern Lehigh	$345,000	$425,800	$420,000	$423,500	$511,050	+ 20.7%	+ 48.1%
Pen Argyl	$225,000	$237,450	$265,000	$285,000	$271,613	- 4.7%	+ 20.7%
Parkland	$348,650	$400,000	$411,000	$445,000	$435,000	- 2.2%	+ 24.8%
Salisbury	$275,000	$299,900	$340,000	$369,900	$374,950	+ 1.4%	+ 36.3%
Saucon Valley	$295,000	$317,500	$357,500	$388,744	$398,200	+ 2.4%	+ 35.0%
Southern Lehigh	$424,125	$450,000	$538,000	$494,750	$450,000	- 9.0%	+ 6.1%
Whitehall-Coplay	$236,950	$272,000	$300,100	$307,000	$329,900	+ 7.5%	+ 39.2%
Wilson	$199,000	$226,250	$265,000	$273,000	$275,000	+ 0.7%	+ 38.2%
Carbon County*	**$195,000**	**$205,000**	**$226,628**	**$240,000**	**$256,500**	**+ 6.9%**	**+ 31.5%**
Jim Thorpe	$235,000	$275,000	$289,900	$309,000	$310,000	+ 0.3%	+ 31.9%
Lehighton	$175,000	$180,000	$185,000	$248,000	$279,900	+ 12.9%	+ 59.9%
Palmerton	$201,000	$215,500	$250,000	$250,000	$247,250	- 1.1%	+ 23.0%
Panther Valley	$85,500	$89,000	$112,000	$115,000	$115,000	0.0%	+ 34.5%
Weatherly	$140,000	$228,250	$215,000	$225,000	$259,250	+ 15.2%	+ 85.2%

* Carbon County data includes listings in the Hazelton Area School District, which is not a school district in GLVR's footprint.