Monthly Indicators

GREATER LEHIGH VALLEY REALTORS®

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings increased 6.1 percent to 751. Pending Sales were down 3.8 percent to 551. Inventory levels grew 20.4 percent to 1,028 units.

Prices were even with last year. The Median Sales Price held steady at $350,000. Days on Market was up 10.0 percent to 22 days. Buyers felt empowered as Months Supply of Inventory was up 18.8 percent to 1.9 months.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Activity Snapshot

- 15.1%	+ 20.4%	0.0%
One-Year Change in **Closed Sales**	One-Year Change in **Inventory**	One-Year Change in **Median Sales Price**

Residential real estate activity in the counties of Lehigh and Northampton composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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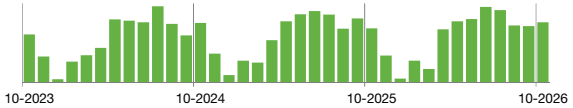
Current as of November 10, 2026. Data © 2026 Greater Lehigh Valley Realtors® MLS. Report © 2026 ShowingTime Plus, LLC.

Activity Overview

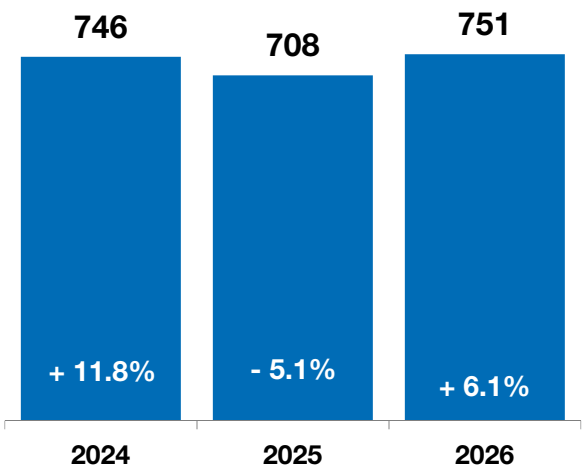
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change from Previous Year	YTD 2025	YTD 2026	Percent Change from Previous Year
New Listings		708	**751**	+ 6.1%	6,973	**7,042**	+ 1.0%
Pending Sales		573	**551**	- 3.8%	5,701	**5,563**	- 2.4%
Closed Sales		624	**530**	- 15.1%	5,519	**5,308**	- 3.8%
Days on Market		20	**22**	+ 10.0%	22	**23**	+ 4.5%
Median Sales Price		$350,000	**$350,000**	0.0%	$350,000	**$366,890**	+ 4.8%
Average Sales Price		$387,277	**$398,833**	+ 3.0%	$396,016	**$415,765**	+ 5.0%
Pct. of List Price Received		100.4%	**100.0%**	- 0.4%	100.9%	**100.9%**	0.0%
Housing Affordability Index		111	**102**	- 8.1%	111	**97**	- 12.6%
Inventory		854	**1,028**	+ 20.4%	--	--	--
Months Supply		1.6	**1.9**	+ 18.8%	--	--	--

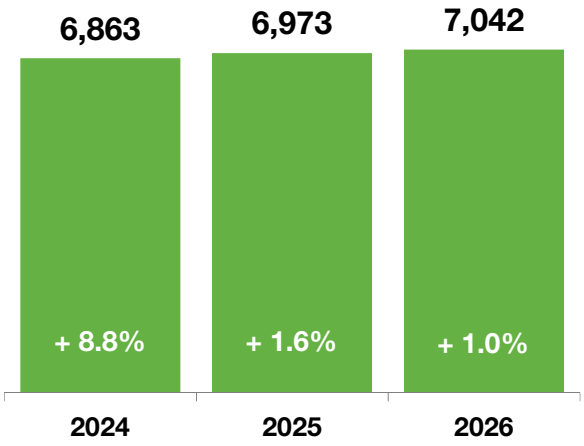
New Listings

A count of the properties that have been newly listed on the market in a given month.

October

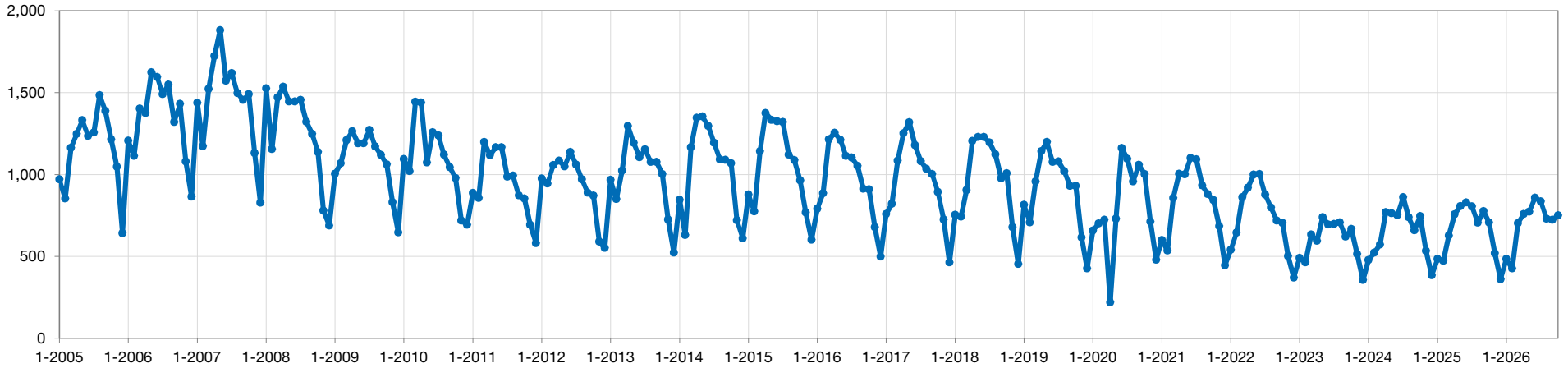


Year to Date



New Listings		Prior Year	Percent Change
November 2025	519	533	-2.6%
December 2025	360	385	-6.5%
January 2026	484	484	0.0%
February 2026	426	472	-9.7%
March 2026	703	627	+12.1%
April 2026	758	757	+0.1%
May 2026	773	807	-4.2%
June 2026	858	830	+3.4%
July 2026	836	805	+3.9%
August 2026	729	706	+3.3%
September 2026	724	777	-6.8%
October 2026	**751**	**708**	**+6.1%**
12-Month Avg	660	658	+0.3%

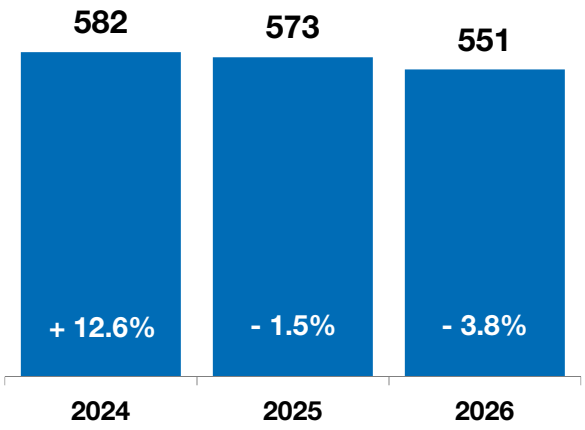
Historical New Listings by Month



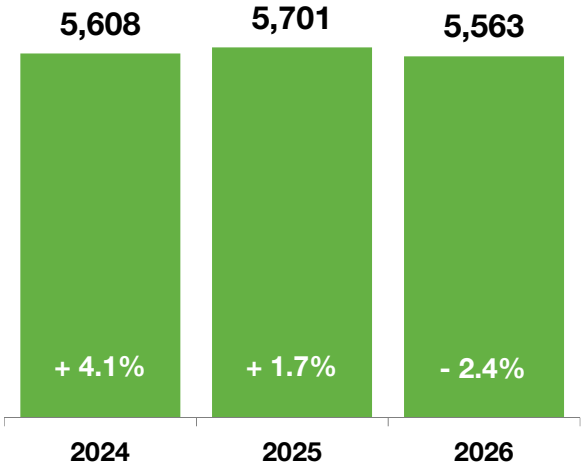
Pending Sales

A count of the properties on which offers have been accepted in a given month.

October

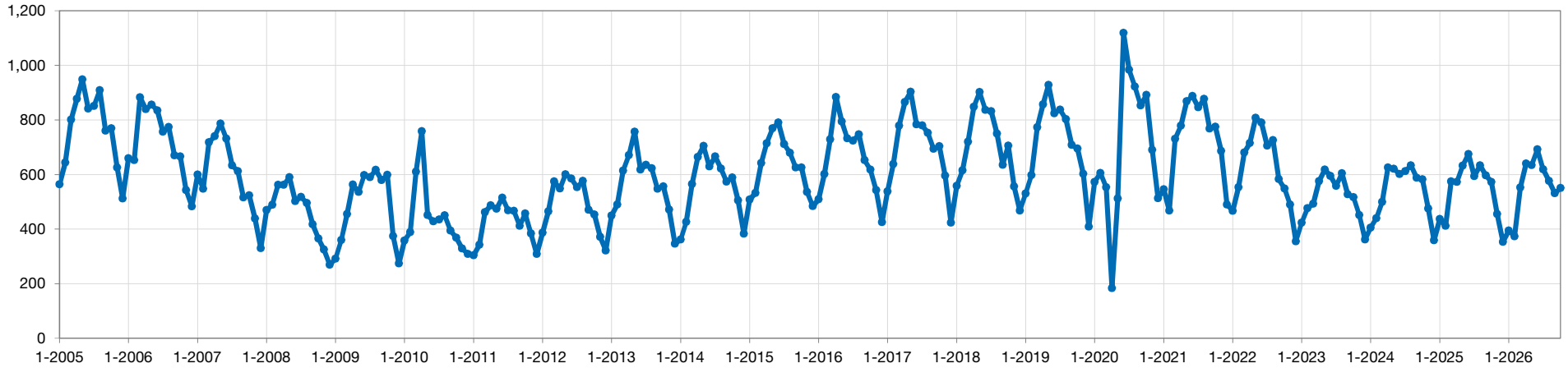


Year to Date



Pending Sales		Prior Year	Percent Change
November 2025	455	475	-4.2%
December 2025	353	359	-1.7%
January 2026	394	437	-9.8%
February 2026	373	412	-9.5%
March 2026	552	575	-4.0%
April 2026	640	573	+11.7%
May 2026	634	632	+0.3%
June 2026	692	675	+2.5%
July 2026	619	594	+4.2%
August 2026	577	633	-8.8%
September 2026	531	597	-11.1%
October 2026	**551**	**573**	**-3.8%**
12-Month Avg	531	545	-2.6%

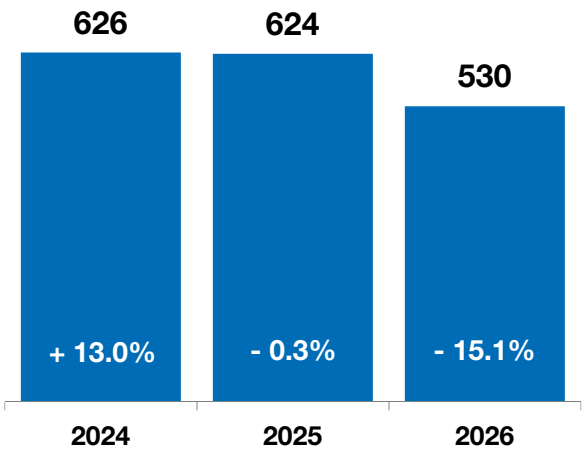
Historical Pending Sales by Month



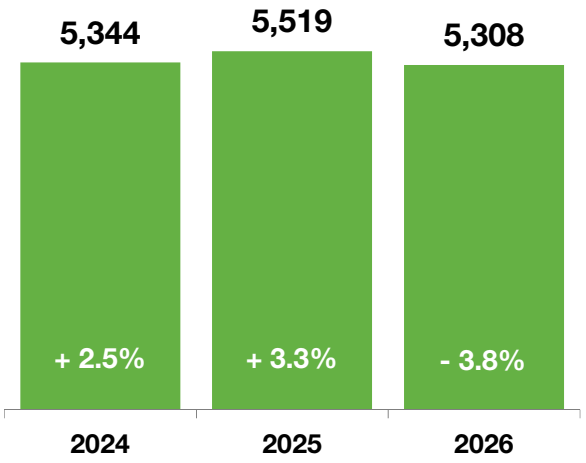
Closed Sales

A count of the actual sales that closed in a given month.

October

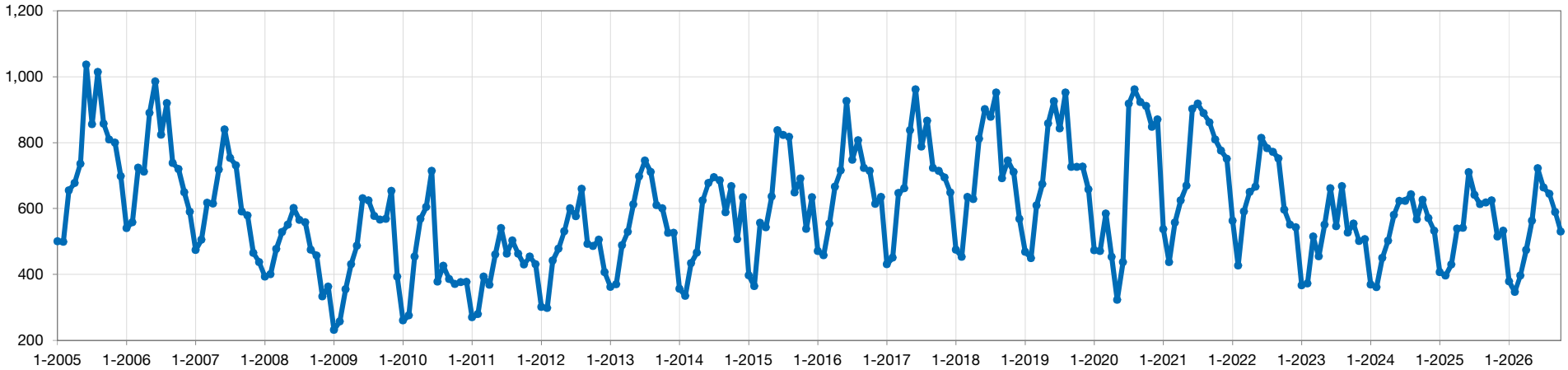


Year to Date



Closed Sales		Prior Year	Percent Change
November 2025	515	571	-9.8%
December 2025	532	532	0.0%
January 2026	379	407	-6.9%
February 2026	347	396	-12.4%
March 2026	396	430	-7.9%
April 2026	474	539	-12.1%
May 2026	563	541	+4.1%
June 2026	722	710	+1.7%
July 2026	664	641	+3.6%
August 2026	644	613	+5.1%
September 2026	589	618	-4.7%
October 2026	**530**	**624**	**-15.1%**
12-Month Avg	530	552	-4.0%

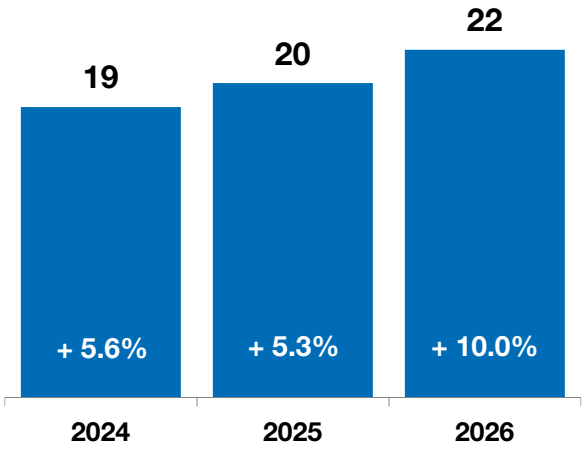
Historical Closed Sales by Month



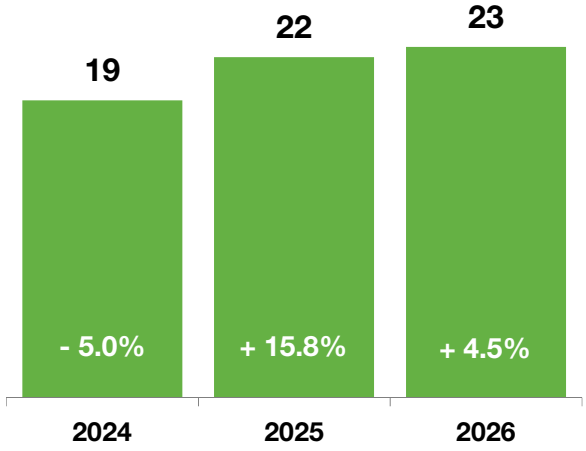
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

October



Year to Date



Days on Market		Prior Year	Percent Change
November 2025	23	25	-8.0%
December 2025	25	24	+4.2%
January 2026	29	25	+16.0%
February 2026	33	32	+3.1%
March 2026	31	31	0.0%
April 2026	24	25	-4.0%
May 2026	21	19	+10.5%
June 2026	19	18	+5.6%
July 2026	17	17	0.0%
August 2026	19	20	-5.0%
September 2026	20	19	+5.3%
October 2026	**22**	**20**	**+10.0%**
12-Month Avg*	23	22	+4.5%

* Average Days on Market of all properties from November 2025 through October 2026. This is not the average of the individual figures above.

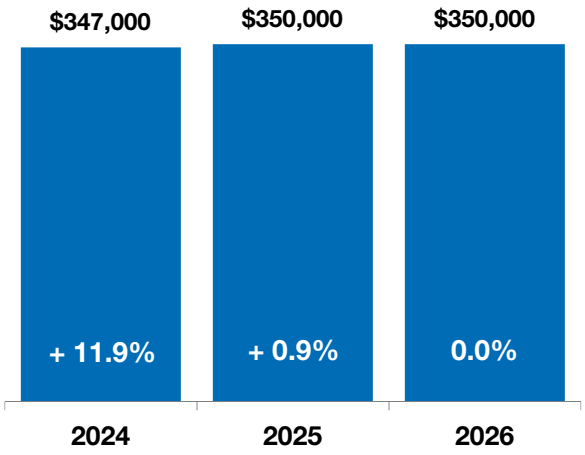
Historical Days on Market Until Sale by Month



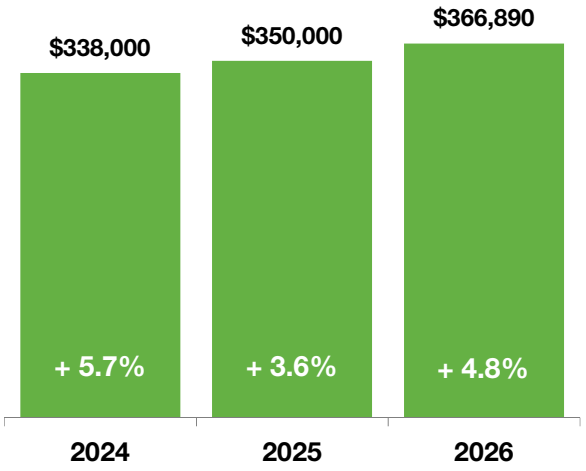
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

October



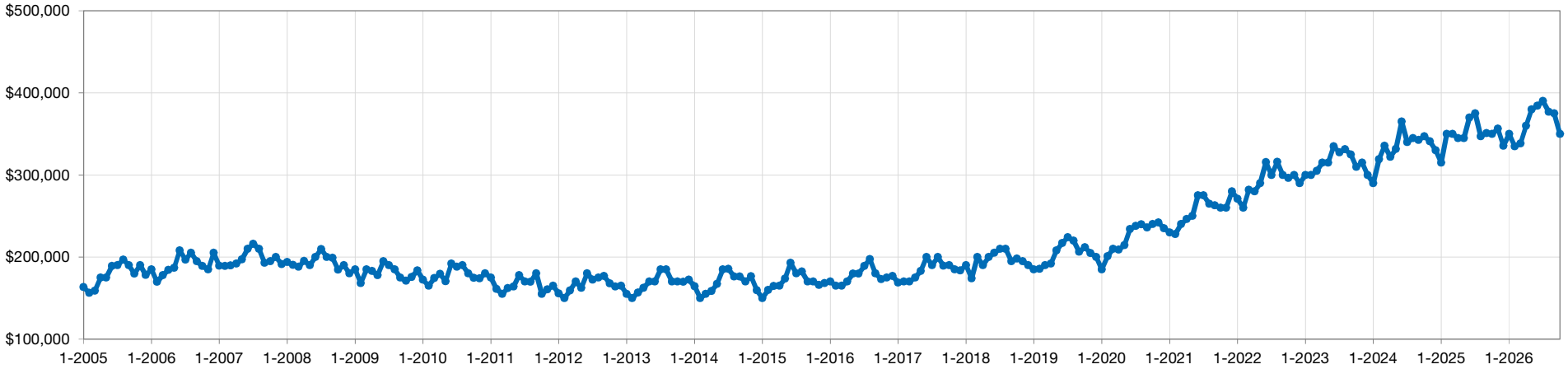
Year to Date



Median Sales Price		Prior Year	Percent Change
November 2025	$356,500	$341,000	+4.5%
December 2025	$335,450	$329,950	+1.7%
January 2026	$350,000	$315,000	+11.1%
February 2026	$335,000	$349,900	-4.3%
March 2026	$338,450	$349,950	-3.3%
April 2026	$360,000	$345,000	+4.3%
May 2026	$380,000	$345,000	+10.1%
June 2026	$384,500	$370,000	+3.9%
July 2026	$390,000	$375,000	+4.0%
August 2026	$377,050	$347,100	+8.6%
September 2026	$375,000	$351,000	+6.8%
October 2026	**$350,000**	**$350,000**	**0.0%**
12-Month Med*	$365,000	$350,000	+4.3%

* Median Sales Price of all properties from November 2025 through October 2026. This is not the average of the individual figures above.

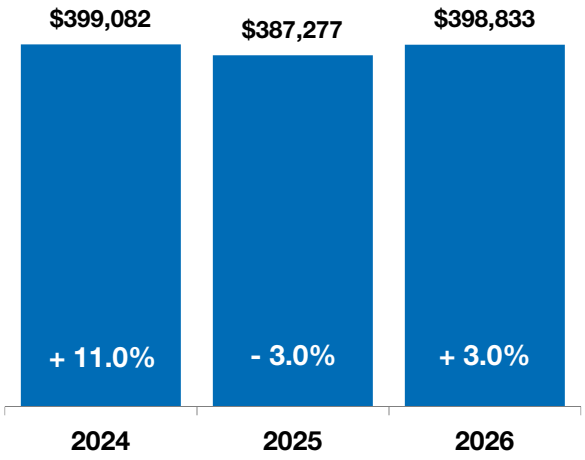
Historical Median Sales Price by Month



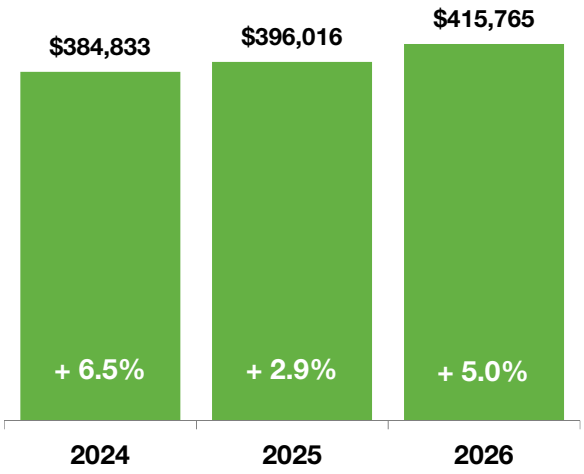
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

October



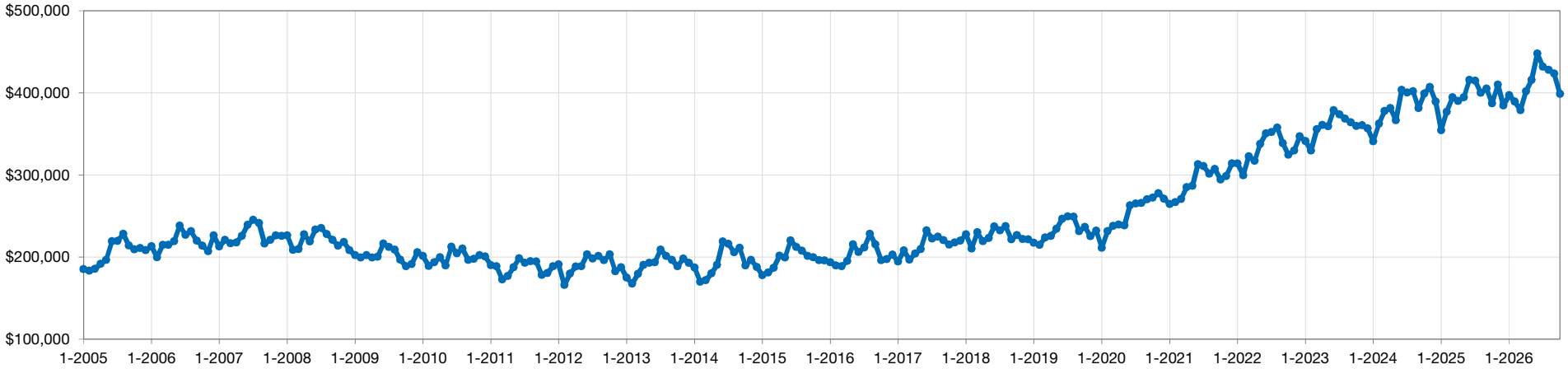
Year to Date



Avg. Sales Price		Prior Year	Percent Change
November 2025	$410,107	$407,211	+0.7%
December 2025	$384,695	$389,537	-1.2%
January 2026	$397,080	$354,563	+12.0%
February 2026	$389,520	$376,953	+3.3%
March 2026	$378,785	$394,632	-4.0%
April 2026	$401,876	$390,123	+3.0%
May 2026	$415,941	$394,692	+5.4%
June 2026	$447,991	$415,748	+7.8%
July 2026	$431,829	$414,934	+4.1%
August 2026	$427,900	$400,048	+7.0%
September 2026	$423,473	$405,322	+4.5%
October 2026	**$398,833**	**$387,277**	**+3.0%**
12-Month Avg*	$412,705	$396,461	+4.1%

* Avg. Sales Price of all properties from November 2025 through October 2026. This is not the average of the individual figures above.

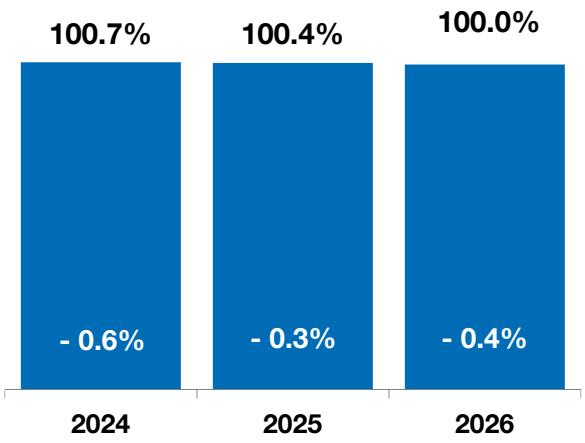
Historical Average Sales Price by Month



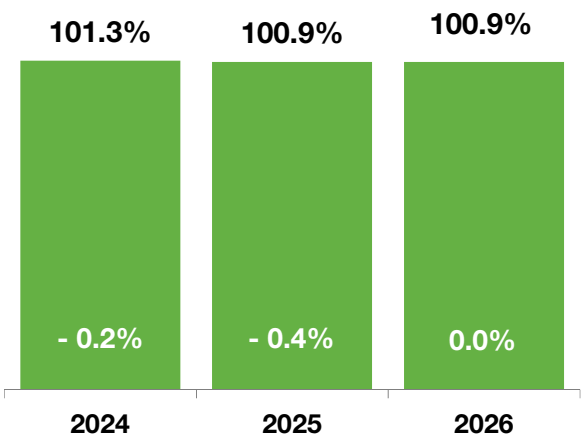
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

October



Year to Date



Pct. of List Price Received		Prior Year	Percent Change
November 2025	100.3%	100.4%	-0.1%
December 2025	99.6%	100.1%	-0.5%
January 2026	99.8%	99.5%	+0.3%
February 2026	99.7%	100.2%	-0.5%
March 2026	100.1%	100.0%	+0.1%
April 2026	101.4%	101.3%	+0.1%
May 2026	101.6%	101.9%	-0.3%
June 2026	101.7%	101.7%	0.0%
July 2026	101.4%	101.6%	-0.2%
August 2026	101.1%	100.9%	+0.2%
September 2026	100.7%	100.6%	+0.1%
October 2026	**100.0%**	**100.4%**	**-0.4%**
12-Month Avg*	100.7%	100.8%	-0.1%

* Average Pct. of List Price Received for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

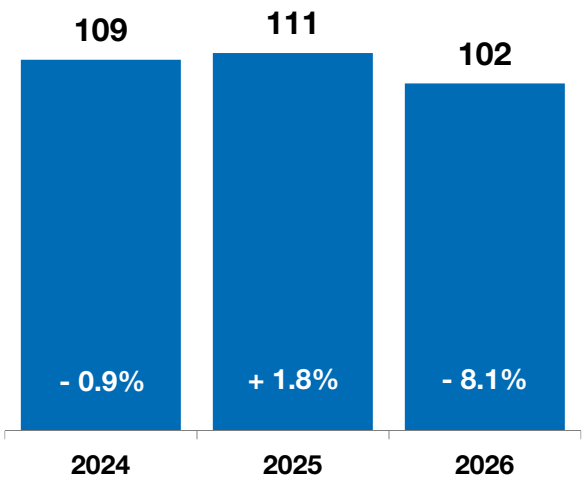
Historical Percent of List Price Received by Month



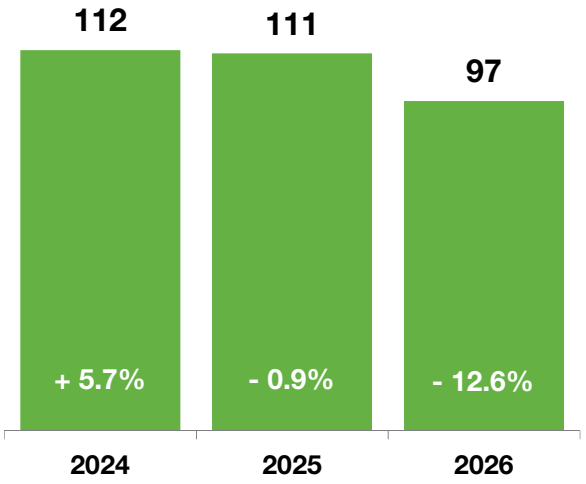
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

October

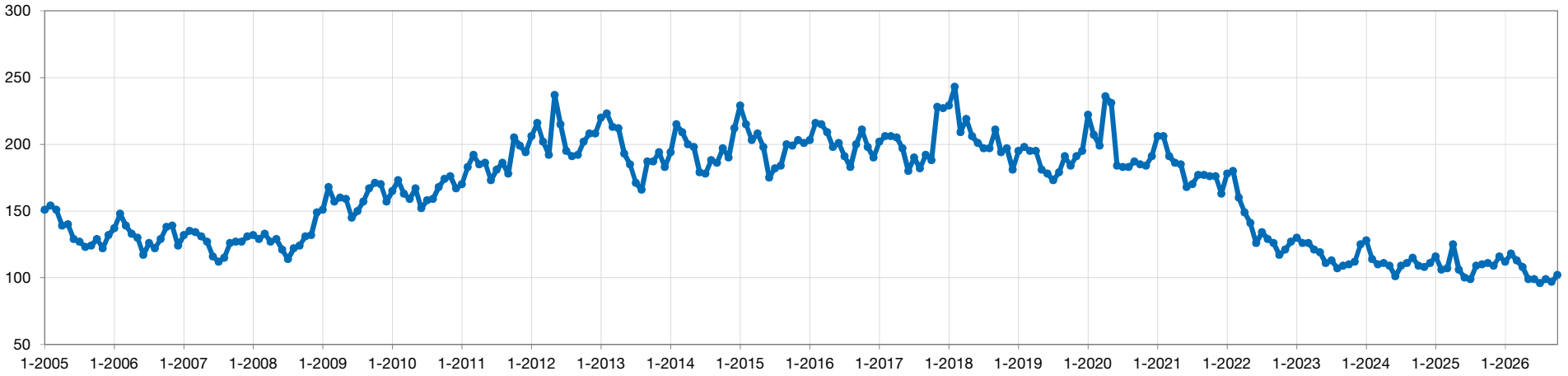


Year to Date



Affordability Index		Prior Year	Percent Change
November 2025	109	108	+0.9%
December 2025	116	111	+4.5%
January 2026	112	116	-3.4%
February 2026	118	106	+11.3%
March 2026	113	107	+5.6%
April 2026	108	125	-13.6%
May 2026	99	106	-6.6%
June 2026	99	100	-1.0%
July 2026	96	99	-3.0%
August 2026	99	109	-9.2%
September 2026	97	110	-11.8%
October 2026	**102**	**111**	**-8.1%**
12-Month Avg	106	109	-3.1%

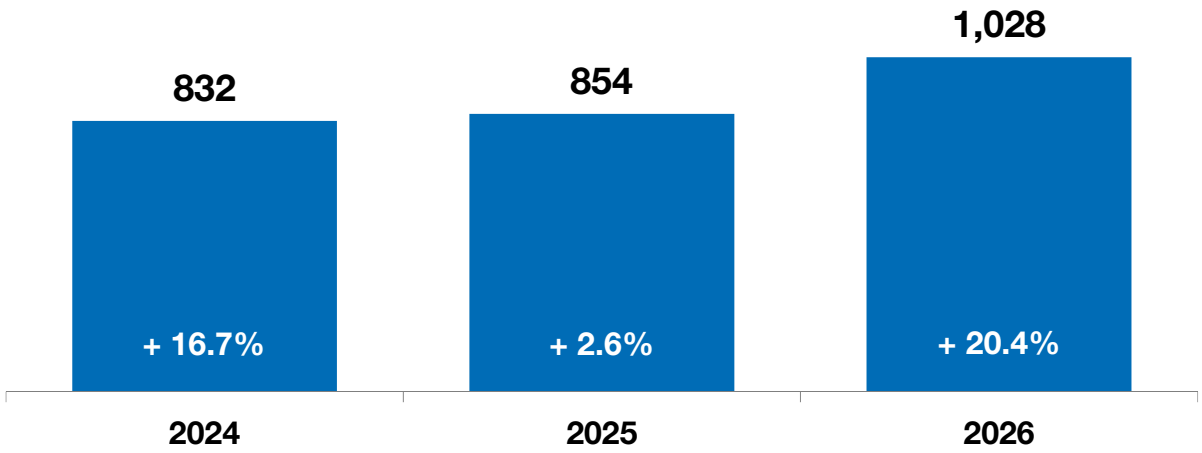
Historical Housing Affordability Index by Month



Inventory of Homes Available

The number of properties available for sale in active status at the end of a given month.

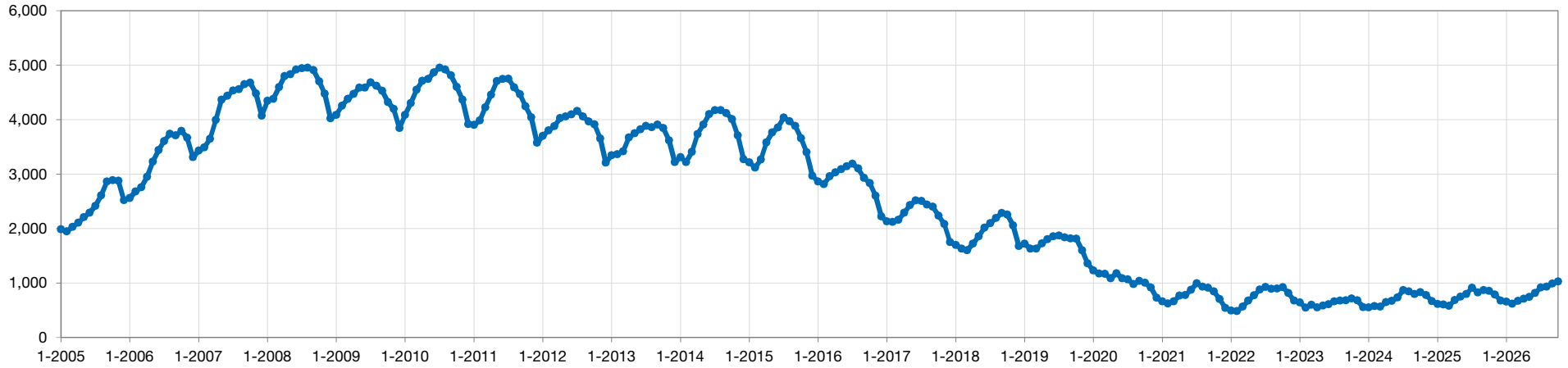
October



Inventory		Prior Year	Percent Change
November 2025	786	776	+1.3%
December 2025	675	667	+1.2%
January 2026	658	616	+6.8%
February 2026	618	605	+2.1%
March 2026	670	582	+15.1%
April 2026	712	686	+3.8%
May 2026	743	751	-1.1%
June 2026	817	796	+2.6%
July 2026	915	914	+0.1%
August 2026	934	825	+13.2%
September 2026	988	870	+13.6%
October 2026	**1,028**	**854**	**+20.4%**
12-Month Avg*	795	745	+6.7%

* Inventory for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

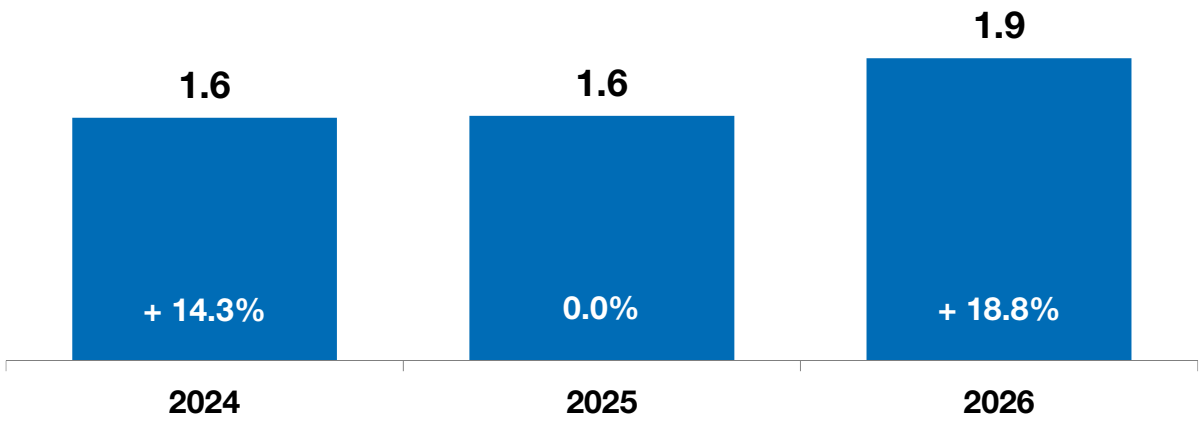
Historical Inventory of Homes Available by Month



Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

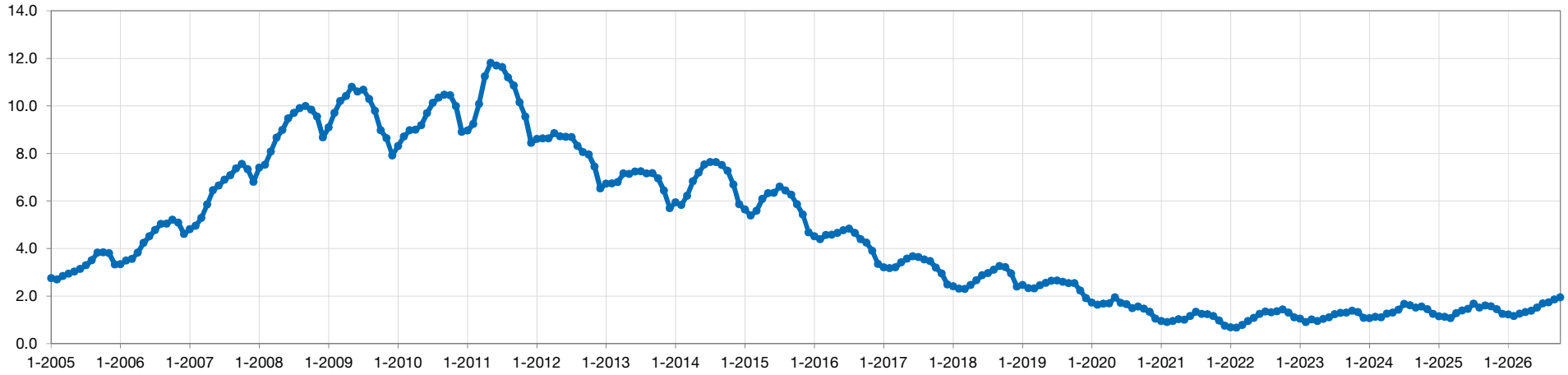
October



Months Supply		Prior Year	Percent Change
November 2025	1.4	1.4	0.0%
December 2025	1.2	1.2	0.0%
January 2026	1.2	1.1	+9.1%
February 2026	1.2	1.1	+9.1%
March 2026	1.3	1.1	+18.2%
April 2026	1.3	1.3	0.0%
May 2026	1.4	1.4	0.0%
June 2026	1.5	1.5	0.0%
July 2026	1.7	1.7	0.0%
August 2026	1.7	1.5	+13.3%
September 2026	1.9	1.6	+18.8%
October 2026	**1.9**	**1.6**	**+18.8%**
12-Month Avg*	1.5	1.4	+7.1%

* Months Supply for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



Activity by School District

New Listings, Closed Sales, and Average Sales Price are based on year-to-date (YTD) figures. Homes for Sale is based on monthly figures.

GREATER LEHIGH VALLEY REALTORS®

	New Listings			Pending Sales			Closed Sales			Avg. Sales Price			Inventory		
	YTD 2025	YTD 2026	+ / –	YTD 2025	YTD 2026	+ / –	YTD 2025	YTD 2026	+ / –	YTD 2025	YTD 2026	+ / –	10-2025	10-2026	+ / –
Lehigh and Northampton County School Districts	**6,973**	**7,042**	**+1.0%**	**5,701**	**5,563**	**-2.4%**	**5,519**	**5,308**	**-3.8%**	**$396,016**	**$415,765**	**+5.0%**	**854**	**1,028**	**+20.4%**
Allentown	911	937	+2.9%	742	720	-3.0%	745	695	-6.7%	$267,980	$276,454	+3.2%	113	133	+17.7%
Catasauqua	133	132	-0.8%	111	106	-4.5%	132	97	-26.5%	$335,057	$301,881	-9.9%	8	20	+150.0%
East Penn	706	822	+16.4%	591	661	+11.8%	557	606	+8.8%	$451,934	$455,558	+0.8%	74	101	+36.5%
Northern Lehigh	155	134	-13.5%	116	112	-3.4%	105	115	+9.5%	$335,170	$313,004	-6.6%	22	19	-13.6%
Northwestern Lehigh	120	118	-1.7%	89	91	+2.2%	81	79	-2.5%	$490,883	$548,177	+11.7%	22	20	-9.1%
Parkland	827	768	-7.1%	658	608	-7.6%	651	591	-9.2%	$473,948	$478,213	+0.9%	102	135	+32.4%
Salisbury	142	153	+7.7%	120	109	-9.2%	113	107	-5.3%	$420,788	$414,295	-1.5%	21	29	+38.1%
Southern Lehigh	220	249	+13.2%	186	197	+5.9%	176	192	+9.1%	$570,322	$668,036	+17.1%	32	44	+37.5%
Whitehall	269	318	+18.2%	233	241	+3.4%	226	217	-4.0%	$336,397	$370,616	+10.2%	20	50	+150.0%
Bangor Area	196	207	+5.6%	155	155	0.0%	158	160	+1.3%	$342,151	$364,174	+6.4%	37	48	+29.7%
Bethlehem	1,103	1,141	+3.4%	928	920	-0.9%	878	882	+0.5%	$367,973	$388,003	+5.4%	121	126	+4.1%
Easton	809	737	-8.9%	653	602	-7.8%	657	585	-11.0%	$417,608	$417,900	+0.1%	110	117	+6.4%
Nazareth	291	310	+6.5%	252	242	-4.0%	228	217	-4.8%	$490,475	$564,980	+15.2%	23	42	+82.6%
Northampton	595	539	-9.4%	470	428	-8.9%	432	414	-4.2%	$377,606	$404,799	+7.2%	84	66	-21.4%
Pen Argyl	98	95	-3.1%	88	71	-19.3%	85	66	-22.4%	$313,831	$360,660	+14.9%	9	18	+100.0%
Saucon Valley	213	209	-1.9%	176	167	-5.1%	169	153	-9.5%	$519,269	$537,110	+3.4%	23	26	+13.0%
Wilson	185	173	-6.5%	133	133	0.0%	126	132	+4.8%	$330,710	$403,968	+22.2%	33	34	+3.0%
Carbon County*	**821**	**742**	**-9.6%**	**585**	**544**	**-7.0%**	**563**	**537**	**-4.6%**	**$275,512**	**$290,765**	**+5.5%**	**186**	**181**	**-2.7%**
Jim Thorpe	333	290	-12.9%	213	205	-3.8%	207	201	-2.9%	$345,583	$364,787	+5.6%	93	82	-11.8%
Lehighton	178	154	-13.5%	141	136	-3.5%	127	136	+7.1%	$276,059	$285,495	+3.4%	34	26	-23.5%
Palmerton	137	120	-12.4%	115	91	-20.9%	115	94	-18.3%	$278,288	$285,410	+2.6%	20	19	-5.0%
Panther Valley	140	156	+11.4%	101	95	-5.9%	96	91	-5.2%	$125,657	$152,074	+21.0%	25	46	+84.0%
Weatherly	31	22	-29.0%	13	17	+30.8%	16	15	-6.3%	$255,316	$212,360	-16.8%	14	8	-42.9%

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

Lender-Mediated Activity

Metrics are based on year-to-date (YTD) figures. Lender-mediated properties are those marked as "Foreclosed," "REO," "Bank Owned," "Pre-Foreclosure" or "Short Sale." Residential activity only. The YTD data point represents all traditional and lender-mediated activity. Share is the market share of lender-mediated activity for each area.

	Inventory			Closed Sales			Median Sales Price (YTD)				Avg. Sales Price (YTD)			
	10-2026	Lender-Mediated	Share	YTD 2026	Lender-Mediated	Share	Traditional	+ / –	Lender-Mediated	+ / –	Traditional	+ / –	Lender-Mediated	+ / –
Lehigh and Northampton County School Districts	**1,028**	**7**	**0.7%**	**5,308**	**41**	**0.8%**	**$368,000**	**+5.1%**	**$256,348**	**+4.0%**	**$416,870**	+5.0%	**$273,803**	**-4.8%**
Allentown	133	0	0.0%	695	6	0.9%	$270,000	+8.0%	$258,000	+47.9%	$276,664	+3.0%	$252,250	+17.3%
Catasauqua	20	0	0.0%	97	0	0.0%	$285,000	-7.3%	--	--	$301,881	-9.9%	--	--
East Penn	101	0	0.0%	606	1	0.2%	$430,000	+4.9%	$361,000	-27.8%	$455,714	+0.9%	$361,000	-27.8%
Northern Lehigh	19	0	0.0%	115	3	2.6%	$300,000	-0.8%	$136,000	-47.2%	$315,921	-6.2%	$204,083	-32.9%
Northwestern Lehigh	20	1	5.0%	79	1	1.3%	$507,500	+8.6%	$300,000	-57.1%	$551,359	+12.9%	$300,000	-57.1%
Parkland	135	0	0.0%	591	2	0.3%	$446,000	+2.8%	$278,174	-4.9%	$478,892	+0.9%	$278,174	-4.9%
Salisbury	29	0	0.0%	107	1	0.9%	$387,450	+4.7%	$415,600	--	$414,283	-1.5%	$415,600	--
Southern Lehigh	44	1	2.3%	192	0	0.0%	$509,500	+10.2%	--	--	$668,036	+16.7%	--	--
Whitehall	50	0	0.0%	217	0	0.0%	$350,000	+6.1%	--	--	$370,616	+10.2%	--	--
Bangor Area	48	2	4.2%	160	1	0.6%	$325,000	+9.4%	$100,500	-42.6%	$365,832	+6.6%	$100,500	-42.6%
Bethlehem	126	0	0.0%	882	12	1.4%	$350,000	+6.1%	$243,250	-0.7%	$389,474	+5.5%	$281,373	-7.3%
Easton	117	2	1.7%	585	4	0.7%	$394,900	-1.2%	$299,375	-17.2%	$418,723	+0.1%	$298,400	-11.4%
Nazareth	42	0	0.0%	217	2	0.9%	$505,000	+17.0%	$523,500	+43.8%	$565,365	+15.0%	$523,500	+43.8%
Northampton	66	1	1.5%	414	5	1.2%	$375,000	+4.2%	$215,000	+6.4%	$406,878	+7.2%	$234,670	+11.0%
Pen Argyl	18	0	0.0%	66	0	0.0%	$335,450	+22.8%	--	--	$360,660	+14.9%	--	--
Saucon Valley	26	0	0.0%	153	3	2.0%	$384,500	-5.1%	$189,900	-26.5%	$544,010	+4.1%	$192,094	-25.7%
Wilson	34	0	0.0%	132	0	0.0%	$318,000	+19.1%	--	--	$403,968	+21.1%	--	--
Carbon County*	**181**	**1**	**0.6%**	**537**	**6**	**1.1%**	**$265,000**	**+3.3%**	**$138,250**	**-3.0%**	**$292,363**	**+5.1%**	**$149,650**	**+14.6%**
Jim Thorpe	82	0	0.0%	201	1	0.5%	$323,250	+2.6%	$88,000	-44.5%	$366,171	+4.8%	$88,000	-42.7%
Lehighton	26	0	0.0%	136	2	1.5%	$249,500	-2.2%	$177,950	+20.6%	$287,100	+3.2%	$177,950	+20.6%
Palmerton	19	0	0.0%	94	2	2.1%	$248,500	+0.5%	$176,500	+26.1%	$287,778	+1.8%	$176,500	+57.1%
Panther Valley	46	1	2.2%	91	1	1.1%	$145,000	+28.1%	$101,000	+68.6%	$152,648	+20.8%	$101,000	+68.6%
Weatherly	8	0	0.0%	15	0	0.0%	$185,250	-28.5%	--	--	$212,360	-16.8%	--	--

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Carbon County Activity Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change from Previous Year	YTD 2025	YTD 2026	Percent Change from Previous Year
New Listings		83	**69**	- 16.9%	821	**742**	- 9.6%
Pending Sales		61	**47**	- 23.0%	585	**544**	- 7.0%
Closed Sales		74	**61**	- 17.6%	563	**537**	- 4.6%
Days on Market		39	**35**	- 10.3%	46	**42**	- 8.7%
Median Sales Price		$246,750	**$285,000**	+ 15.5%	$255,000	**$260,138**	+ 2.0%
Average Sales Price		$260,425	**$319,549**	+ 22.7%	$275,512	**$290,765**	+ 5.5%
Pct. of List Price Received		95.7%	**98.2%**	+ 2.6%	97.2%	**98.0%**	+ 0.8%
Housing Affordability Index		109	**86**	- 21.1%	106	**94**	- 11.3%
Inventory		186	**181**	- 2.7%	--	--	--
Months Supply		3.3	**3.4**	+ 3.0%	--	--	--