



Lehigh Valley Planning Commission

REGIONAL HOUSING SALES DATA REPORT 2015-2016





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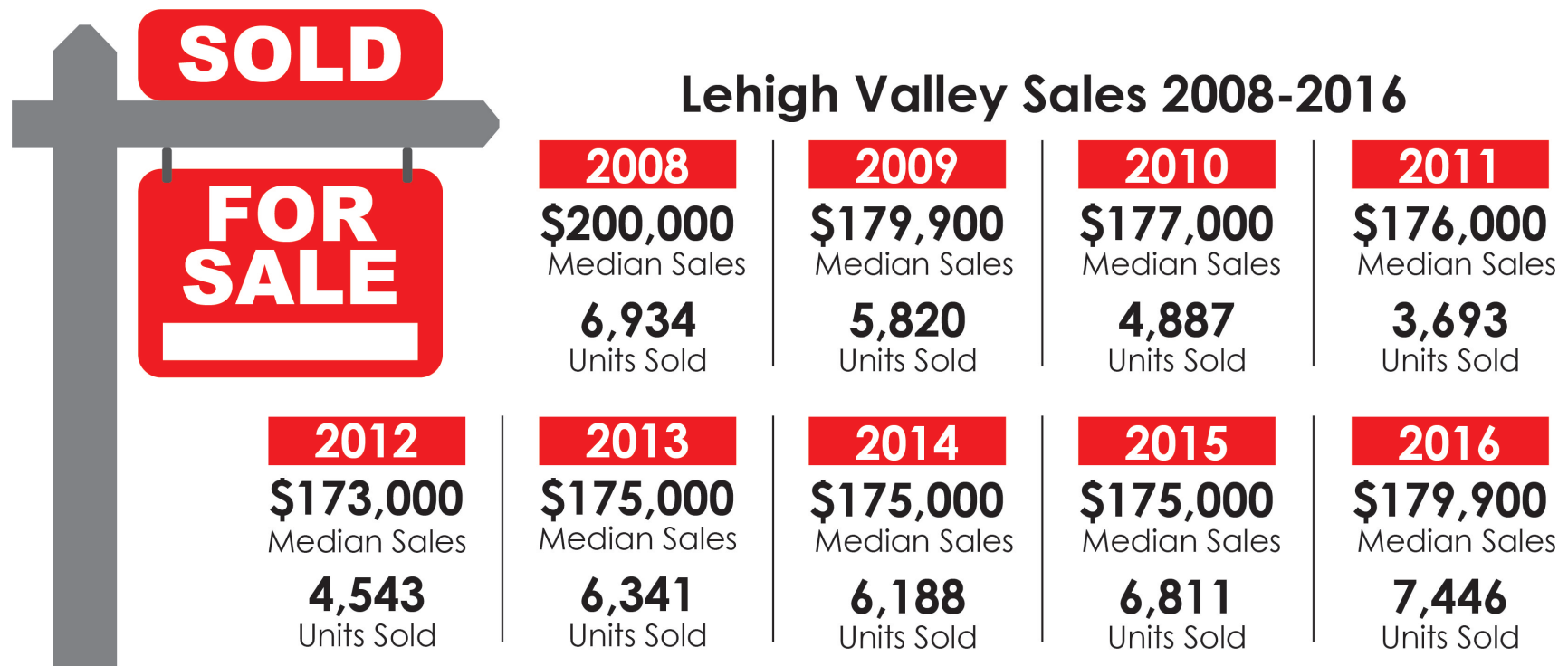
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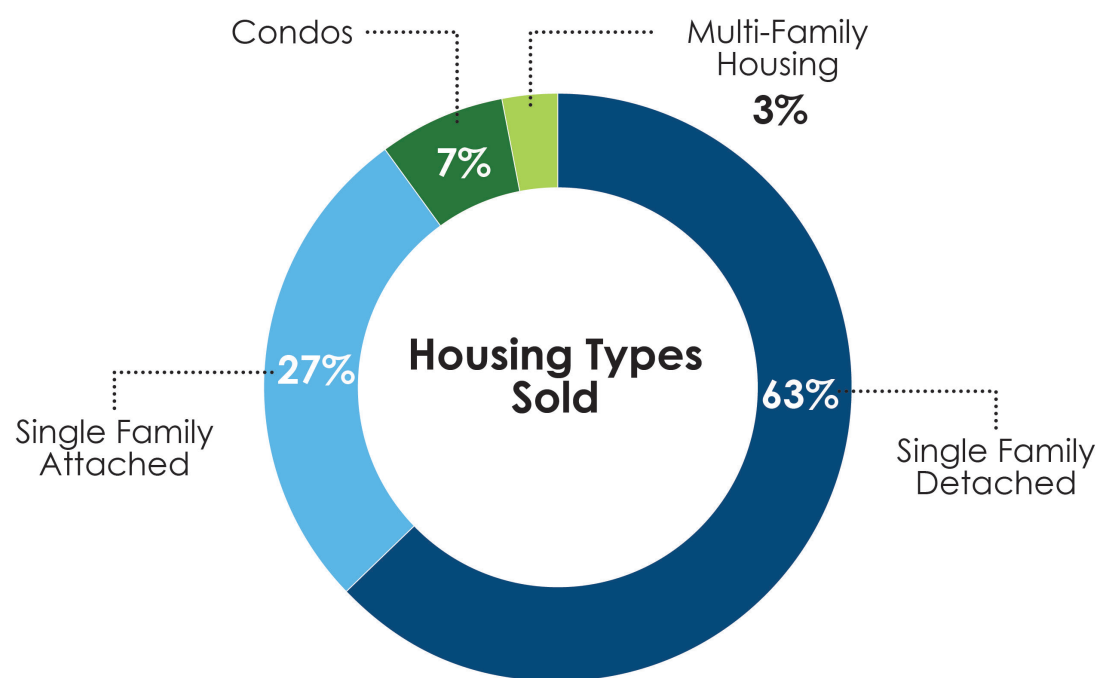


The number of homes sold each year has been climbing since 2011, with sales in 2016 for the first time surpassing the number sold in 2008. While the number of sales continued to increase, the median sale price of houses remained almost flat for five years, but that appears to be changing. A \$5,000 upturn in sale price in 2016, over the previous year, gives some indication that prices may be on the incline again.










Source: Lehigh and Northampton County Assessment Departments, 2016

Single-family detached homes are the most commonly sold housing type in the Lehigh Valley market, accounting for nearly two-thirds of all sales in 2016. They're also the most expensive homes to buy, with a median sale price of \$211,000 in 2016. Condominium prices were the next highest-priced housing type at \$185,000, followed by multi-family homes with a median sale price of \$139,000 and single-family attached homes at \$125,000. Mobile homes were the least expensive housing type, with a median sale price of \$77,500 in 2016.



LV Median Housing Sales 2016

Lehigh + Northampton Counties

Single-Family Detached		\$211,000
Single-Family Attached	 	\$125,000
Multi-Family	 	\$139,000
Mobile Home		\$77,500
Condo		\$185,000

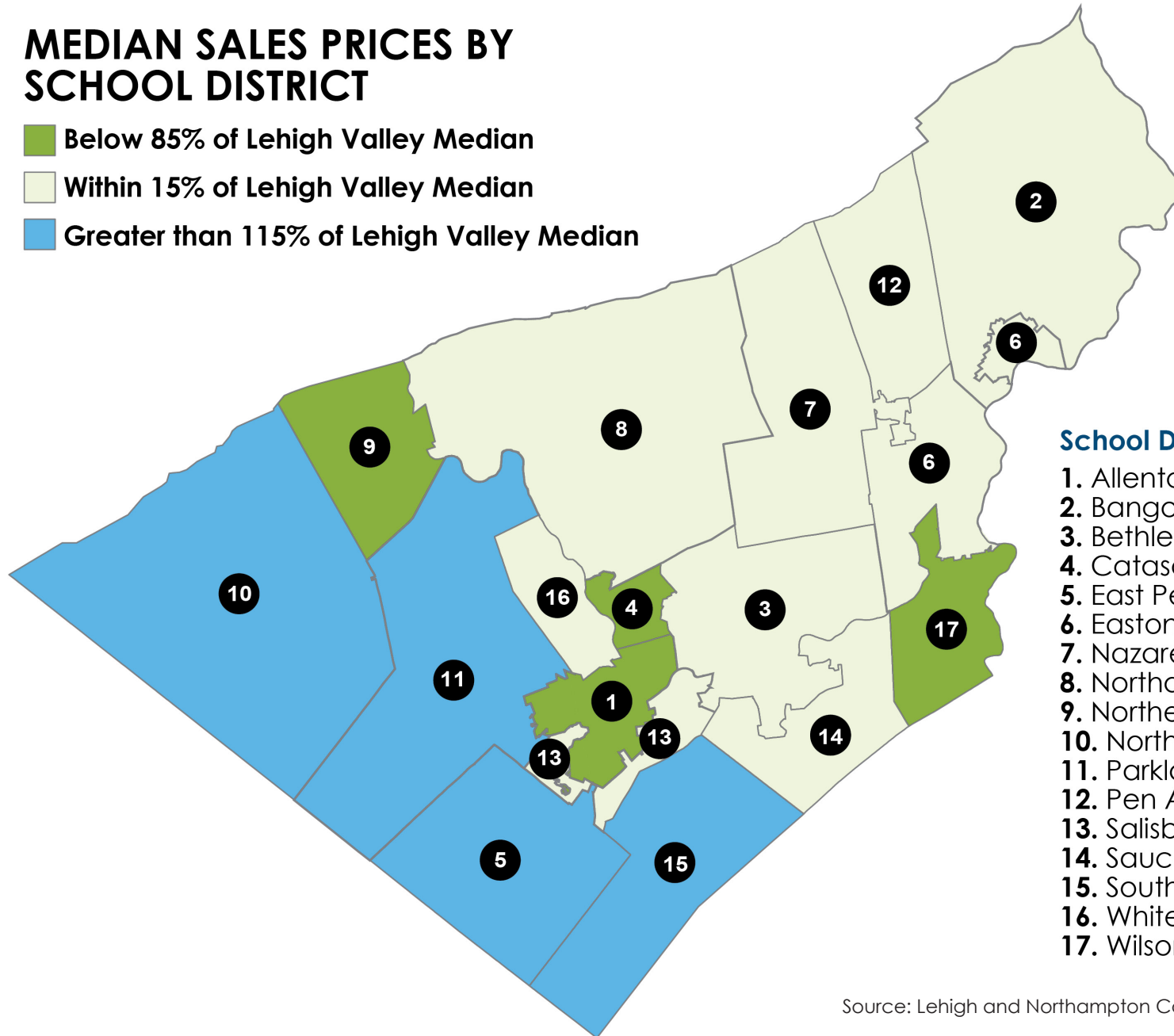
Source: Lehigh and Northampton County Assessment Departments, 2016



**HOW DO PRICES COMPARE
IN EACH SCHOOL DISTRICT?**

MEDIAN SALES PRICES BY SCHOOL DISTRICT

- Below 85% of Lehigh Valley Median
- Within 15% of Lehigh Valley Median
- Greater than 115% of Lehigh Valley Median



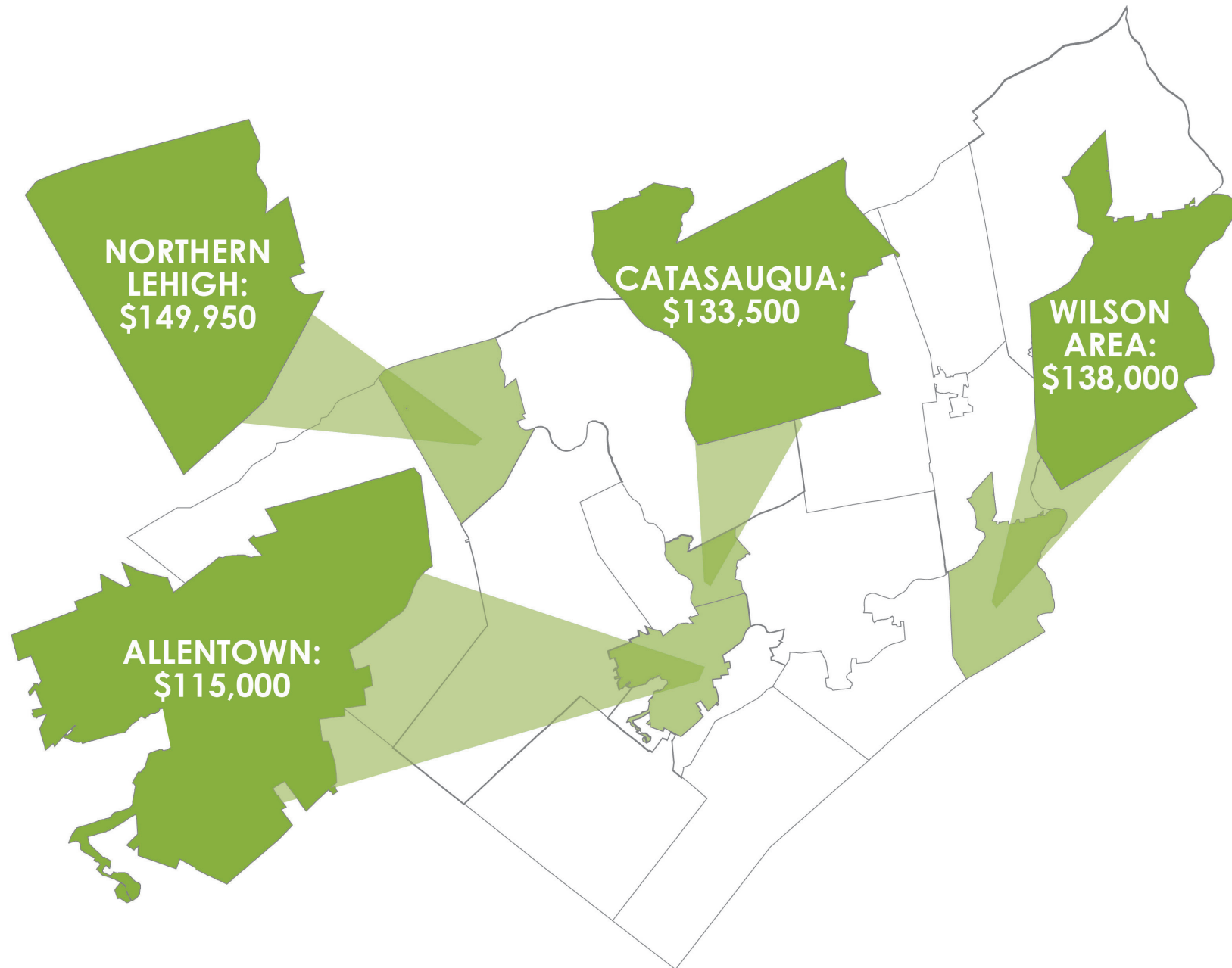
School District

2016 Median Sales Price

1. Allentown	\$115,000
2. Bangor Area	\$159,250
3. Bethlehem Area	\$173,400
4. Catasauqua Area	\$133,500
5. East Penn	\$219,950
6. Easton Area	\$184,950
7. Nazareth Area	\$198,500
8. Northampton Area	\$198,500
9. Northern Lehigh	\$149,950
10. Northwestern Lehigh	\$224,950
11. Parkland	\$238,000
12. Pen Argyl Area	\$165,500
13. Salisbury	\$203,500
14. Saucon Valley	\$190,000
15. Southern Lehigh	\$239,500
16. Whitehall-Coplay	\$159,250
17. Wilson Area	\$138,000

Source: Lehigh and Northampton County Assessment Departments, 2016

Allentown, Catasauqua Area, Northern Lehigh Area and Wilson Area school districts have median housing prices that are less than 85% of the overall median price in the Lehigh Valley.



Source: Lehigh and Northampton County Assessment Departments, 2016

East Penn, Northwestern Lehigh, Parkland and Southern Lehigh school districts have median housing prices that are more than 115% of the overall median price in the Lehigh Valley.



Source: Lehigh and Northampton County Assessment Departments, 2016



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