

Home Buying during Economic Uncertainty: Housing Sales in the Lehigh Valley, PA 2008-2012



February 2014



Lehigh Valley Planning Commission



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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
OVERVIEW	2
SALES MARKET	9
SCHOOL DISTRICTS	14
SINGLE FAMILY DETACHED	22
SINGLE FAMILY ATTACHED	25
CONDOMINIUM	28
OTHER HOUSING TYPES	31
APPENDICES	
Appendix A - Housing in the Lehigh Valley	A-1
Appendix B - Sales by County	B-1
Appendix C - Sales by Municipality	C-1
Appendix D - Sales by School District	D-1

FIGURES

1. New Construction Housing in the Lehigh Valley 2008-2012	5
2. New Construction Housing Median Sales Price in the Lehigh Valley 2008-2012	5
3. Comparison of Regional Unemployment Rate to Total Single Family Housing New Construction 1973-2012 Lehigh Valley	6
4. Comparison of Regional Unemployment to Residential Building Permits and New Construction Housing Sales in the Lehigh Valley 2008-2012	7
5. Total Housing Sales 2008-2012	10
6. Total Housing Sales in the Lehigh Valley 2008-2012	10
7. Median Housing Sales Price in the Lehigh Valley 2008-2012	13
8. Total Housing Sales by School District in the Lehigh Valley 2008-2012	15
9. Total Sales for Single Family Detached Housing in the Lehigh Valley 2008-2012	24
10. Single Family Detached Housing Median Sales Price in the Lehigh Valley 2008-2012	24
11. Total Sales for Single Family Attached Housing in the Lehigh Valley 2008-2012	27
12. Single Family Attached Housing Median Sales Price in the Lehigh Valley 2008-2012	27
13. Total Sales for Condominium Housing in the Lehigh Valley 2008-2012	30
14. Condominium Housing Median Sales Price in the Lehigh Valley 2008-2012	30
15. Other Housing Types Median Sales Price in the Lehigh Valley 2009-2012	32
16. Total Sales for Other Housing Types in the Lehigh Valley 2009-2012	32

MAPS

1. Regional Setting	2
2. Total Housing Number of Sales by Municipality 2008-2012	9
3. Total Housing Number of Sales by School District 2008-2012	16
4. Total Housing Number of Sales Allentown School District 2008-2012	17
5. Total Housing Number of Sales Bethlehem Area School District 2008-2012	18
6. Total Housing Number of Sales East Penn School District 2008-2012	19
7. Total Housing Number of Sales Parkland School District 2008-2012	20
8. Total Housing Number of Sales Easton Area School District 2008-2012	21
9. Single Family Detached Number of Sales by Municipality 2008-2012	23
10. Single Family Attached Number of Sales by Municipality 2008-2012	26
11. Condominium Number of Sales by Municipality 2008-2012	29

TABLES

1. Median Sales Price by Municipality Above 150% of Lehigh Valley Median 2008-2012	11
2. Median Sales Price by Municipality Above 125% of Lehigh Valley Median 2008-2012	12
3. Median Sales Price by Municipality Below 80% of Lehigh Valley Median 2008-2012	12
4. Median Sales Price by School District 2008-2012	14

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EXECUTIVE SUMMARY

This report provides data on housing sales that occurred in Lehigh and Northampton counties between 2008 and 2012. The data is provided at the region, county, municipal and school district level for all five years. Housing sales data is important data in analyzing housing demand and can provide a clear picture about the health of the housing market and to a lesser degree, the regional economy from year to year. This report is the continuation of a report titled *Housing in the Lehigh Valley* published by the Lehigh Valley Planning Commission (LVPC) in 2009.

The Lehigh Valley region (Lehigh and Northampton counties) is located in the central-eastern portion of Pennsylvania, within 300 miles of major metropolitan areas of the eastern United States. Over the past several decades, both Lehigh and Northampton counties have experienced a strong migration of people into the area which has substantially influenced the local housing market. The Lehigh Valley will continue to grow in the future, with the LVPC projecting the region's population will increase by 226,722 people from 2010 to 2040, or by 35% over three decades. This projected increase in population represents faster growth than experienced over the previous 30 years (1980-2010) during which the population increased by 30%.

The region's housing market is not solely influenced by population growth, but national events as well. The United States was in economic recession from 2007-2009 which led to rises in regional and national unemployment rates. Higher unemployment rates directly and indirectly affected the housing market decreasing demand and increasing the supply of real estate. Taken together, these two factors affected housing sales during the five year study period. Further, the downturn in the economy prompted recovery programs from the federal government to boost the housing market.

Some of the key findings from this report include:

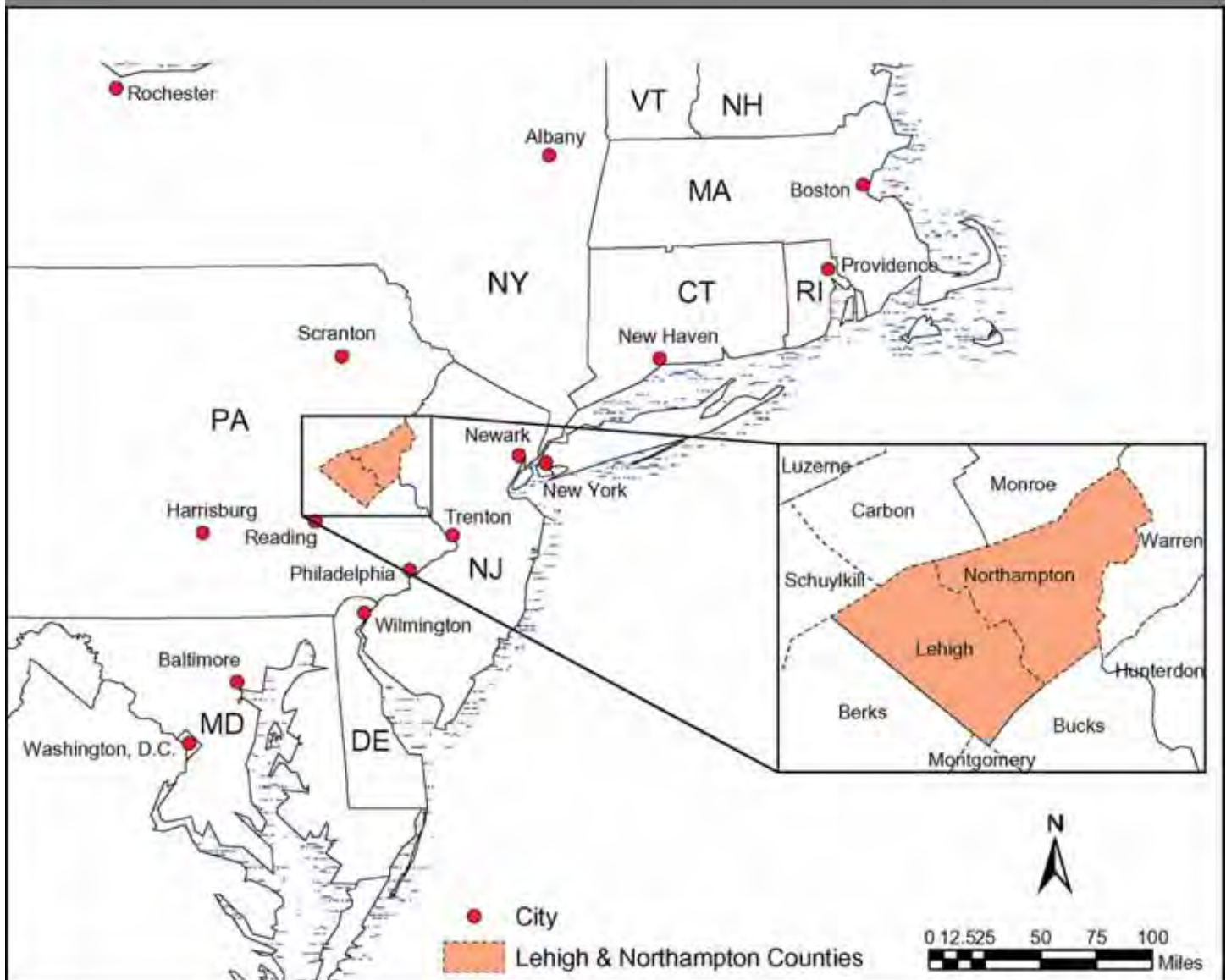
- ❖ 60% of total housing sales from 2008-2012 occurred in Lehigh County
- ❖ Total housing sales in the Lehigh Valley declined from 2008-2011
- ❖ The Lehigh Valley's median sales price was the lowest in 2012
- ❖ Nazareth Area, Parkland and Southern Lehigh School Districts' median sales price exceeded 125% of the Lehigh Valley median sales price from 2008-2012
- ❖ Five school districts accounted for over 65% of total housing sales from 2008-2012: Allentown, Bethlehem Area, East Penn, Parkland and Easton Area
- ❖ The median sales price of six municipalities exceeded 150% of the Lehigh Valley median sales price for five consecutive years: Bushkill, Hanover (NC), Lower Nazareth, Lowhill, Upper Nazareth and Williams
- ❖ The median sales price of six municipalities was below 80% of the Lehigh Valley median sales price for five consecutive years: Allentown, Catasauqua, Easton, Fountain Hill, Slatington and Wilson

OVERVIEW

GEOGRAPHY

The Lehigh Valley consists of Lehigh and Northampton counties and is a 725 square mile region in eastern Pennsylvania as shown in **Map 1**. The Valley is located about 80 miles west of New York City and 50 miles north of Philadelphia. There are 62 municipalities in the Lehigh Valley which include three cities: Allentown, Bethlehem and Easton; 27 boroughs; five townships of the first class and 27 townships of the second class. In addition there are 17 school districts.

MAP 1
REGIONAL SETTING



METHODOLOGY

The housing sales data in this report was gathered from the Geographic Information System (GIS) and Assessment departments of Lehigh County and Northampton County. The data analyzed includes only valid housing sales. A valid sale is a typical open market sale and is not other type sales, such as

forced sales (e.g. sheriff's sales) or "dollar" deed sales. Sales for every municipality are presented in the data set; however, for analyzing median sales price by municipality, areas with less than 10 sales were excluded to reduce bias in observations. Quarterly comparisons of the number of sales within a given year were avoided due to the difficulty of differentiating the sales based on a typical real estate market cycle. Usually, there are more housing sales in the 2nd and 3rd quarters (April through September) than in other time periods. Instead, the quarterly comparisons are made year to year (see Appendices). The housing market can be broken down into two components: for-sale housing and rental units. This report analyzes sales market data by municipality for different housing types (single family attached and detached, condominiums, multifamily and mobile homes) and for new versus existing construction. Yearly comparisons are made on the housing data. This report does not examine rental housing. The reader interested in data and analysis related to rental housing is directed to the update of *An Affordable Housing Assessment of the Lehigh Valley in Pennsylvania, 2007* which provides an in-depth evaluation of rental and housing sales in the area. The data analyzed in this report differs from building permit data. Data collection based on building permits picks up a particular unit before recordation. The lag time between building permits and sales data is based on the actual construction of units, the occupancy of the units and the entry of the final assessment.

PREVIOUS STUDIES

This housing information document is the first report of its kind published that provides comparative annual information about the housing market in the Lehigh Valley region over a 5-year period. In the past, a series of similar reports were published annually known as the *Housing Information Package (1973-1999)* and most recently *Housing in the Lehigh Valley (2009)*. The Housing Information Package Reports were comprehensive and included: New Housing Construction, Conversions, Housing Demolitions, Change in Housing Stock, Development Activity, Apartment Vacancy Survey, Apartment Complexes and Mobile Home Parks. The *Housing in the Lehigh Valley (2009)* Report included Housing Sales Characteristics of: single family attached, single family detached, condominium and mobile homes; Total Sales; New Construction Sales; Housing Affordability; Housing Price Index; and Housing Vacancies.

IMPACT ON ASSESSMENTS

The assessed value of homes was not used to measure sales value since sales data was available from both counties. Also, the assessed value of a home is not necessarily representative of the market value since the last countywide reassessment in Lehigh and Northampton counties at the time of data collection (2008-2012) had been done in 1991 and 1995, respectively. Lehigh County underwent a countywide reassessment on January 1, 2012 which took affect in 2013.

NEW CONSTRUCTION SALES AND THE HOUSING MARKET

Construction of new houses is a significant contributor to the regional economy, accounting for 16.5% of regional consumption and 3.9% of regional gross domestic product in 2010. It is also one of the most volatile industries, subject to disruptions such as rising unemployment, fluctuating interest rates, business confidence and taxes. A decline in new housing construction slows the economy. Similarly, an increase in housing activity can trigger economic growth. New construction housing includes several housing types found in the region: single family detached, single family attached and condomini-

ums. For the purpose of this report new construction housing sales are defined as units built and sold within the same calendar year. In cases where houses have been purchased, extensively rehabilitated, and then resold within the same calendar year of initial purchase, the initial sales price will appear low in the record relative to other new construction housing sales because the value of the improvements will not be captured until the next sale. New construction housing sales declined significantly in the Lehigh Valley from 2008-2012. There were 1,928 new construction housing sales in the Lehigh Valley from 2008-2012 with nearly 67% of those sales occurring in 2008 alone as shown in **Figure 1**.

The median sales price of new construction housing in the Lehigh Valley fluctuated from 2008-2012 with a pattern of declines and increases over the 5-year period. Due to the small number of new construction sales, the sales have not been broken out by housing type and median sales price. The median sales price peaked during 2008, and the lowest median sales price was in 2012 as shown in **Figure 2**.

A review of the number of single family housing units constructed and building permits issued helps to provide context for new construction housing sales. The decline in the sales of new construction housing is reflective of the decreased inventory of units. The decline in new housing units constructed began prior to the regional economic downturn in 2008. Based on data from Lehigh and Northampton County GIS and Assessment departments, during the period spanning 2000-2012 new housing construction peaked in 2005 with 3,033 units and steadily declined every year afterward. The number of new construction houses in 2008 at 1,154 units was nearly half of the number of units built in 2005. The lowest number of new housing units constructed was during 2012 with 370 units.

Figure 3 shows the relation of new construction single family housing units constructed and the unemployment rate in the Lehigh Valley. For comparison from 1973-2012, condominiums have been excluded due to reporting inconsistencies. Historically, new construction has an extremely high correlation with the regional unemployment rate. Regardless of mortgage rates, low unemployment, changing demographics and access to credit are key ingredients for increasing demand in housing. New housing construction was low during periods when unemployment was higher. New housing construction was strong in the mid-1980s as the middle and later years of the baby boom generation (people born from 1946 and 1964) were starting families and buying homes.

From 2008-2012, new construction housing sales had a greater decline than building permits. The number of residential building permits issued by Lehigh Valley municipalities was more than four times the number of new construction housing sales from 2009-2012 as shown in **Figure 4**.

There were two reasons that building permit activity remained at a relatively high level despite the declining economy between 2008 and 2012:

1. Pennsylvania has a statewide building code known as the Uniform Construction Code (UCC). The state adopted the International Code Council (ICC) family of codes. The UCC was updated automatically as the ICC was updated. The updates included the 2009 International Residential Code that had a requirement that newly constructed townhouses had to have a residential fire sprinkler system starting January 1, 2010, and in all newly constructed single family and twin homes effective January 1, 2011. Fearing the cost of installing those sprinkler systems, homeowners, builders and developers “pulled” their building permits before that deadline.

FIGURE 1
NEW CONSTRUCTION HOUSING
IN THE LEHIGH VALLEY 2008-2012

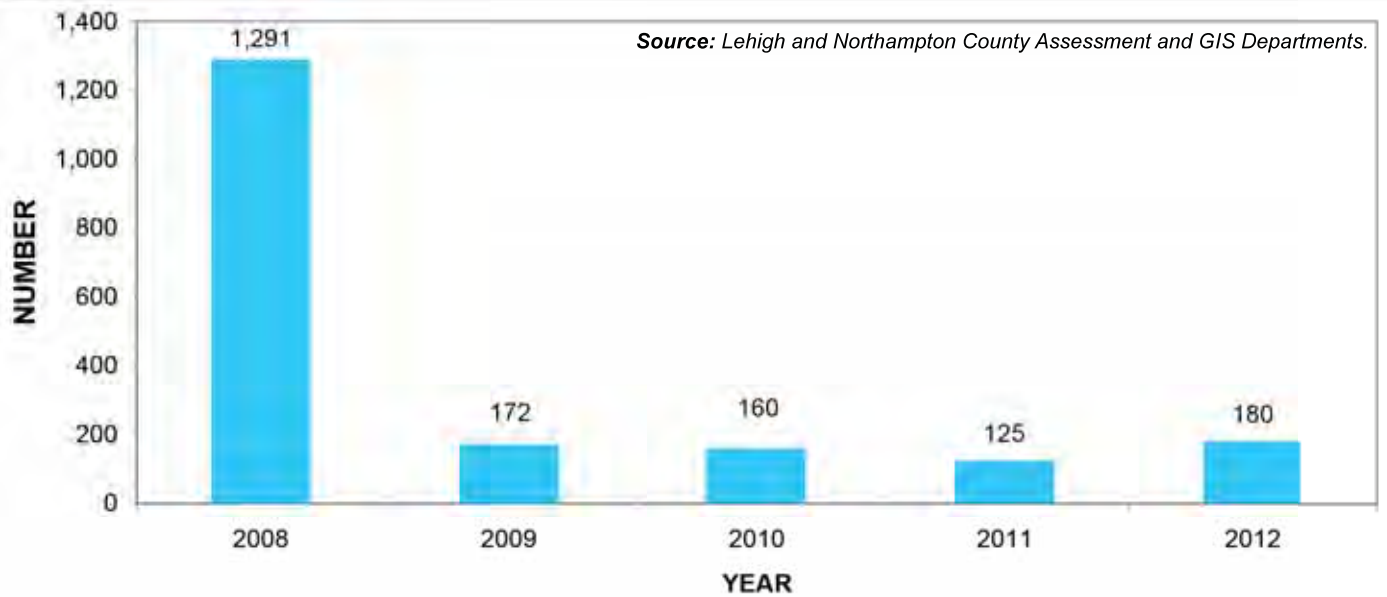


FIGURE 2
NEW CONSTRUCTION HOUSING MEDIAN SALES PRICE
IN THE LEHIGH VALLEY 2008-2012

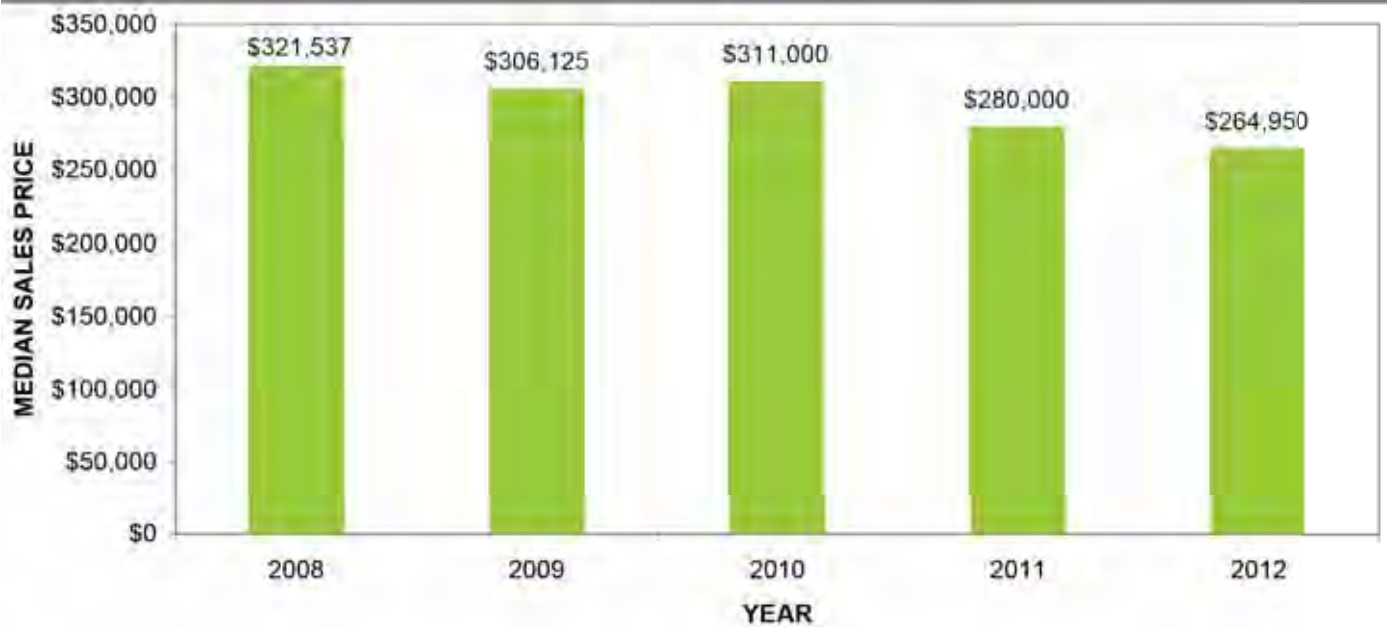
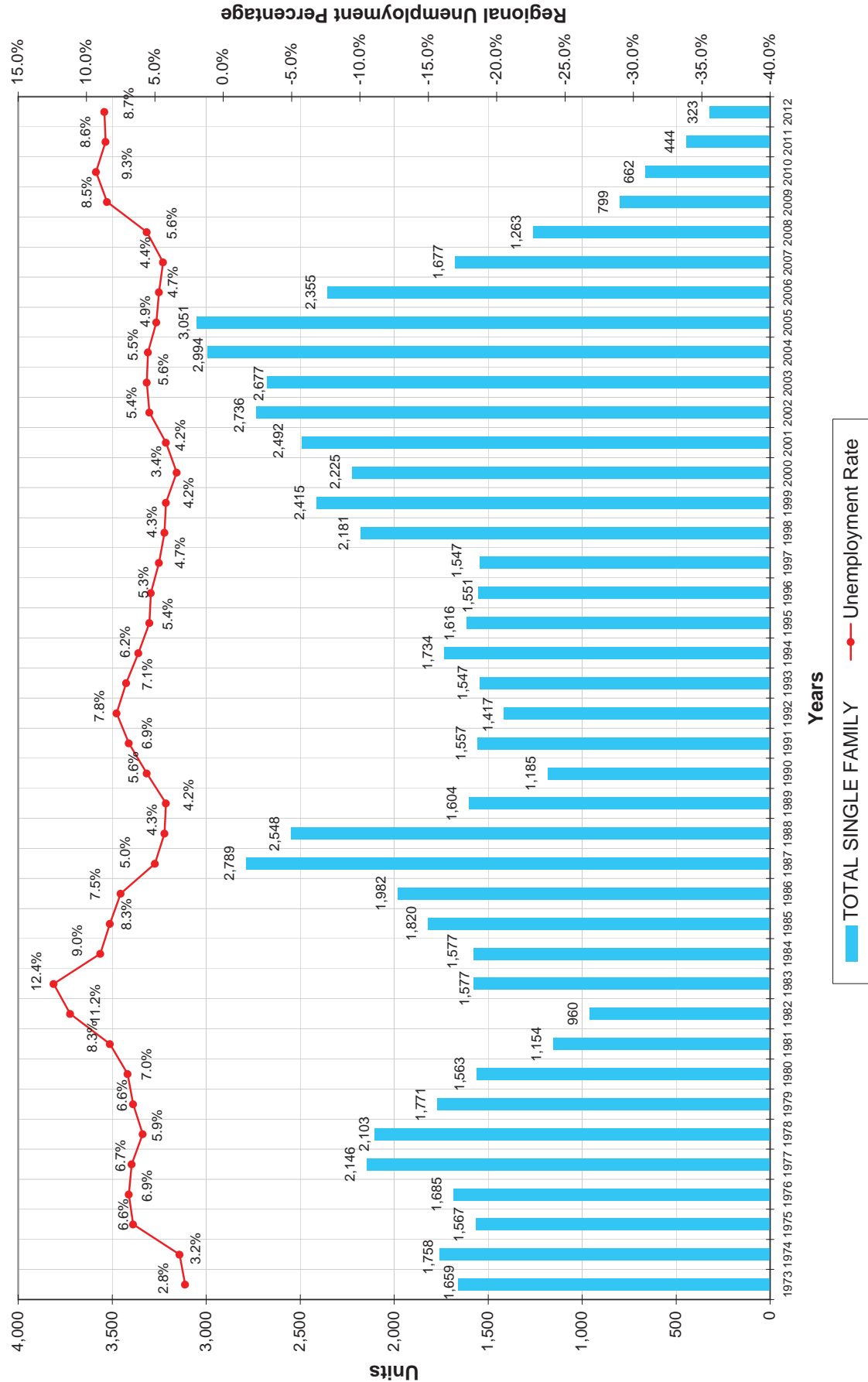
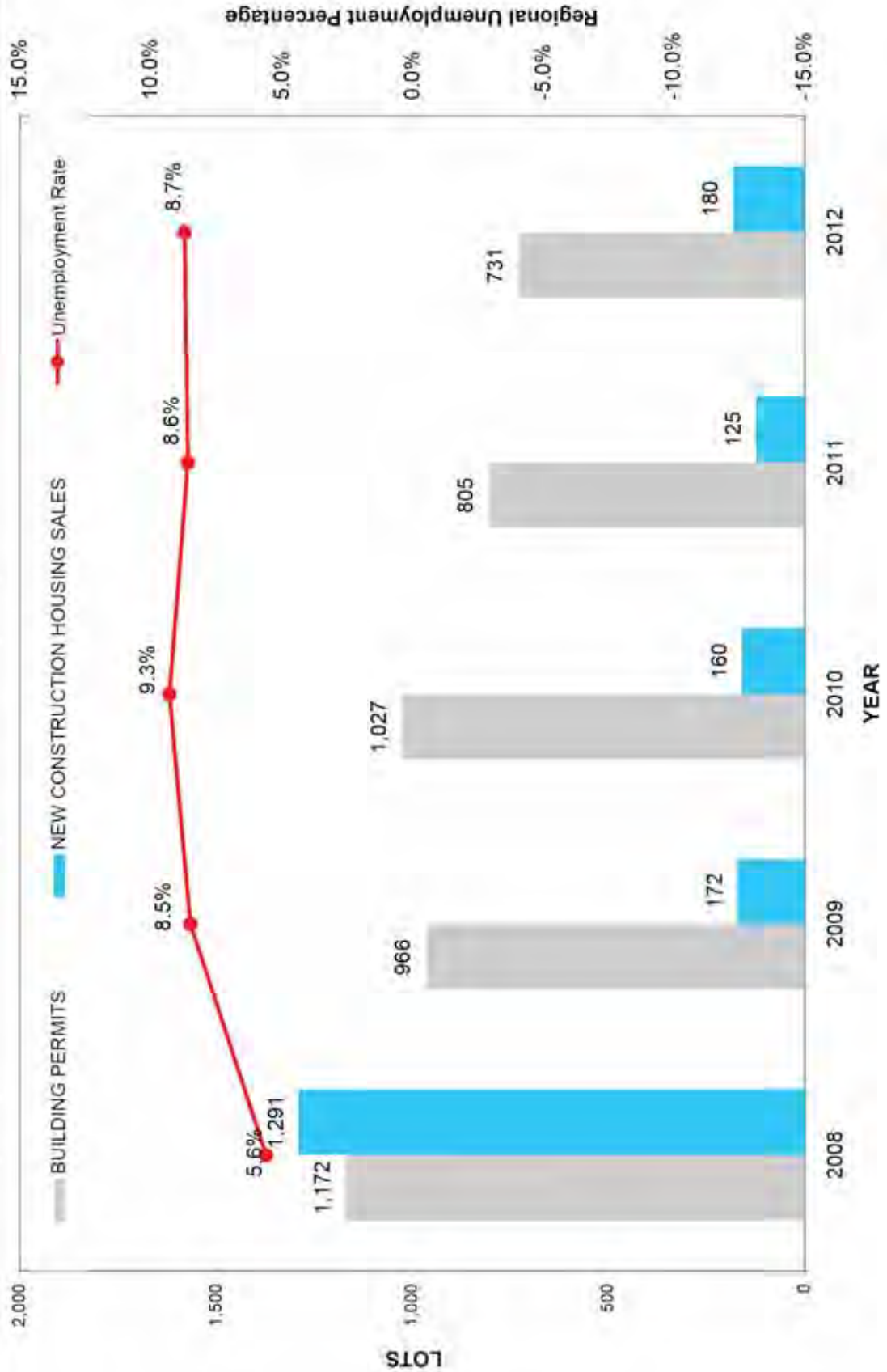


FIGURE 3
COMPARISON OF REGIONAL UNEMPLOYMENT RATE TO TOTAL SINGLE FAMILY HOUSING NEW CONSTRUCTION
1973-2012
LEHIGH VALLEY



Source: LVPC Housing Information Package Reports - 1973-1999, Lehigh and Northampton County GIS and Assessment Department, Pennsylvania Department of Labor and Industry PA Workstats, Regional Unemployment Rates for 1973-1983

FIGURE 4
COMPARISON OF REGIONAL UNEMPLOYMENT TO RESIDENTIAL BUILDING
PERMITS AND NEW CONSTRUCTION HOUSING SALES IN THE LEHIGH VALLEY
2008-2012



Source: LVPC Annual Summary of Subdivision Reports - 2008-2012; LVPC Profile and Trends 2008-2012; Pennsylvania Department of Labor and Industry PA Workstats, Regional Unemployment Rates 2008-2012.

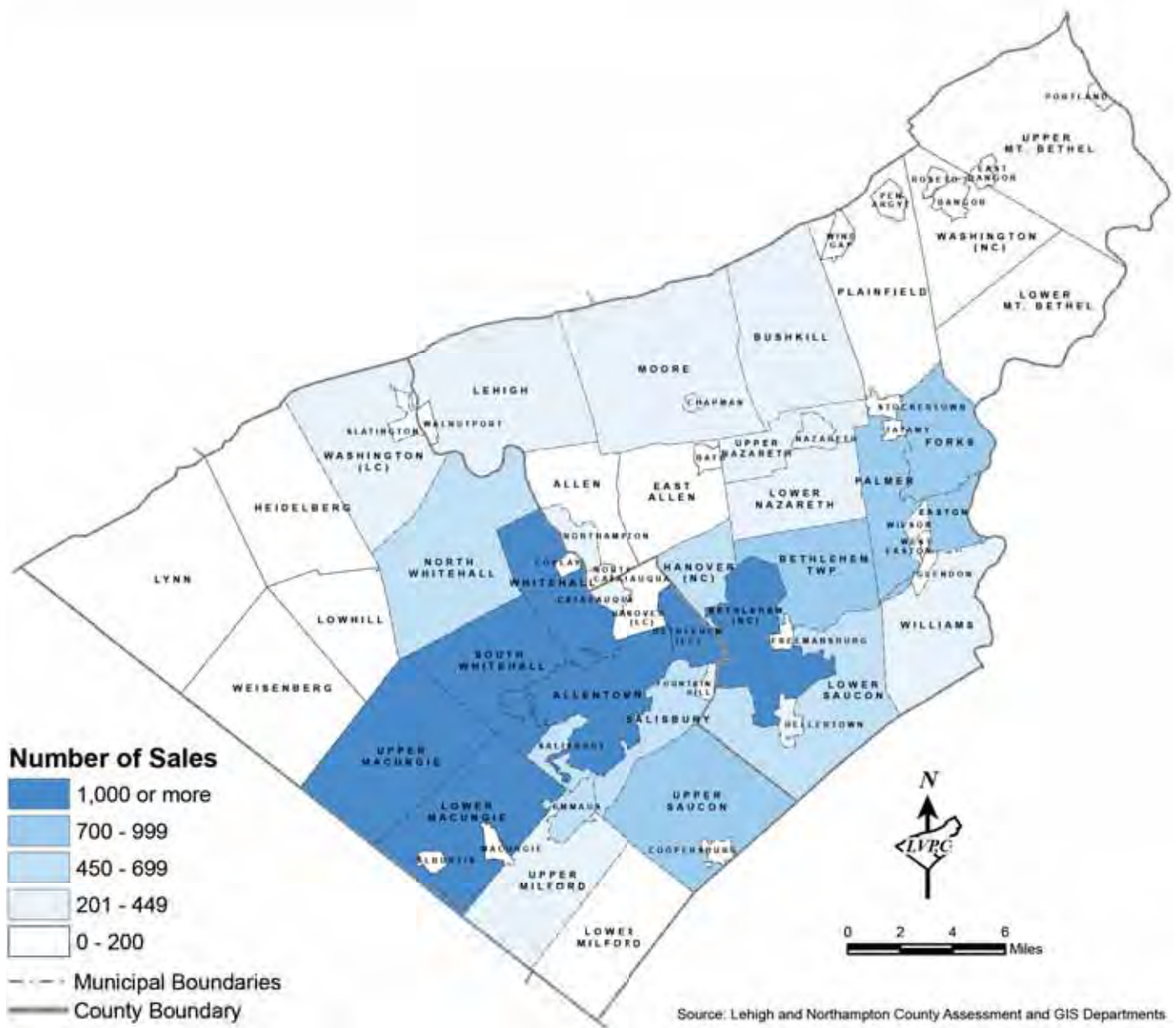
Governor Tom Corbett repealed the requirement in April 2011. As part of that repealing legislation, the state going forward will no longer automatically adopt all of the recommendations put forward by the International Code Council. The state Uniform Construction Code Review and Advisory Council was created to review potential amendments to the UCC and the Council will need a 2/3rds vote to approve any new building requirements or updates to the UCC.

2. Under the UCC, building permits have a life of two years once the permit has been “pulled”. On July 6, 2010 the Pennsylvania General Assembly passed Act 46 which automatically extended the expiration date by an additional three years for certain types of approvals, permits, decisions, agreements and other authorizations or decisions that were in effect, or issued, after December 31, 2008 by local and state governments. With the signing of Senate Bill 1263 on June 30, 2012, the General Assembly extended that period for approvals and permits for an additional three years, through July 2, 2016. With the extension in place, there is no penalty for pulling building permits since the construction deadline has been effectively extended.

SALES MARKET

In the Lehigh Valley there were a total of 25,877 housing sales from 2008-2012. Nearly 47% of all housing sales over this 5-year period occurred in the following municipalities: City of Allentown (4,625), City of Bethlehem¹ (2,242), Lower Macungie (2,022), Upper Macungie (1,110), South Whitehall (1,039), and Whitehall (1,028) as shown in **Map 2**. The five school districts with the most housing sales serve these municipalities.

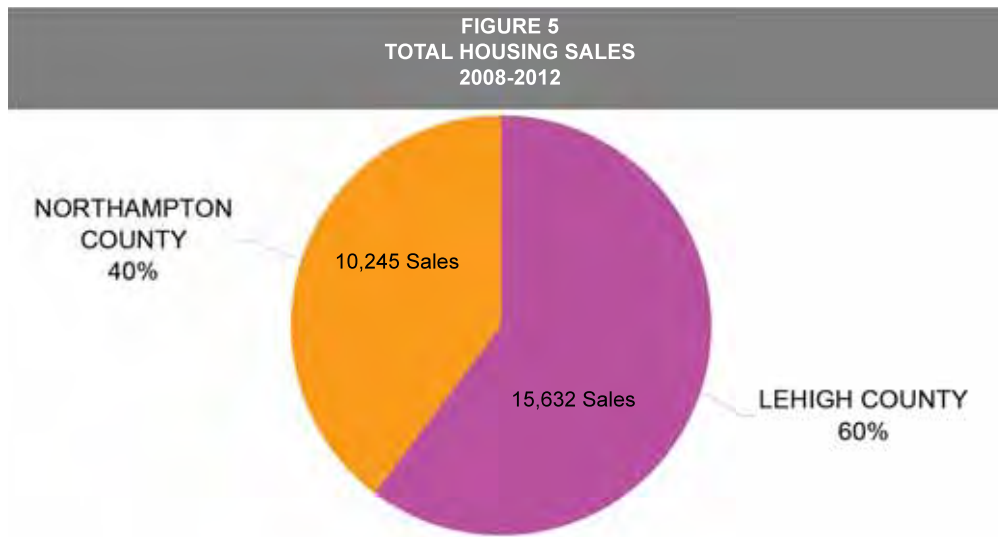
MAP 2
TOTAL HOUSING NUMBER OF SALES
BY MUNICIPALITY - 2008-2012



¹The City of Bethlehem includes portions of both Lehigh and Northampton counties. For the purpose of mapping and reporting, the city's tabulations were combined for reporting on housing characteristics in the Lehigh Valley.

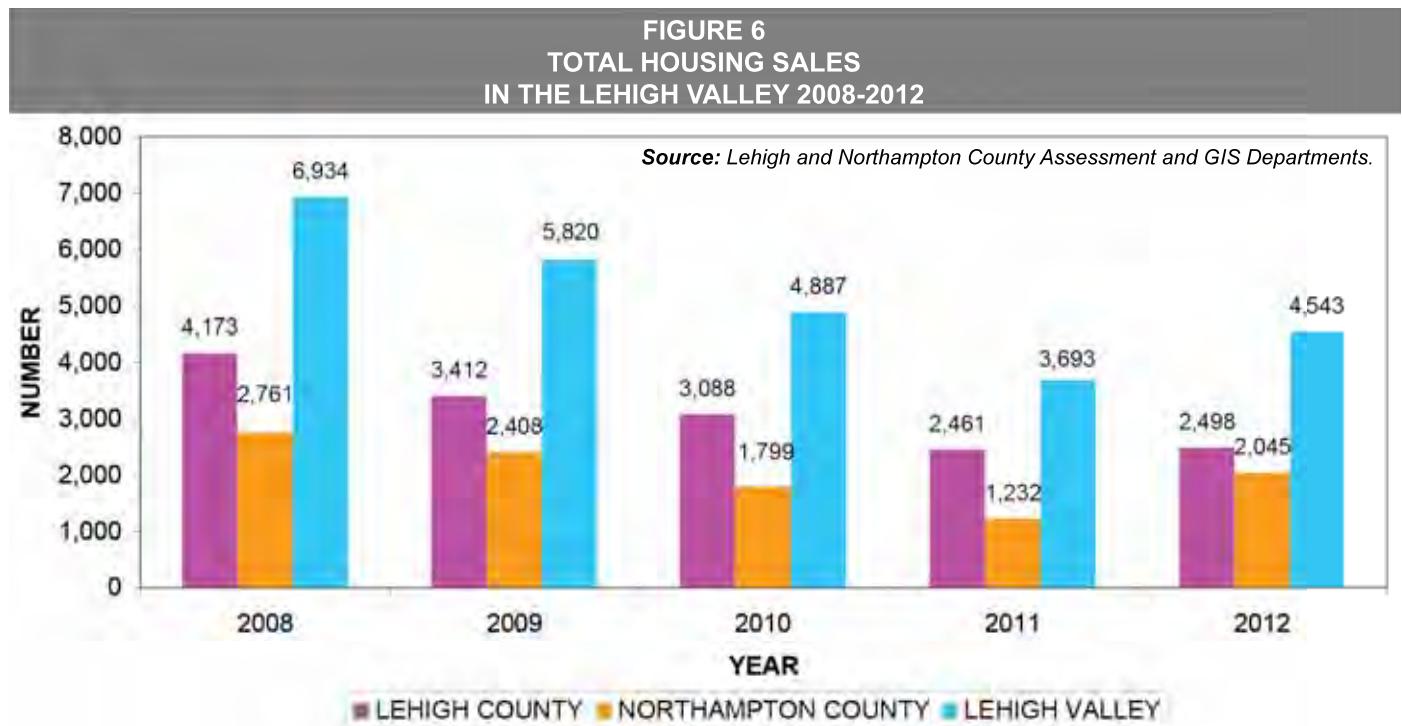
SALES MARKET

There were more sales in Lehigh County than Northampton County every year. Sixty percent of total housing sales during 2008-2012 occurred in Lehigh County as shown in **Figure 5**.



Source: Lehigh and Northampton County Assessment and GIS Departments.

Housing sales declined steadily from 2008-2011 in both Lehigh County and Northampton County as shown in **Figure 6**.



The largest decrease in sales occurred from 2010-2011 for both Lehigh and Northampton counties with reductions of 20.3% and 31.5%, respectively. The only increase in housing sales occurred from 2011-2012 for both Lehigh and Northampton counties with 1.5% and 66%, respectively. The significant increase in total housing sales in Northampton County during 2012 can be attributed to increases in housing sales in the following communities: Northampton with 265.4% (from 26 to 95 sales), City

of Bethlehem with 98.4% (from 254 to 504 sales), Hanover (NC) with 104.7% (from 64 to 131 sales), Palmer with 84% (from 144 to 265 sales), and Forks with 109.3% (from 75 to 157 sales). There were fourteen subdivisions in Northampton County with 10 sales or more during 2012.

Median sales price is the value at which the number of homes sold above and below that price is equal. Median housing sales price by municipality was compared in relation to the percentage of the Lehigh Valley median sales price to standardize the comparison process. A municipality with a median sales price above the Lehigh Valley median sales price is more expensive. A municipality with a median sales price below the Lehigh Valley median sales price is less expensive. There were six municipalities with sales prices above 150% of the Lehigh Valley median sales price every year from 2008 to 2012. These municipalities were Bushkill, Hanover (NC), Lower Nazareth, Lowhill, Upper Nazareth and Williams as shown in **Table 1**. These municipalities combined accounted for nearly 7% of sales in the Lehigh Valley from 2008-2012. Three of the municipalities were within school districts above 125% of the Lehigh Valley median sales price.

TABLE 1 MEDIAN SALES PRICE BY MUNICIPALITY ABOVE 150% OF LEHIGH VALLEY MEDIAN 2008-2012					
MUNICIPALITY	2008	2009	2010	2011	2012
BUSHKILL	\$340,000	\$310,000	\$305,000	\$271,000	\$275,000
HANOVER(NC)	\$318,785	\$300,000	\$307,477	\$292,250	\$282,000
LOWER NAZARETH	\$335,000	\$281,000	\$279,000	\$442,500	\$288,500
LOWHILL	\$315,000	\$430,000	\$337,450	\$280,000	\$306,450
UPPER NAZARETH	\$303,595	\$278,400	\$295,000	\$307,250	\$275,000
WILLIAMS	\$345,000	\$322,228	\$349,500	\$308,000	\$302,476
	2008	2009	2010	2011	2012
LEHIGH VALLEY MEDIAN	\$200,000	\$179,900	\$177,000	\$176,000	\$173,000
150% OF LV MEDIAN	\$300,000	\$269,850	\$265,500	\$264,000	\$259,500

There were eight municipalities with sales prices above 125% and below 150% of the Lehigh Valley median sales price every year from 2008 to 2012. These municipalities were Bethlehem Township, Lower Macungie, Lower Milford, Lower Saucon, Upper Macungie, Upper Milford, Upper Saucon and Weisenberg as shown in **Table 2**. These municipalities combined accounted for nearly 23% of sales in the Lehigh Valley from 2008-2012. Three of the municipalities were within school districts above 125% of the Lehigh Valley median sales price.

There were six municipalities with sales prices below 80% of the Lehigh Valley median sales price every year from 2008 to 2012. These municipalities were Allentown, Catasauqua, Easton, Fountain Hill, Slatington and Wilson as shown in **Table 3**. These municipalities combined accounted for 25% of sales in the Lehigh Valley from 2008-2012. Three of the municipalities were within school districts below 80% of the Lehigh Valley median sales price.

The median housing sales price in the Lehigh Valley declined during 2008-2012 as shown in **Figure 7**.

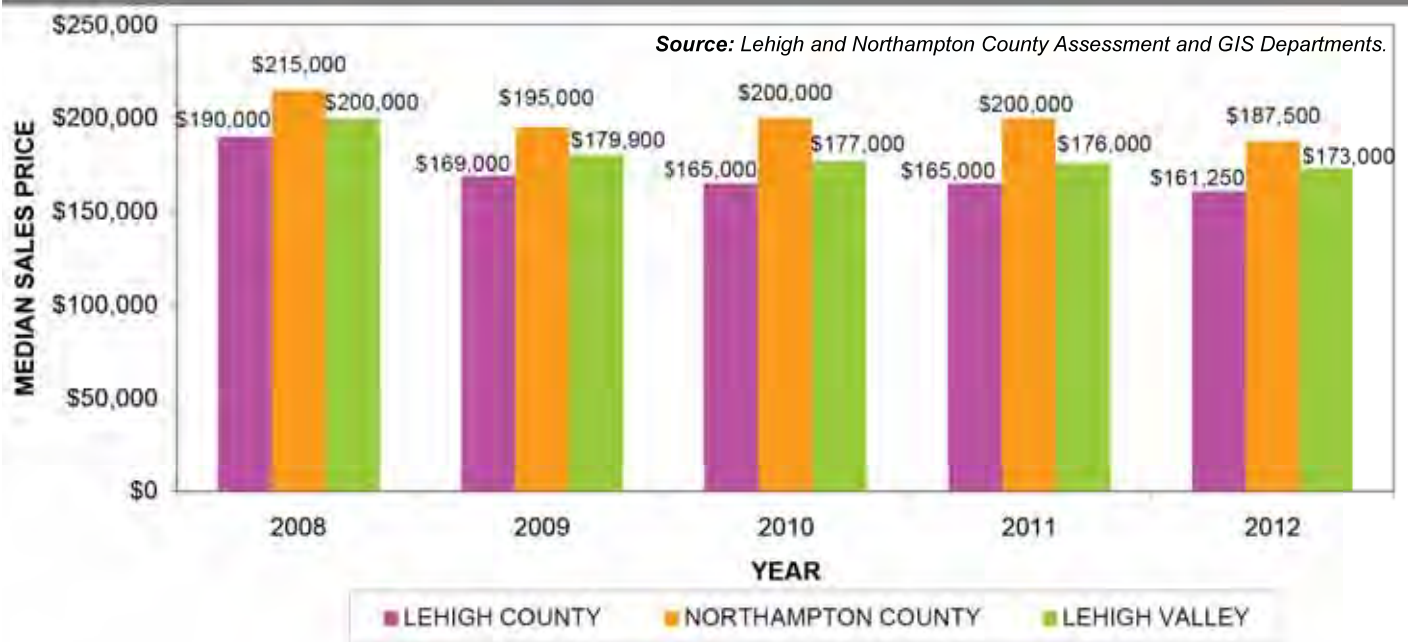
TABLE 2
MEDIAN SALES PRICE BY MUNICIPALITY
ABOVE 125% OF
LEHIGH VALLEY MEDIAN
2008-2012

MUNICIPALITY	2008	2009	2010	2011	2012
BETHLEHEM TWP	\$255,000	\$239,200	\$245,000	\$238,750	\$229,000
LOWER MACUNGIE	\$270,000	\$232,450	\$257,950	\$224,000	\$229,900
LOWER MILFORD	\$270,000	\$248,000	\$267,000	\$263,500	\$252,500
LOWER SAUCON	\$305,000	\$255,000	\$299,000	\$258,000	\$320,000
UPPER MACUNGIE	\$280,500	\$255,000	\$245,000	\$275,000	\$257,000
UPPER MILFORD	\$254,000	\$236,500	\$226,450	\$221,000	\$281,200
UPPER SAUCON	\$275,000	\$299,925	\$270,000	\$274,000	\$255,050
WEISENBERG	\$339,450	\$255,000	\$278,500	\$265,000	\$300,000
	2008	2009	2010	2011	2012
LEHIGH VALLEY MEDIAN	\$200,000	\$179,900	\$177,000	\$176,000	\$173,000
125% OF LV MEDIAN	\$250,000	\$224,875	\$221,250	\$220,000	\$216,250
150% OF LV MEDIAN	\$300,000	\$269,850	\$265,500	\$264,000	\$259,500

TABLE 3
MEDIAN SALES PRICE BY MUNICIPALITY
BELOW 80% OF
LEHIGH VALLEY MEDIAN
2008-2012

MUNICIPALITY	2008	2009	2010	2011	2012
ALLENTOWN	\$125,000	\$119,000	\$95,000	\$101,450	\$98,000
CATASAUQUA	\$137,000	\$129,950	\$129,250	\$125,500	\$128,950
EASTON	\$120,000	\$112,000	\$104,750	\$111,100	\$100,000
FOUNTAIN HILL	\$145,000	\$140,000	\$133,000	\$117,295	\$109,000
SLATINGTON	\$123,000	\$111,000	\$105,000	\$117,750	\$91,400
WILSON	\$140,000	\$126,000	\$120,000	\$110,000	\$98,350
	2008	2009	2010	2011	2012
LEHIGH VALLEY MEDIAN	\$200,000	\$179,900	\$177,000	\$176,000	\$173,000
80% OF LV MEDIAN	\$160,000	\$143,920	\$141,600	\$140,800	\$138,400

FIGURE 7
MEDIAN HOUSING SALES PRICE
IN THE LEHIGH VALLEY 2008-2012



The median sales price decreased from 2008-2009 and 2011-2012 in both counties. During 2010 the median sales price in Northampton County increased while the median sales price in Lehigh County decreased; however, during 2011 the median sales price was stable for both counties with no change in median price from the prior year. The largest decrease in median sales price occurred from 2008-2009 for both Lehigh and Northampton counties with reductions of 11.1% and 9.3%, respectively. Reasons for the decrease in total housing sales and median sales prices are correlated to stricter mortgage underwriting requirements, a weaker economy and excess of available housing units. The unemployment rate in the Lehigh Valley peaked during 2010 at 9.3%; however, the total number of sales declined from 2008-2011, and the median housing sales price in the Lehigh Valley declined from 2008-2012.

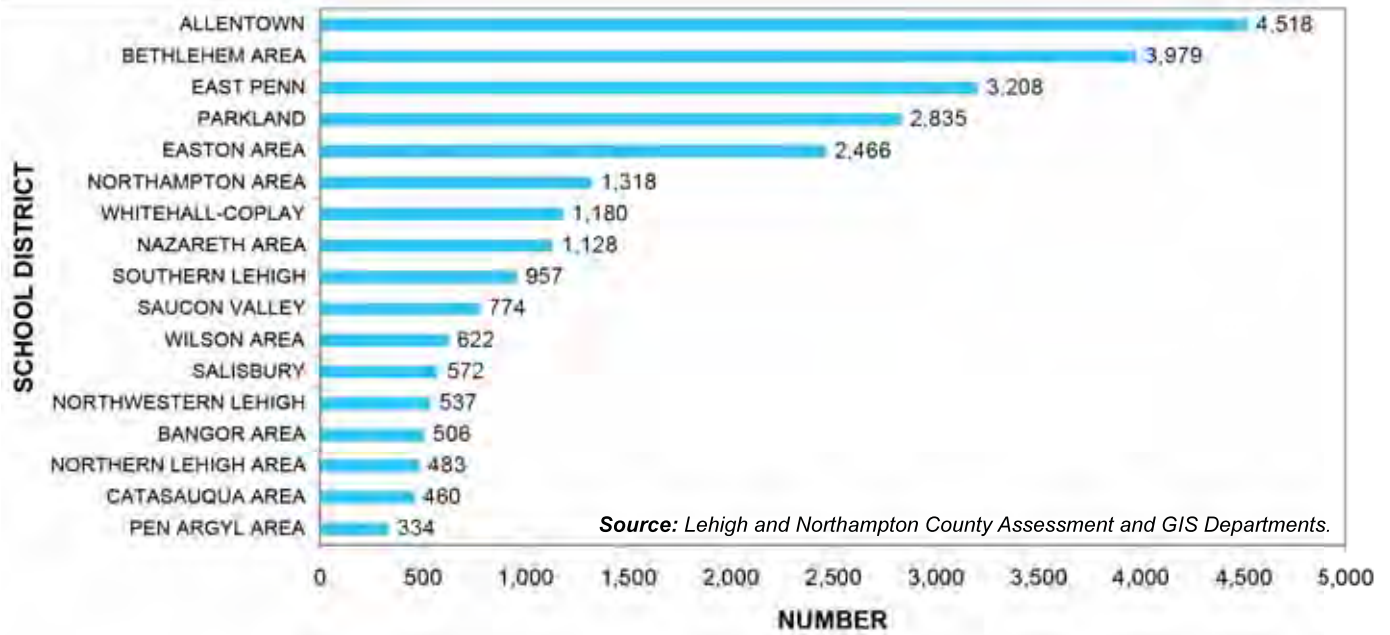
SCHOOL DISTRICTS

Sales in the Nazareth Area, Parkland and Southern Lehigh school districts exceeded 125% of the Lehigh Valley median sales price every year from 2008-2012. Combined, these school districts accounted for just fewer than 20% of all housing sales in the Lehigh Valley from 2008-2012. Sales in the Allentown, Catasauqua and Northern Lehigh Area school districts were below 80% of the Lehigh Valley median sales price every year from 2008-2012 as shown in **Table 4**. Combined, these school districts accounted for 21% of all housing sales in the Lehigh Valley from 2008-2012 with 5,461 sales.

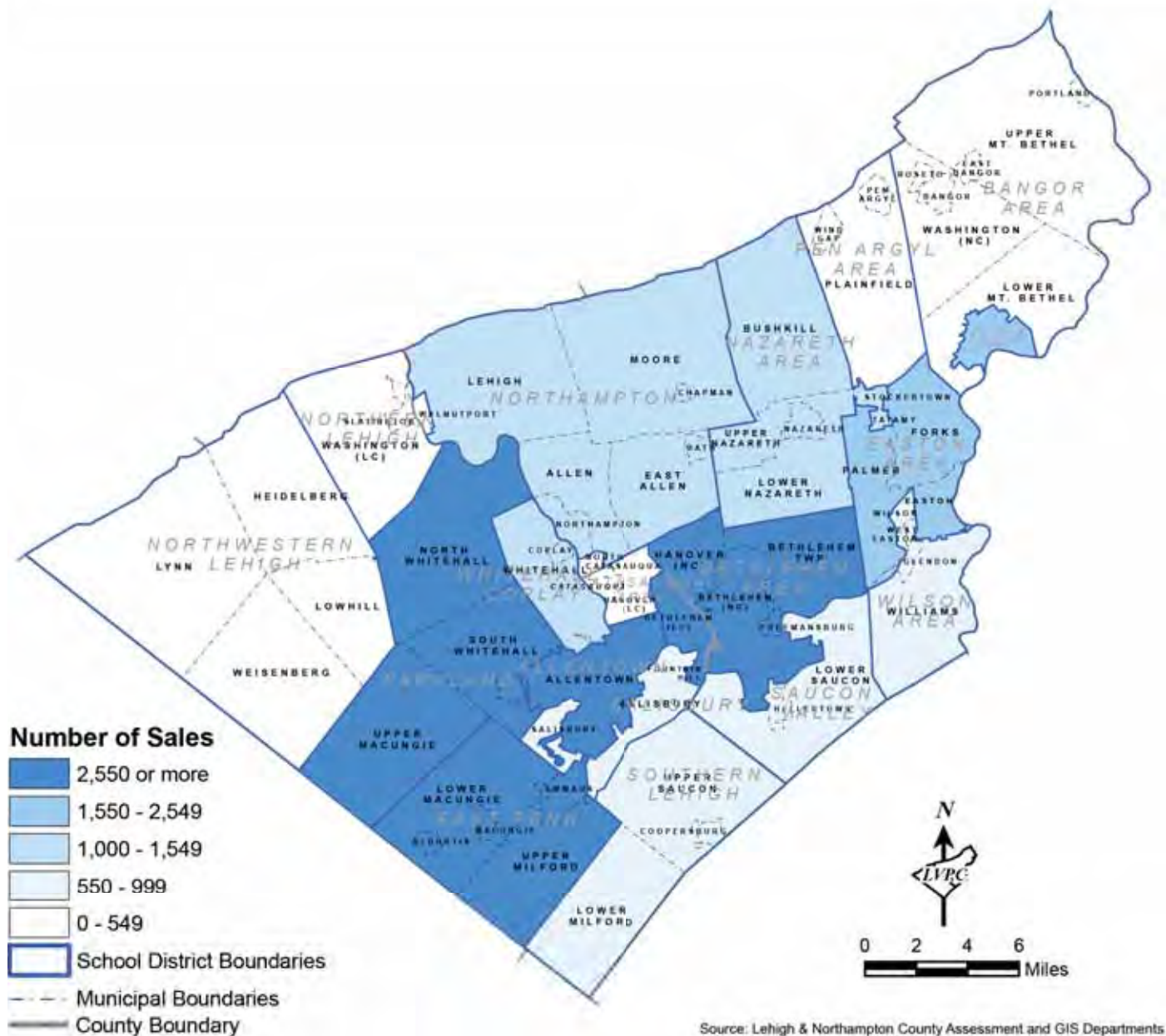
TABLE 4 MEDIAN SALES PRICE BY SCHOOL DISTRICT 2008-2012					
SCHOOL DISTRICT	2008	2009	2010	2011	2012
ALLENTOWN	\$124,000	\$117,500	\$93,250	\$99,900	\$95,000
BANGOR AREA	\$188,000	\$172,250	\$180,000	\$175,000	\$170,000
BETHLEHEM AREA	\$195,000	\$184,900	\$189,950	\$170,860	\$165,500
CATASAUQUA AREA	\$140,000	\$135,900	\$136,000	\$125,000	\$130,000
EAST PENN	\$239,450	\$206,000	\$220,000	\$196,000	\$200,000
EASTON AREA	\$230,766	\$199,900	\$195,000	\$203,400	\$187,000
NAZARETH AREA	\$280,000	\$235,000	\$260,000	\$230,000	\$265,000
NORTHAMPTON AREA	\$209,000	\$203,000	\$192,000	\$199,400	\$177,000
NORTHERN LEHIGH AREA	\$160,000	\$142,250	\$135,000	\$137,000	\$115,000
NORTHWESTERN LEHIGH	\$266,000	\$220,000	\$243,750	\$199,500	\$190,000
PARKLAND	\$255,000	\$224,900	\$232,200	\$227,000	\$227,533
PEN ARGYL AREA	\$185,000	\$179,900	\$164,500	\$177,500	\$154,364
SALISBURY	\$209,500	\$188,400	\$200,000	\$188,500	\$182,400
SAUCON VALLEY	\$214,250	\$203,141	\$190,000	\$204,450	\$217,800
SOUTHERN LEHIGH	\$269,500	\$267,900	\$255,000	\$255,000	\$245,575
WHITEHALL-COPLAY	\$177,000	\$169,450	\$167,500	\$150,000	\$155,000
WILSON AREA	\$171,000	\$144,963	\$145,000	\$148,500	\$139,500
	2008	2009	2010	2011	2012
LEHIGH VALLEY MEDIAN	\$200,000	\$179,900	\$177,000	\$176,000	\$173,000
80% OF LV MEDIAN	\$160,000	\$143,920	\$141,600	\$140,800	\$138,400
125% OF LV MEDIAN	\$250,000	\$224,875	\$221,250	\$220,000	\$216,250

The Allentown School District had the lowest median sales price every year from 2008-2012 and accounted for over 17% of all housing sales in the Lehigh Valley. The school district covers Allentown City, a municipality which had the largest number of home sales in the Lehigh Valley every year from 2008-2012, as well as the lowest median sales price in relation to the region as a whole. The Nazareth Area, Parkland and Southern Lehigh school districts cover several municipalities which have significantly higher median sales prices than the Lehigh Valley as a whole. In the Lehigh Valley, five school districts accounted for over 65% of total housing sales from 2008-2012 with 17,006 sales as shown in **Figure 8 and Map 3**. These school districts were: Allentown with 4,518, Bethlehem Area with 3,979, East Penn with 3,208, Parkland with 2,835, and Easton Area with 2,466. The five municipalities with the most housing sales are located within the four school districts with the most sales as shown in **Map 4 through Map 8**.

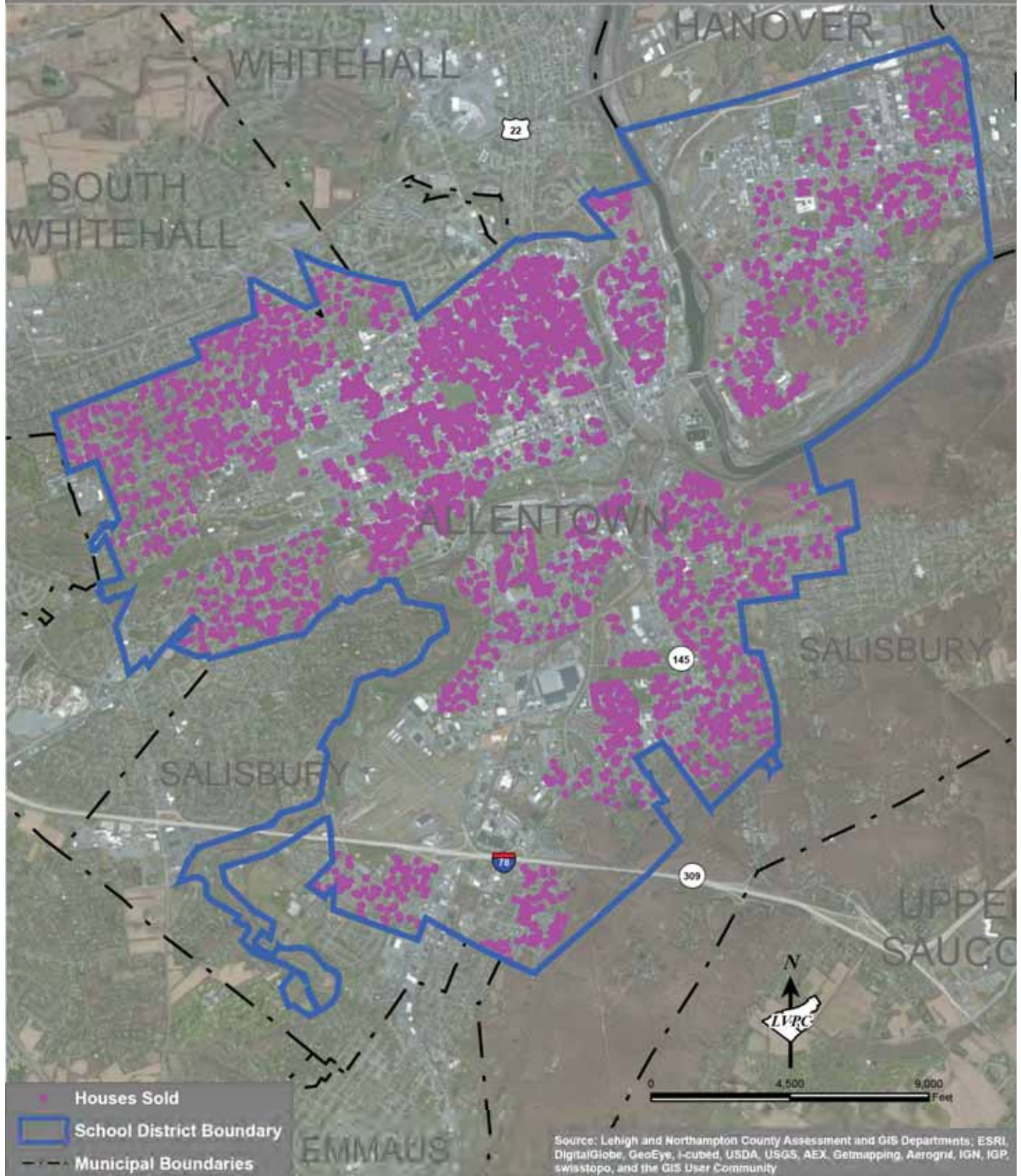
FIGURE 8
TOTAL HOUSING SALES BY SCHOOL DISTRICT
IN THE LEHIGH VALLEY 2008-2012



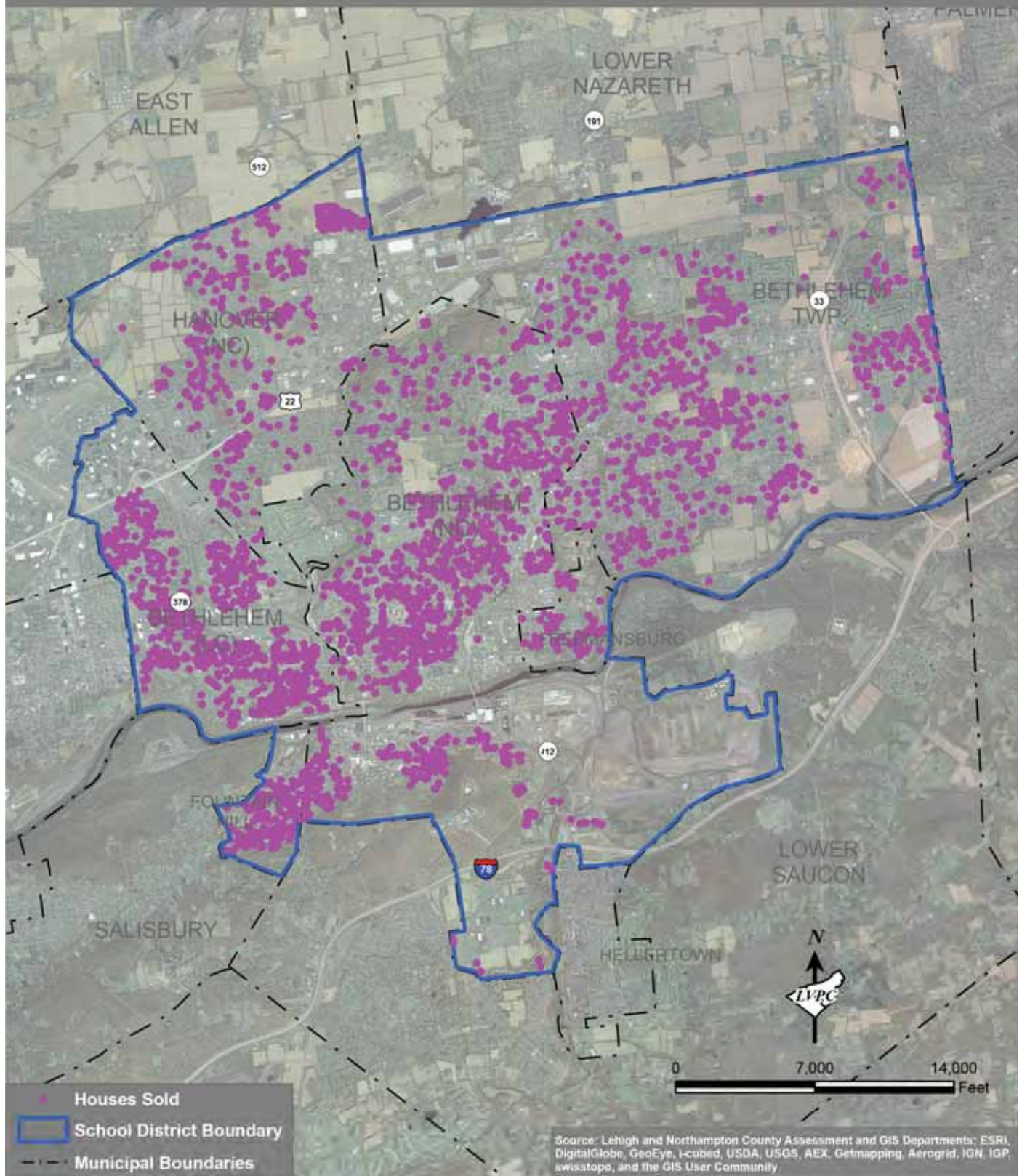
MAP 3
TOTAL HOUSING NUMBER OF SALES
BY SCHOOL DISTRICT - 2008-2012



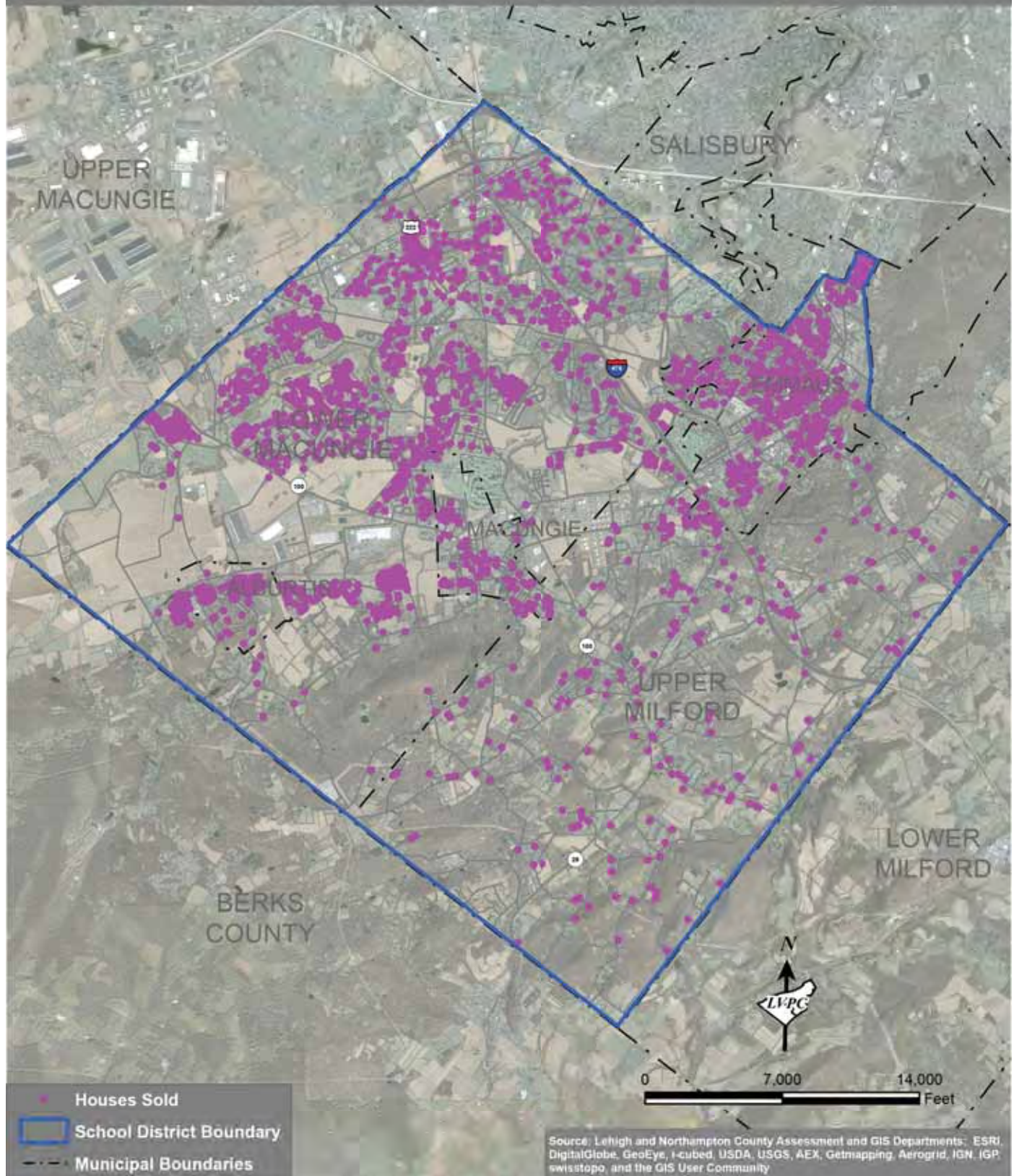
MAP 4
TOTAL HOUSING NUMBER OF SALES
ALLENTOWN SCHOOL DISTRICT
2008-2012



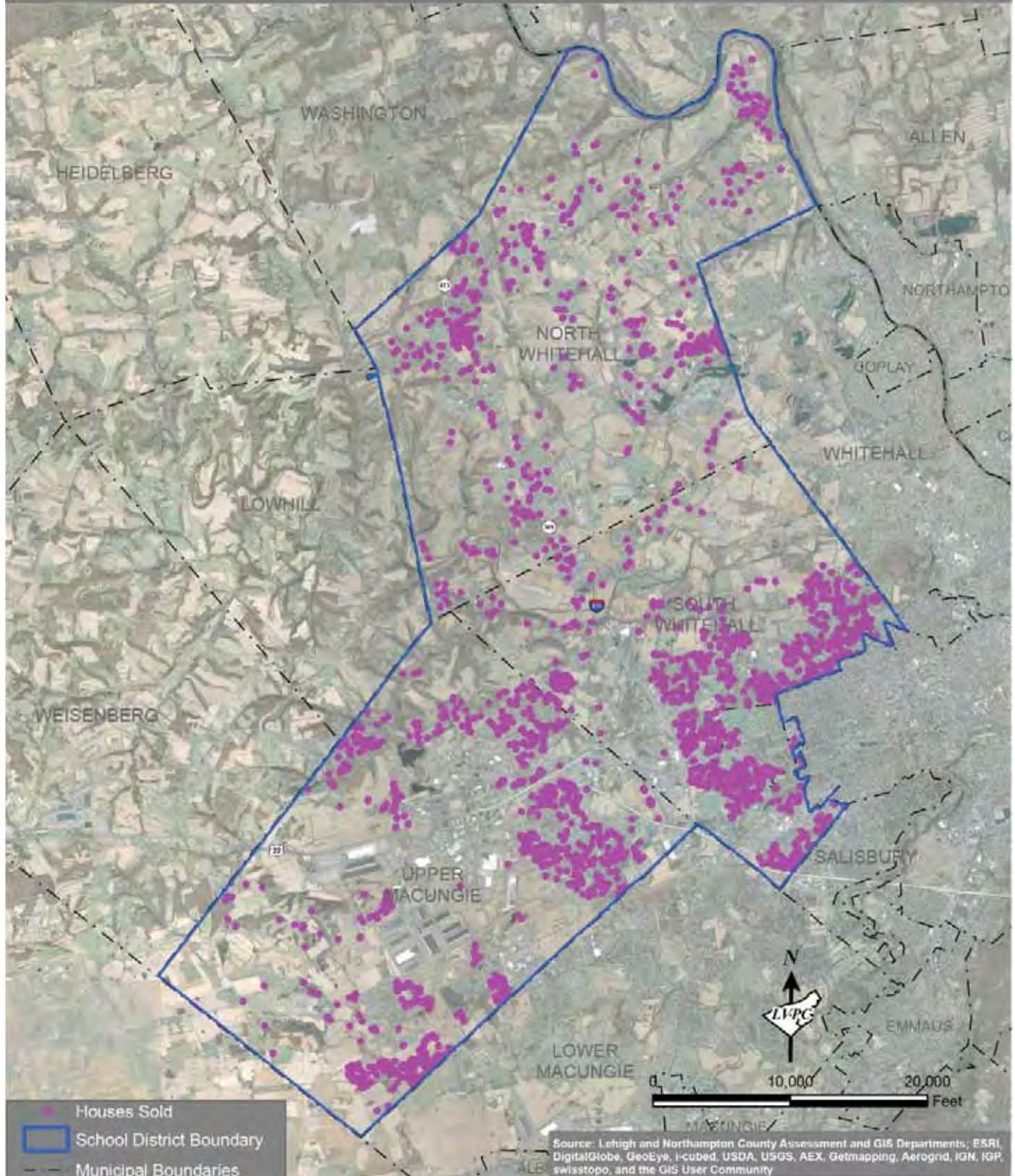
MAP 5
TOTAL HOUSING NUMBER OF SALES
BETHLEHEM AREA SCHOOL DISTRICT
2008-2012



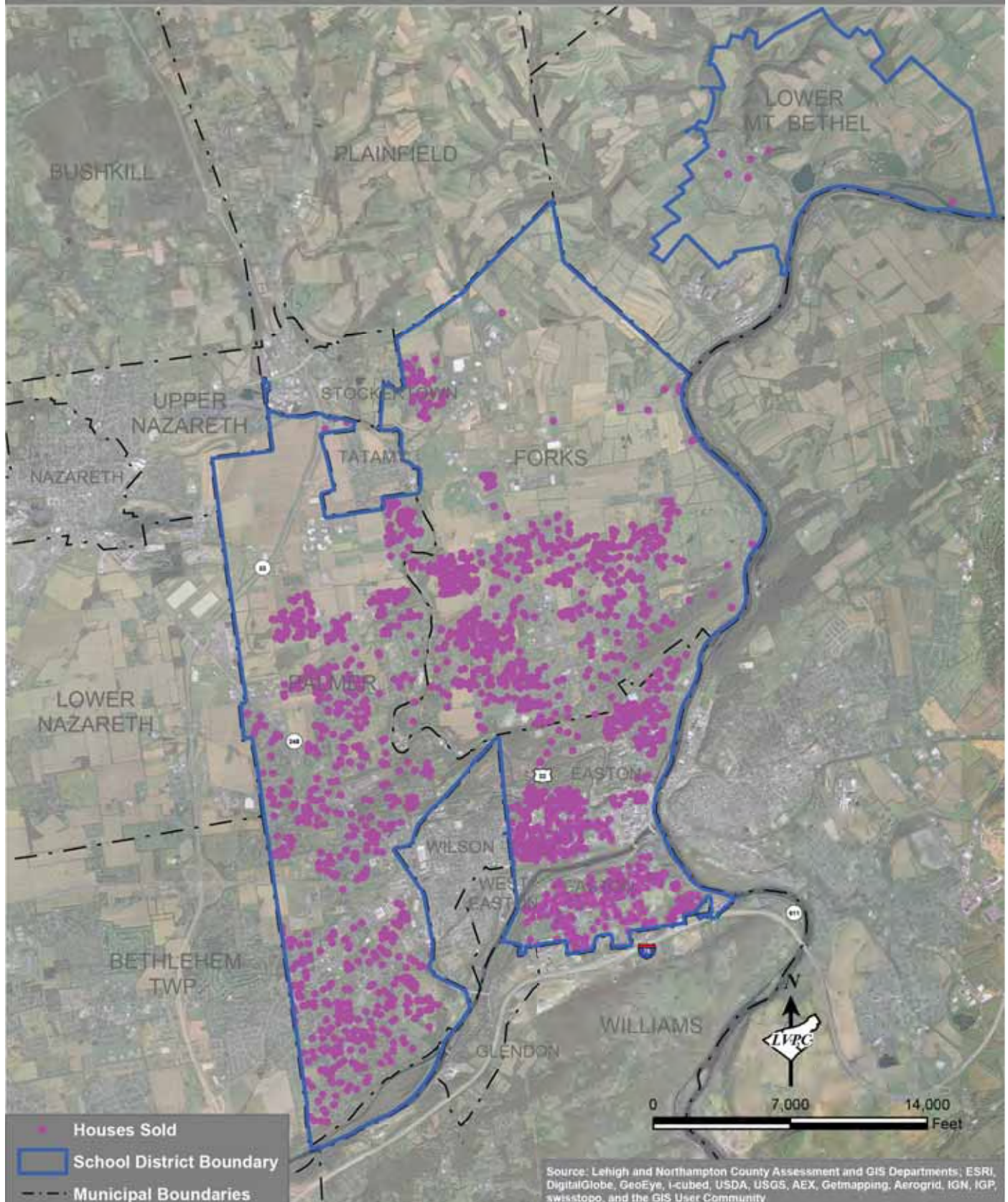
MAP 6
TOTAL HOUSING NUMBER OF SALES
EAST PENN SCHOOL DISTRICT
2008-2012



MAP 7
TOTAL HOUSING NUMBER OF SALES
PARKLAND SCHOOL DISTRICT
2008-2012



MAP 8
TOTAL HOUSING NUMBER OF SALES
EASTON AREA SCHOOL DISTRICT
2008-2012



SINGLE FAMILY DETACHED

Single family detached (SFD) is a housing type that does not share an interior wall with another dwelling unit and is occupied by one household. This housing type defines the “American Dream” for many. Examples of this type of housing are shown in **Image 1**.

IMAGE 1
SINGLE FAMILY DETACHED HOUSING



This is the most popular type of housing in the Lehigh Valley based on sales. There were 15,889 SFD housing sales in the Lehigh Valley during 2008-2012, over 60% of total housing sales. Nearly 35% of all single family detached housing sales over this 5-year period occurred in the following municipalities: City of Allentown (1,538), City of Bethlehem (1,323), Lower Macungie (1,081), South Whitehall (794), and Upper Macungie (741) as shown in **Map 9**.

During 2008-2012, there were more sales in Lehigh County than Northampton County every year. Fifty-six percent of single family detached housing sales occurred in Lehigh County. Housing sales declined steadily from 2008-2011 in both Lehigh and Northampton County as shown in **Figure 9**.

The largest decrease in sales occurred from 2008-2009 for both Lehigh and Northampton counties with reductions of 18.2% and 30.6%, respectively (**See Appendices A and C**). The largest increase in housing sales occurred from 2011-2012 for both Lehigh and Northampton counties with 5.1% and 58.2%, respectively. The significant increase in SFD housing sales in Northampton County during 2012 can be attributed to increases in housing sales in the following communities: Northampton with 270% (from 10 sales to 37 sales), Hanover (NC) with 146.4% (from 28 sales to 69 sales), Palmer with 111.7% (from 77 sales to 163 sales), and City of Bethlehem with 90.6% (from 149 sales to 284 sales).

Single family detached housing has the highest median sales price of all housing types in the Lehigh Valley. The median sales price of SFD housing in the Lehigh Valley declined from 2008-2009 and from 2010-2012; however, there was an increase in median sales price from 2009-2010. Both counties had fluctuations in the median sales price of SFD housing from 2008-2012 as shown in **Figure 10**.

MAP 9 SINGLE FAMILY DETACHED NUMBER OF SALES BY MUNICIPALITY - 2008-2012

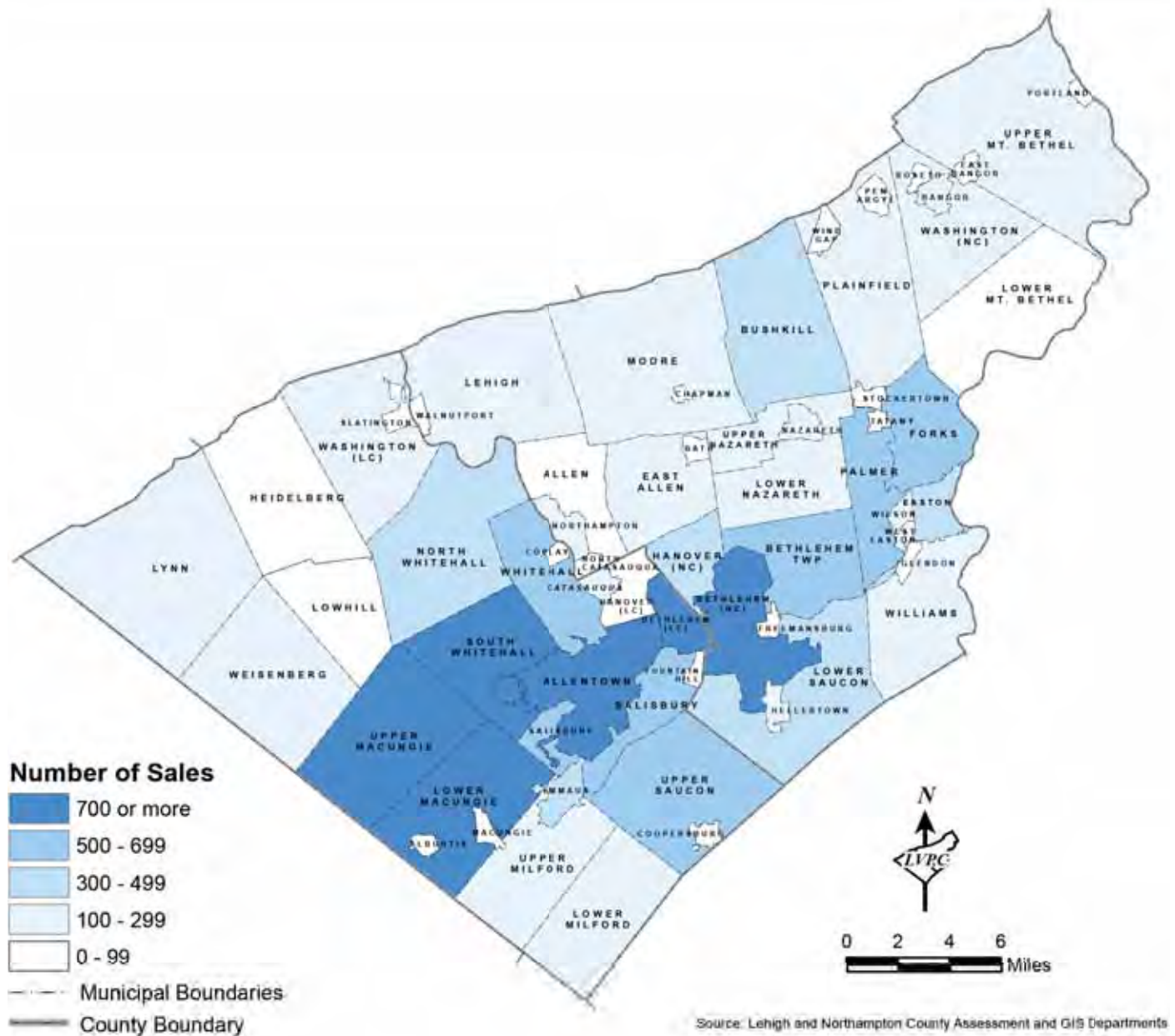


FIGURE 9
TOTAL SALES FOR SINGLE FAMILY DETACHED HOUSING
IN THE LEHIGH VALLEY 2008-2012

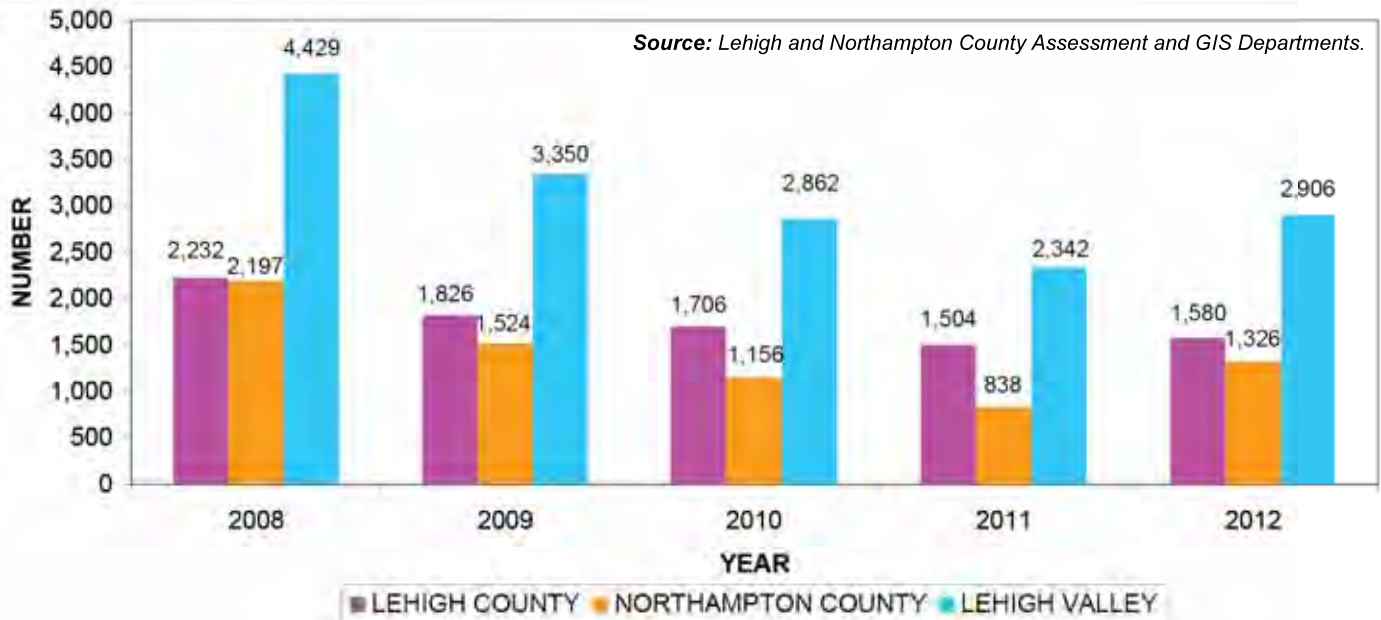
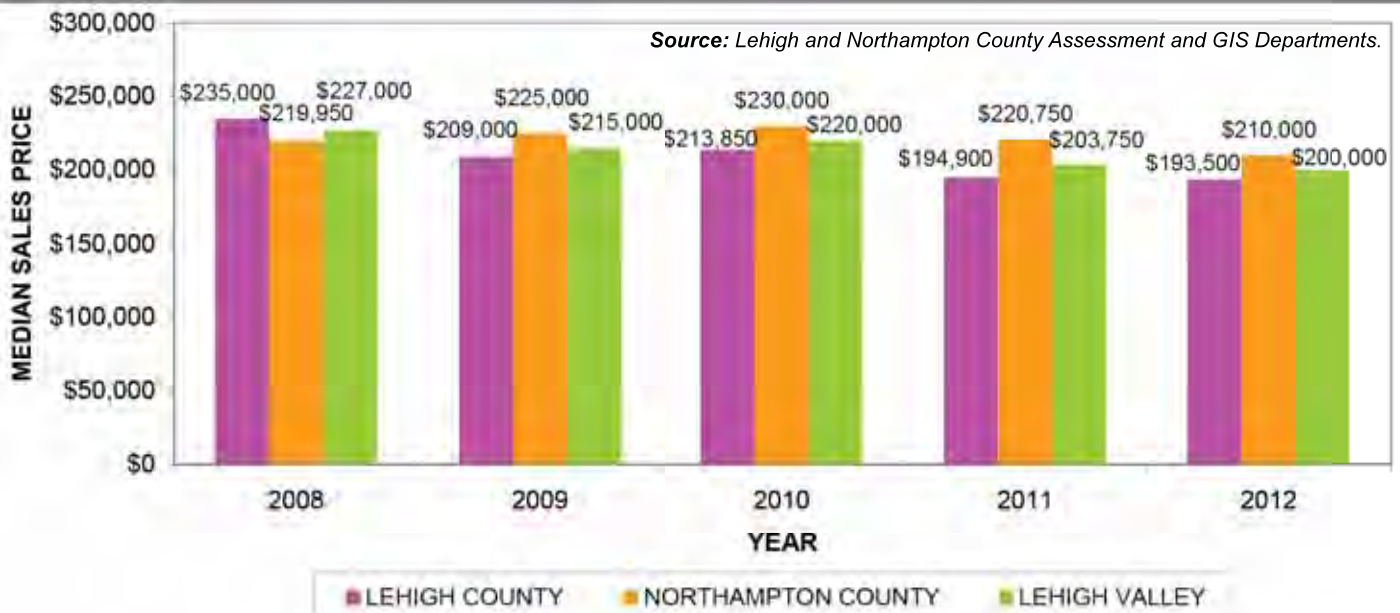


FIGURE 10
SINGLE FAMILY DETACHED HOUSING MEDIAN SALES PRICE
IN THE LEHIGH VALLEY 2008-2012



SINGLE FAMILY ATTACHED

Single family attached (SFA) is a housing type which shares one or more interior walls with another dwelling unit and is occupied by one household. Examples of this type of housing include twins, row homes and townhomes as shown in **Image 2**.



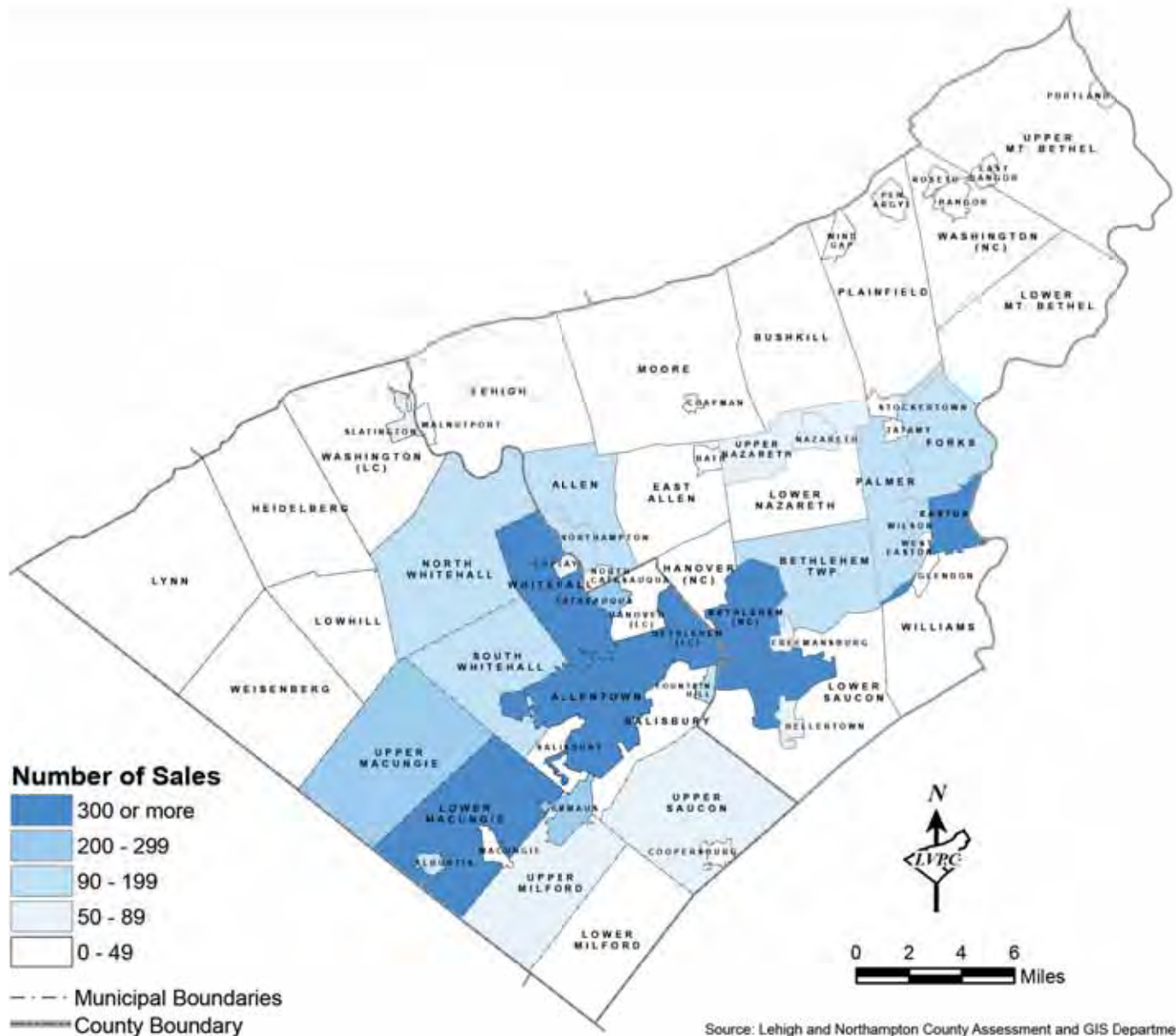
This is the second most popular type of housing in the Lehigh Valley based on sales. There were 7,658 SFA housing sales in the Lehigh Valley during 2008-2012, 30% of total housing sales. Nearly 62% of all single family attached housing sales over this 5-year period occurred in the following municipalities: City of Allentown (2,780), City of Bethlehem (724), Lower Macungie (566), Easton (336), and Whitehall (301) as shown in **Map 10**.

During 2008-2012, there were more sales in Lehigh County than Northampton County every year. Over 74% of single family attached housing sales occurred in Lehigh County.

Single family attached housing sales in the Lehigh Valley had the largest decrease from 2010-2011 with 38.3% while the largest increase in sales occurred from 2011-2012 with 28.1% (**see Appendices A and C**). Housing sales declined steadily from 2008-2011 in Lehigh County while sales in Northampton County fluctuated with an increase from 2008-2009, a decrease from 2009-2011 and an increase from 2011-2012 as shown in **Figure 11**.

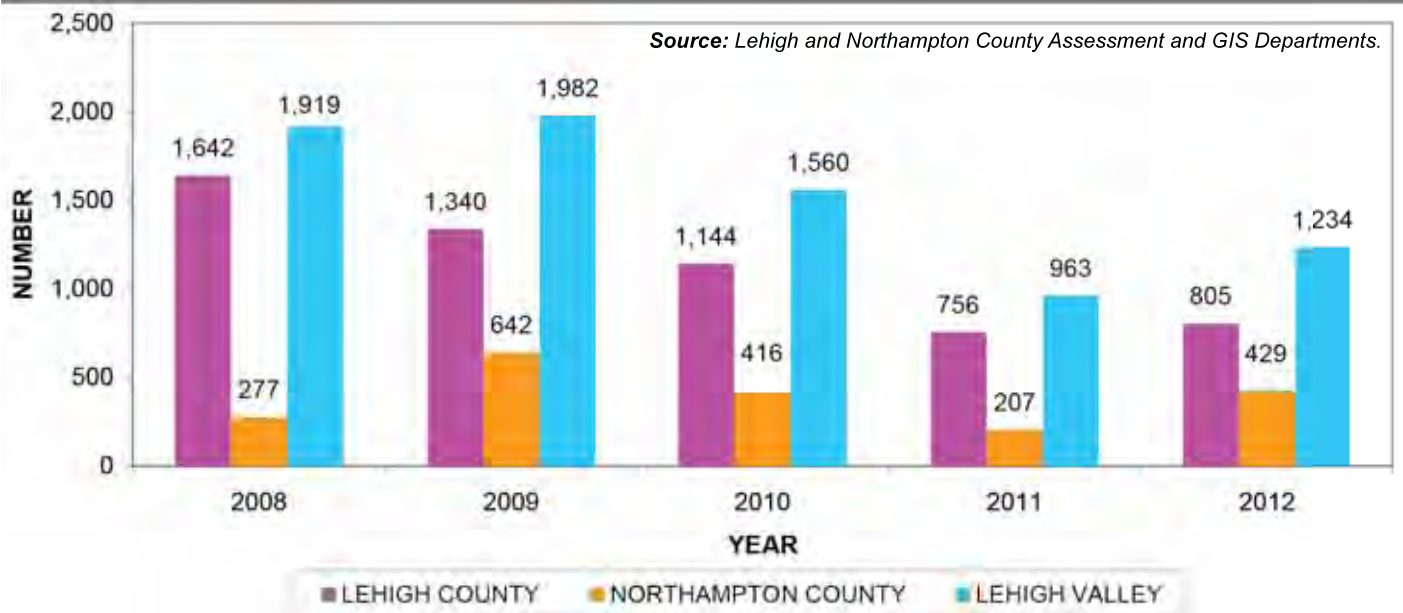
The largest decrease in sales occurred from 2010-2011 for both Lehigh and Northampton counties with reductions of 33.9% and 50.2%, respectively. Both counties experienced an increase in SFA housing sales from 2011-2012, Lehigh County with 6.5% and Northampton County with 107.2%. The significant increase in SFA housing sales in Northampton County during 2012 can be attributed to increases in housing sales in the following communities: Forks with 250% (from 14 sales to 49 sales), Northampton with 246% (from 15 sales to 52 sales), Palmer with 131.3% (from 16 sales to 37 sales), City of Bethlehem with 115.2% (from 79 sales to 170 sales), and Wilson with 80% (from 15 sales to 27 sales).

MAP 10 SINGLE FAMILY ATTACHED NUMBER OF SALES BY MUNICIPALITY - 2008-2012



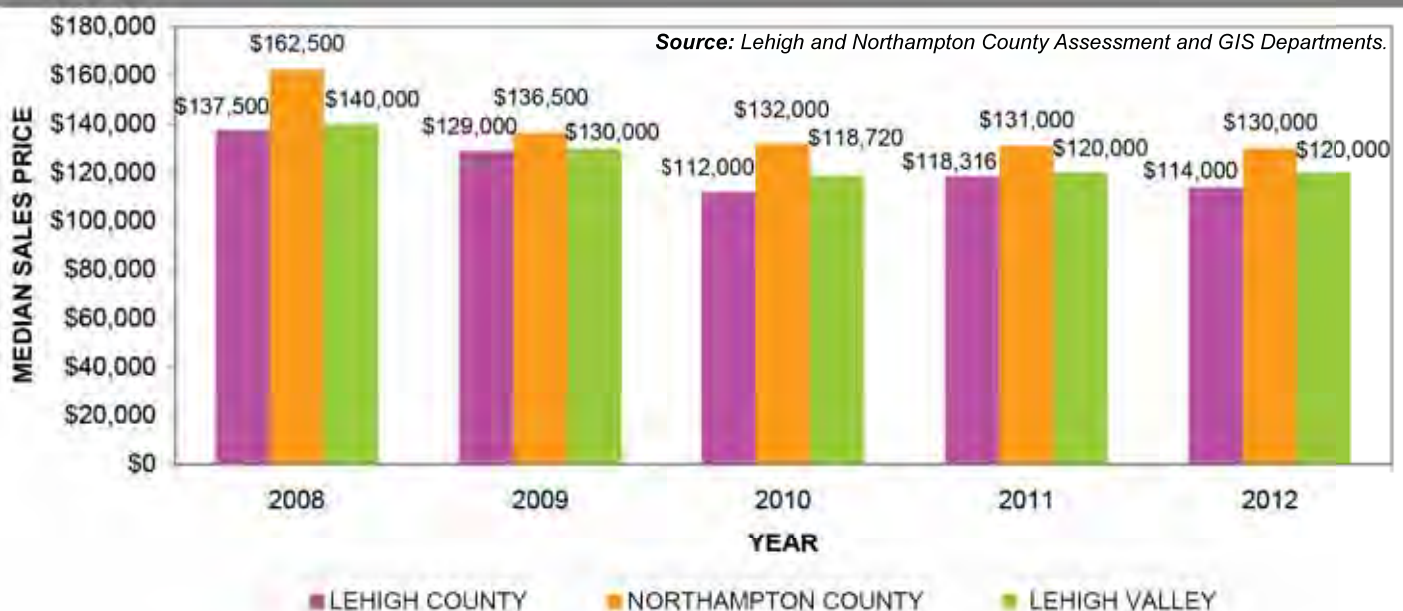
SINGLE FAMILY ATTACHED

FIGURE 11
TOTAL SALES FOR SINGLE FAMILY ATTACHED HOUSING
IN THE LEHIGH VALLEY 2008-2012



The single family attached housing median sales price is less than both single family detached and condominiums in the Lehigh Valley. The median sales price of SFA housing in the Lehigh Valley declined from 2008-2010; however, there was an increase in median sales price from 2010-2011. Median sales price decreased from 2008-2012 in Northampton County, while Lehigh County median sales price fluctuated decreasing from 2008-2010, increasing from 2010-2011 and decreasing from 2011-2012 as shown in **Figure 12**.

FIGURE 12
SINGLE FAMILY ATTACHED HOUSING MEDIAN SALES PRICE
IN THE LEHIGH VALLEY 2008-2012



CONDOMINIUM

Condominium is a type of housing ownership in which a building or development contains individually owned apartments, detached or attached units. Each housing unit in a condominium has joint ownership of any common grounds and passageways. Examples of this type of housing include apartments, townhomes and single family detached structures as shown in **Image 3**.



This type of housing has the second highest median sales price in the Lehigh Valley based on sales. There were 1,757 condominium housing sales in the Lehigh Valley during 2008-2012, 7% of total housing sales. Nearly 58% of all condominium housing sales over this 5-year period occurred in the following municipalities: Lower Macungie (371), Hanover (NC) (220), Palmer (162), City of Bethlehem (147), and Bethlehem Township (118) as shown in **Map 11**.

During 2008-2012, there were more sales in Northampton County than Lehigh County every year. Nearly 60% of condominium housing sales occurred in Northampton County.

Condominium housing sales in the Lehigh Valley had the largest decrease from 2008-2009 with 43.4% while the only increase in sales occurred from 2010-2011 with 3.6 % (**see Appendices A and C**). Housing sales declined steadily from 2008-2010 in Lehigh County, while sales in Northampton County steadily declined from 2008-2011 but had a 46% increase from 2011-2012 as shown in **Figure 13**. The largest decrease in sales occurred from 2011-2012 for Lehigh County and from 2008-2009 in Northampton County. The largest increase in housing sales occurred from 2010-2011 for Lehigh County with 13.3% and from 2011-2012 in Northampton County with 46%. The significant increase in condominium housing sales in Northampton County during 2012 can be attributed to increases in condominium sales in the following communities: Forks with 100% (from 10 sales to 20 sales), City of Bethlehem with 89.5% (from 19 sales to 36 sales), Hanover (NC) with 63.6% (from 33 sales to 54 sales) and Palmer with 21.6% (from 51 sales to 62 sales).

The median sales price of condominium housing in the Lehigh Valley declined from 2008-2009 and 2010-2011; however, there was an increase in median sales price from 2009-2010 and 2011-2012. Median sales price fluctuated in both Lehigh and Northampton counties as shown in **Figure 14**.

MAP 11 CONDOMINIUM NUMBER OF SALES BY MUNICIPALITY - 2008-2012

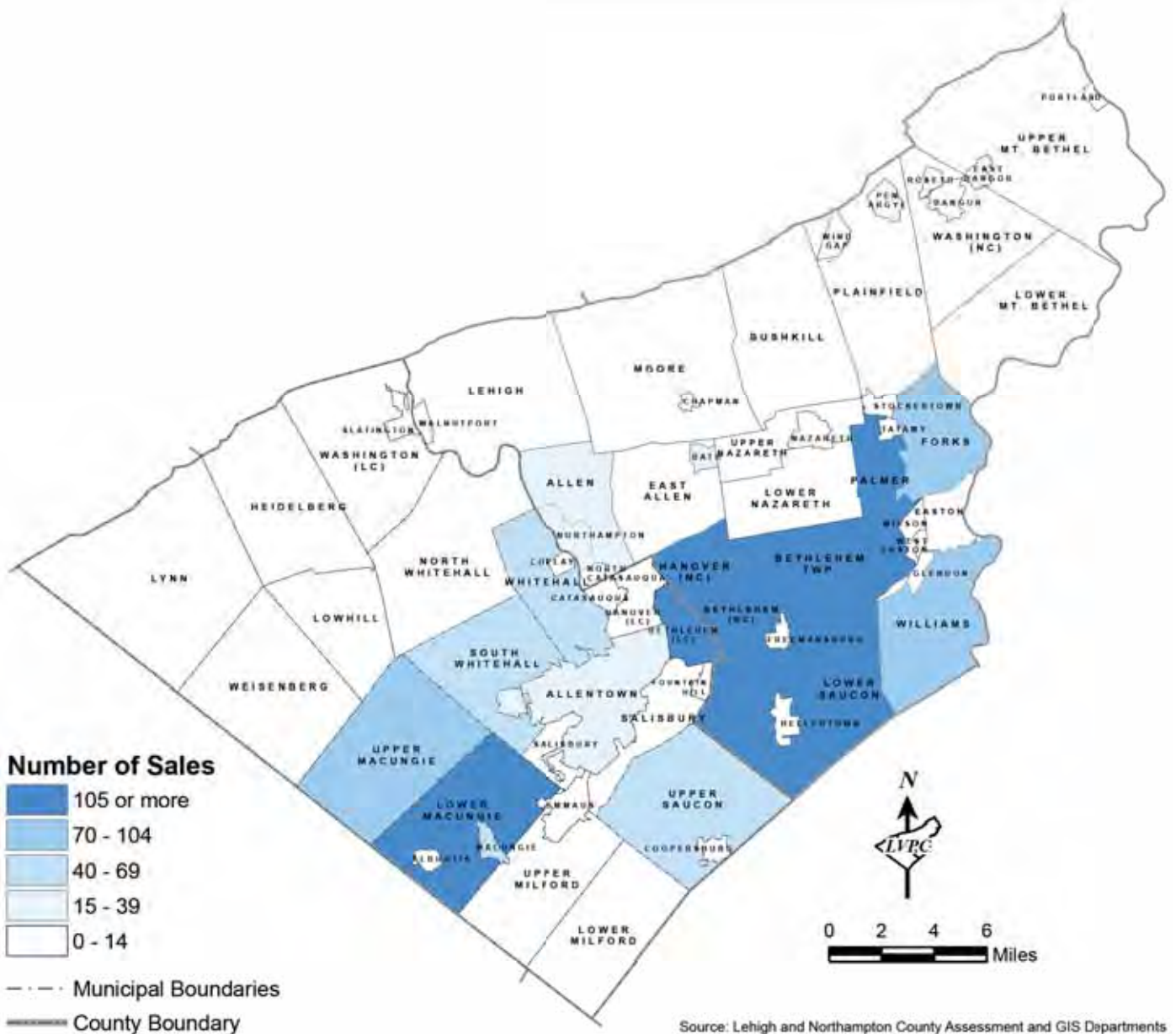


FIGURE 13
TOTAL SALES FOR CONDOMINIUM HOUSING
IN THE LEHIGH VALLEY 2008-2012

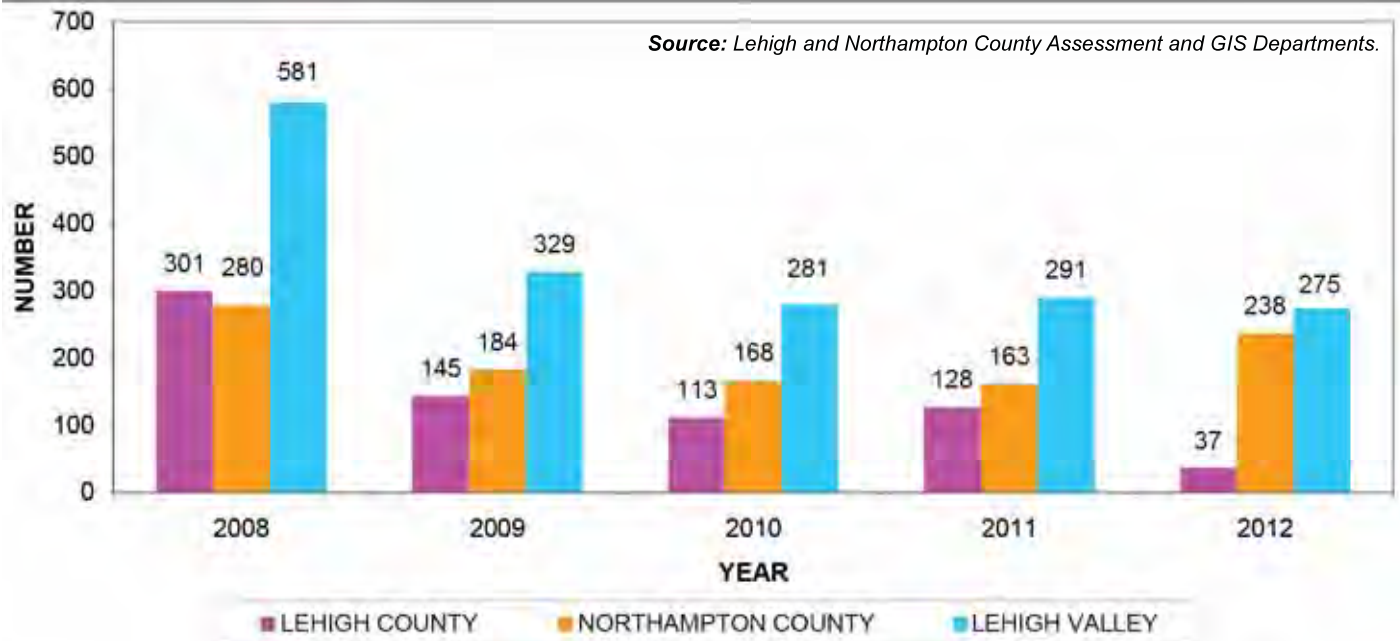
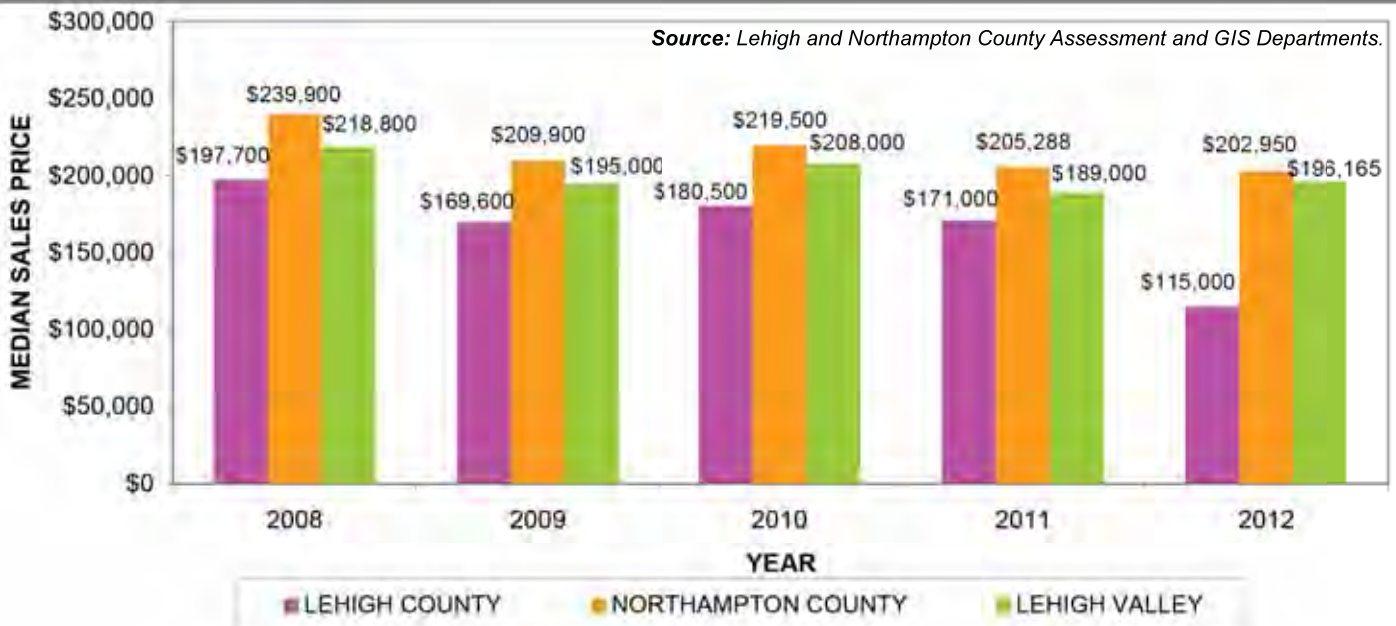


FIGURE 14
CONDOMINIUM HOUSING MEDIAN SALES PRICE
IN THE LEHIGH VALLEY 2008-2012



OTHER HOUSING TYPES

Other housing types are a category consisting of multifamily housing (2-4 units) and mobile homes on resident owned land as shown in **Image 4**.



Mobile homes on resident owned land is a housing type that includes various mobile home types in which the buyer purchases the unit in addition to the land which it sits on. Ownership of mobile homes in mobile home parks was not included in this report due to the variations in land lease pricing not captured in the sale of the unit. Multifamily housing units were not included in previous reports. Analysis of multifamily homes was added to this report to assess whether this housing type was a significant percentage of overall home sales as well as whether there was any growth in the sales of this type of housing. Multifamily housing provides an opportunity for multigenerational housing as well as additional income for an owner occupant through rent. While it is believed that owner occupied multifamily housing has value for the buyer through rental income, this was not reflected in a higher sales price. There are several factors that could contribute to this such as age, condition and location of this type of housing. Multifamily housing (2-4 units) and mobile homes combined make up 3% of total housing sales in the Lehigh Valley from 2009-2012 with 568 sales. Nearly 50% of all other types of housing sales were in Allentown with 280 sales. Since sales of other types of housing is just a fraction of total housing sales in the Lehigh Valley, year to year percent change in total sales and median sales price was not calculated. Multifamily housing and mobile homes in the Lehigh Valley had a lower median sales price than condominiums, single family detached and attached housing as shown in **Figure 15**. In addition, there were not many sales of this housing type as shown in **Figure 16 (see Appendices C and D)**.

FIGURE 15
OTHER HOUSING TYPES MEDIAN SALES PRICE
IN THE LEHIGH VALLEY 2009-2012

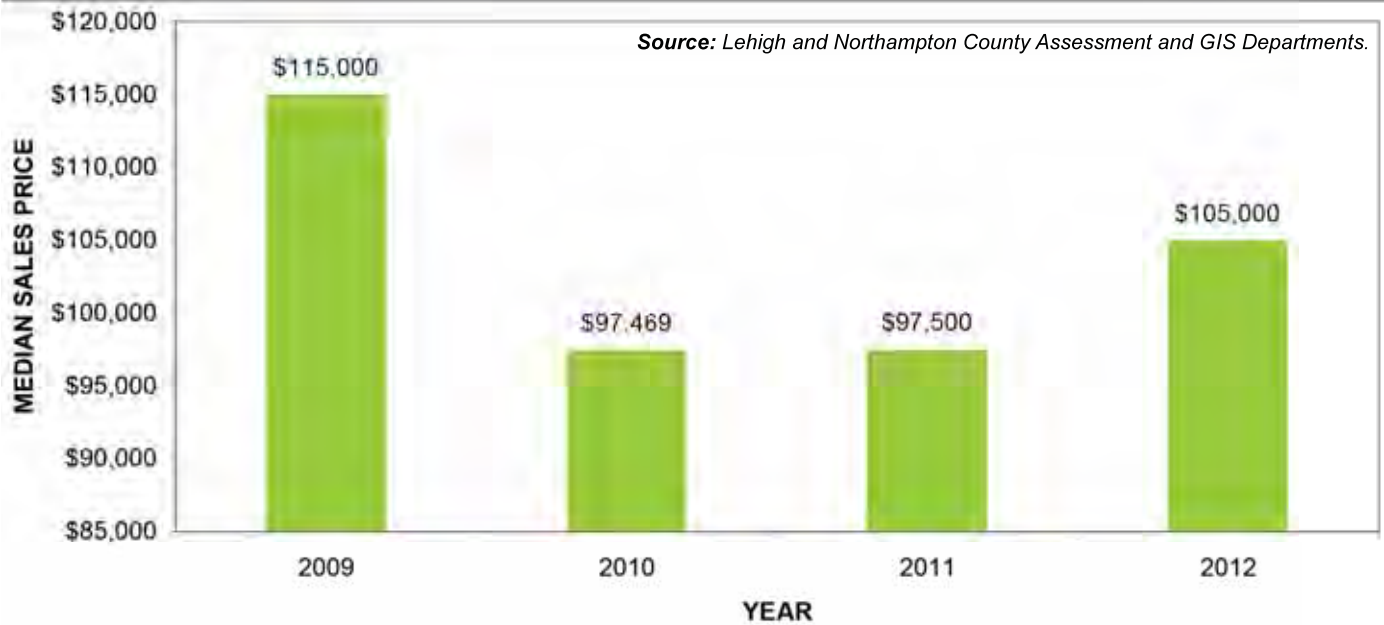
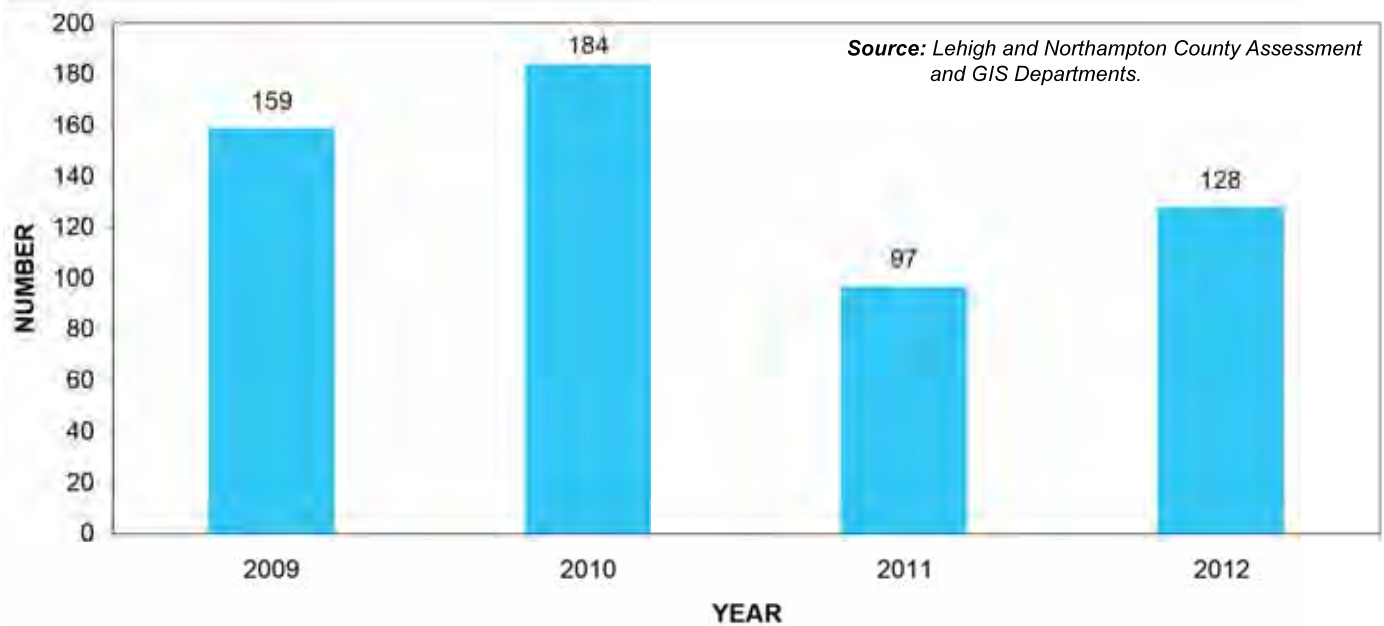


FIGURE 16
TOTAL SALES FOR OTHER HOUSING TYPES
IN THE LEHIGH VALLEY 2009-2012



APPENDIX A

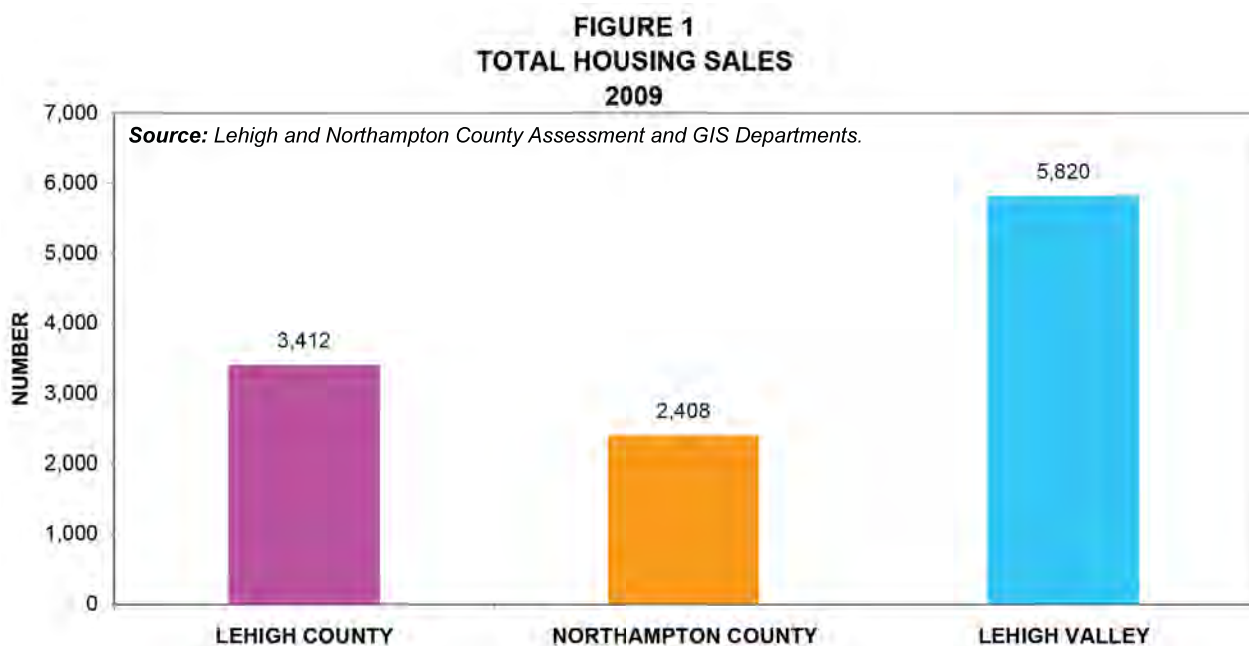
Housing in the Lehigh Valley

Municipalities with less than 10 sales for each year were excluded from the analysis.



TOTAL HOUSING SALES IN 2009

There were 5,820 total housing sales recorded in the Lehigh Valley in 2009 as shown in **Figure 1**, an average of 112 per week. The total number of housing sales peaked during the third quarter with 1,793 sales (**see Appendix B**). The municipalities in the region with the greatest number of sales were Allentown with 1,101, the City of Bethlehem with 480 and Lower Macungie with 438 as shown in **Map 1**. The median housing sales price for the Lehigh Valley was \$179,900. Northampton County had a higher median sales price than Lehigh County at \$195,000 and \$169,000, respectively, as shown in **Figure 2**. The median sales price peaked during the second quarter and declined in the following two quarters of the year (**see Appendix B**). The municipalities with the highest median sales price were Lowhill with \$430,000, Williams with \$322,228 and Bushkill with \$310,000. The municipalities with the lowest median sales price were Slatington with \$111,000, Easton with \$112,000 and Allentown with \$119,000.



Total housing median sales price by municipality in the Lehigh Valley is illustrated in **Map 2**. There were 12 municipalities with median sales prices under \$150,000. There were 12 municipalities with median sales prices of \$250,000 or more. There were 26 municipalities with median sales prices of \$200,000 or more, representing more than 40% of all sales in the Lehigh Valley with 2,472.

TOTAL HOUSING SALES FOR COMPARATIVE YEARS: 2008-2009

Housing sales from 2008 through 2009 were analyzed within the context of economic conditions and government policies to spur sales. At the end of 2008, the Lehigh Valley unemployment rate was 5.6% while in 2009 the rate was 8.5%. The Federally sponsored First-Time

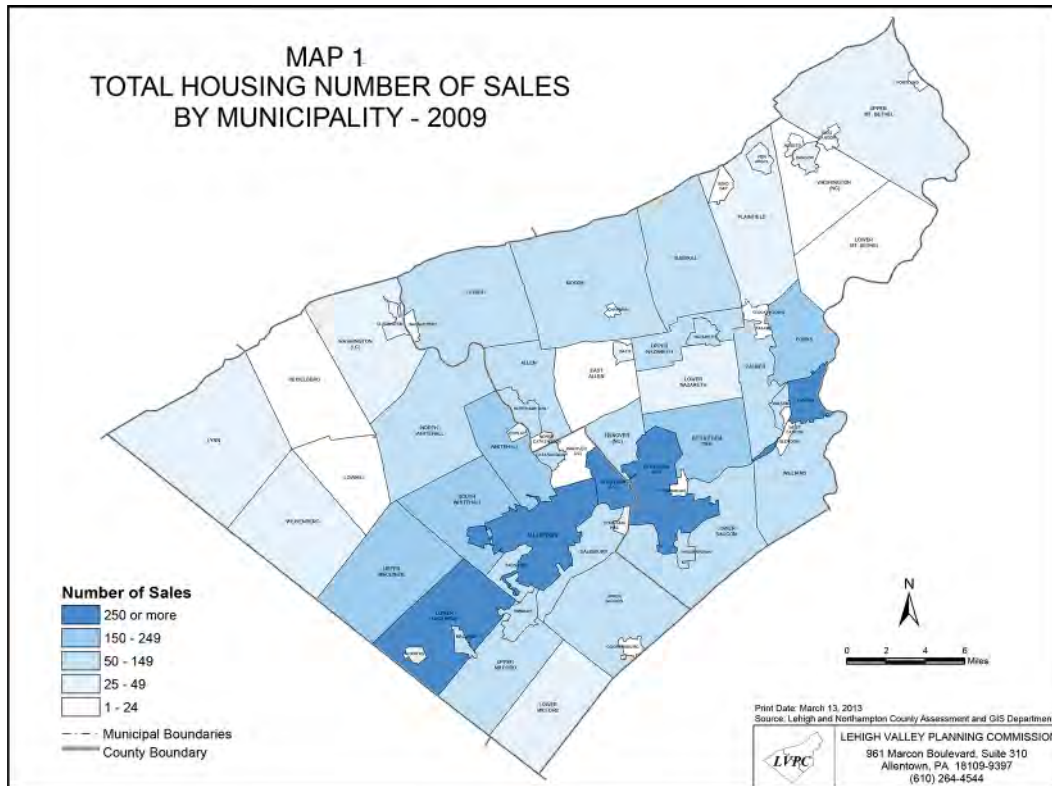
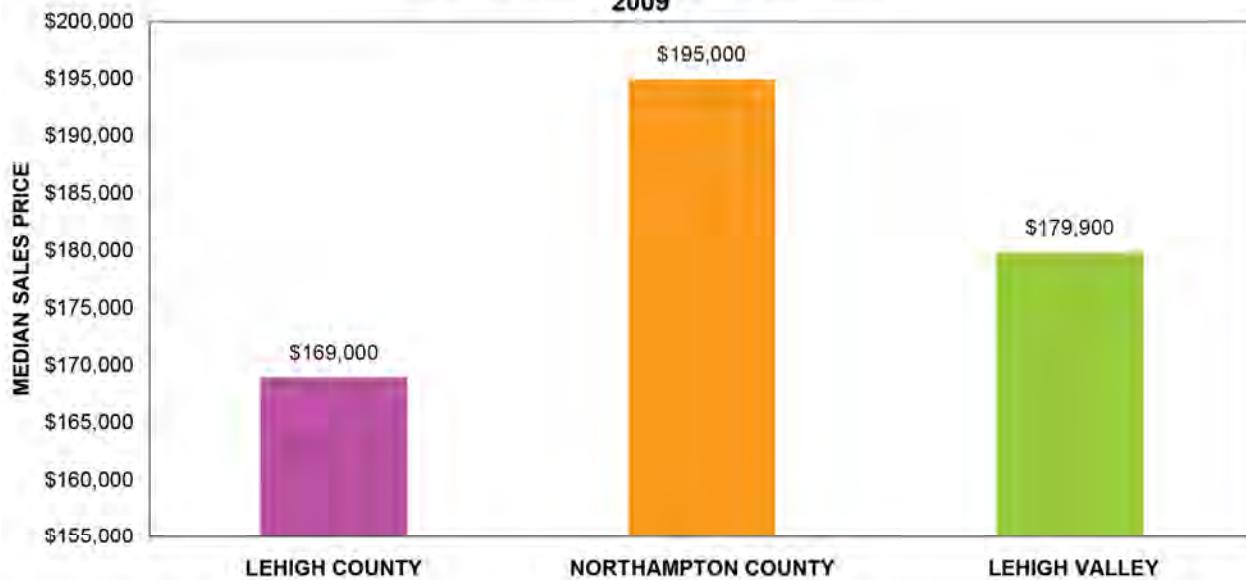
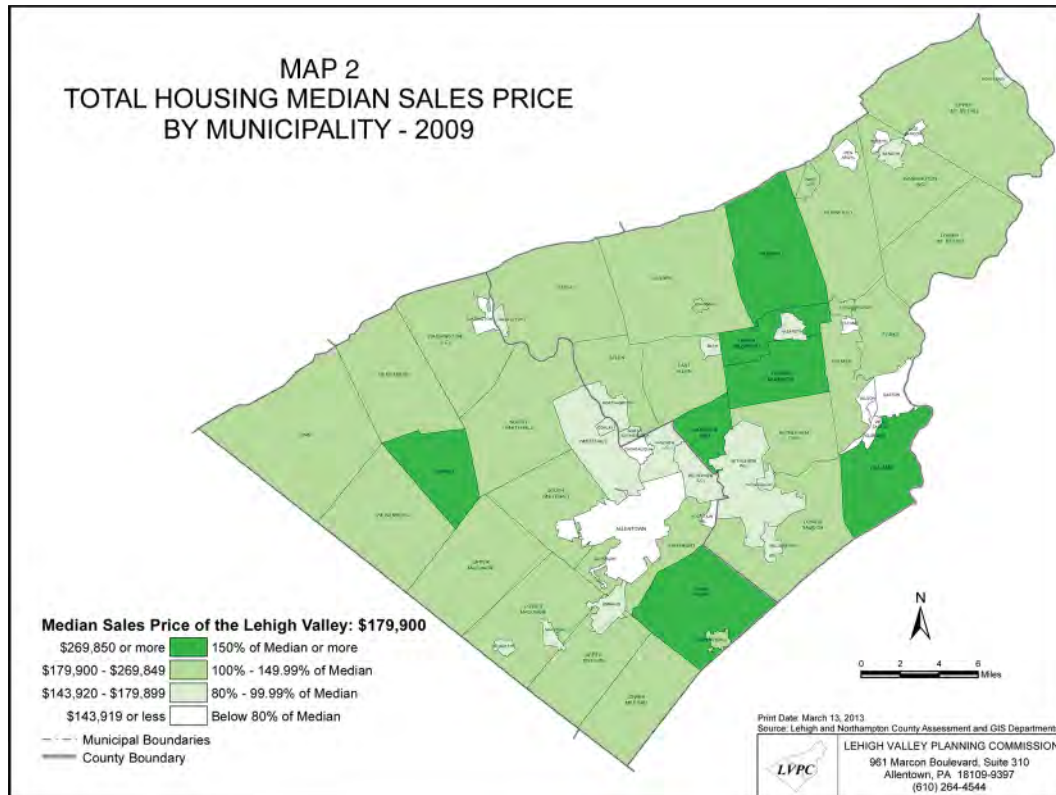


FIGURE 2
TOTAL HOUSING MEDIAN SALES PRICE
2009



Source: Lehigh and Northampton County Assessment and GIS Departments.

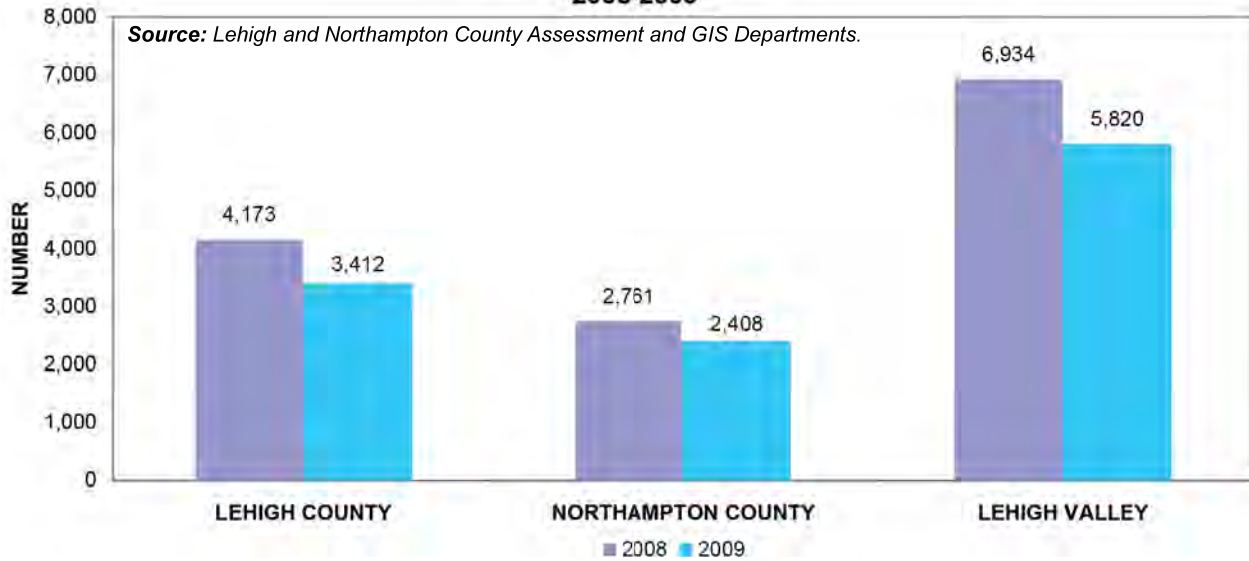


Homebuyer Credit was established in 2008 and was extended and expanded twice thereafter in 2009 and 2010. The Housing and Recovery Act of 2008 established this tax credit worth \$7,500 for first-time homebuyers. The credit worked similar to a no-interest loan in that the users would repay in 15 equal installments beginning with the 2010 Federal income tax year. In 2009, the American Recovery and Reinvestment Act expanded the previous credit by increasing the value to \$8,000 for purchases made before December 1, 2009. The credit worked similar to a grant in that the user did not have to pay back the amount unless the home was no longer their main residence within a 3 year period following purchase.¹

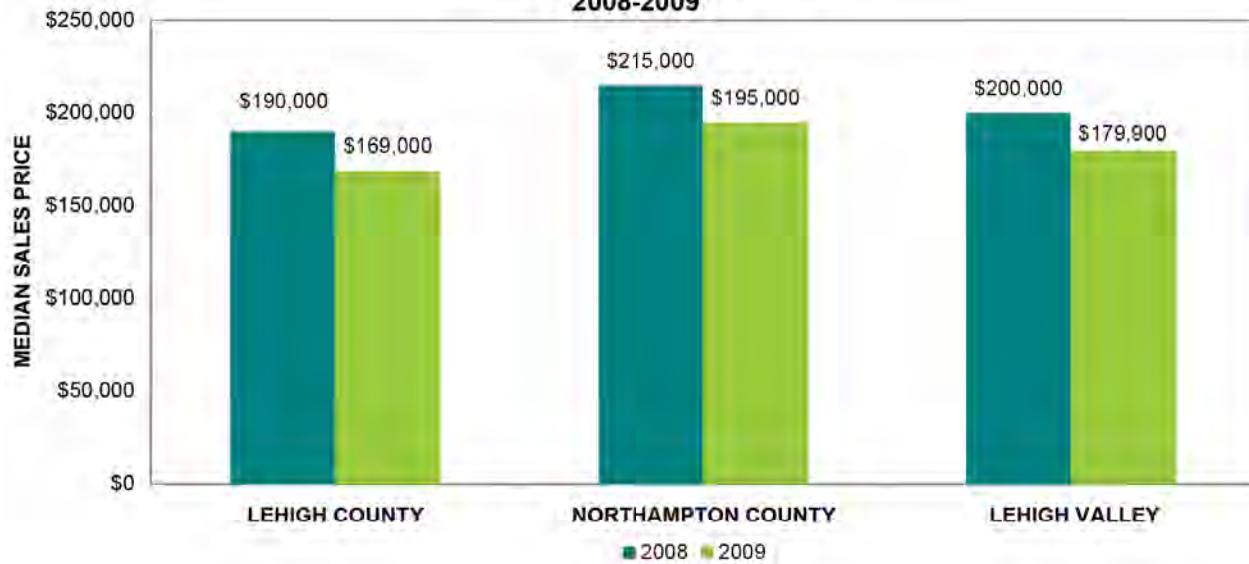
During 2008, there were 6,934 total housing sales in the Lehigh Valley. For 2009, there were 5,820 total housing sales, representing a 16% reduction in total sales within the Lehigh Valley as shown in **Figure 3**. Housing sales were down in both Lehigh and Northampton County with reductions of 18.2% and 12.8%, respectively. The municipalities with the largest decrease in sales from 2008 to 2009 were Upper Macungie with 61.8%, Weisenberg with 42.6% and Hanover (NC) with 38.2%. The municipalities with the largest increase in sales were Walnutport with 118.2%, Wind Gap with 83.3% and Lehigh with 75% (**see Appendix C**). The total housing sales for 2009 peaked in the Lehigh Valley during the third quarter at 1,793 sales; for the same period in 2008, sales were 1,916 representing a 6% decrease. In 2009, the median sales price in the Lehigh Valley was \$179,900. This is a reduction of \$20,100 from 2008, representing a 10% decrease in median sales price as shown in **Figure 4**. The fourth quarter during 2009 was the only quarter to exceed total sales of the previous year; however,

¹ Internal Revenue Service: <http://www.irs.gov/uac/First-Time-Homebuyer-Credit-1>

**FIGURE 3
TOTAL HOUSING SALES
2008-2009**



**FIGURE 4
MEDIAN HOUSING SALES PRICE
2008-2009**



Source: Lehigh and Northampton County Assessment and GIS Departments.

the median sales price for this period was significantly less than the previous year. The peak in sales may have been related to the impending expiration of the housing tax credit. The municipalities with the largest decrease in median sales price were Weisenberg with 24.9%, Pen Argyl with 17.2% and Lower Saucon with 16.4%. The municipalities with the largest increase in median sales price were Lowhill with 36.5%, Upper Saucon with 9% and Plainfield with 8.7% (see **Appendix C**).

TOTAL SALES BY HOUSING TYPE

Single family detached accounted for 57% of the 5,820 housing sales in the Lehigh Valley for 2009. Single family attached and condominiums accounted for 34% and 6% of housing sales, respectively. Multifamily (2-4 units) accounted for 3% of housing sales and mobile homes accounted for less than 1% of home sales as shown in **Figure 5**. The municipalities with the most sales by housing type were Allentown with 356 single family detached and 666 single family attached, Lower Macungie with 80 condominium sales and Allentown with 73 other types of housing. Single family detached housing had the highest median sales price in the region at \$215,000, followed by condominiums at \$195,000, attached housing at \$130,000, and other housing types at \$115,000 as shown in **Figure 6**. The higher median sales price for condominiums could be due to several housing types falling within this category such as detached, attached and apartment style. Municipalities with the highest median sales price by housing type were Lowhill with \$444,375 for single family detached housing, Upper Nazareth with \$234,122 for single family attached, Hanover (NC) with \$342,527 for condominiums and the City of Bethlehem for all other housing types at \$177,900. Municipalities with the lowest median sales price by housing type were Catasauqua with \$125,500 for single family detached housing, Allentown with \$95,000 for single family attached, Whitehall with \$103,000 for condominiums and Allentown with \$87,150 for all other housing types.

FIGURE 5
TOTAL HOUSING SALES BY TYPE IN THE LEHIGH VALLEY
2009

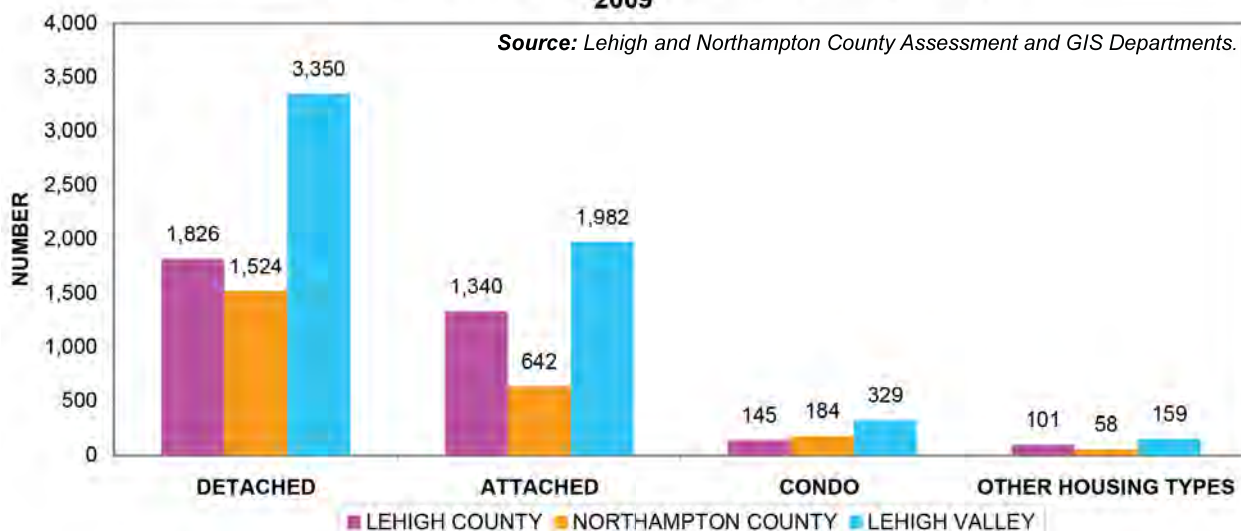
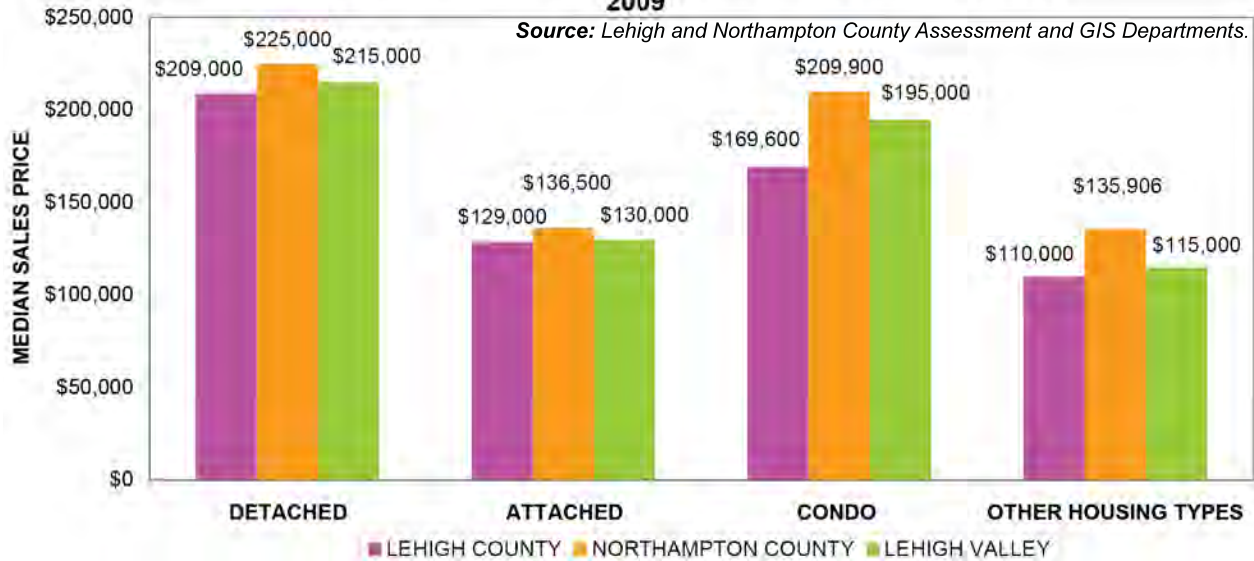


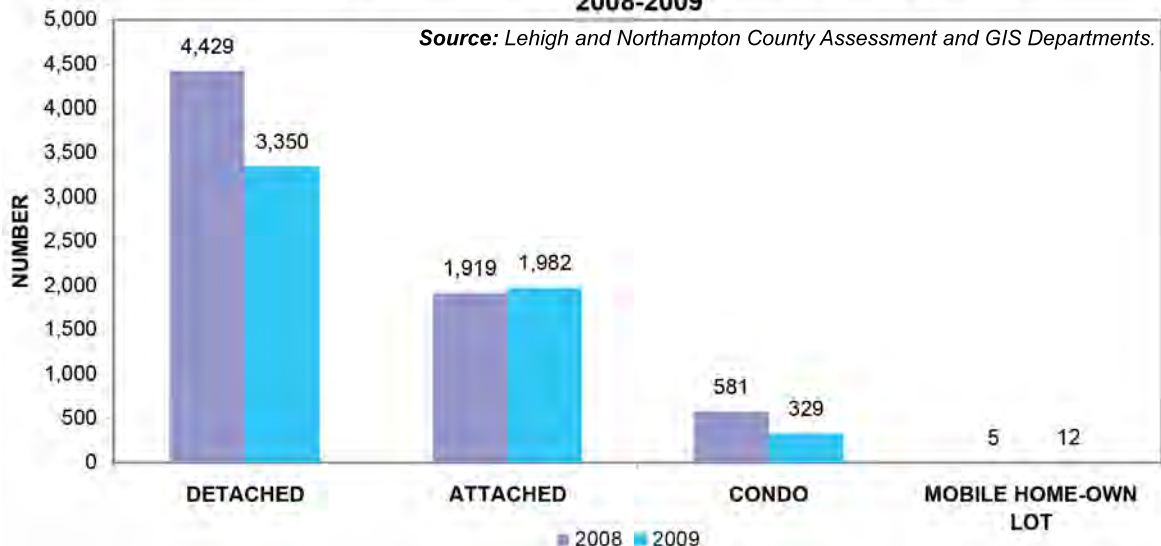
FIGURE 6
MEDIAN HOUSING SALES PRICE BY TYPE IN THE LEHIGH VALLEY
2009



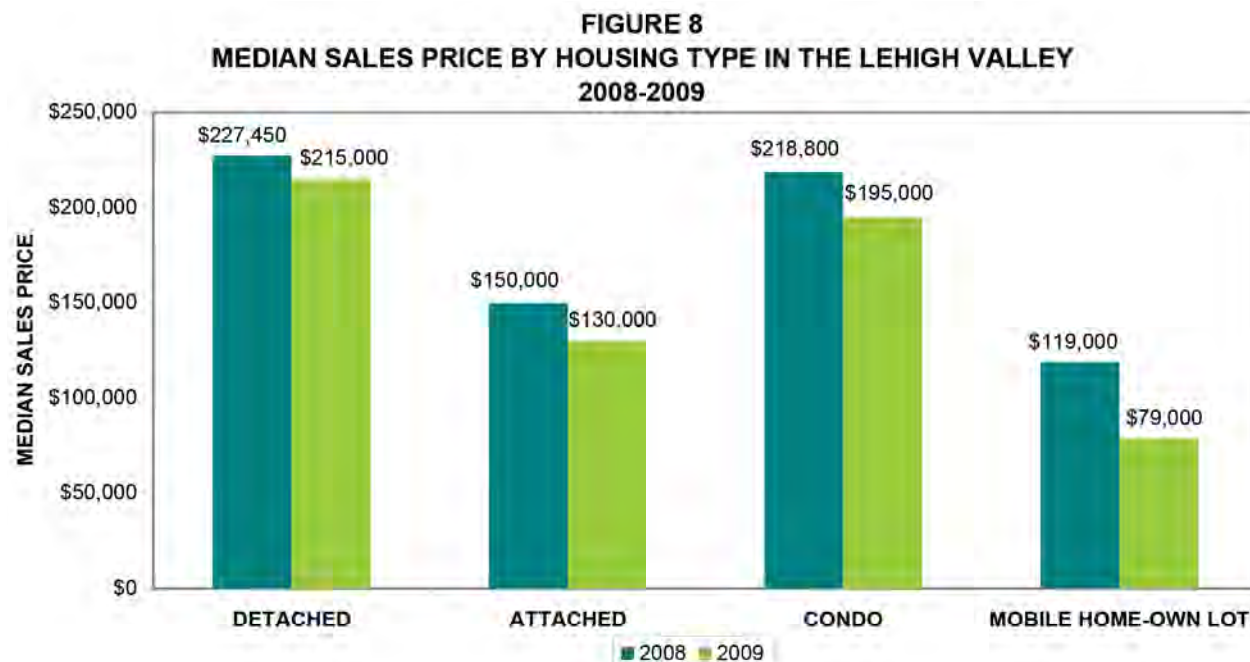
TOTAL SALES BY HOUSING TYPE FOR COMPARATIVE YEARS: 2008-2009

In 2008, single family detached accounted for 63.9% of housing sold, while in 2009, it accounted for 57%. Sales of single family detached housing declined by 24.4% in 2009 as shown in **Figure 7**. There was a 3.3% increase in the sale of single family attached housing from 2008 to 2009. Single family attached housing accounted for 27.7% of housing sold in 2008

FIGURE 7
TOTAL HOUSING SALES BY TYPE IN THE LEHIGH VALLEY
2008-2009



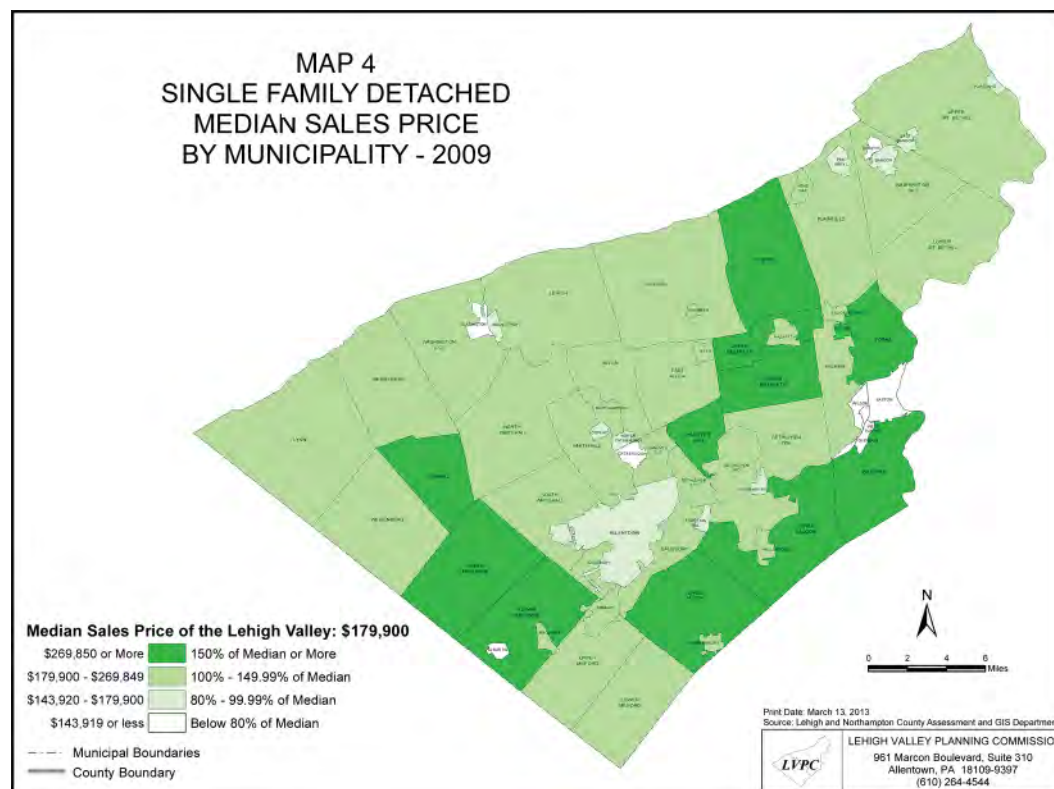
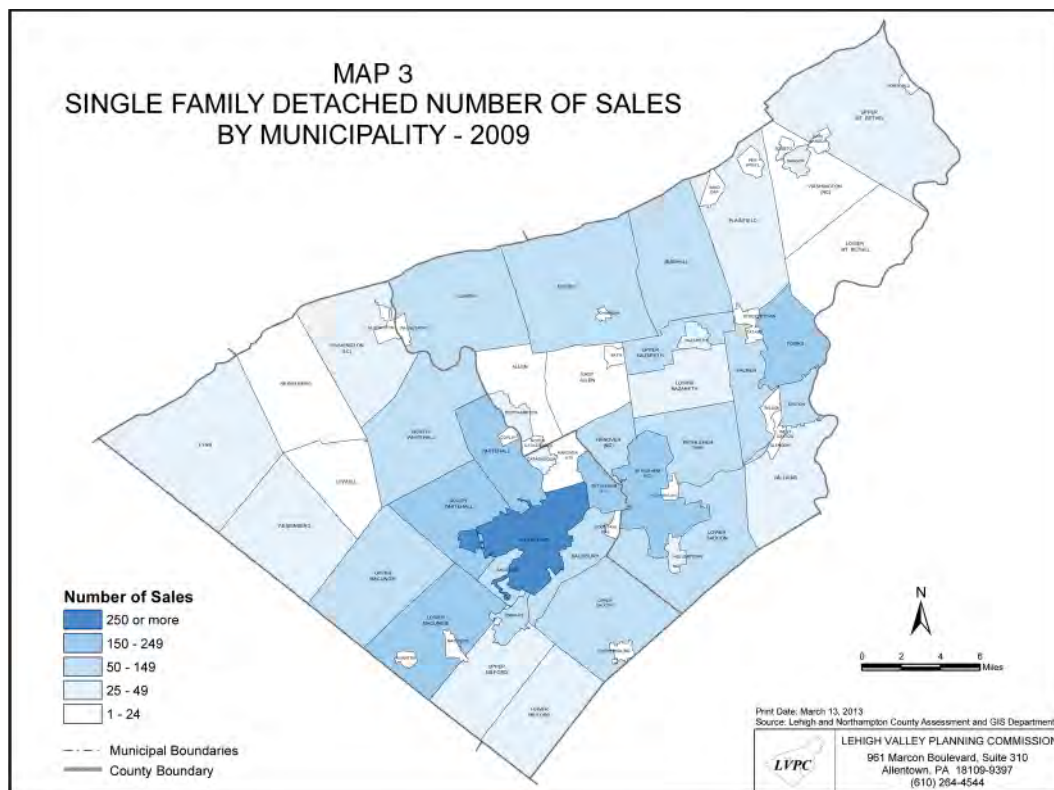
while in 2009 it accounted for 34%. The median sales price for all housing types declined in 2009. The largest decline was in the median sales price of mobile homes from \$119,000 in 2008 to \$79,000 in 2009 as shown in **Figure 8**.



Source: Lehigh and Northampton County Assessment and GIS Departments.

SINGLE FAMILY DETACHED HOUSING SALES

There were 3,350 single family detached housing sales recorded in the Lehigh Valley in 2009, an average of 64 per week. The Lehigh Valley median sales price for this type of housing was \$215,000. The median sales price for single family detached was greater in Northampton County than Lehigh County at \$225,000 and \$209,000, respectively. Municipalities with the most sales were Allentown with 356, City of Bethlehem with 226 and Lower Macungie with 215 as shown in **Map 3**. Municipalities with the highest median sales price for single family detached were Lowhill with \$444,375, Williams with \$358,000 and Bushkill with \$325,500. Municipalities with the lowest median sales price for single family detached were Catasauqua with \$125,500, West Easton with \$132,463, Easton and Slatington with \$142,000 as shown in **Map 4**.

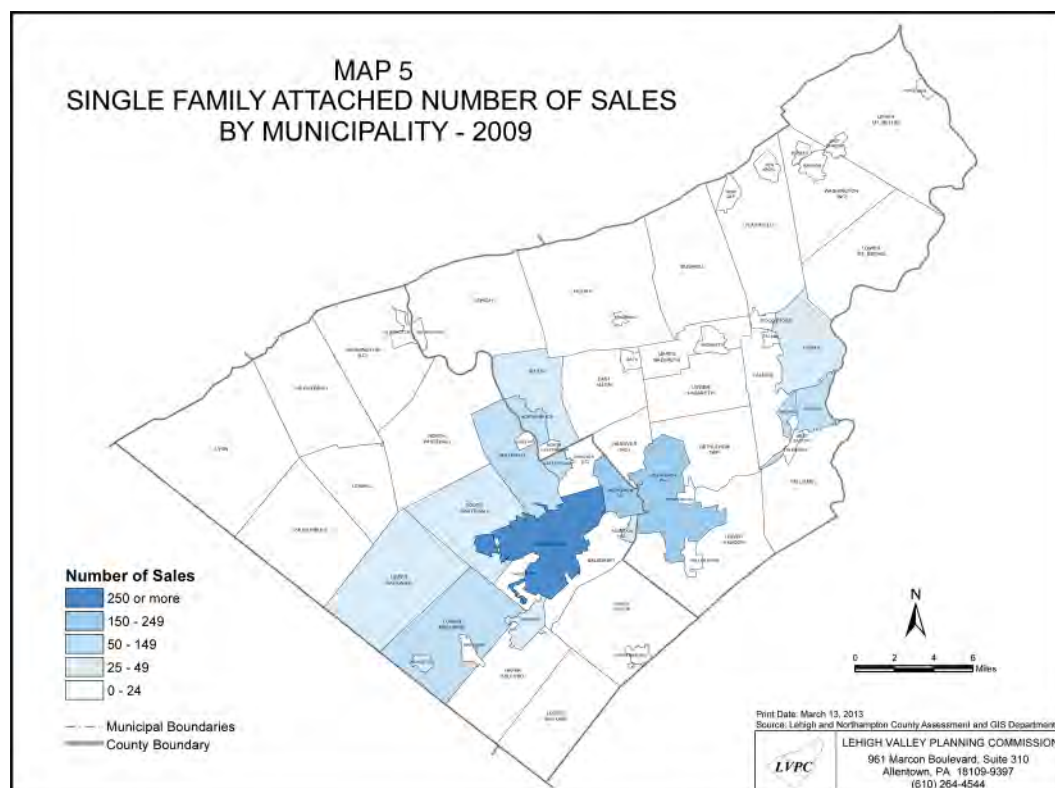


SINGLE FAMILY DETACHED HOUSING SALES FOR COMPARATIVE YEARS: 2008-2009

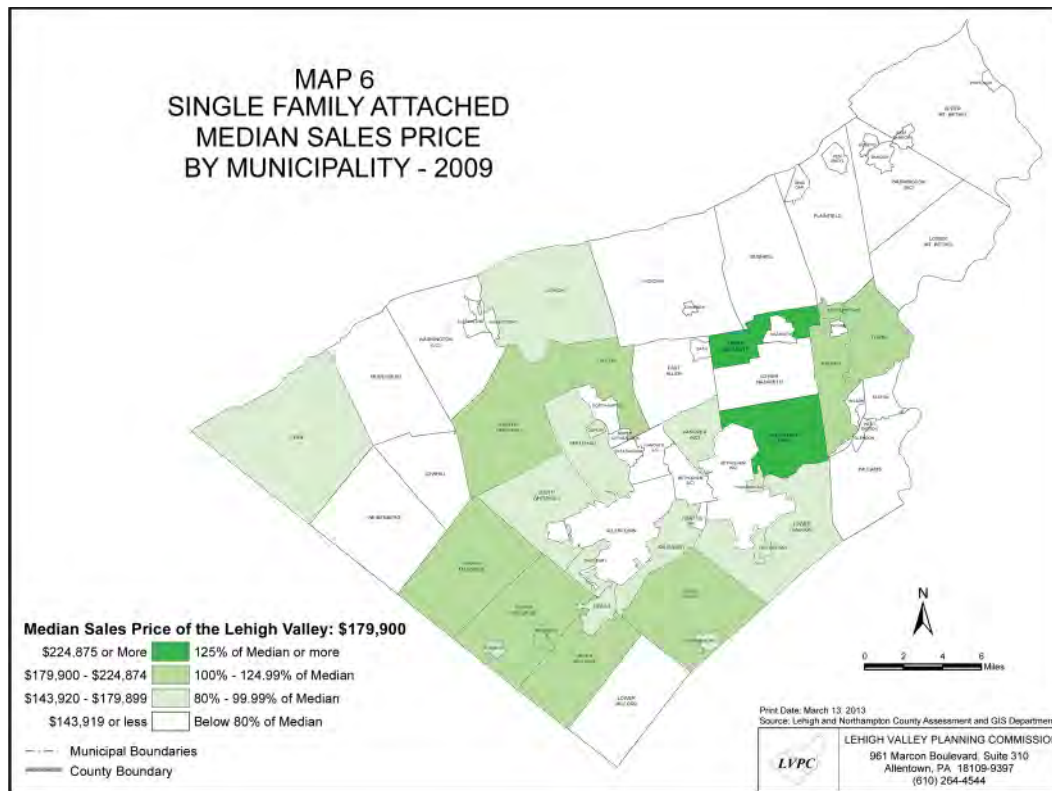
The number of single family detached home sales decreased from 4,429 in 2008 to 3,350 in 2009. The median sales price for this housing type decreased as well from \$227,450 to \$215,000, representing just over a 5% decrease. The municipalities with the largest decrease in single family detached housing sales from 2008 to 2009 were Wilson with 75.6%, Allen with 61.1% and Pen Argyl with 60%. The municipalities with the largest increase in single family detached housing sales from 2008 to 2009 were Wind Gap with 72.7%, Lower Milford with 66.7% and Lehigh with 60%. Municipalities with the highest increase in median sales prices for single family detached were Lowhill with 41.1%, Bath with 19.7% and Easton with 14.7%. Municipalities with the largest decrease in median sales prices for single family detached were Lower Saucon with 24.7%, Weisenberg with 23.8% and Catasauqua with 21.6% (see Appendix C).

SINGLE FAMILY ATTACHED HOUSING SALES

There were 1,982 single family attached housing sales recorded in the Lehigh Valley, an average of 38 per week. The Lehigh Valley median sales price for this type of housing was \$130,000. The median sales price was greater in Northampton County than Lehigh County at \$136,500 and \$129,000, respectively. Municipalities in the region with the most sales were Allentown with 666, City of Bethlehem with 205 and Lower Macungie with 142 as shown in **Map 5**. Municipalities with the highest median sales price for single family attached were Up-



per Nazareth with \$234,122, Bethlehem Township with \$233,750 and Forks with \$220,500. Municipalities with the lowest median sales price for single family attached were Easton with \$89,950, Allentown with \$95,000 and Slatington with \$105,000 as shown in **Map 6**.



SINGLE FAMILY ATTACHED HOUSING SALES FOR COMPARATIVE YEARS: 2008-2009

The number of single family attached home sales increased from 1,919 in 2008 to 1,982 in 2009. The median sales price for this housing type decreased from \$150,000 to \$130,000, representing a 7% decrease. The municipalities with the largest decrease in single family attached housing sales from 2008 to 2009 were Upper Macungie with 66.4%, Upper Saucon with 54.5% and North Whitehall with 52.8%. The municipalities with the largest increase in single family attached housing sales from 2008 to 2009 were Forks with 300%, Northampton with 275% and Easton with 230%. Municipalities with the highest increase in median sales price for single family attached were the City of Bethlehem with 9.3%, Alburtis with 5.2% and Catasauqua with 2.4%. Municipalities with the largest decrease in median sales price for single family attached were South Whitehall with 31.1%, Upper Milford with 24.6% and Northampton with 24.1% (**see Appendix C**).

CONDOMINIUM SALES

There were 329 condominium housing sales recorded in the Lehigh Valley in 2009, an average of 6 per week. The Lehigh Valley median sales price for this type of housing was

\$195,000. The median sales price was greater in Northampton County than Lehigh County at \$209,900 and \$169,600, respectively. Municipalities in the region with the most sales were Lower Macungie with 80, City of Bethlehem with 34, Forks and Bethlehem Township with 28. Municipalities with the highest median sales price for condominiums were Hanover (NC) with \$342,527, Williams with \$236,900 and Forks with \$209,400. Municipalities with the lowest median sales price for condominiums were Whitehall with \$103,000, Macungie with \$152,850 and Lower Saucon with \$168,000.

CONDOMINIUM SALES FOR COMPARATIVE YEARS: 2008-2009

The number of condominium sales decreased from 581 in 2008 to 329 in 2009, representing a 43% decrease. The median sales price for this housing type decreased as well from \$218,000 to \$195,000, representing nearly an 11% decrease. The municipalities with the largest decrease in condominium sales from 2008 to 2009 were Upper Saucon with 90.2%, Upper Macungie with 81.8%, and Hanover (LC) with 59.1%. The municipalities with the largest increase in condominium sales from 2008 to 2009 were Macungie and Forks with 36.4% and 33.3%, respectively. Municipalities with the highest increase in median sales price for condominium sales were Northampton with 46.2%, Upper Macungie with 13.2% and South Whitehall with 3.6%. Municipalities with the largest decrease in median sales price for condominium sales were Whitehall with 55.6%, Williams with 29.3% and Lower Macungie with 21.4% (**see Appendix C**).

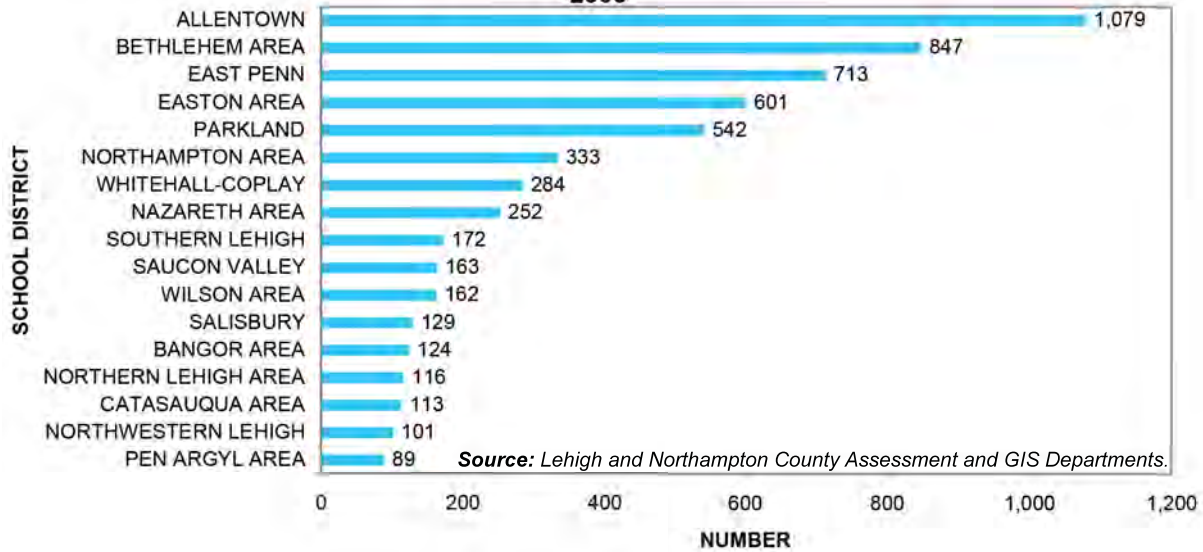
OTHER TYPES OF HOUSING

This category is a combination of both multifamily (2-4 units) and mobile homes. Each type of housing combined makes up less than 4% of recorded housing sales in the Lehigh Valley. There were a total of 147 multifamily (2-4 units) housing sales recorded in the Lehigh Valley, an average of just fewer than 3 per week. The Lehigh Valley median sales price for this type of housing was \$120,000. The sales of these types of units occurred mostly in Allentown, City of Bethlehem and Easton. There were 12 recorded mobile home sales in the Lehigh Valley in 2009. The median sales price for this type of housing was \$79,000.

HOUSING SALES BY SCHOOL DISTRICT

Bethlehem Area, Catasauqua Area and Northern Lehigh Area School Districts service municipalities in both Lehigh and Northampton counties. The school districts with the most sales were Allentown with 1,079, followed by Bethlehem Area with 847 and East Penn with 713. School districts with the least sales were Pen Argyl Area with 89, Northwestern Lehigh with 101 and Catasauqua Area with 113 as shown in **Figure 9 and Map 7**. School districts with the highest median sales price were Southern Lehigh with \$267,900, Nazareth Area with \$235,000 and Parkland with \$224,900. Districts with the lowest median sales price were Allentown with \$117,500, Catasauqua Area with \$135,900 and Northern Lehigh Area with \$142,250 as shown in **Figure 10 and Map 8**.

FIGURE 9
TOTAL HOUSING SALES BY SCHOOL DISTRICT
IN THE LEHIGH VALLEY
2009



MAP 7
TOTAL HOUSING NUMBER OF SALES
BY SCHOOL DISTRICT - 2009

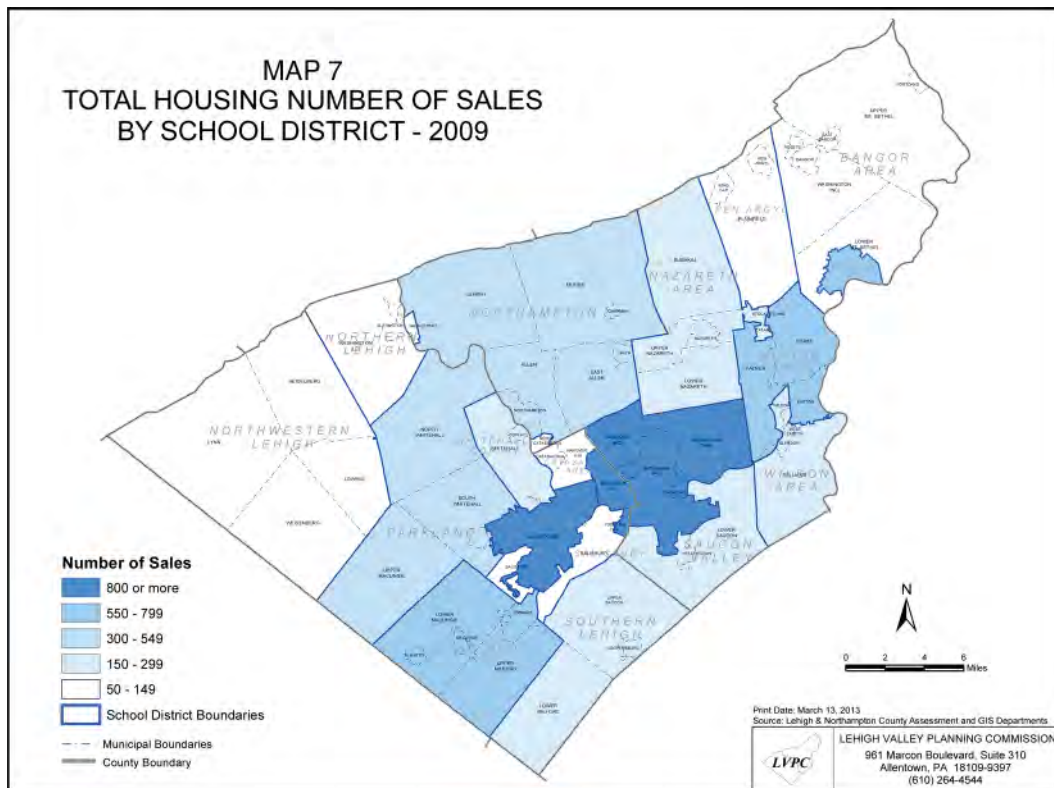
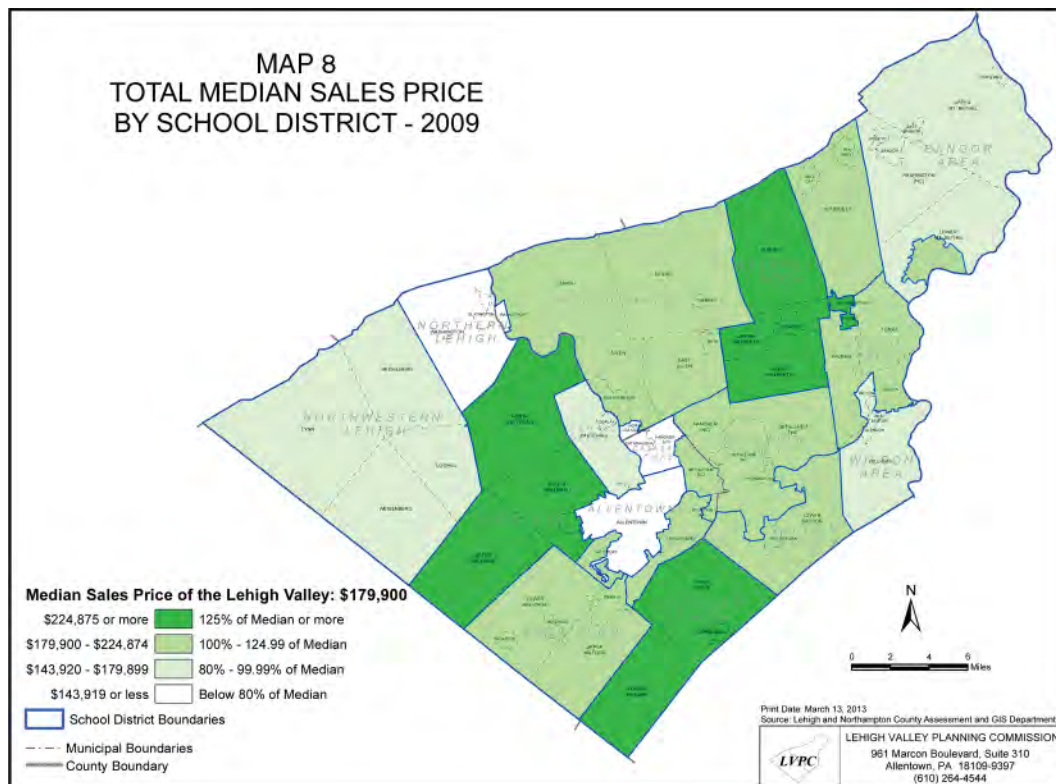


FIGURE 10
MEDIAN SALES PRICE BY SCHOOL DISTRICT
IN THE LEHIGH VALLEY
2009



Source: Lehigh and Northampton County Assessment and GIS Departments.



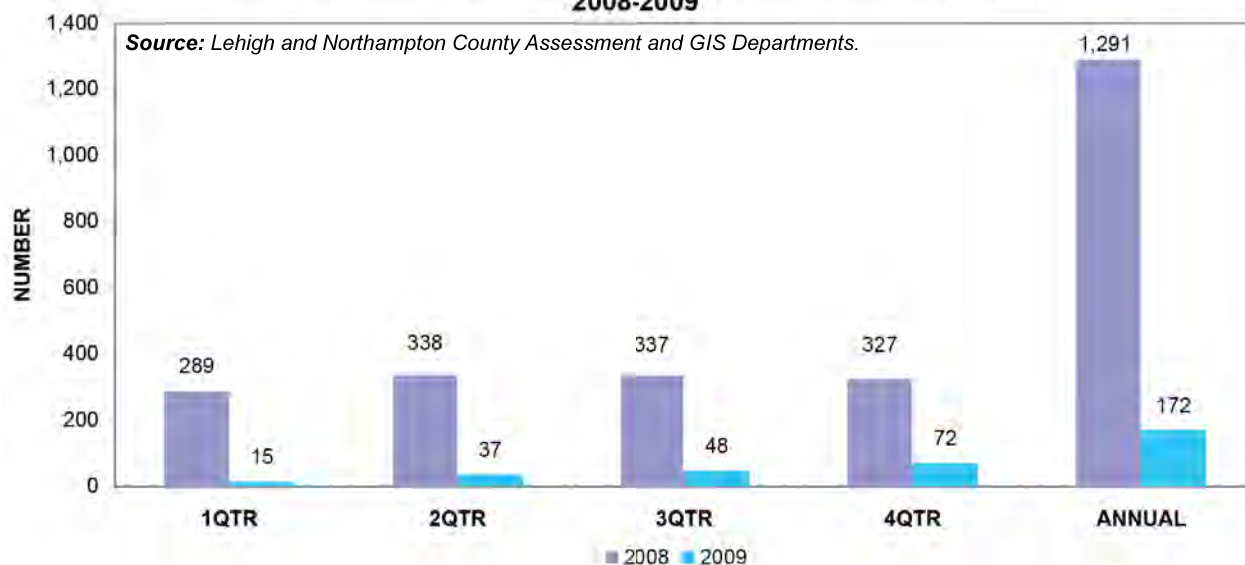
HOUSING SALES BY SCHOOL DISTRICT FOR COMPARATIVE YEARS: 2008-2009

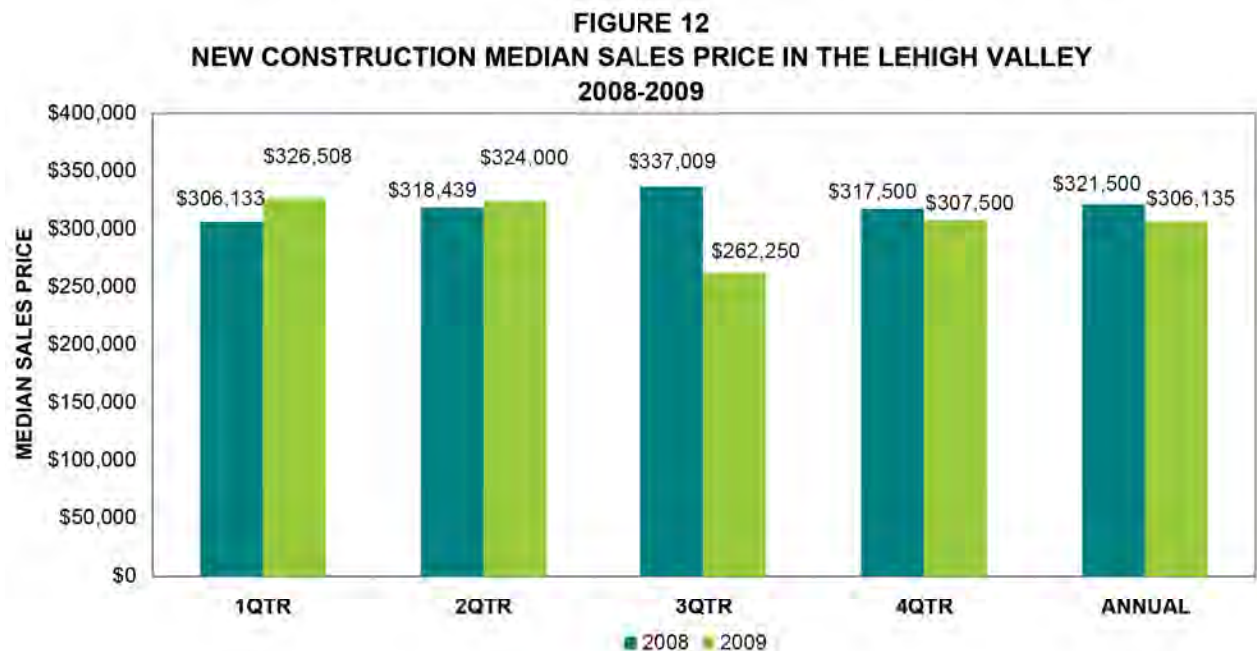
Total housing sales in the Lehigh Valley decreased from 6,934 in 2008 to 5,820 in 2009, representing a 16% reduction. The school districts with the largest decrease in sales from 2008 to 2009 were Parkland with 39.4%, Bethlehem Area with 28.4% and Southern Lehigh with 27.1%. There were only three school districts with an increase in sales, Pen Argyl Area with 14.1%, Northern Lehigh Area with 4.5% and Northampton Area with 1.8%. The school districts with the largest decrease in median sales price were Northwestern Lehigh with 17.3%, Nazareth Area with 16.1% and Wilson Area with 15.2%. There were no school districts that had an increase in median sales price (**see Appendix D**).

NEW CONSTRUCTION SALES

Sales of new construction housing accounted for less than 3% of all sales in the Lehigh Valley. New construction is defined as built and sold within the same year. There were 172 total new housing construction sales in 2009, or an average of about 3 per week. Nearly 90% of the new construction sales occurred in Northampton County. The median sale price of new construction housing was \$306,135. The median sales price in Northampton County was \$323,538 while the median sales price in Lehigh County was \$136,338. The municipalities with the most new construction were Forks with 36, Hanover (NC) with 26 and Upper Nazareth with 15. The municipalities with the highest median sales price were Hanover (NC) with \$349,658, Upper Nazareth with \$331,785 and Forks with \$322,932. Allen was the only other municipality with 10 sales or more of new construction. Sales of new construction housing accounted for nearly 19% of total sales in 2008 as shown in **Figures 11 and 12**.

FIGURE 11
NEW CONSTRUCTION HOUSING SALES IN THE LEHIGH VALLEY
2008-2009

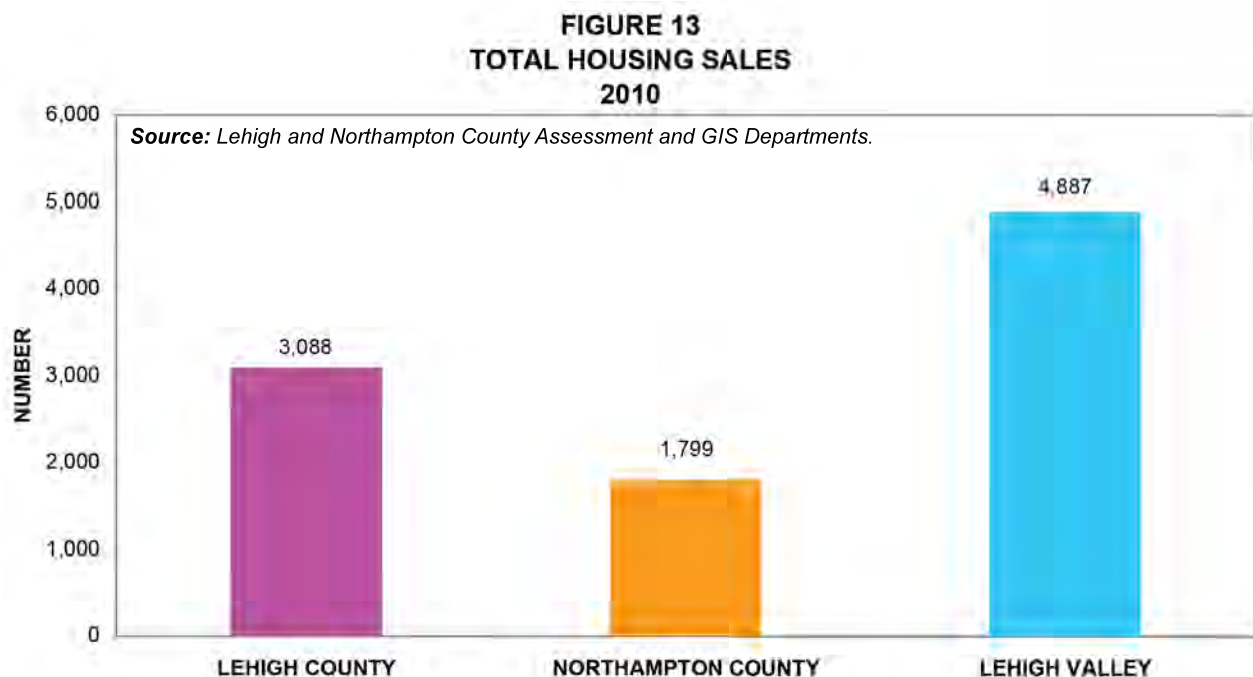


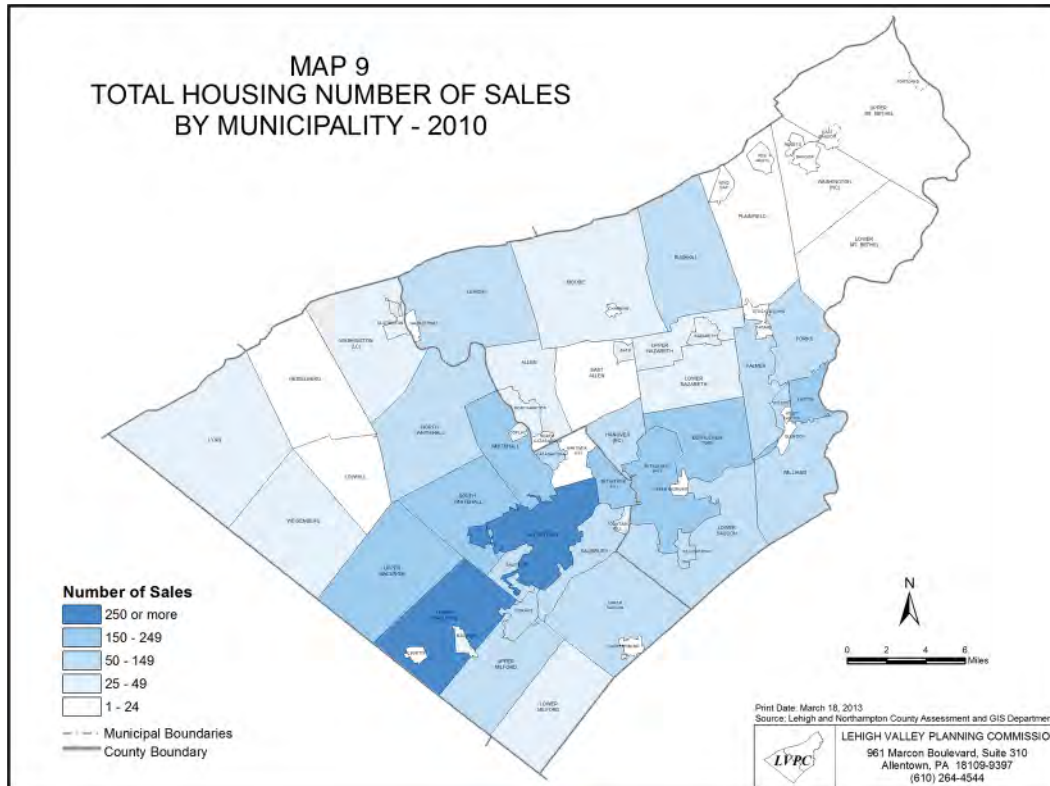


Source: Lehigh and Northampton County Assessment and GIS Departments.

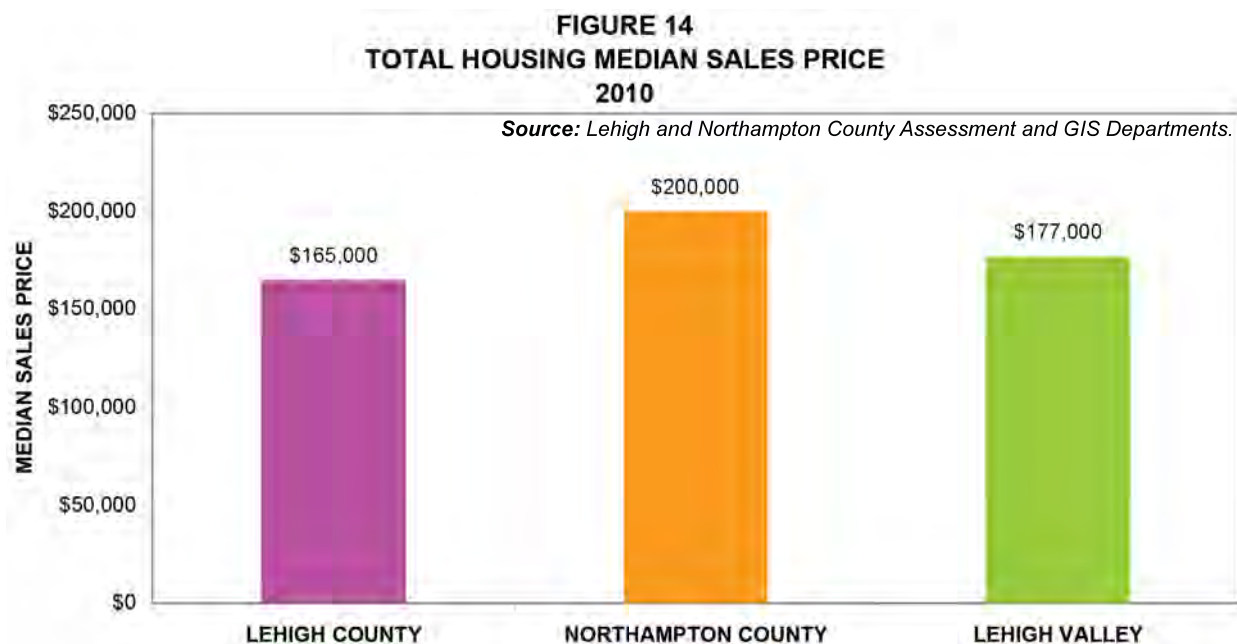
TOTAL HOUSING SALES IN 2010

There were 4,887 total housing sales recorded in the Lehigh Valley in 2010 as shown in **Figure 13**, an average of 94 per week. The total number of housing sales peaked during the second quarter with 1,734 sales (**see Appendix B**). The municipalities in the region with the greatest number of sales were Allentown with 1,047, Lower Macungie with 368 and the City of Bethlehem with 317 as shown in **Map 9**. The median housing sales price for the Lehigh Valley was \$177,000. Northampton County had a higher median sales price than Lehigh

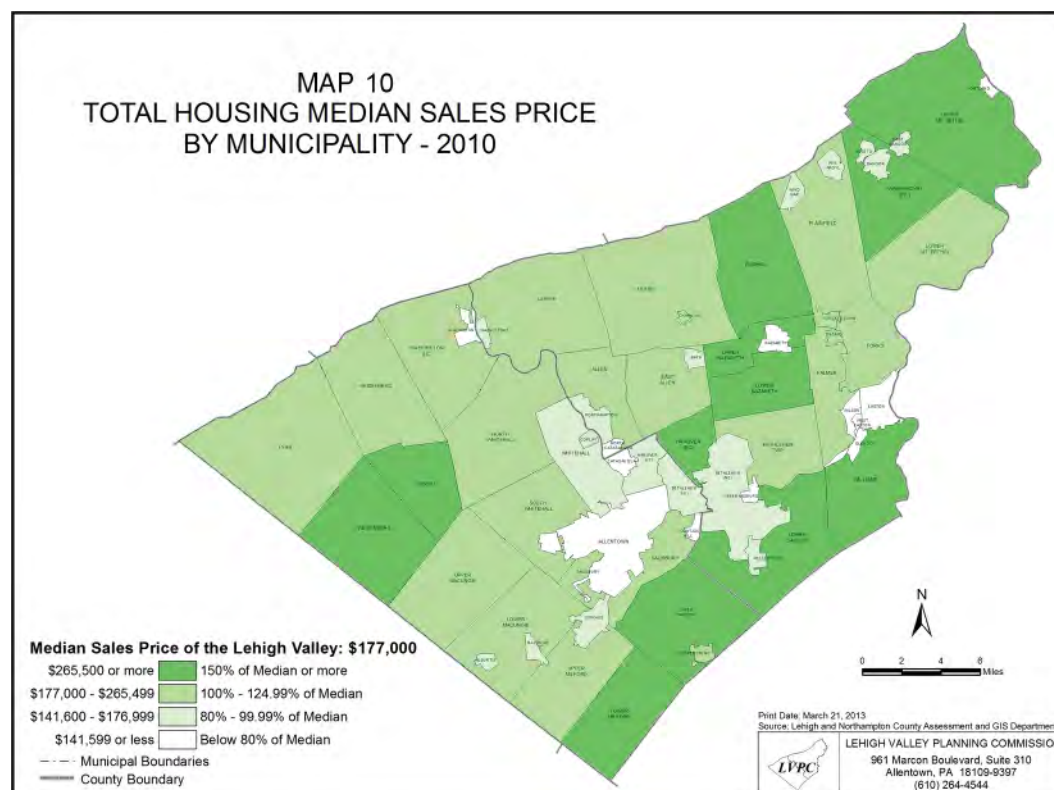




County at \$200,000 and \$165,000, respectively, as shown in **Figure 14**. The median sales price peaked for the Lehigh Valley during the third quarter and declined in the following quarter (**see Appendix B**). The municipalities with the highest median sales price were Williams with \$349,500, Lowhill with \$337,450 and Hanover (NC) with \$307,477. The municipalities with the lowest median sales price were Allentown with \$95,000, Easton with \$104,750 and Slatington with \$105,000.



Total Housing Median Sales Price by Municipality in the Lehigh Valley is illustrated in **Map 10**. There were 15 municipalities with median sales prices under \$150,000. There were 14 municipalities with median sales prices of \$250,000 or more. There were 28 municipalities with median sales prices of \$200,000 or more, representing more than 46% of all sales in the Lehigh Valley with 2,257.



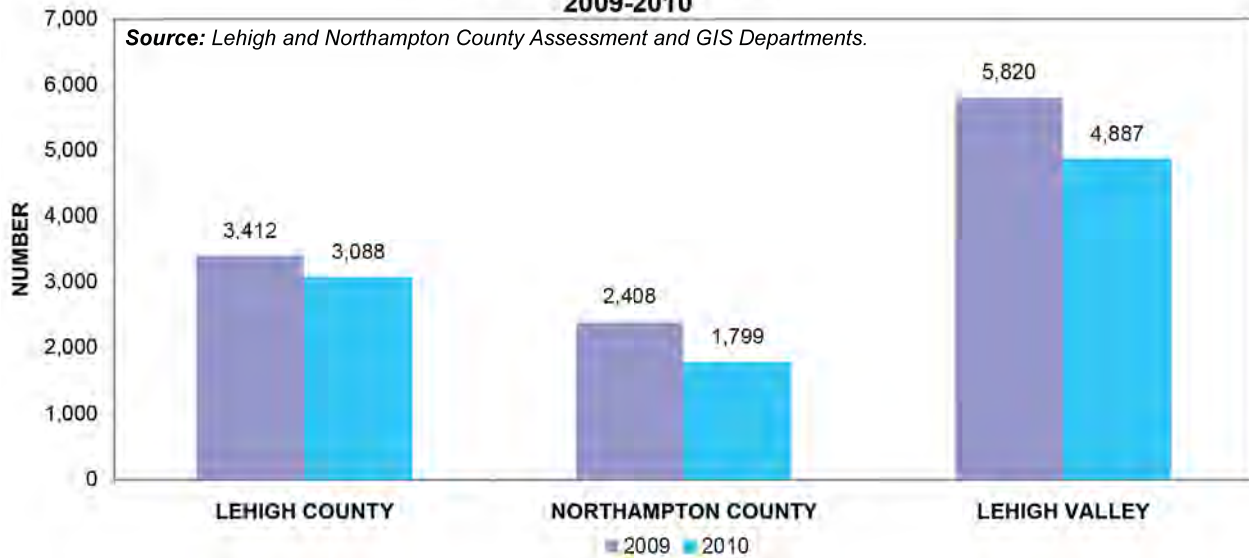
TOTAL HOUSING SALES FOR COMPARATIVE YEARS: 2009-2010

Housing sales from 2009 through 2010 were analyzed within the context of economic conditions and government policies to spur sales. At the end of 2009, the Lehigh Valley unemployment rate was 8.5% while in 2010 the rate was 9.3%. The Federally sponsored First-Time Homebuyer Credit was extended in 2010. Legislation enacted in July 2010 extended the closing deadline from June 30 to Sept. 30, 2010 for eligible homebuyers.² The closing deadline for this credit fell during the third quarter.

During 2009, there were 5,820 total housing sales in the Lehigh Valley. For 2010, there were 4,887 total housing sales, representing a 16% reduction in total sales within the Lehigh Valley as shown in **Figure 15**. Housing sales were down in both Northampton and Lehigh County with reductions of 25.3% and 9.5%, respectively. The municipalities with the largest decrease in sales from 2009 to 2010 were Bangor with 64.6%, Northampton with 63.8%, and Upper Mt. Bethel with 58.6%. The municipalities with the largest increase in sales were Weisenberg

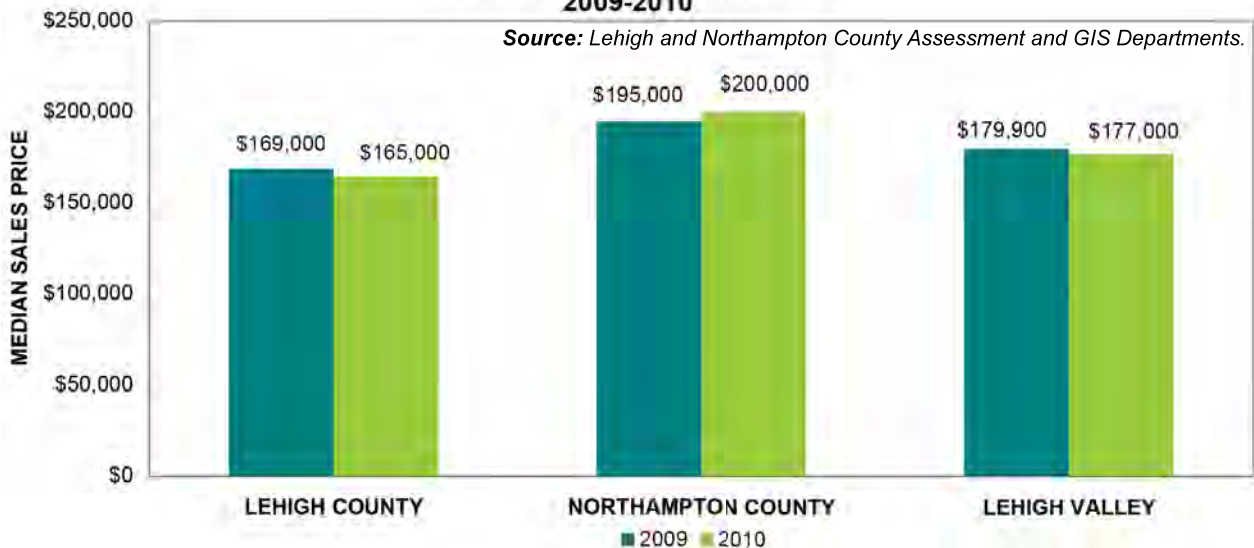
²Internal Revenue Service: <http://www.irs.gov/uac/First-Time-Homebuyer-Credit-1>

FIGURE 15
TOTAL HOUSING SALES
2009-2010



with 48.4%, Lower Milford with 24%, Lowhill and Bushkill with 23.1% and 23% respectively (see **Appendix C**). The total housing sales for 2010 peaked during the second quarter at 1,734 sales; for the same period in 2009, sales were 1,528 which represents a 12% increase. In 2010, the median sales price in the Lehigh Valley was \$177,000. This is a reduction of \$2,900 from 2009, representing a 1.6% decrease in median sales price as shown in **Figure 16**. The first and second quarters during 2010 were the only quarters to exceed total sales of the previous year; however, the median sales price for this period was less than the previous year. The peak in sales may have been related to the impending expiration of the housing tax

FIGURE 16
MEDIAN HOUSING SALES PRICE
2009-2010



credit. The municipalities with the largest decrease in median sales price were Lowhill with 21.5%, Allentown with 20.2% and Nazareth with 19.1%. The municipalities with the largest increase in median sales price were Pen Argyl with 21.7%, Washington (NC) with 19.7% and Lower Saucon with 17.3% (see **Appendix C**).

TOTAL SALES BY HOUSING TYPE

Single family detached accounted for 59% of the 4,887 housing sales in the Lehigh Valley for 2010. Single family attached and condominiums accounted for 32% and 6% of housing sales, respectively. Multifamily (2-4 units) accounted for 3% of housing sales and mobile homes accounted for less than 1% of home sales as shown in **Figure 17**. The municipalities with the most sales by housing type were Allentown with 299 single family detached and 639 single family attached, Lower Macungie with 61 condominium sales and Allentown with 103 other types of housing. Single family detached housing had the highest median sales price in the region at \$220,000 followed by condominiums at \$208,000, attached housing at \$118,720, and other housing types at \$97,469 as shown in **Figure 18**. The higher median sales price for condominiums could be due to several housing types falling within this category such as detached, attached and apartment style. Municipalities with the highest median sales price by housing type were Williams with \$368,500 for single family detached housing, Bethlehem Township with \$239,900 for single family attached, Hanover (NC) with \$343,710 for condominiums and the City of Bethlehem for all other housing types with \$146,500. Municipalities with the lowest median sales price by housing type were Easton with \$131,000 for single family detached housing, Allentown with \$75,000 for single family attached, Macungie with \$163,000 for condominiums and Allentown with \$80,000 for all other housing types.

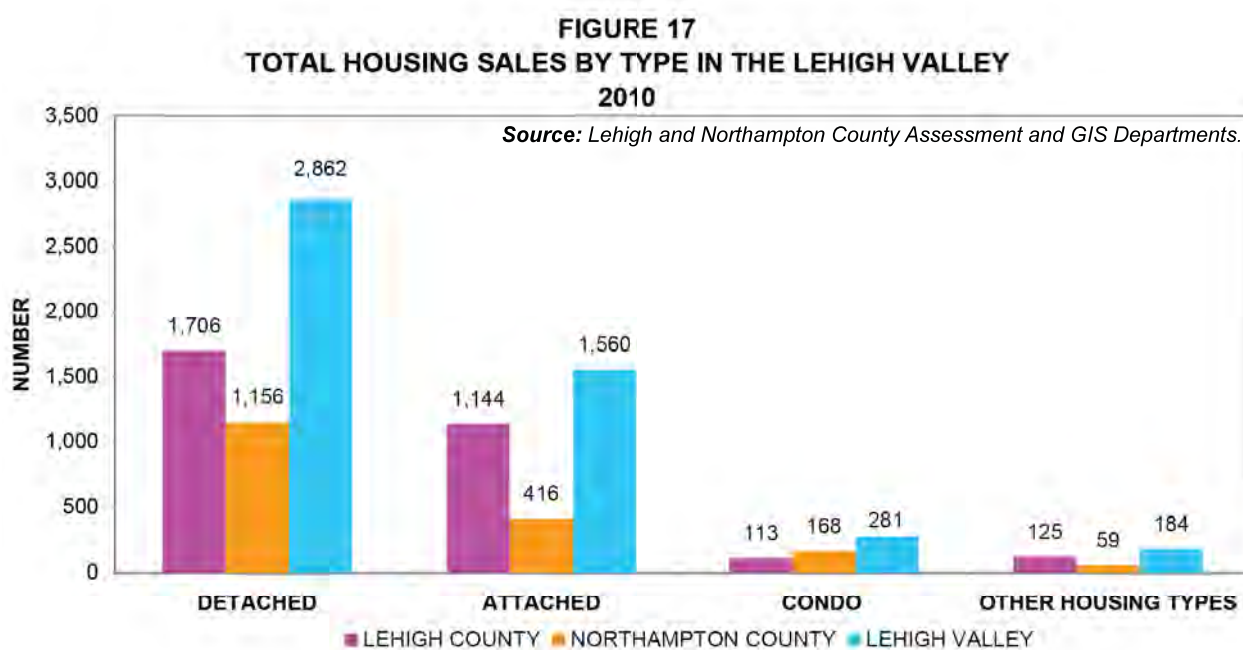
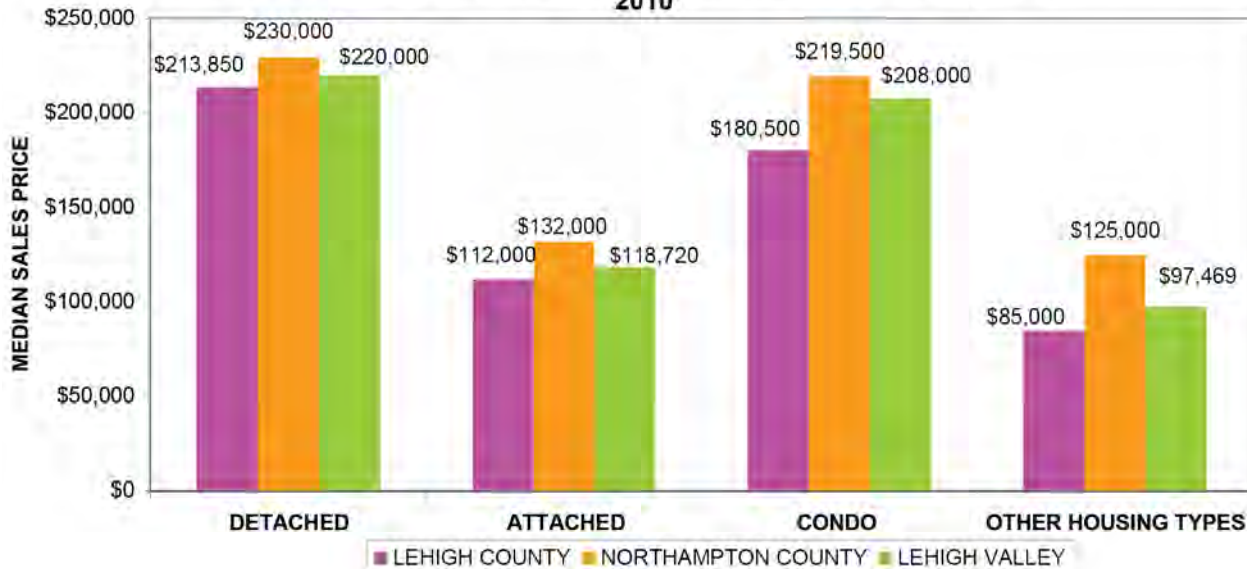


FIGURE 18
MEDIAN HOUSING SALES PRICE BY TYPE IN THE LEHIGH VALLEY
2010

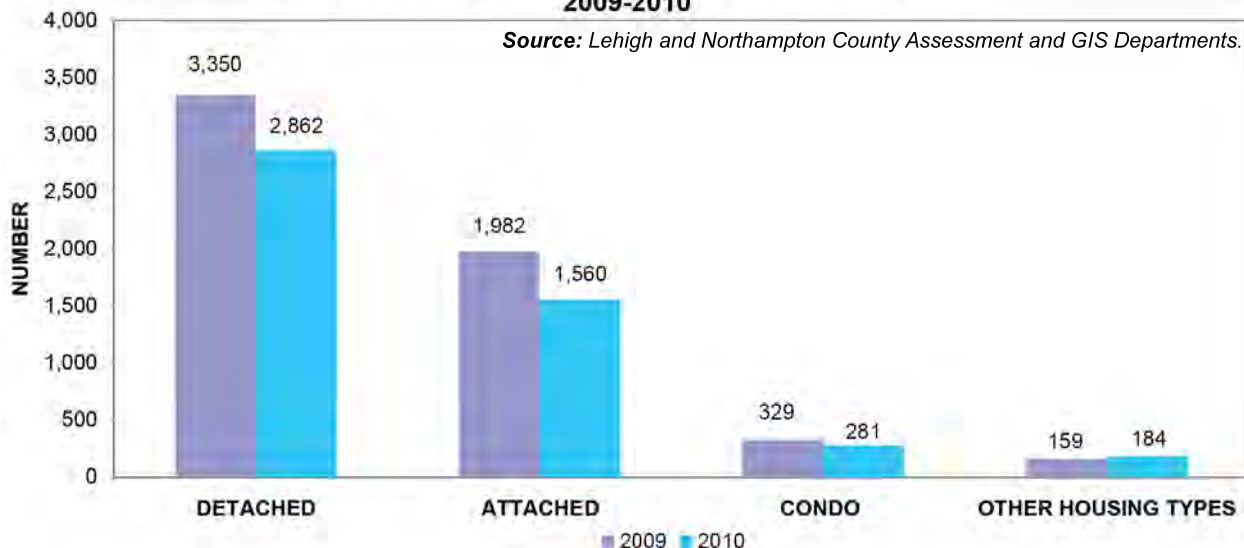


Source: Lehigh and Northampton County Assessment and GIS Departments.

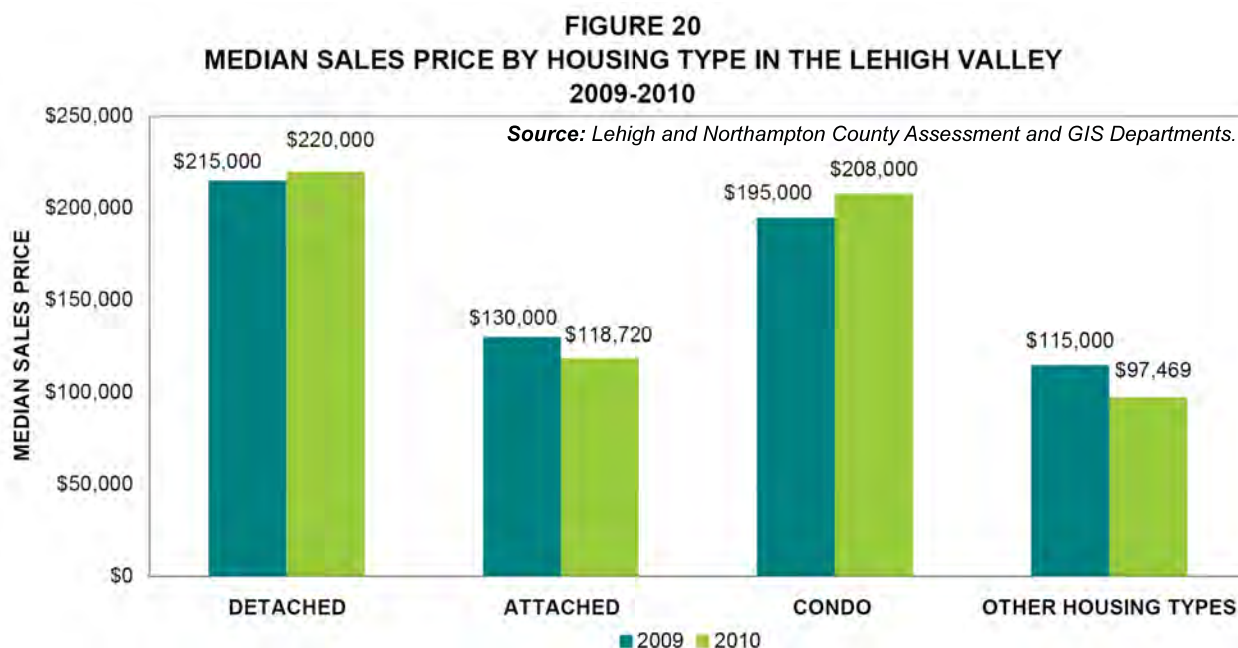
TOTAL SALES BY HOUSING TYPE FOR COMPARATIVE YEARS: 2009-2010

In 2009, single family detached accounted for 57% of housing sold, while in 2010, it accounted for 59%. Sales of single family detached housing declined by 14.6% in 2010 as shown in **Figure 19**. There was a 21.3% decrease in the sales of single family attached housing from 2009 to 2010. Single family attached housing accounted for 34% of housing sold in 2009, while in 2010, it accounted for 32%. The median sales price for detached and condominiums

FIGURE 19
TOTAL HOUSING SALES BY TYPE IN THE LEHIGH VALLEY
2009-2010



increased while attached and all housing types declined in 2010. The largest decline was in the median sales price of other housing types from \$115,000 in 2009 to \$97,469 in 2010 as shown in **Figure 20**.

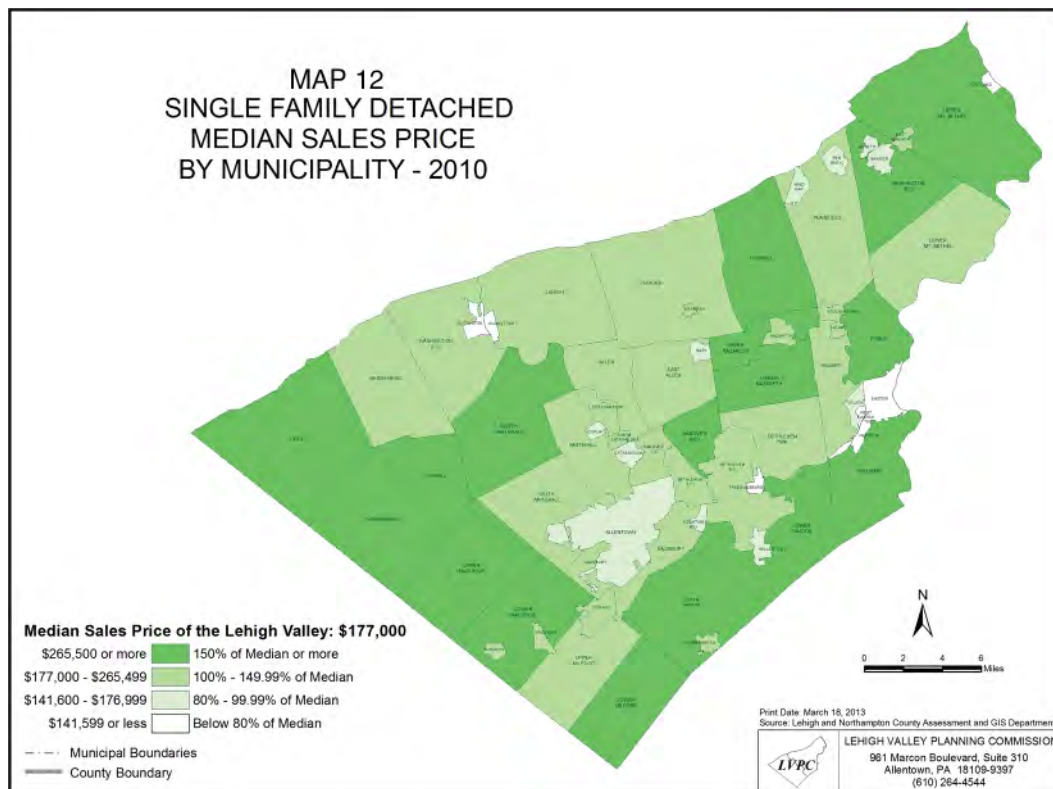
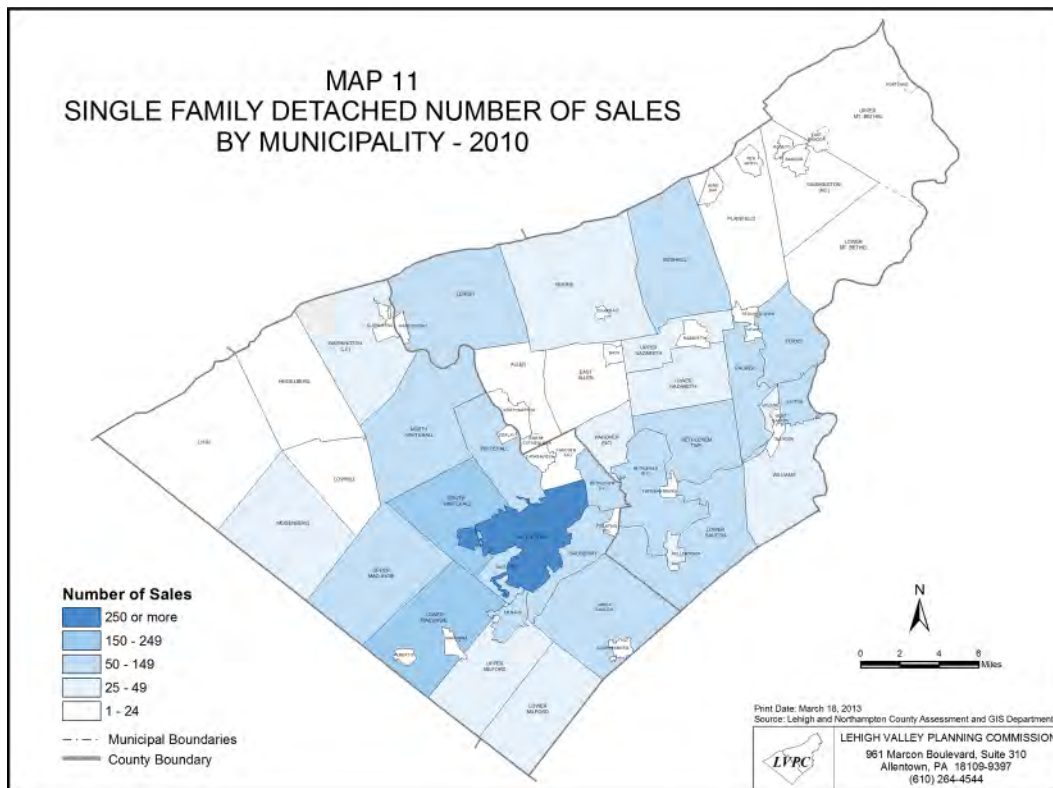


SINGLE FAMILY DETACHED HOUSING SALES

There were 2,862 single family detached housing sales recorded in the Lehigh Valley in 2010, an average of 55 per week. The Lehigh Valley median sales price for this type of housing was \$220,000. The median sales price for single family detached was greater in Northampton County than Lehigh County at \$230,000 and \$213,850, respectively. Municipalities with the most sales were Allentown with 299, Lower Macungie with 226 and City of Bethlehem with 189 as shown in **Map 11**. Municipalities with the highest median sales price for single family detached were Williams with \$368,500, Lower Saucon with \$364,500 and Lowhill with \$337,450. Municipalities with the lowest median sales price for single family detached were Easton with \$131,000, Walnutport with \$136,000 and Slatington with \$139,000 as shown in **Map 12**.

SINGLE FAMILY DETACHED HOUSING SALES FOR COMPARATIVE YEARS: 2009-2010

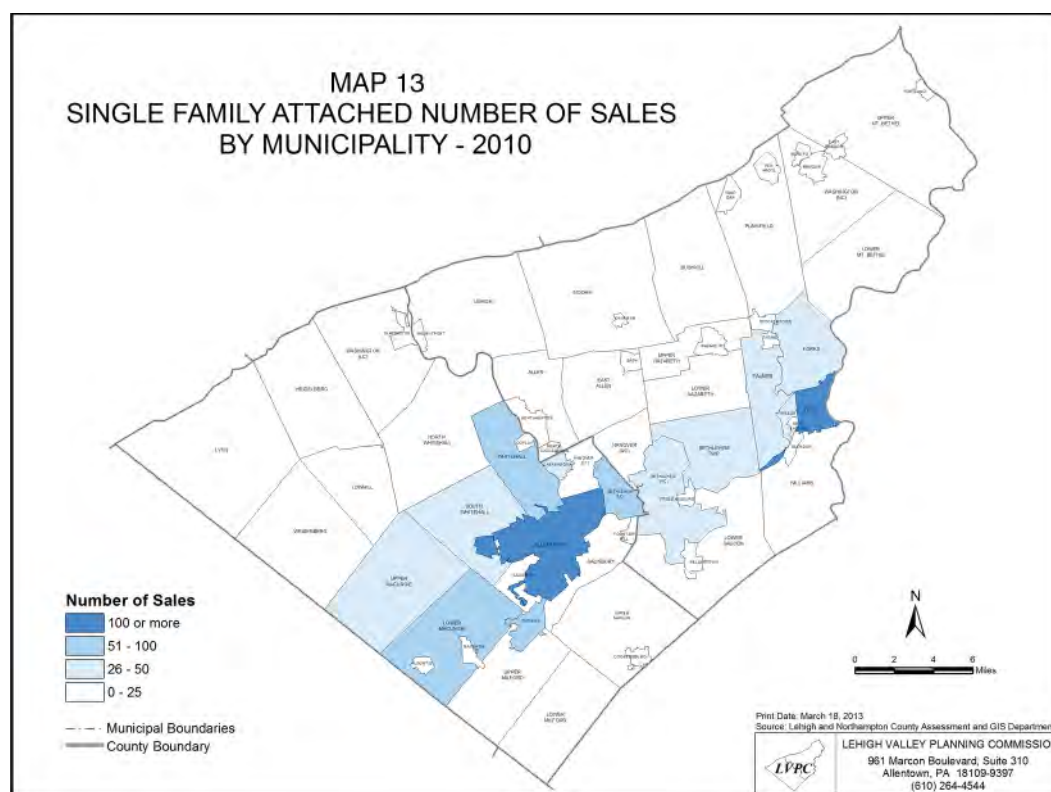
The number of single family detached home sales decreased from 3,350 in 2009 to 2,862 in 2010. The median sales price for this housing type increased from \$215,000 to \$220,000, representing just over a 2% increase. The municipalities with the largest decrease in single family detached housing sales from 2009 to 2010 were Northampton with 69%, Bangor with 59.5% and Upper Mt. Bethel with 59.3%. The municipalities with the largest increase in single family detached housing sales from 2009 to 2010 were Weisenberg with 50%, Wilson with

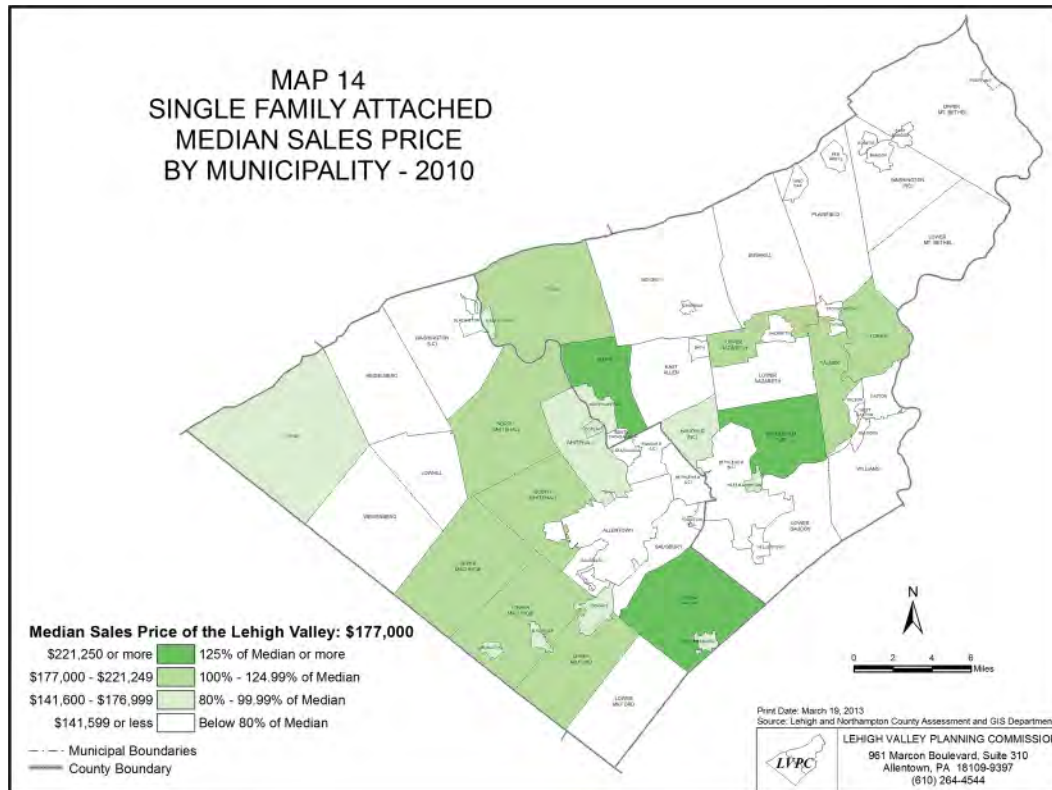


35% and Lowhill with 33.3%. Municipalities with the highest increase in median sales price for single family detached were Lower Saucon with 25.7%, Lynn with 22.8% and Catasauqua with 21.8%. Municipalities with the largest decrease in median sales prices for single family detached were Lowhill with 24.1%, Bath with 17.1% and Moore with 17% (**see Appendix C**).

SINGLE FAMILY ATTACHED HOUSING SALES

There were 1,560 single family attached housing sales recorded in the Lehigh Valley, an average of 30 per week. The Lehigh Valley median sales price for this type of housing was \$118,720. The median sales price was greater in Northampton County than Lehigh County at \$132,000 and \$112,000, respectively. Municipalities in the region with the most sales were Allentown with 639, Easton with 109 and the City of Bethlehem with 95 as shown in **Map 13**. Municipalities with the highest median sales price for single family attached were Bethlehem Township with 239,900, Upper Saucon with \$227,000 and Allen with \$221,500. Municipalities with the lowest median sales price for single family attached were Allentown with \$75,000, Easton with \$84,000 and Slatington with \$89,000 as shown in **Map 14**.





SINGLE FAMILY ATTACHED HOUSING SALES FOR COMPARATIVE YEARS: 2009-2010

The number of single family attached home sales decreased from 1,982 in 2009 to 1,560 in 2010. The median sales price for this housing type decreased as well from \$130,000 to \$118,720, representing an 8.7% decrease. The municipalities with the largest decrease in single family attached housing sales from 2009 to 2010 were Northampton with 61.7%, Bethlehem City with 53.7% and Lower Macungie with 44.4%. The municipalities with the largest increase in single family attached housing sales from 2009 to 2010 were Upper Saucon with 90%, Palmer with 40% and Nazareth with 38.5%. Municipalities with the highest increase in median sales price for single family attached were South Whitehall with 28.5%, Coplay with 9.1% and Upper Saucon with 8.2%. Municipalities with the largest decrease in median sales prices for single family attached were Allentown with 21.1%, Slatington with 15.2% and Macungie with 12.1% (**see Appendix C**).

CONDOMINIUM SALES

There were 281 condominium housing sales recorded in the Lehigh Valley in 2010, an average of 5 per week. The Lehigh Valley median sales price for this type of housing was \$208,000. The median sales price was greater in Northampton County than Lehigh County at \$219,500 and \$180,500, respectively. Municipalities in the region with the most sales were Lower Macungie with 61, Hanover (NC) with 40 and Forks with 24. Municipalities with the highest median sales price for condominiums were Hanover (NC) with \$343,710, Williams with

\$246,250 and Palmer with \$245,000. Municipalities with the lowest median sales price for condominiums were Macungie with \$163,000, Lower Saucon with \$165,000 and Bethlehem Township with \$171,000.

CONDOMINIUM SALES FOR COMPARATIVE YEARS: 2009-2010

The number of condominium sales decreased from 329 in 2009 to 281 in 2010, representing a 14.6% decrease. The median sales price for this housing type increased from \$195,000 to \$208,000, representing nearly a 7% increase. The municipalities with the largest decrease in condominium sales from 2009 to 2010 were Bethlehem City with 38.2%, Bethlehem Township with 35.7% and Lower Saucon with 26.9%. The municipalities with the largest increase in condominium sales from 2009 to 2010 were Hanover (NC) and Upper Macungie with 48.1% and 16.7%, respectively. Municipalities with the highest increase in median sales price for condominium sales were Lower Macungie with 14%, Upper Macungie with 13.6% and Macungie with 6.6%. Municipalities with the largest decrease in median sales price for condominium sales were Bethlehem Township with 4.2%, Forks with 2.6% and Bethlehem City with 2.2% (**see Appendix C**).

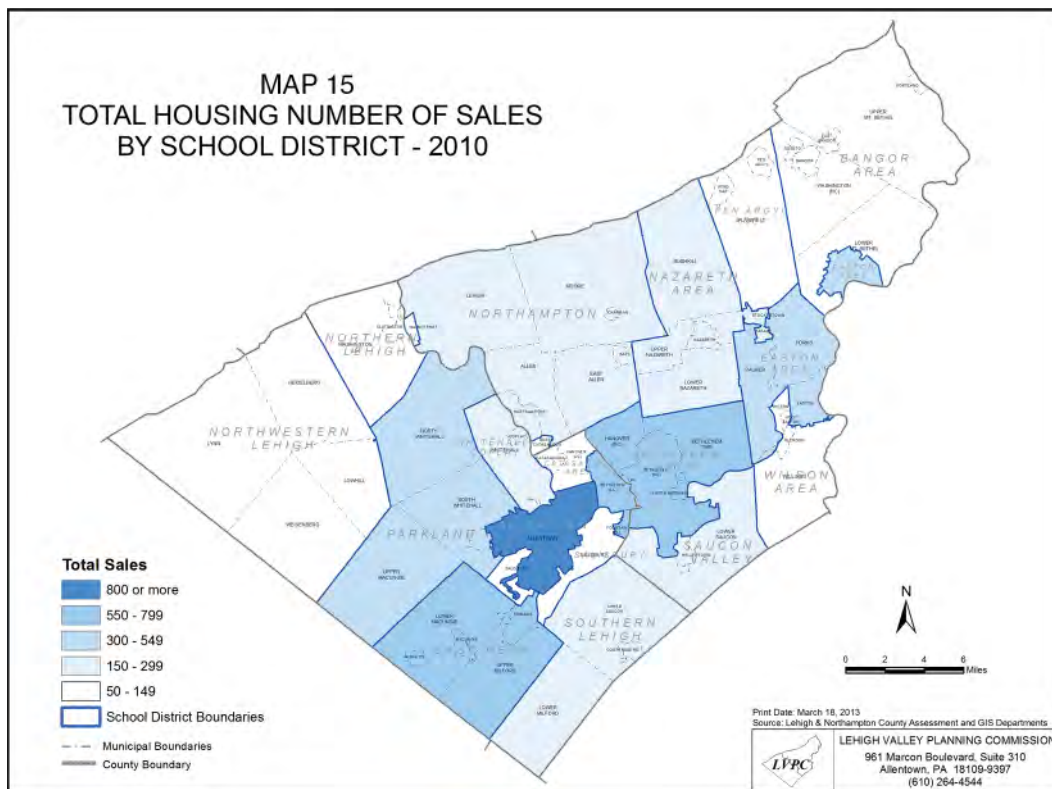
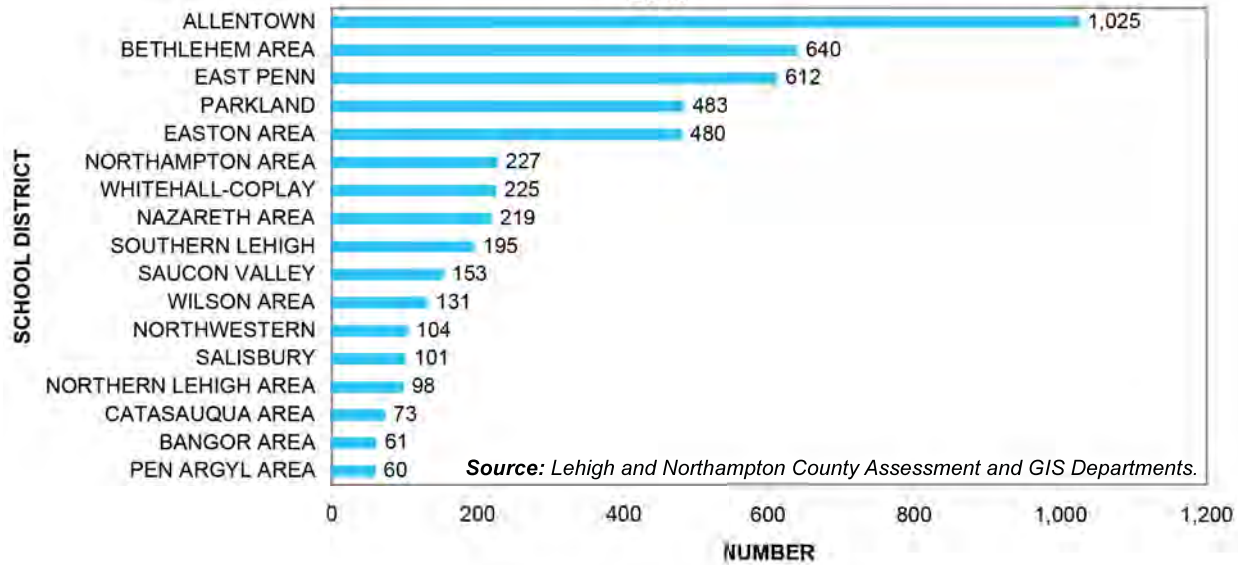
OTHER TYPES OF HOUSING

This category is a combination of both multifamily (2-4 units) and mobile homes. Each type of housing combined makes up less than 4% of recorded housing sales in the Lehigh Valley. There were a total of 170 multifamily (2-4 units) housing sales recorded in the Lehigh Valley, an average of just over 3 per week. This was nearly a 16% increase in the number of sales. The Lehigh Valley median sales price for this type of housing was \$99,000, representing nearly an 18% decrease. The sales of these types of units occurred mostly in Allentown, City of Bethlehem and Easton. There were 14 recorded mobile home sales in the Lehigh Valley in 2010, representing a 17% increase in sales. The median sales price for this type of housing was \$88,750, representing a 12% price increase.

HOUSING SALES BY SCHOOL DISTRICT

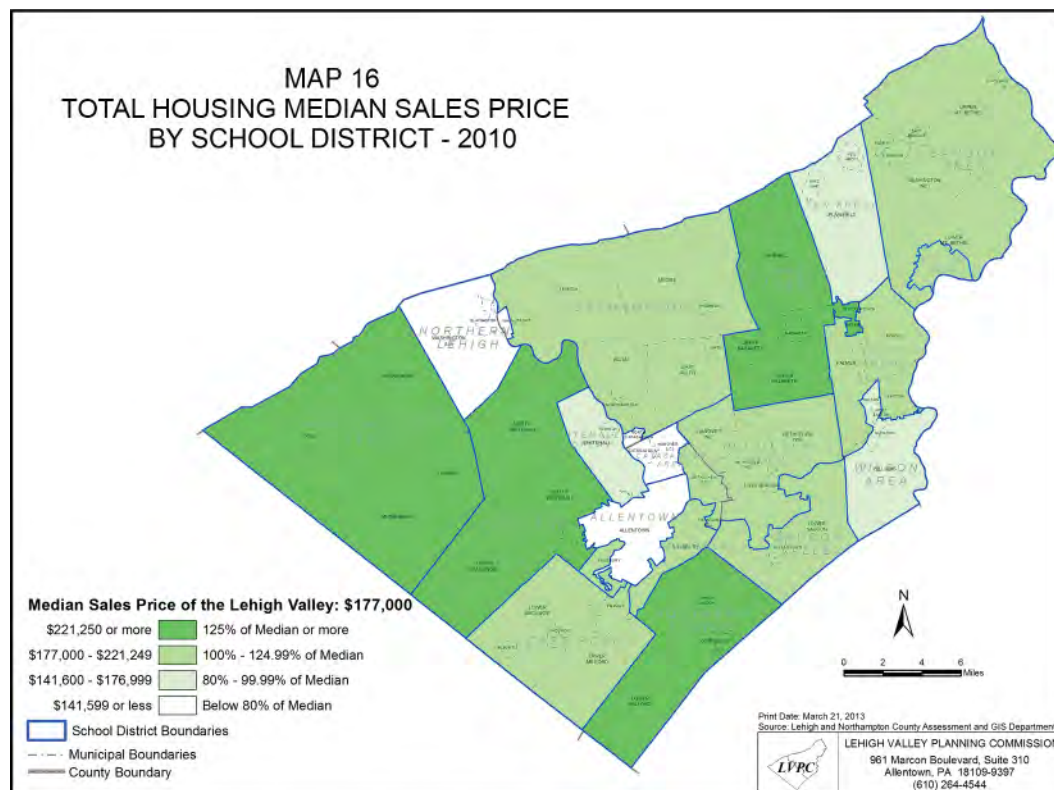
Bethlehem Area, Catasauqua Area and Northern Lehigh Area School Districts service municipalities in both Lehigh and Northampton counties. The school districts with the most sales were Allentown with 1,025, followed by Bethlehem Area with 640 and East Penn with 612. School districts with the least sales were Pen Argyl Area with 60, Bangor Area with 61 and Catasauqua Area with 73 as shown in **Figure 21 and Map 15**. School districts with the highest median sales price were Nazareth with \$260,000, Southern Lehigh with \$255,000 and Northwestern with \$243,750. Districts with the lowest median sales price were Allentown with \$92,500, Northern Lehigh Area with \$135,000 and Catasauqua Area with \$136,000 as shown in **Figure 22 and Map 16**.

FIGURE 21
TOTAL HOUSING SALES BY SCHOOL DISTRICT IN THE LEHIGH VALLEY
2010





Source: Lehigh and Northampton County Assessment and GIS Departments.



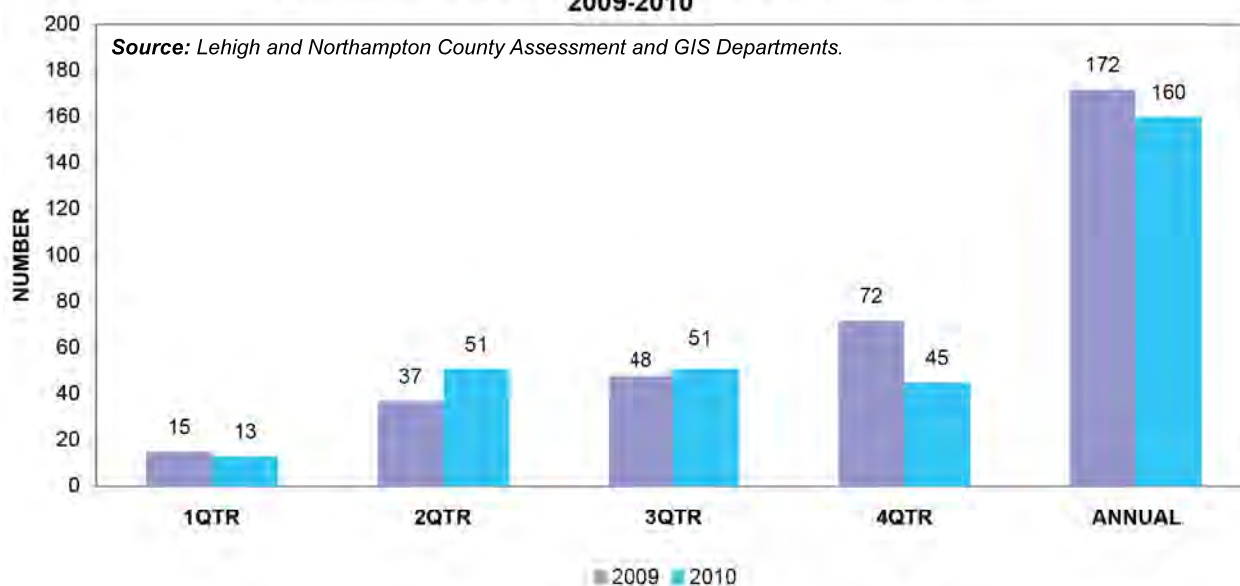
HOUSING SALES BY SCHOOL DISTRICT FOR COMPARATIVE YEARS: 2009-2010

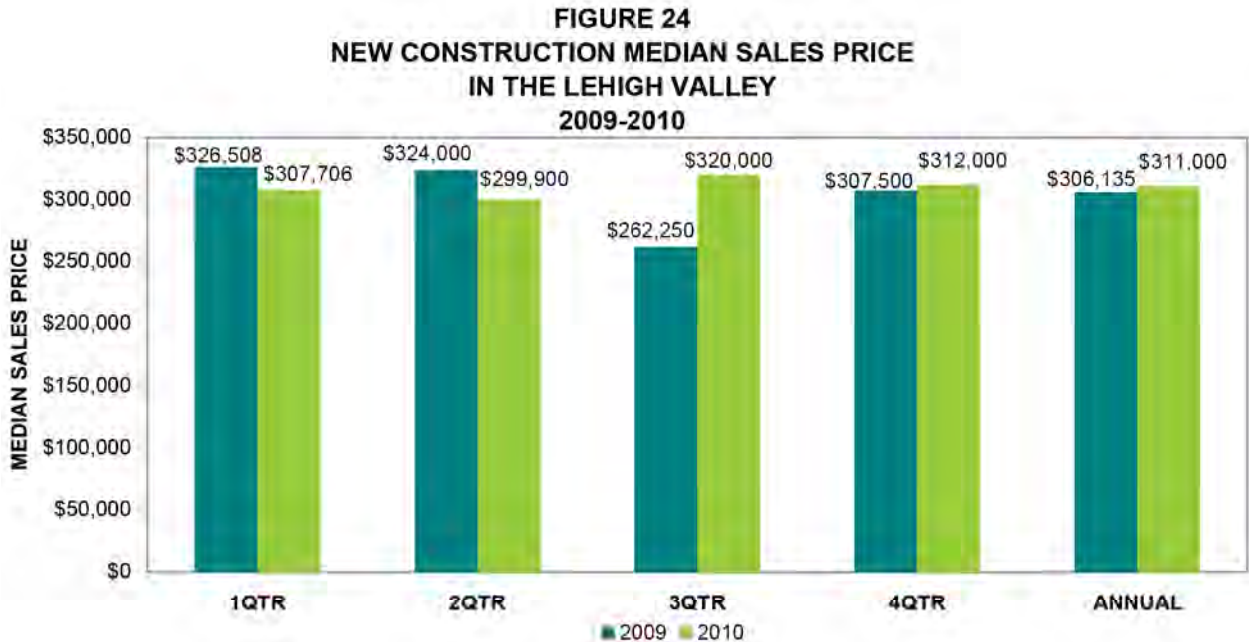
Total housing sales in the Lehigh Valley decreased from 5,820 in 2009 to 4,887 in 2010, representing a 16% reduction. The school districts with the largest decrease in sales from 2009 to 2010 were Bangor with 50.8%, Catasauqua Area with 35.4% and Pen Argyl with 32.6%. There were only two school districts with an increase in sales, Southern Lehigh and Northwestern Lehigh with 13.4% and 3%, respectively. The school districts with the largest decrease in median sales price were Allentown with 20.6%, Pen Argyl with 8.6% and Saucon Valley with 6.5%. The three school districts that had an increase in median sales price were Northwestern Lehigh with 10.8%, Nazareth Area with 10.6% and East Penn with 6.8% (**see Appendix B**).

NEW CONSTRUCTION SALES

Sales of new construction housing accounted for just over 3% of all sales in the Lehigh Valley. New construction is defined as built and sold within the same year. There were 160 total new housing construction sales in 2010, or an average of about 3 per week. Over 90% of the new construction sales occurred in Northampton County. The median sale price of new construction housing was \$311,000. The median sales price in Northampton County was \$315,950 while the median sales price in Lehigh County was \$225,000. The municipalities with the most new construction were Forks with 34, Hanover (NC) with 32 and Bushkill with 13. The municipalities with the highest median sales price were Upper Nazareth with \$384,900, Bushkill with \$356,600 and Hanover (NC) with \$344,887. Sales of new construction housing accounted for nearly 3% of total sales in 2009 as shown in **Figures 23 and 24**.

FIGURE 23
NEW CONSTRUCTION HOUSING SALES IN THE LEHIGH VALLEY
2009-2010

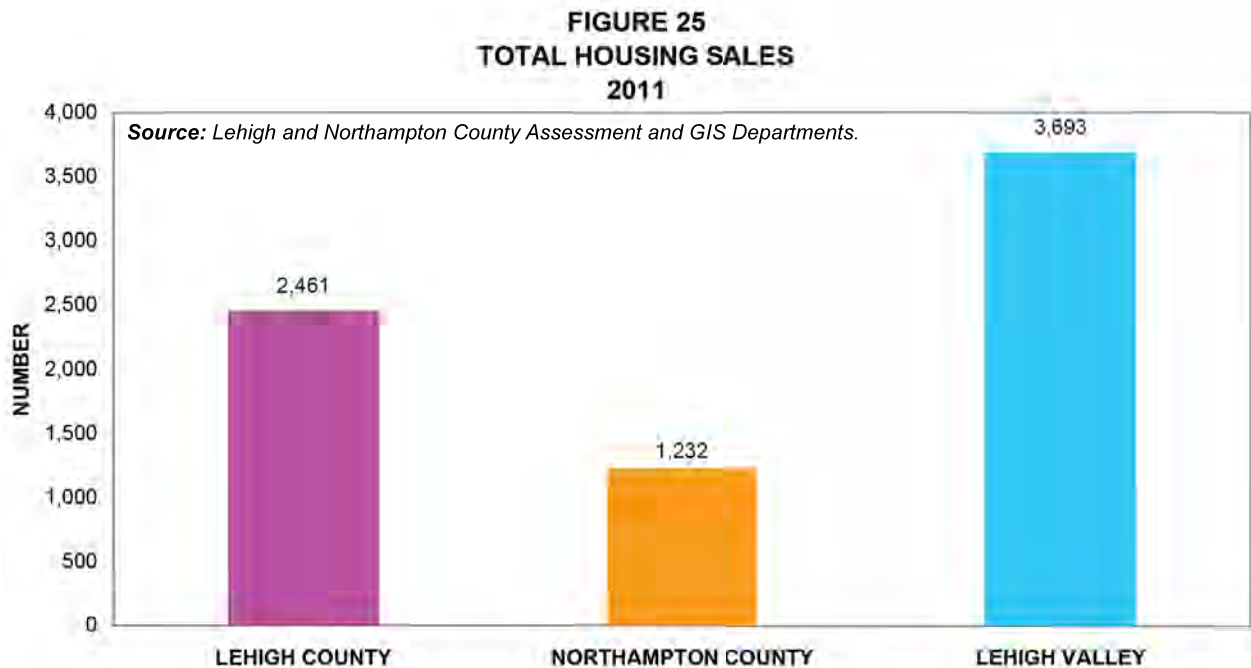




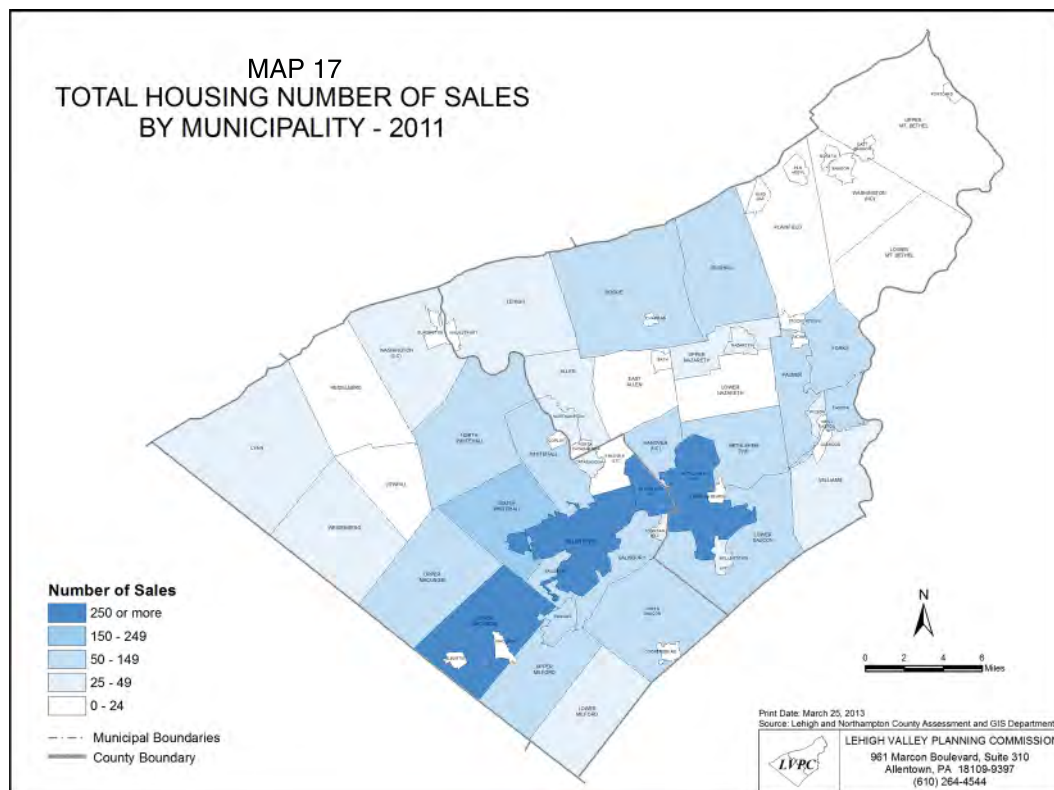
Source: Lehigh and Northampton County Assessment and GIS Departments.

TOTAL HOUSING SALES IN 2011

There were 3,693 total housing sales recorded in the Lehigh Valley in 2011 as shown in **Figure 25**, an average of 71 per week. The total number of housing sales peaked during the third quarter with 1,075 sales (**see Appendix B**). The municipalities in the region with the greatest number of sales were Allentown with 680, Lower Macungie with 326 and the City of



Bethlehem with 254 as shown in **Map 17**. The median housing sales price for the Lehigh Valley was \$176,000. Northampton County had a higher median sales price than Lehigh County at \$200,000 and \$165,000, respectively, as shown in **Figure 26**. The median sales price peaked during the third quarter and declined in the following quarter (see **Appendix B**). The municipalities with the highest median sales price were Lower Nazareth with \$442,500, Williams with \$308,000 and Upper Nazareth with \$307,250. The municipalities with the lowest median sales price were Allentown with \$101,450, Wilson with \$110,000 and Easton with \$111,100.



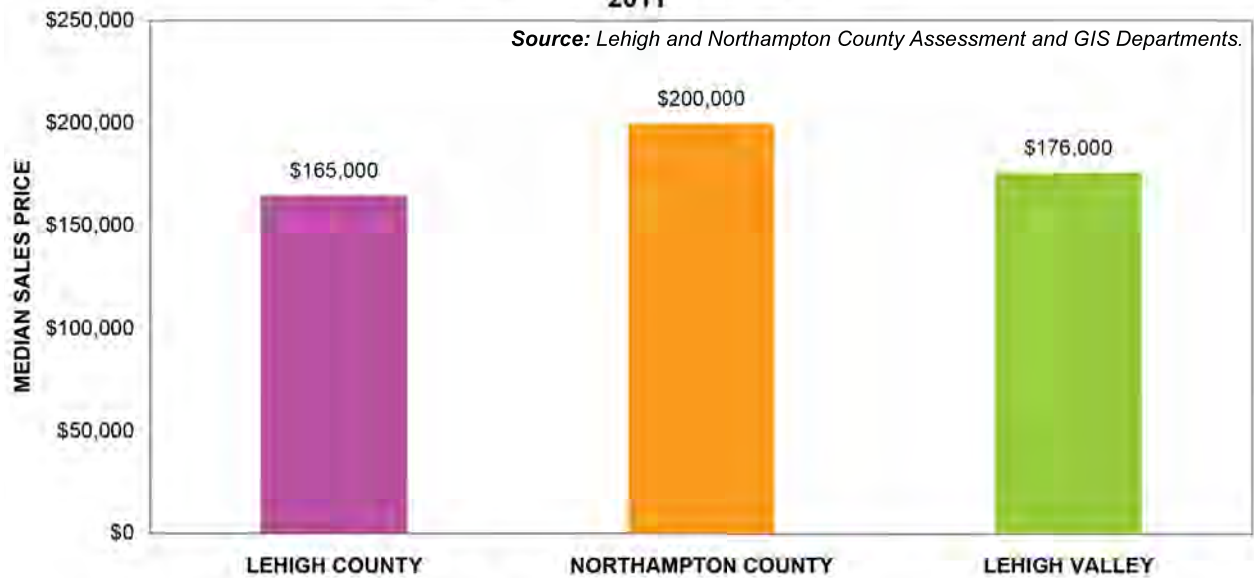
Total housing median sales price by municipality in the Lehigh Valley is illustrated in **Map 18**. There were 19 municipalities with median sales prices under \$150,000. There were 14 municipalities with median sales prices of \$250,000 or more. There were 23 municipalities with median sales prices of \$200,000 or more, representing just over 44% of all sales in the Lehigh Valley with 1,630.

TOTAL HOUSING SALES FOR COMPARATIVE YEARS: 2010-2011

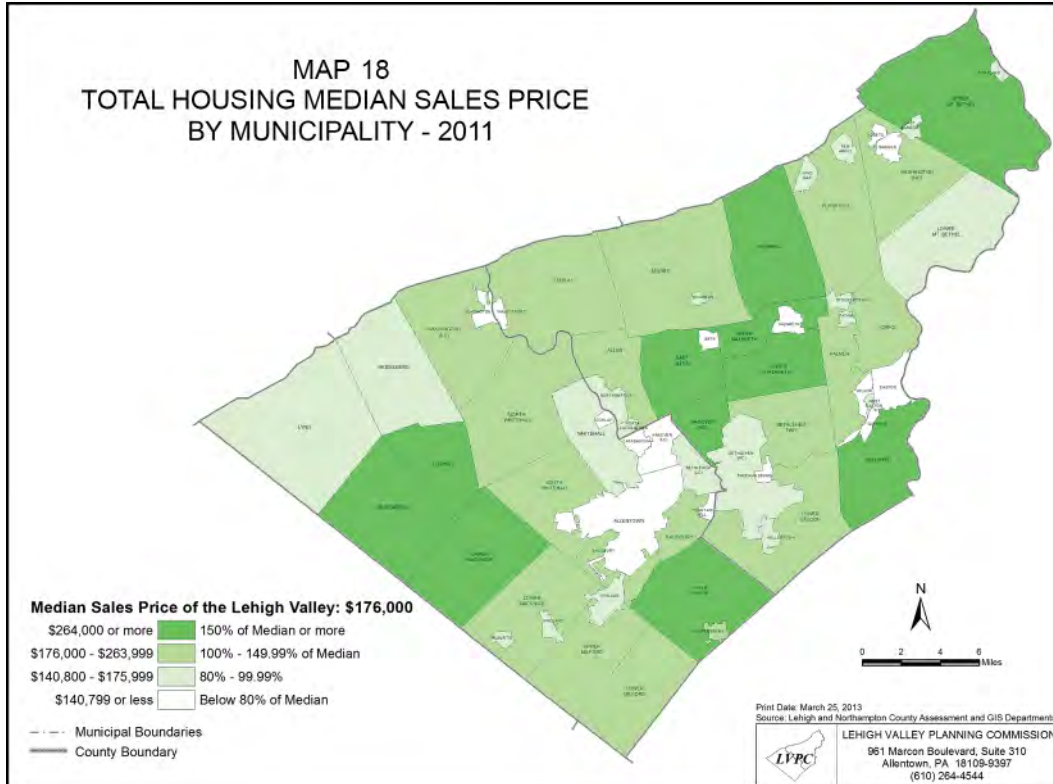
Housing sales from 2010 through 2011 were analyzed within the context of economic conditions and government policies to spur sales. At the end of 2010, the Lehigh Valley unemployment rate was 9.3% while in 2011 the rate was 8.6%. During 2010, there were 4,887 total housing sales in the Lehigh Valley. For 2011, there were 3,693 total housing sales, rep-

FIGURE 26
TOTAL HOUSING MEDIAN SALES PRICE
2011

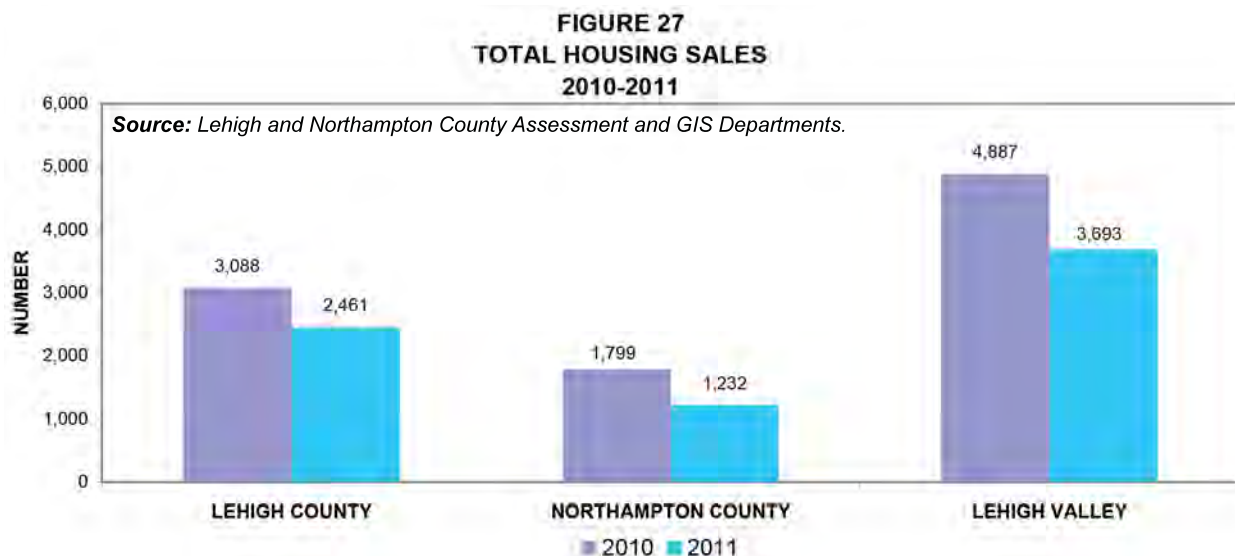
Source: Lehigh and Northampton County Assessment and GIS Departments.



MAP 18
TOTAL HOUSING MEDIAN SALES PRICE
BY MUNICIPALITY - 2011



representing a 24.4% reduction in total sales within the Lehigh Valley as shown in **Figure 27**. Housing sales were down in both Northampton and Lehigh County with reductions of 31.5% and 20.3%, respectively. The municipalities with the largest decrease in sales from 2010 to 2011 were Easton with 73.7%, Wilson with 67.1% and Hellertown with 52.9%. The municipalities with the largest increase in sales were Upper Mt. Bethel with 75%, Moore with 60% and Lynn with 44% (**see Appendix C**). The total housing sales for 2011 peaked during the third quarter at 1,075 sales; for the same period in 2010, sales were 1,160 representing just over a 7% decrease. In 2011, the median sales price in the Lehigh Valley was \$176,000. This is a reduction of \$1,000 from 2010, representing less than a 1% decrease in median sales price as shown in **Figure 28**. The total sales in every quarter of 2011 were less than the previous year; however, the median sales price for the second quarter of 2011 was higher than the previous year. The municipalities with the largest decrease in median sales price were Heidelberg with 32.5%, Washington (NC) with 17.5% and Lowhill with 17%. The municipalities with the largest increase in median sales price were Lower Nazareth with 58.6%, Moore with 22.9% and Pen Argyl with 16.1% (**see Appendix C**)



TOTAL SALES BY HOUSING TYPE

Single family detached accounted for 64% of the 3,693 housing sales in the Lehigh Valley for 2011. Single family attached and condominiums accounted for 26% and 8% of housing sales, respectively. Multifamily (2-4 units) accounted for 2% of housing sales and mobile homes accounted for less than 1% of home sales as shown in **Figure 29**. The municipalities with the most sales by housing type were Allentown with 266 single family detached and 355 single family attached, Lower Macungie with 77 condominium sales and Allentown with 53 other types of housing. Single family detached housing had the highest median sales price in the region at \$203,750, followed by condominiums at \$189,000, attached housing at \$120,000, multifamily at \$97,600 and mobile homes at \$92,000 as shown in **Figure 30**. The higher median sales price for condominiums could be due to several housing types falling within

FIGURE 28
MEDIAN HOUSING SALES PRICE
2010-2011

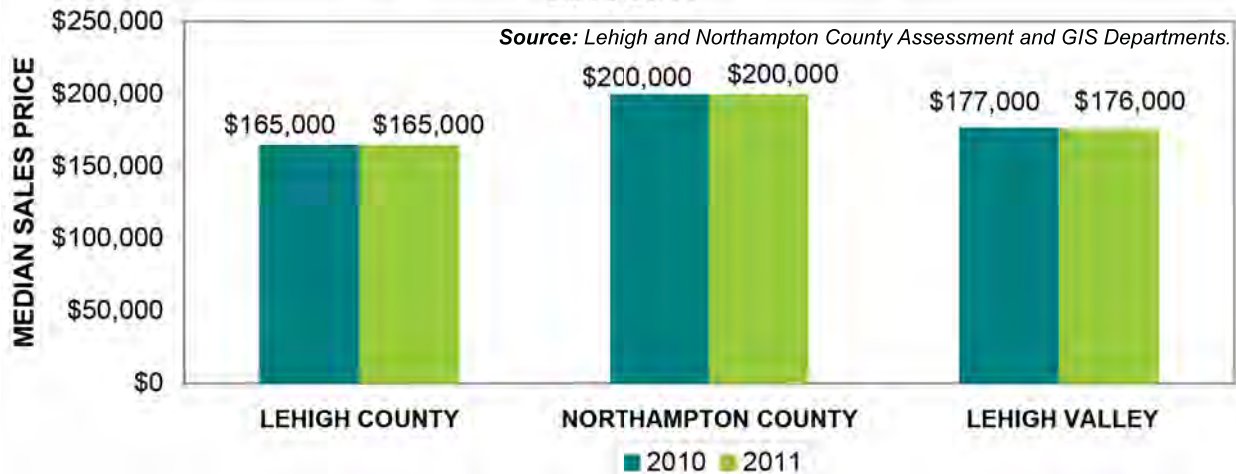


FIGURE 29
TOTAL HOUSING SALES BY TYPE IN THE LEHIGH VALLEY
2011

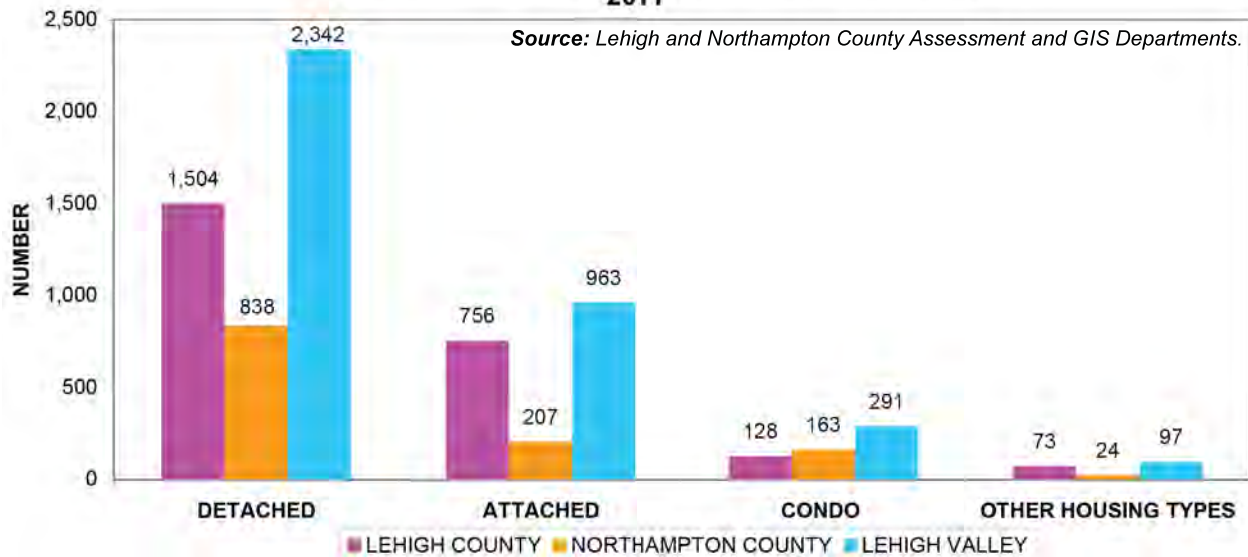
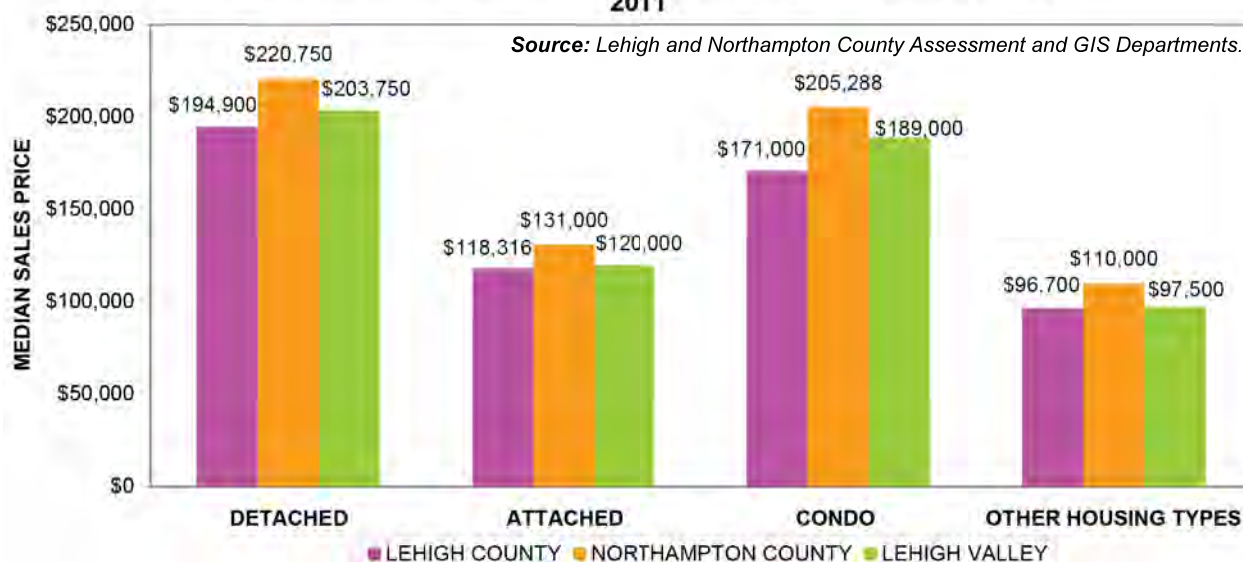


FIGURE 30
MEDIAN HOUSING SALES PRICE BY TYPE IN THE LEHIGH VALLEY
2011



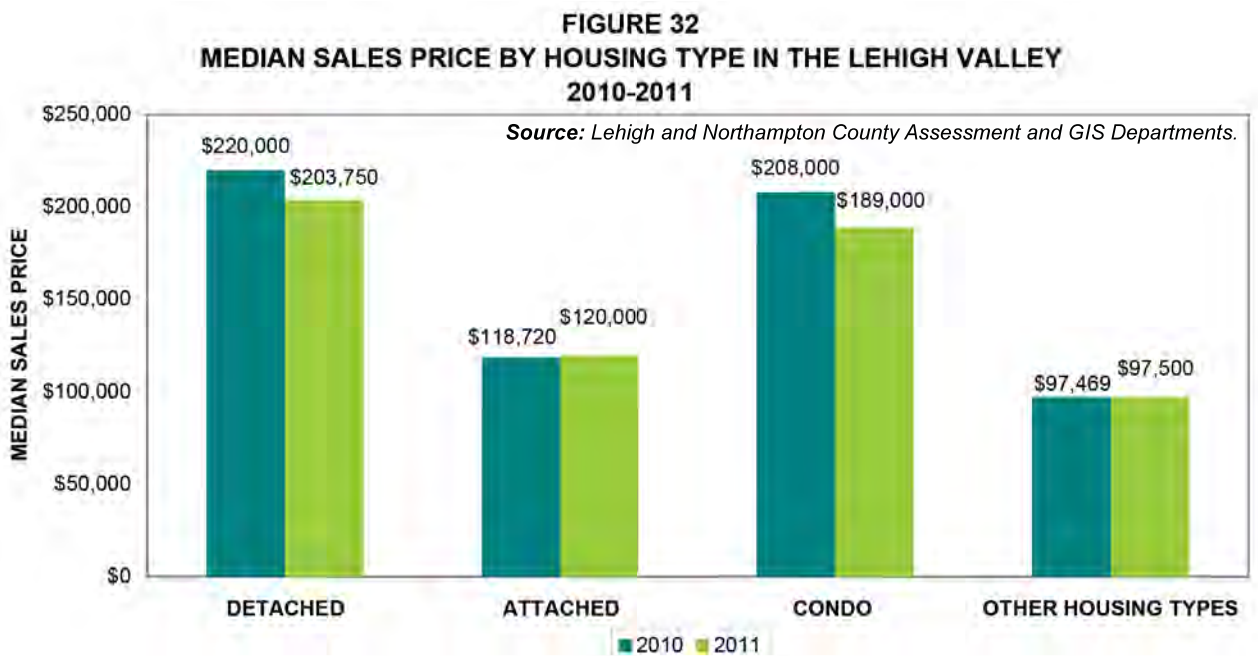
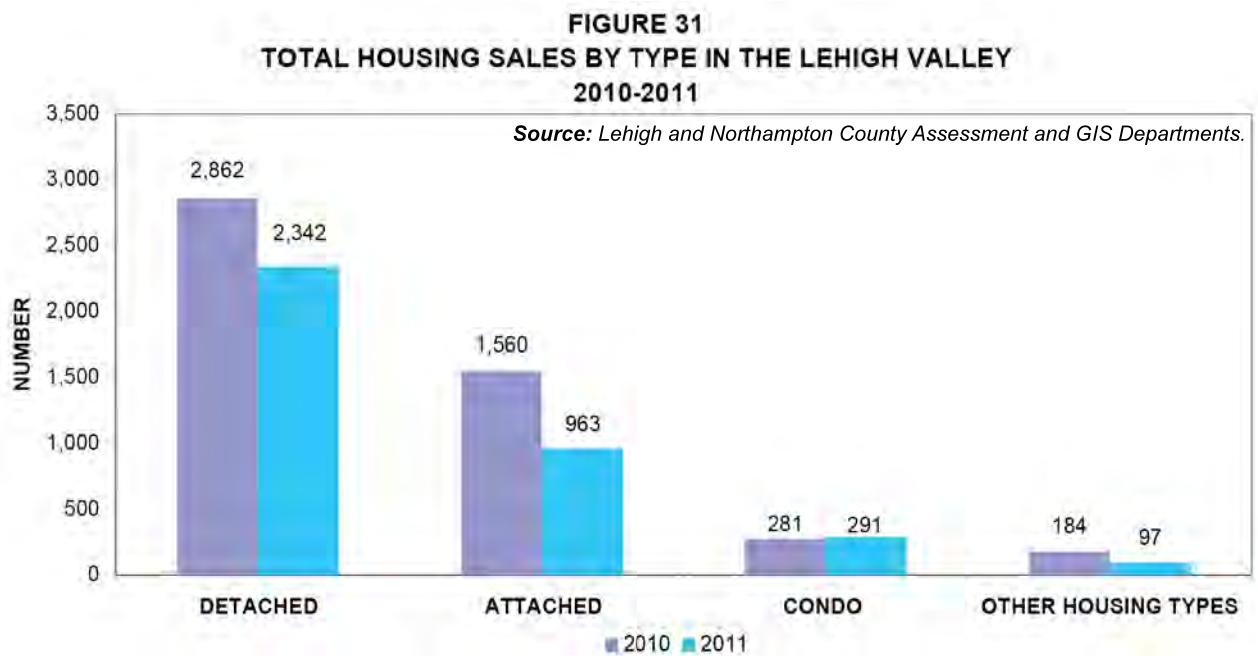
this category such as detached, attached and apartment style. Municipalities with the highest median sales price by housing type were Lower Nazareth with \$442,500 for single family detached housing, Bethlehem Township with \$248,500 for single family attached and Hanover (NC) with \$378,045 for condominiums. Municipalities with the lowest median sales price by housing type were Slatington with \$129,900 for single family detached housing, Allentown with \$75,000 for single family attached and Bethlehem Township with \$152,000 for condominiums.

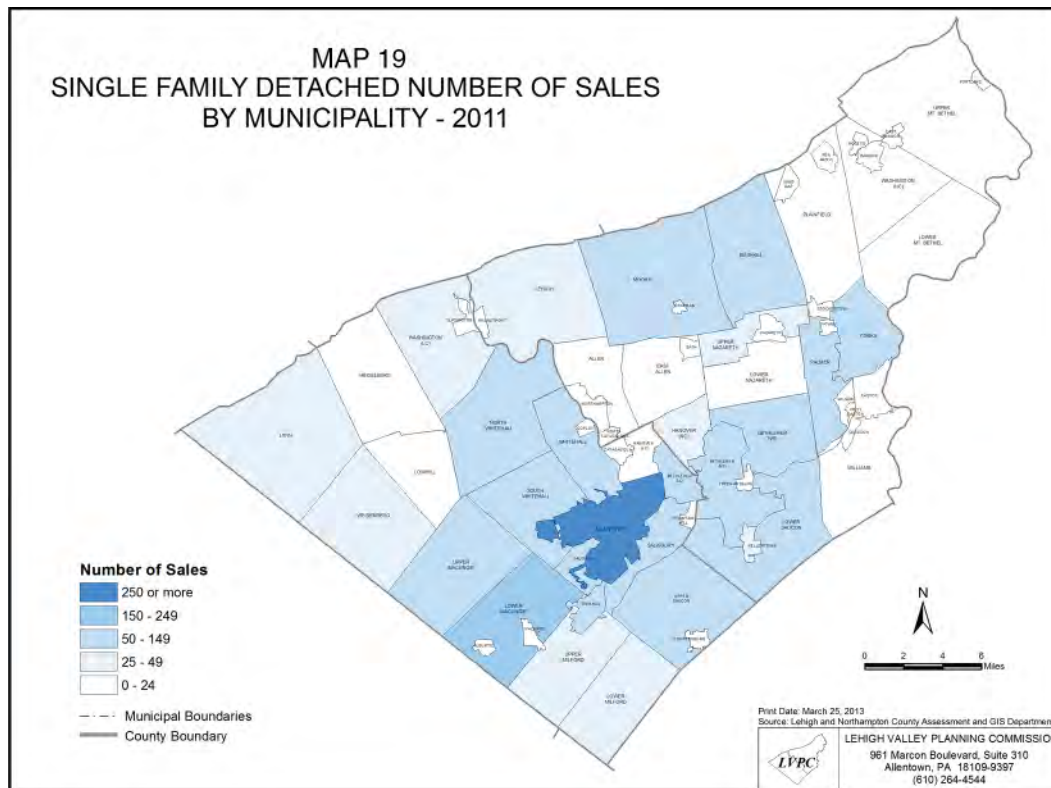
TOTAL SALES BY HOUSING TYPE FOR COMPARATIVE YEARS: 2010-2011

In 2010, single family detached accounted for 59% of housing sold, while in 2011, it accounted for 64%. Sales of single family detached housing declined by 18.2% in 2011 as shown in **Figure 31**. There was a 38.3% decrease in the sales of single family attached housing from 2010 to 2011. Single family attached housing accounted for 32% of housing sold in 2010, while in 2011, it accounted for 26%. The median sales price for all housing types was stable as shown in **Figure 32**.

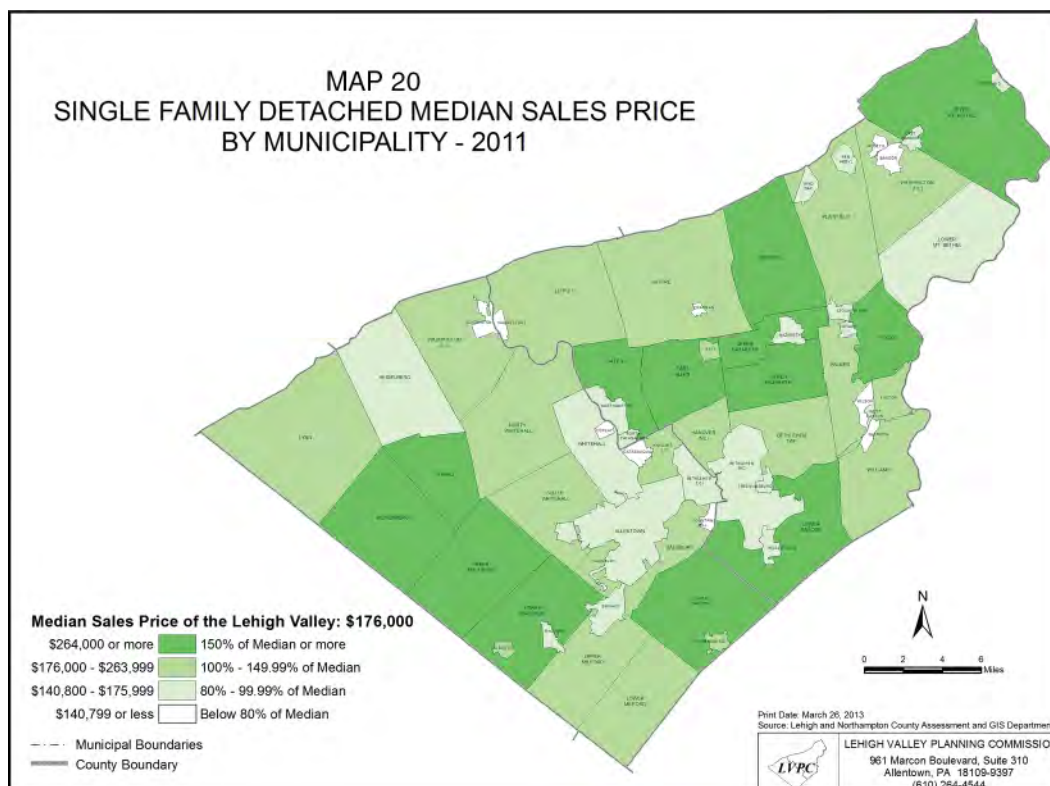
SINGLE FAMILY DETACHED HOUSING SALES

There were 2,342 single family detached housing sales recorded in the Lehigh Valley in 2011, an average of 45 per week. The Lehigh Valley median sales price for this type of housing was \$203,750. The median sales price for single family detached was greater in Northampton County than Lehigh County at \$220,750 and \$194,900, respectively. Municipalities with the most sales were Allentown with 266, Lower Macungie with 160 and the City of Bethlehem with 149 as shown in **Map 19**. Municipalities with the highest median sales price for single family detached were Lower Nazareth with \$442,500, Upper Mt. Bethel with \$317,500 and





Upper Nazareth with \$313,900. Municipalities with the lowest median sales prices for single family detached were Slatington with \$129,900, Fountain Hill with \$130,000 and Catasauqua with \$134,000 as shown in **Map 20**.

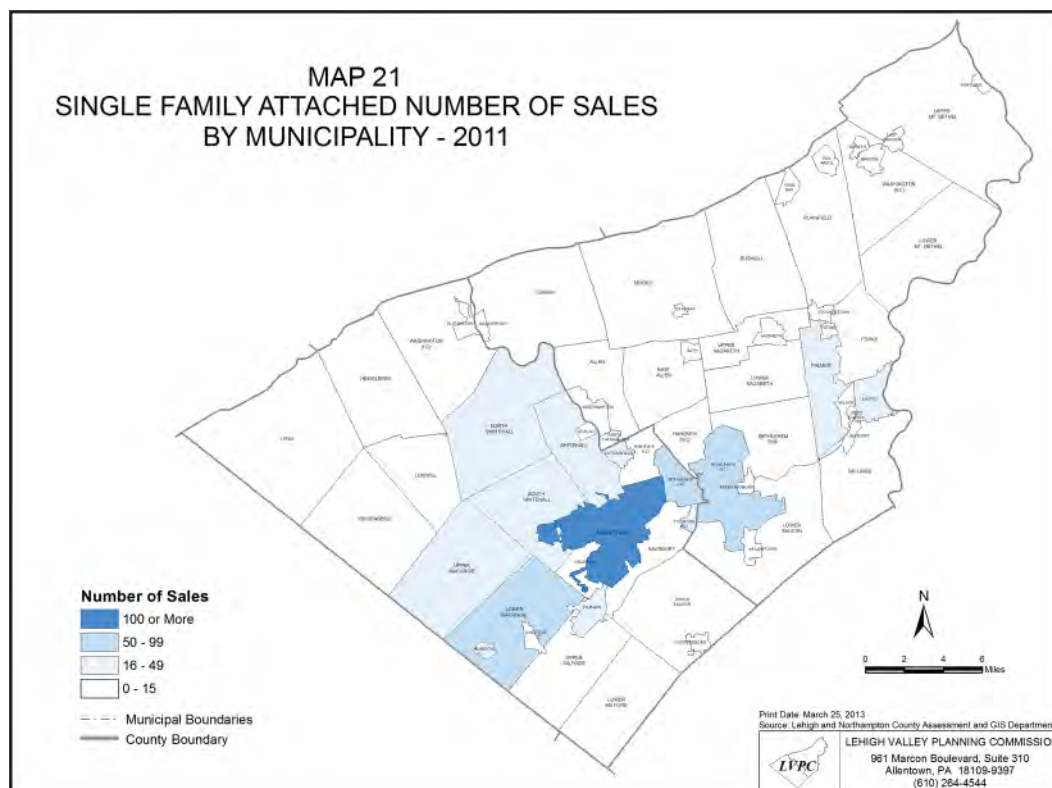


SINGLE FAMILY DETACHED HOUSING SALES FOR COMPARATIVE YEARS: 2010-2011

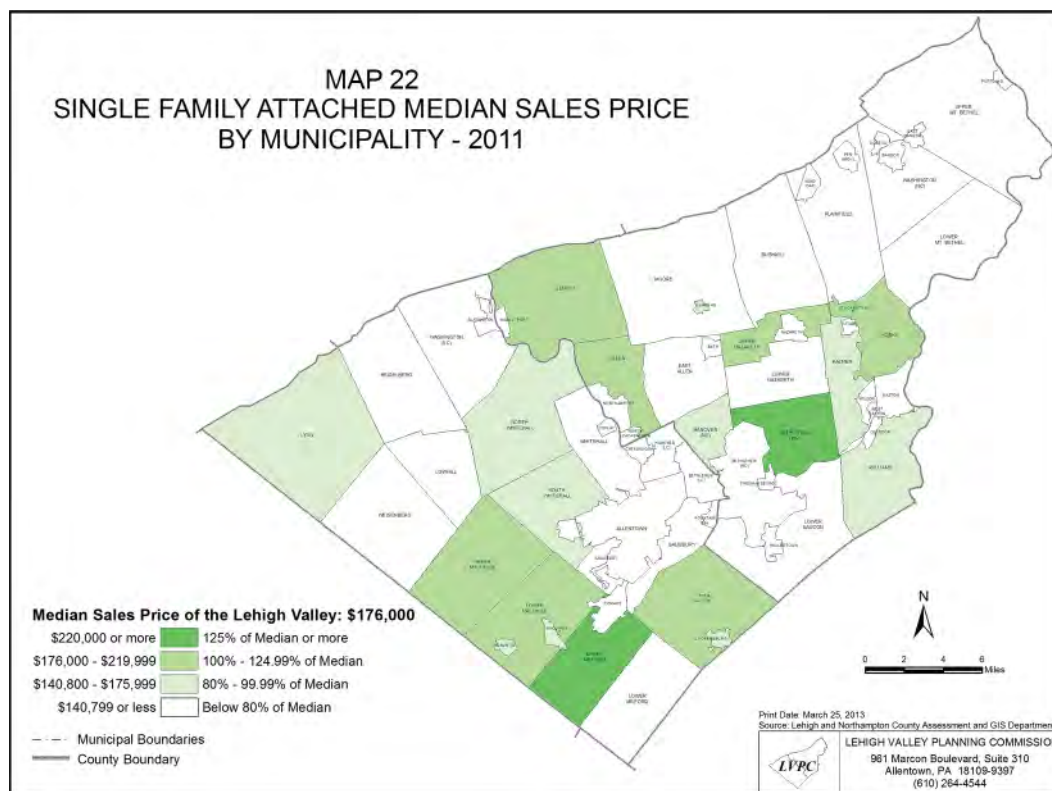
The number of single family detached home sales decreased from 2,862 in 2010 to 2,342 in 2011. The median sales price for this housing type decreased as well from \$220,000 to \$203,750, representing just over a 7% decrease. The municipalities with the largest decrease in single family detached housing sales from 2010 to 2011 were Easton with 65.2%, Williams with 53.1% and Lower Nazareth with 45.5%. The municipalities with the largest increase in single family detached housing sales from 2010 to 2011 were Upper Mt. Bethel with 81.8%, Moore with 69.7% and Lowhill with 31.3%. Municipalities with the highest increase in median sales price for single family detached were Lower Nazareth with 61.2%, Easton with 55.3% and Moore with 21.5%. Municipalities with the largest decrease in median sales price for single family detached were Williams with 46%, Lynn with 32.1% and Heidelberg with 30% (see **Appendix C**).

SINGLE FAMILY ATTACHED HOUSING SALES

There were 963 single family attached housing sales recorded in the Lehigh Valley, an average of 18.5 per week. The Lehigh Valley median sales price for this type of housing was \$120,000. The median sales price was greater in Northampton County than Lehigh County at \$131,000 and \$118,316, respectively. Municipalities in the region with the most sales were Allentown with 355, Lower Macungie with 88, and the City of Bethlehem with 79 as shown in **Map 21**. Municipalities with the highest median sales price for single family attached were



Bethlehem Township with \$248,500, Upper Saucon with \$215,500 and Allen with \$214,550. Municipalities with the lowest median sales price for single family attached were Allentown with \$75,000, Wilson with \$88,000 and Easton with \$93,500 as shown in **Map 22**.



SINGLE FAMILY ATTACHED HOUSING SALES FOR COMPARATIVE YEARS: 2010-2011

The number of single family attached home sales decreased from 1,560 in 2010 to 963 in 2011. The median sales price for this housing type increased from \$118,720 to \$120,000, representing a 1.1% increase. The municipalities with the largest decrease in single family attached housing sales from 2010 to 2011 were Easton with 78%, Wilson with 68.1% and Forks with 57.6%. The municipalities with the largest increase in single family attached housing sales from 2010 to 2011 were North Whitehall with 23.5%, Lower Macungie with 11.4% and Fountain Hill with 5%. Municipalities with the highest increase in median sales price for single family attached were Easton with 11.3%, Slatington with 6.7% and Bethlehem Township with 3.6%. Municipalities with the largest decrease in median sales price for single family attached were South Whitehall with 23.5%, Wilson with 18.5% and Northampton with 15.8% (**see Appendix C**).

CONDOMINIUM SALES

There were 291 condominium housing sales recorded in the Lehigh Valley in 2011, an average of just under 6 per week. The Lehigh Valley median sales price for this type of housing was

\$189,000. The median sales price was greater in Northampton County than Lehigh County at \$205,288 and \$171,000, respectively. Municipalities in the region with the most sales were Lower Macungie with 77, Palmer with 51, and Hanover (NC) with 33. Municipalities with the highest median sales price for condominiums were Hanover (NC) with \$378,045, Palmer with \$205,575 and Forks with \$187,500. Municipalities with the lowest median sales price for condominiums were Bethlehem Township with \$152,000, Lower Saucon with \$160,500 and the City of Bethlehem with \$166,000.

CONDOMINIUM SALES FOR COMPARATIVE YEARS: 2010-2011

The number of condominium sales increased from 281 in 2010 to 291 in 2011, representing a 3.6% increase. The median sales price for this housing type decreased from \$208,000 to \$189,000, representing a 9.1% decrease. The municipalities with the largest decrease in condominium sales from 2010 to 2011 were Forks with 58.3%, Hanover (NC) with 17.5% and the City of Bethlehem with 9.5%. The municipalities with the largest increase in condominium sales from 2010 to 2011 were Palmer and Lower Macungie with 240% and 26.2%, respectively. The municipality with the largest increase in median sales price for condominium sales was Hanover (NC) with 10%. Municipalities with the largest decrease in median sales price for condominium sales were the City of Bethlehem with 18%, Palmer with 16.1% and Forks with 12.7%. (see **Appendix C**)

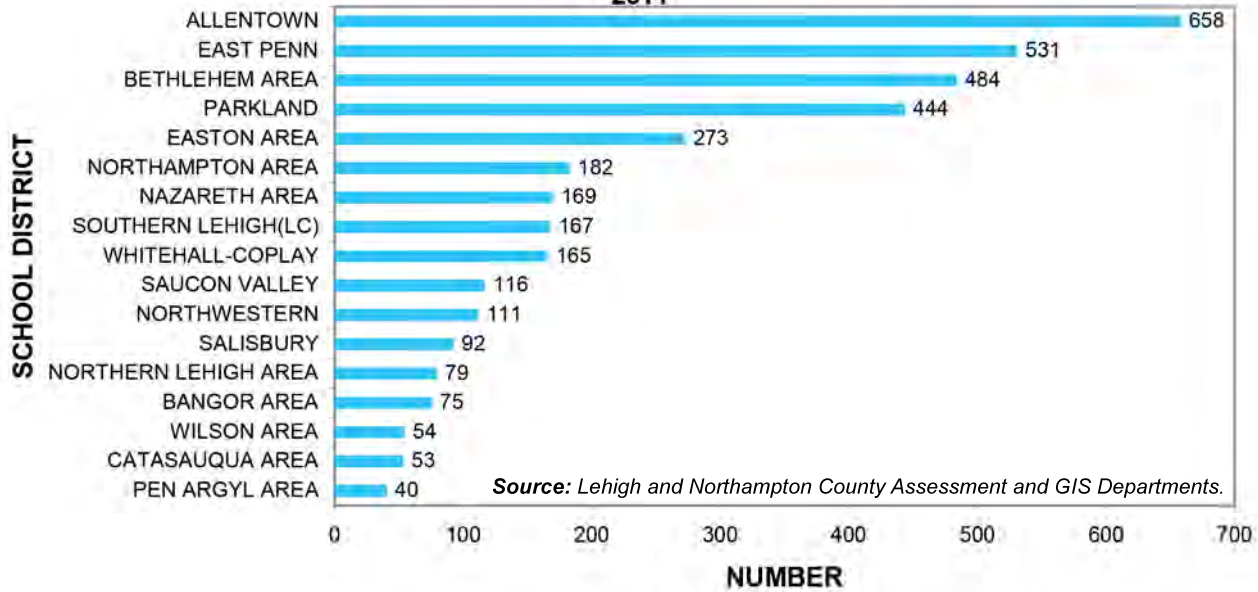
OTHER TYPES OF HOUSING

This category is a combination of both multifamily (2-4 units) and mobile homes. Each type of housing combined makes up less than 3% of recorded housing sales in the Lehigh Valley. There were a total of 88 multifamily (2-4 units) housing sales recorded in the Lehigh Valley, an average of just fewer than 2 per week. The Lehigh Valley median sales price for this type of housing was \$97,600. The sales of these types of units occurred mostly in Allentown, City of Bethlehem and Easton. There were 9 recorded mobile home sales in the Lehigh Valley in 2011. The median sales price for this type of housing was \$92,000.

HOUSING SALES BY SCHOOL DISTRICT

Bethlehem Area, Catasauqua Area and Northern Lehigh Area School Districts service municipalities in both Lehigh and Northampton counties. The school districts with the most sales were Allentown with 658, followed by East Penn Area with 531 and Bethlehem Area at 484. School districts with the least sales were Pen Argyl Area with 40, Catasauqua with 53 and Wilson at 54 as shown in **Figure 33 and Map 23**. School districts with the highest median sales price were Southern Lehigh with \$255,000, Nazareth Area with \$230,000 and Parkland with \$227,000. Districts with the lowest median sales price were Allentown with \$99,900, Catasauqua Area with \$125,000 and Northern Lehigh Area with \$137,000 as shown in **Figure 34 and Map 24**.

FIGURE 33
TOTAL HOUSING SALES BY SCHOOL DISTRICT IN THE LEHIGH VALLEY
2011



MAP 23
TOTAL HOUSING NUMBER OF SALES
BY SCHOOL DISTRICT - 2011

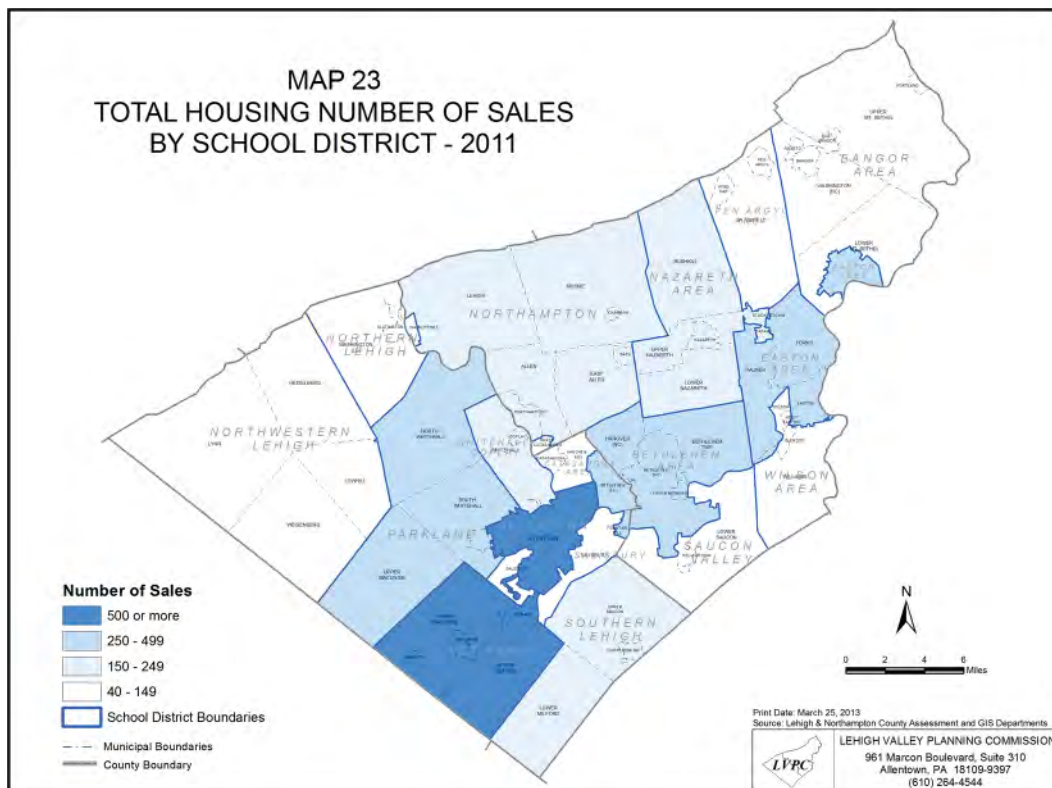
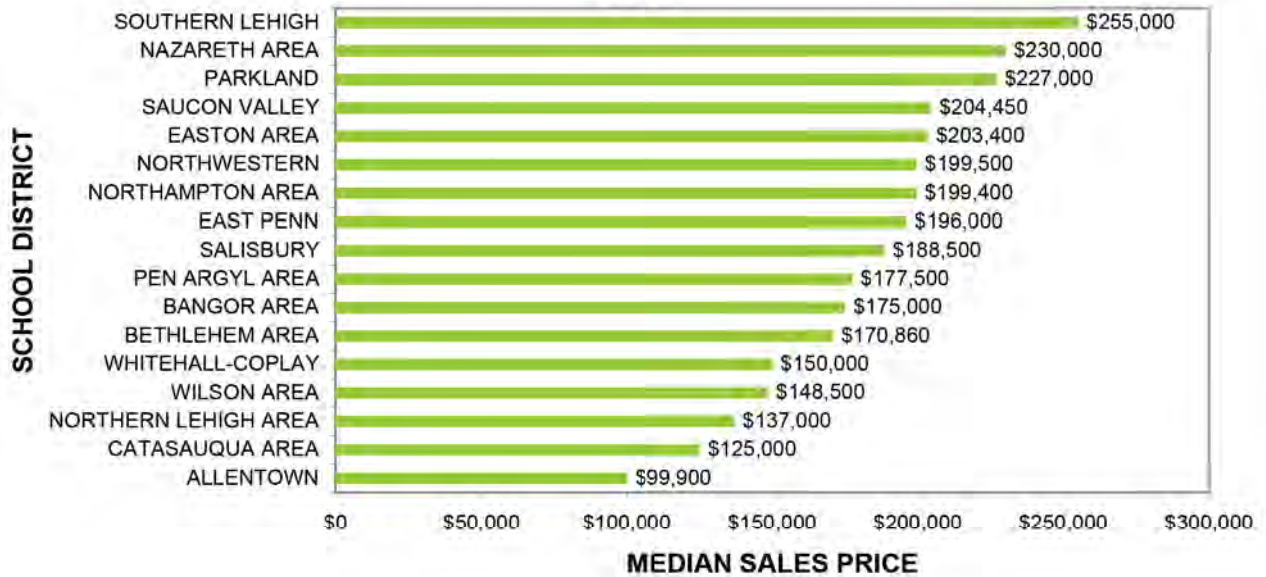
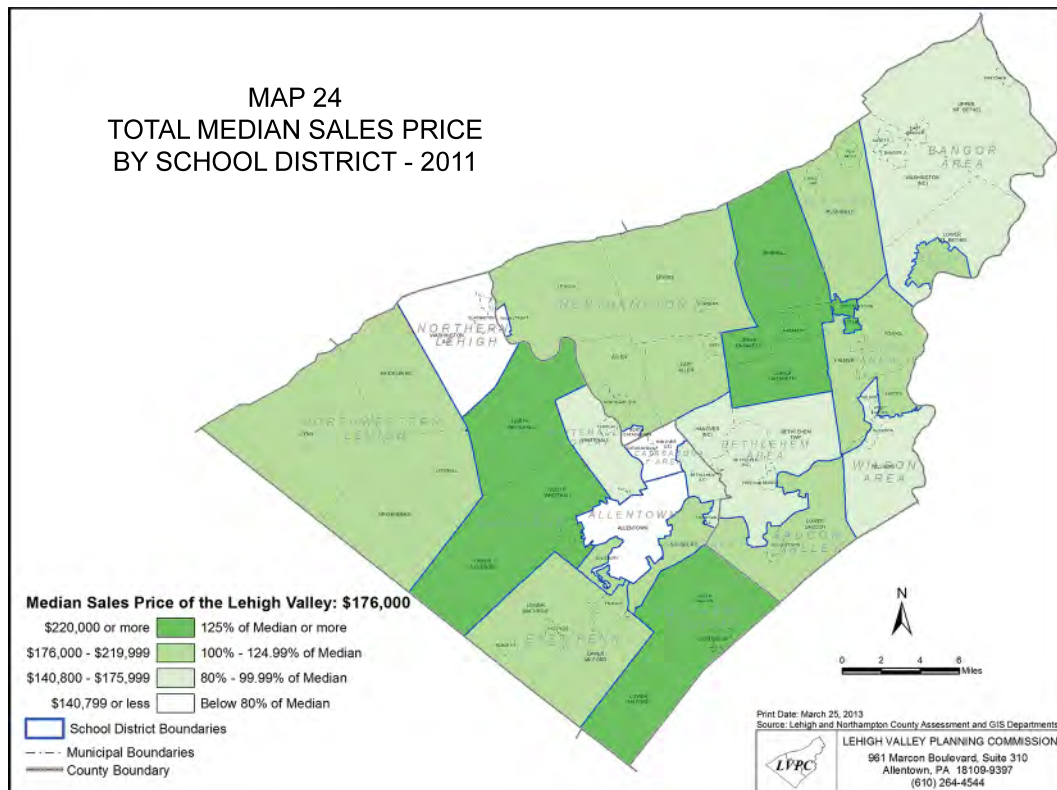


FIGURE 34
MEDIAN SALES PRICE BY SCHOOL DISTRICT IN THE LEHIGH VALLEY
2011



Source: Lehigh and Northampton County Assessment and GIS Departments.

MAP 24
TOTAL MEDIAN SALES PRICE
BY SCHOOL DISTRICT - 2011



HOUSING SALES BY SCHOOL DISTRICT FOR COMPARATIVE YEARS: 2010-2011

Total housing sales in the Lehigh Valley decreased from 4,887 in 2010 to 3,693 in 2011, representing a 24.4% reduction. The school districts with the largest decrease in sales from 2010 to 2011 were Wilson Area with 58.8%, Easton Area with 43.1% and Allentown with 35.9%. There were only two school districts with an increase in sales, Bangor and Northwestern Lehigh with 23% and 6.7%, respectively. The school districts with the largest decrease in median sales price were Northwestern Lehigh with 18.2%, Nazareth Area with 11.5% and East Penn with 10.9%. The school districts that had an increase in median sales price were Pen Argyl Area with 7.9%, Saucon Valley with 7.6% and Allentown with 7.1% (see **Appendix D**).

NEW CONSTRUCTION SALES

Sales of new construction housing accounted for less than 3% of all sales in the Lehigh Valley. New construction is defined as built and sold within the same year. There were 125 total new housing construction sales in 2011 as shown in **Figure 35**, or an average of 2.4 per week. Nearly 88% of the new construction sales occurred in Northampton County. The median sales price of new construction housing was \$280,000 as shown in **Figure 36**. The median sales price in Northampton County was \$297,632 while the median sales price in Lehigh County was \$110,000. The municipalities with the most new construction were Palmer with 37 and Hanover (NC) with 24. The municipalities with the highest median sales price were Palmer and Hanover (NC) with \$386,119 and \$201,285, respectively. There were only two municipalities with 10 sales or more of new construction. Sales of new construction housing accounted for just over 3% of total sales in 2010.

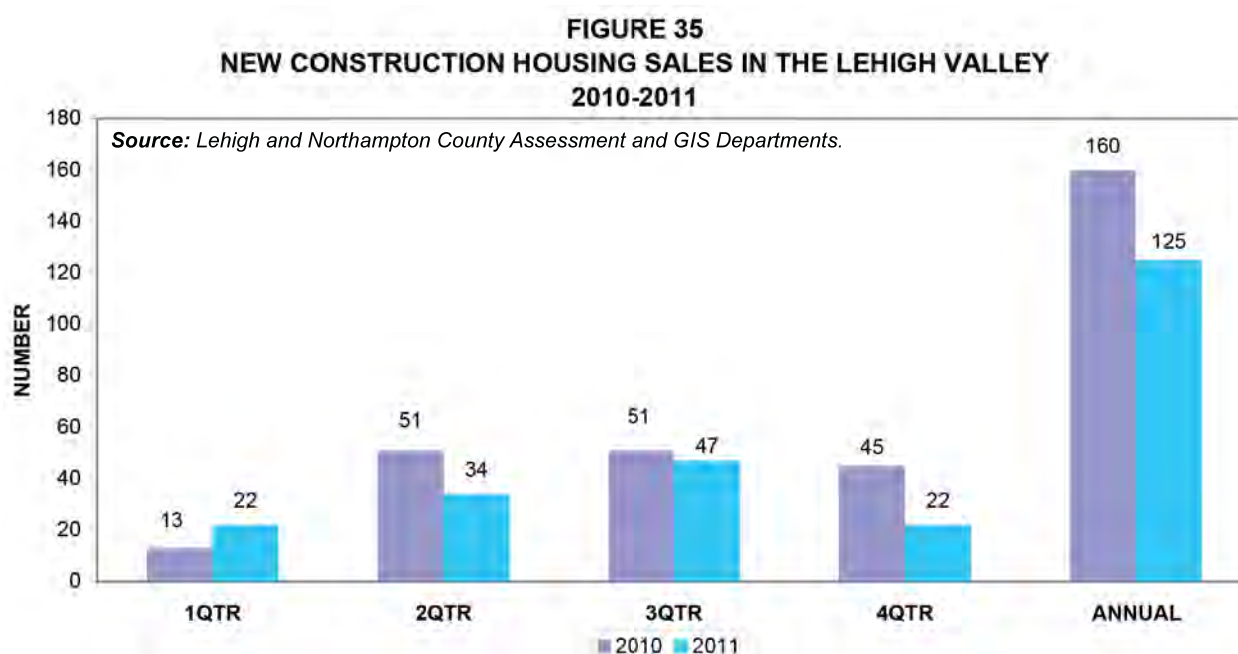


FIGURE 36
NEW CONSTRUCTION MEDIAN SALES PRICE
IN THE LEHIGH VALLEY
2010-2011

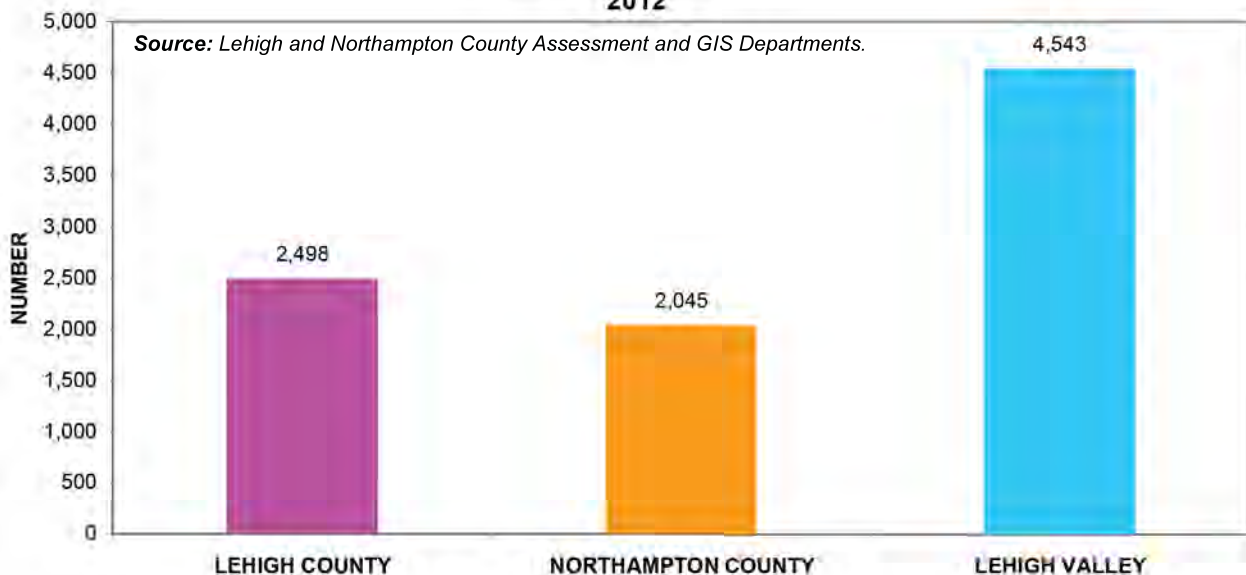


Source: Lehigh and Northampton County Assessment and GIS Departments.

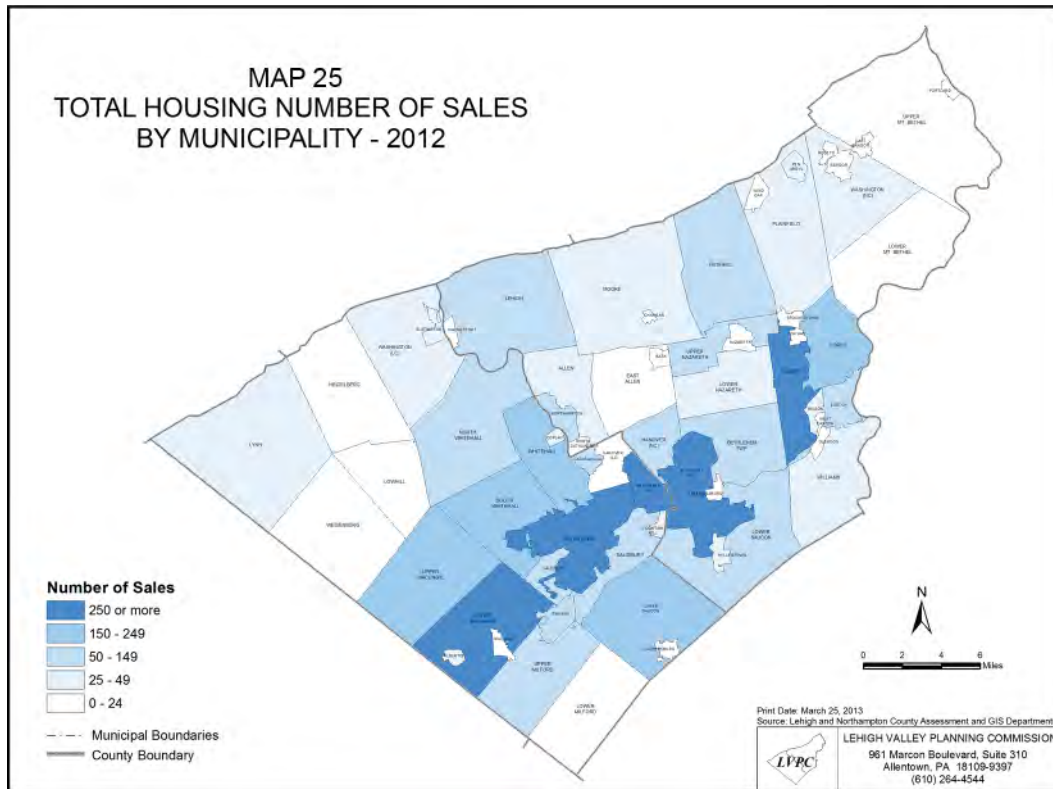
TOTAL HOUSING SALES IN 2012

There were 4,543 total housing sales recorded in the Lehigh Valley in 2012 as shown in **Figure 37**, an average of 87 per week. The total number of housing sales peaked during the third quarter with 1,470 sales (**see Appendix B**). The municipalities in the region with the greatest number of sales were Allentown with 663, the City of Bethlehem with 504 and Lower Macungie with 283 as shown in **Map 25**. The median housing sales price for the Lehigh Valley was \$173,000. Northampton County had a higher median sales price than Lehigh County at

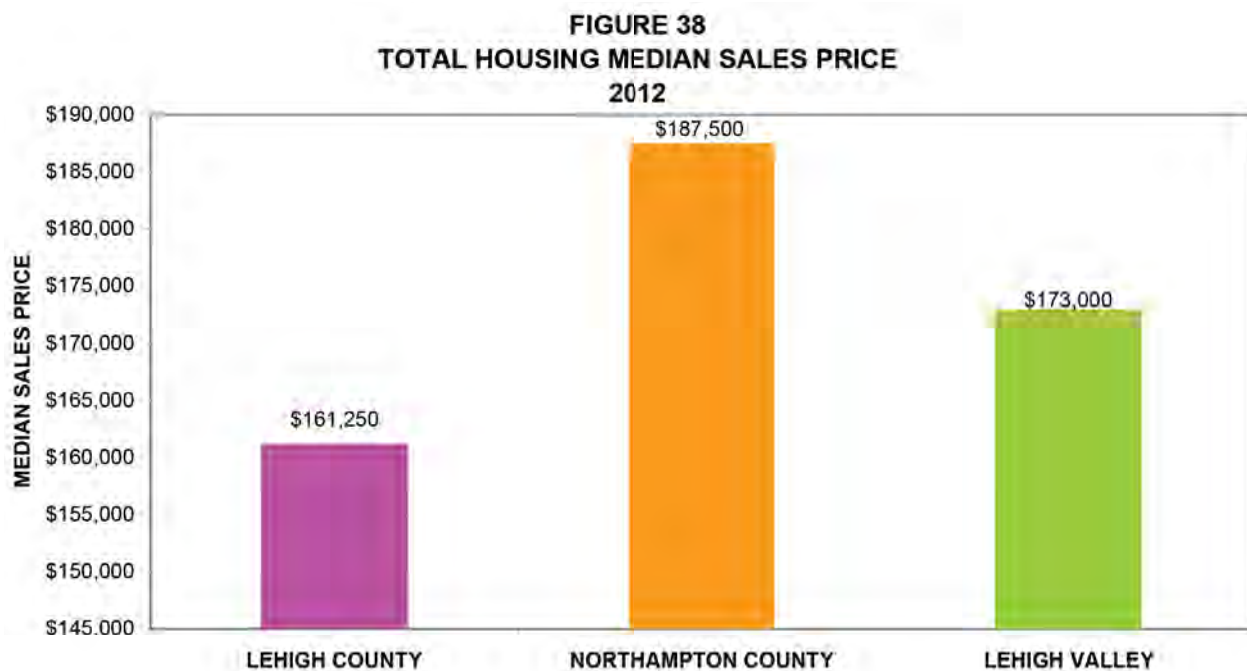
FIGURE 37
TOTAL HOUSING SALES
2012



Source: Lehigh and Northampton County Assessment and GIS Departments.



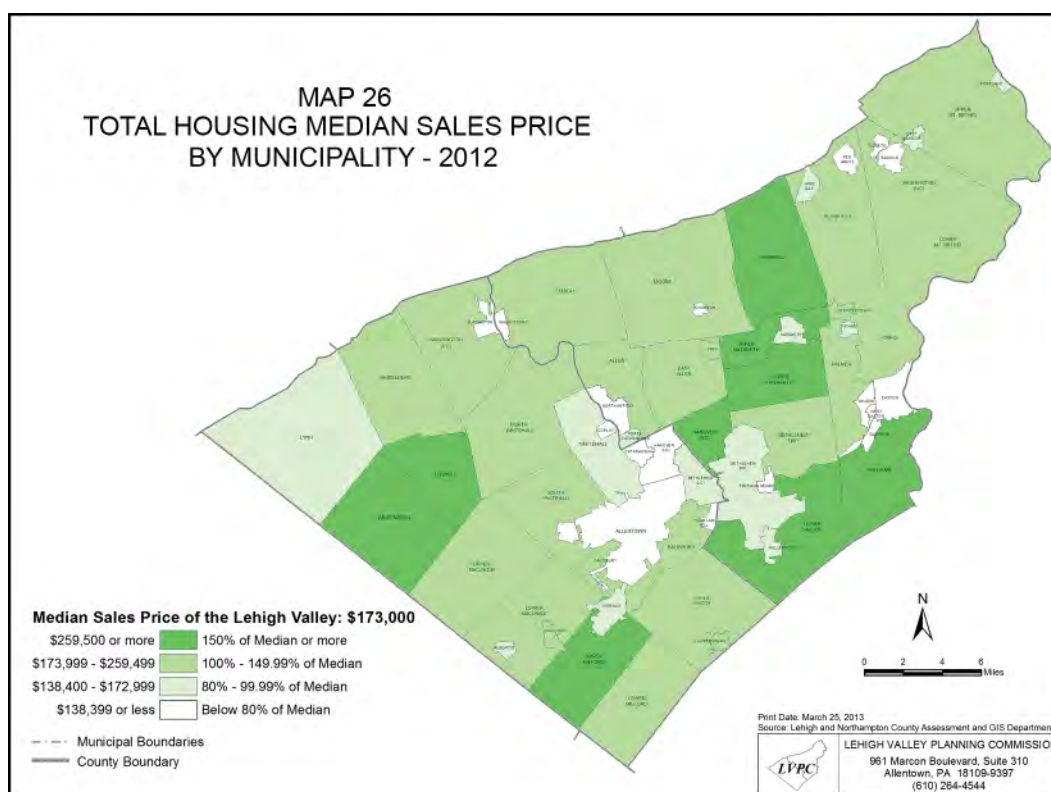
\$187,500 and \$161,250, respectively as shown in **Figure 38**. The median sales price peaked during the second quarter and declined in the following quarter (**see Appendix B**). The municipalities with the highest median sales price were Lowhill with \$306,450, Williams



Source: Lehigh and Northampton County Assessment and GIS Departments.

with \$302,476 and Lower Saucon with \$320,000. The municipalities with the lowest median sales price were Slatington with \$91,400, West Easton with \$92,500 and Walnutport with \$97,500.

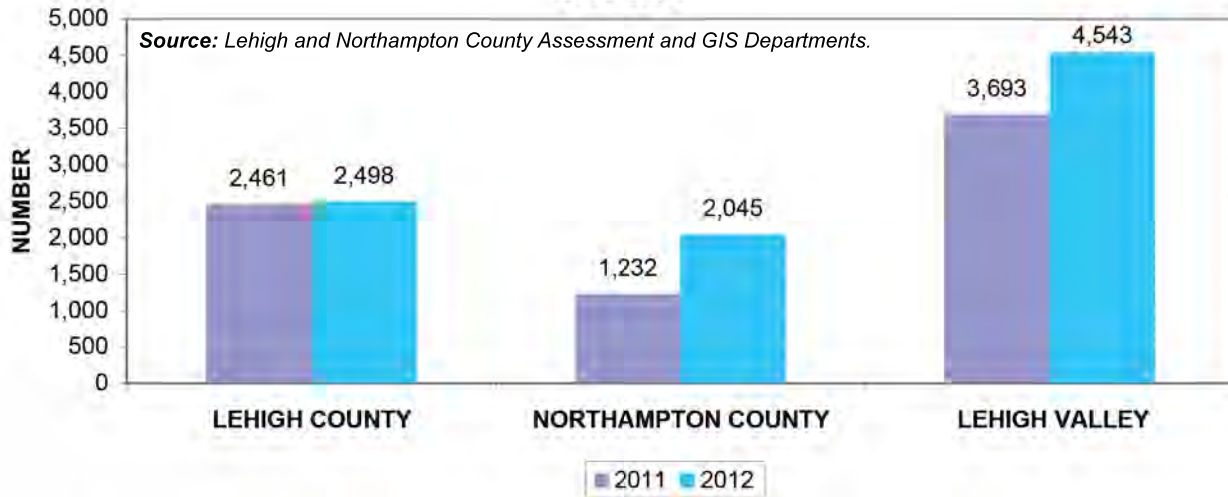
Total housing median sales price by municipality in the Lehigh Valley is illustrated in **Map 26**. There were 20 municipalities with median sales prices under \$150,000. There were 14 municipalities with median sales prices of \$250,000 or more. There were 22 municipalities with median sales prices of \$200,000 or more, representing 38% of all sales in the Lehigh Valley with 1,728.



TOTAL HOUSING SALES FOR COMPARATIVE YEARS: 2011-2012

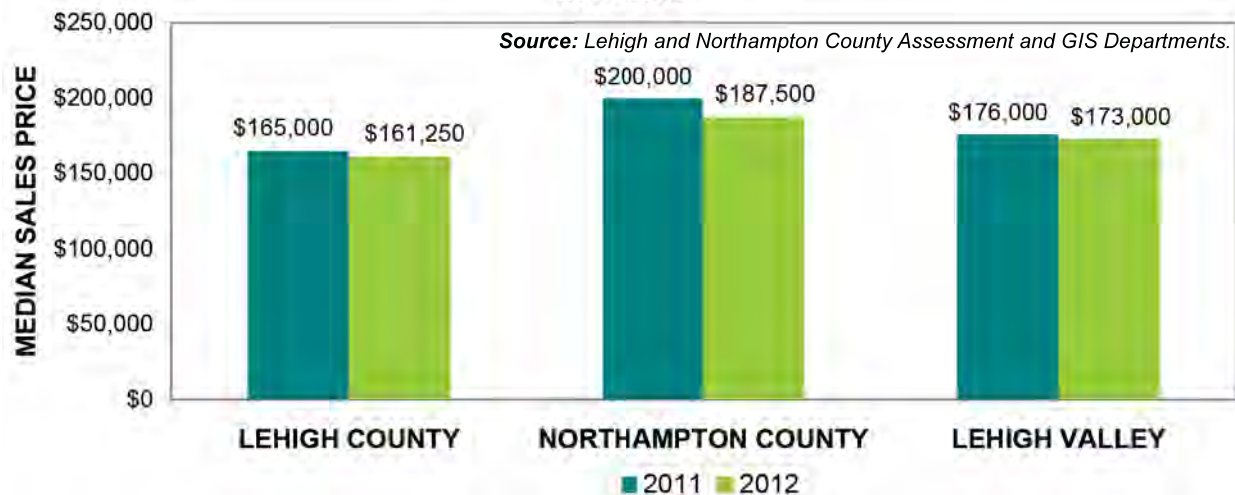
Housing sales from 2011 through 2012 were analyzed within the context of economic conditions and government policies to spur sales. At the end of 2011, the Lehigh Valley unemployment rate was 8.6% while in 2012 the rate was 8.7%. During 2011, there were 3,693 total housing sales in the Lehigh Valley. For 2012, there were 4,543 total housing sales, representing a 23% increase in total sales within the Lehigh Valley as shown in **Figure 39**. Housing sales were up in both Northampton and Lehigh County with increases of 66% and 1.5%, respectively. The municipalities with the largest decrease in sales from 2011 to 2012 were Moore with 55.4%, Nazareth with 33.3% and Weisenberg with 29.4%. The municipalities with the largest increase in sales were Northampton with 265.4%, Forks with 109.3% and Plainfield with 107.1% (**see Appendix C**). The total housing sales for 2012 peaked during the third

FIGURE 39
TOTAL HOUSING SALES
2011-2012



quarter at 1,470 sales; for the same period in 2011, sales were 1,075 representing just over a 36.7% increase. In 2012, the median sales price in the Lehigh Valley was \$173,000. This is a reduction of \$3,000 from 2011, representing less than a 2% decrease in median sales price as shown in **Figure 40**. The total sales in every quarter of 2012 were greater than the previous year; however, the median sales price was less than the previous year. The municipalities with the largest decrease in median sales price were Pen Argyl with 35.1%, Lower Nazareth with 34.8% and Upper Mt. Bethel with 34.5%. The municipalities with the largest increase in median sales price were Bath with 31%, Upper Milford with 27.2% and Lower Saucon with 24% (**see Appendix C**).

FIGURE 40
MEDIAN HOUSING SALES PRICE
2011-2012



TOTAL SALES BY HOUSING TYPE

Single family detached accounted for 64% of the 4,543 housing sales in the Lehigh Valley for 2012. Single family attached and condominiums accounted for 27% and 6% of housing sales, respectively. Multifamily (2-4 units) accounted for 3% of housing sales and mobile homes accounted for less than 1% of home sales as shown in **Figure 41**. The municipalities with the most sales by housing type were the City of Bethlehem with 284 single family detached, Allentown with 357 single family attached, Palmer with 62 condominium sales and Allentown with 51 other types of housing. Single family detached housing had the highest median sales price in the region at \$200,000, followed by condominiums at \$196,165, attached housing at \$120,000, multifamily at \$105,000 and mobile homes at \$67,700 as shown in **Figure 42**. The higher median sales price for condominiums could be due to several housing types falling within this category such as detached, attached and apartment style. Municipalities with the highest median sales price by housing type were Lower Saucon with \$349,950 for single family detached housing, Upper Saucon with \$210,250 for single family attached, Hanover (NC) with \$340,012 for condominiums and the City of Bethlehem for all other housing types with \$123,250. Municipalities with the lowest median sales price by housing type were Walnutport with \$105,000 for single family detached housing, Slatington with \$66,450 for single family attached, Lower Macungie with \$108,000 for condominiums and Allentown with \$72,500 for all other housing types.

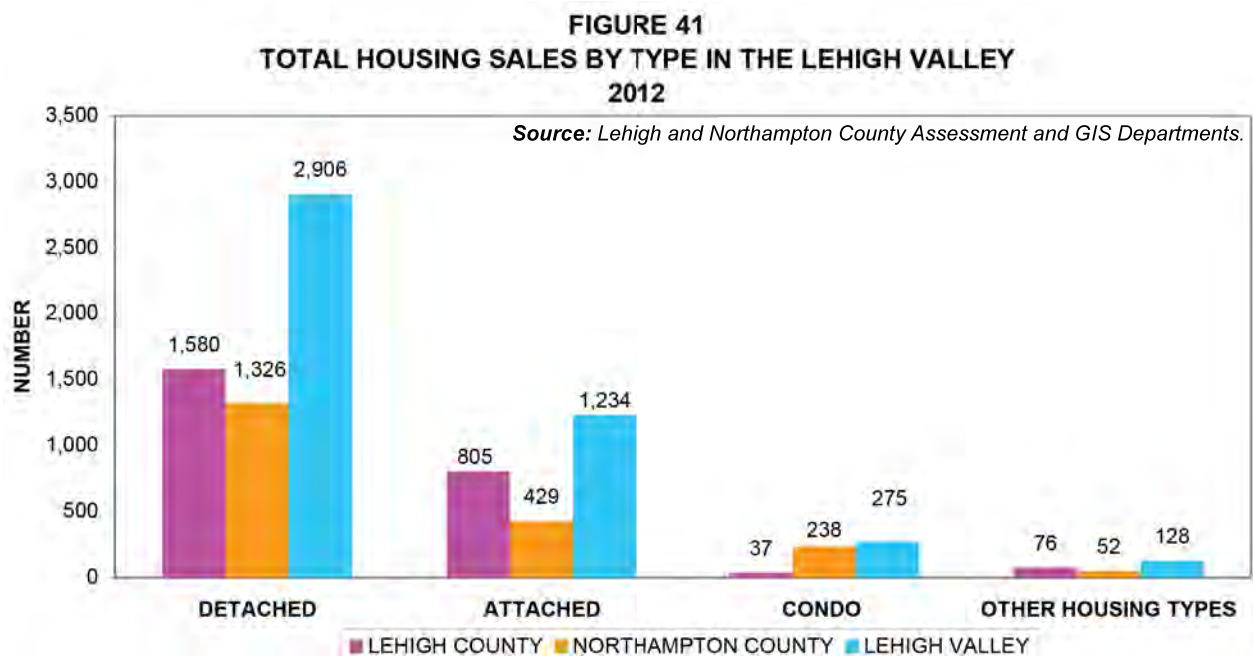
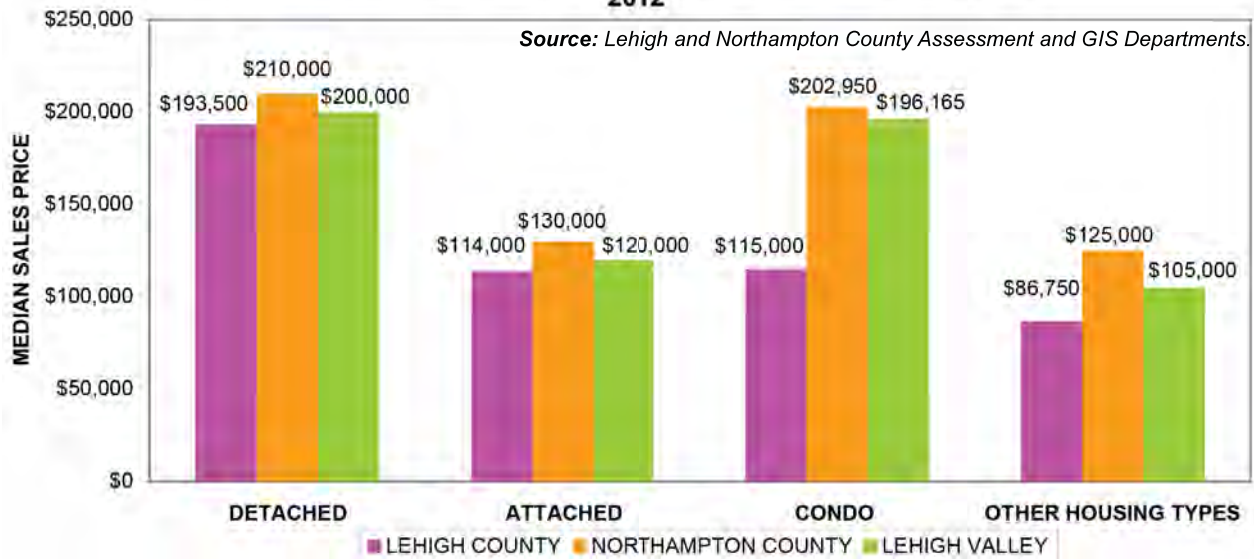


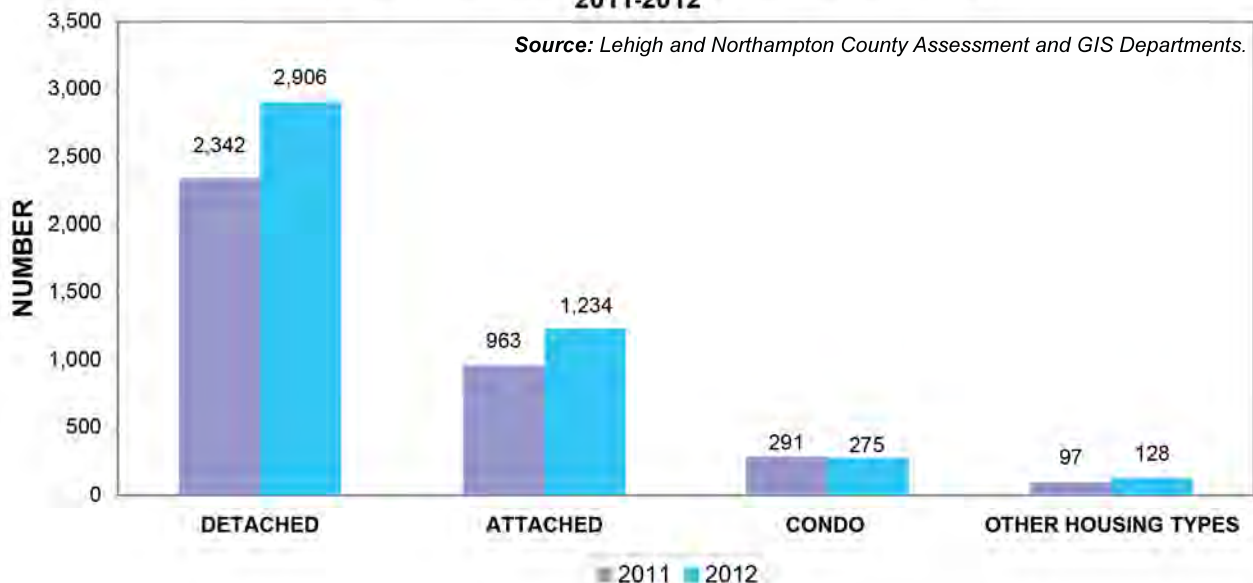
FIGURE 42
MEDIAN HOUSING SALES PRICE BY TYPE IN THE LEHIGH VALLEY
2012

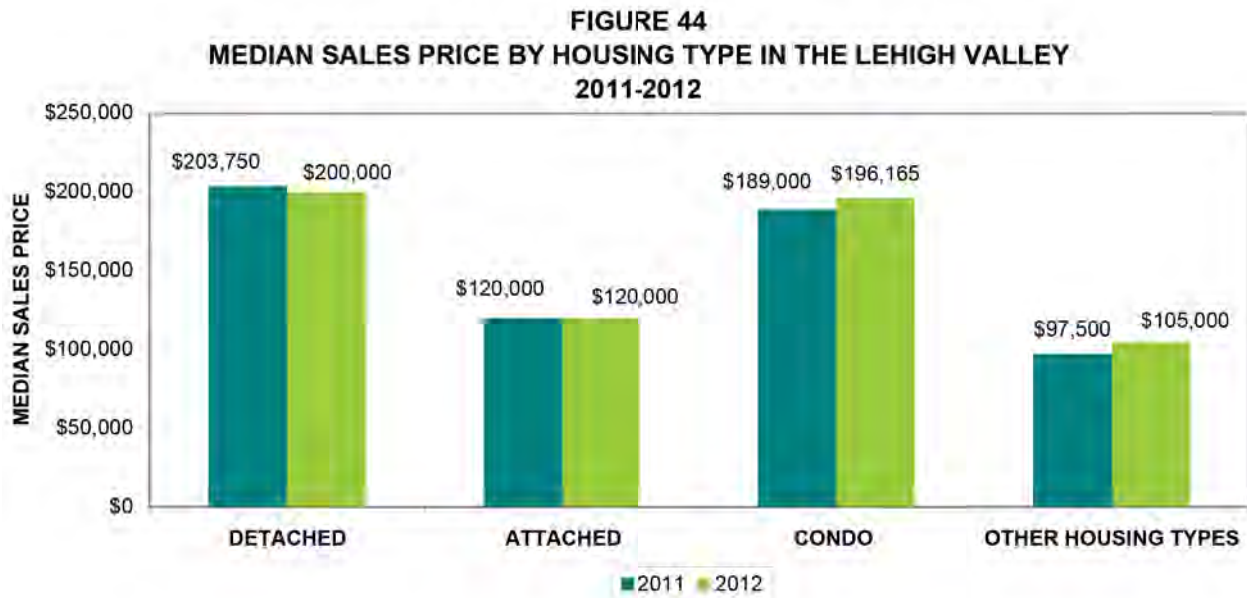


TOTAL SALES BY HOUSING TYPE FOR COMPARATIVE YEARS: 2011-2012

In 2011, single family detached accounted for 64% of housing sold, while in 2012, it also accounted for 64%. Sales of single family detached housing increased by 24.1% in 2012 as shown in **Figure 43**. There was a 28.1% increase in the sales of single family attached housing from 2011 to 2012. Single family attached housing accounted for 32% of housing sold in 2011, while in 2012, it accounted for 27%. The median sales price for all housing types was stable as shown in **Figure 44**.

FIGURE 43
TOTAL HOUSING SALES BY TYPE IN THE LEHIGH VALLEY
2011-2012





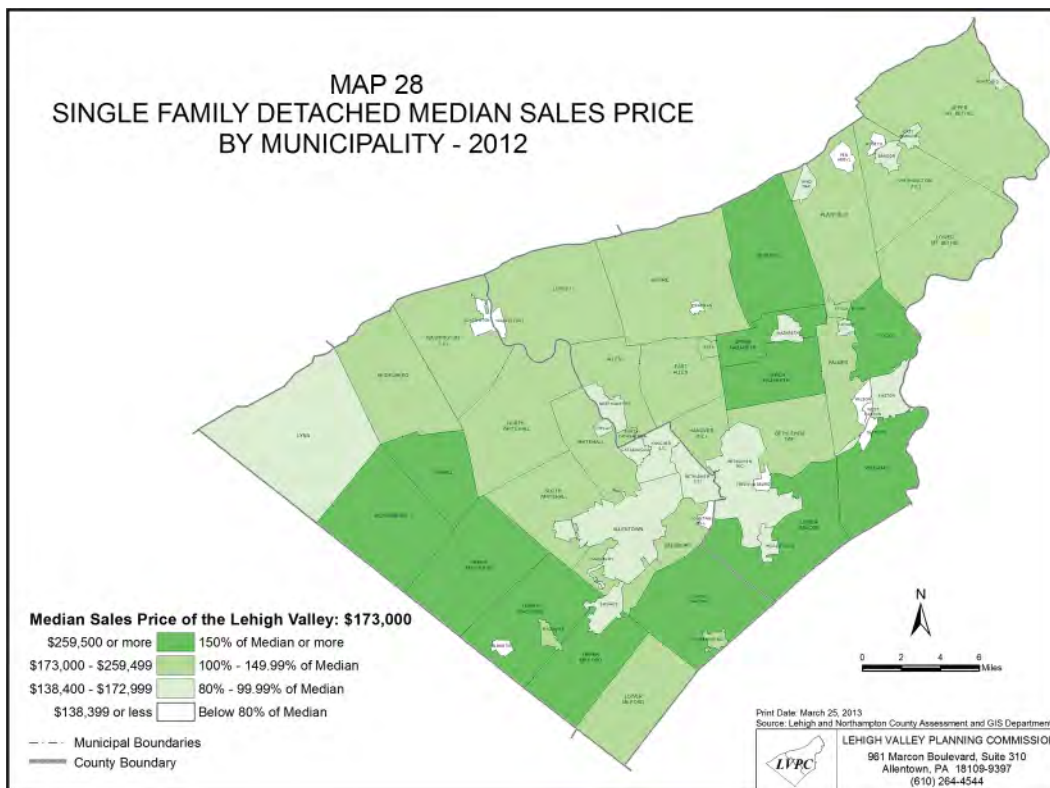
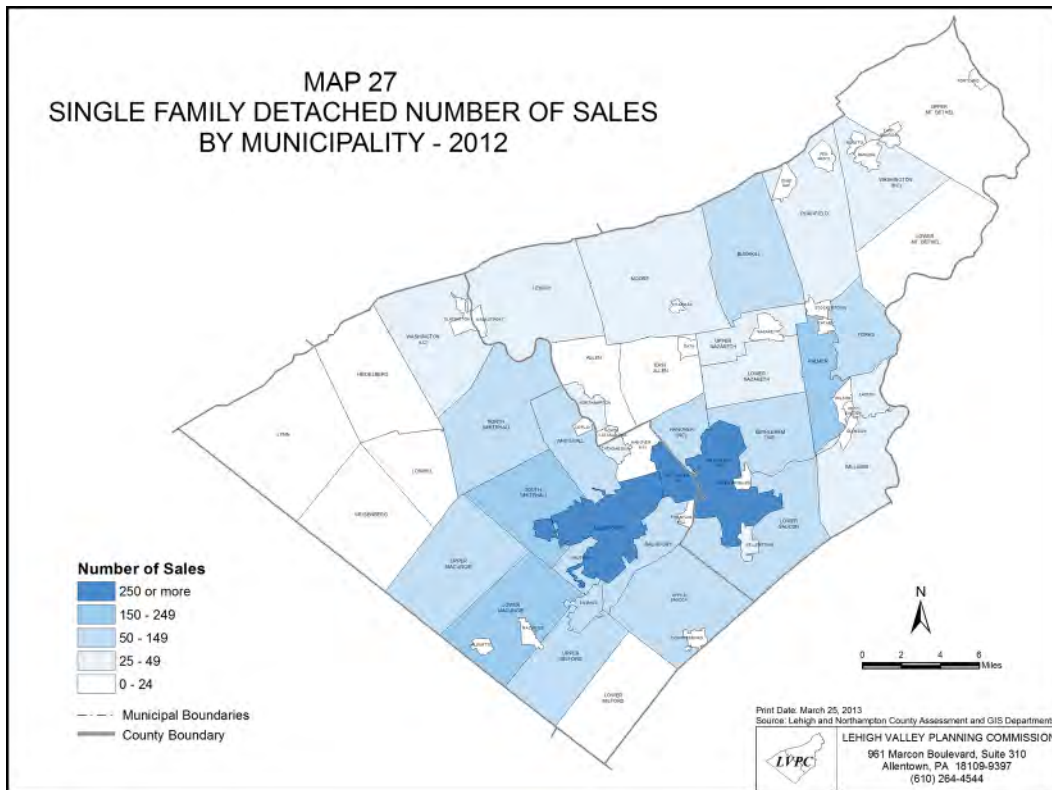
Source: Lehigh and Northampton County Assessment and GIS Departments.

SINGLE FAMILY DETACHED HOUSING SALES

There were 2,906 single family detached housing sales recorded in the Lehigh Valley in 2012, an average of just under 56 per week. The Lehigh Valley median sales price for this type of housing was \$200,000. The median sales price for single family detached was greater in Northampton County than Lehigh County at \$210,000 and \$193,500, respectively. Municipalities with the most sales were the City of Bethlehem with 284, Allentown with 255 and Lower Macungie with 165 as shown in **Map 27**. Municipalities with the highest median sales price for single family detached were Lower Saucon with \$349,950, Lower Nazareth with \$339,140 and Weisenberg with \$320,000. Municipalities with the lowest median sales price for single family detached were Walnutport with \$105,000, Slatington with \$111,200 and Roseto with \$127,000 as shown in **Map 28**.

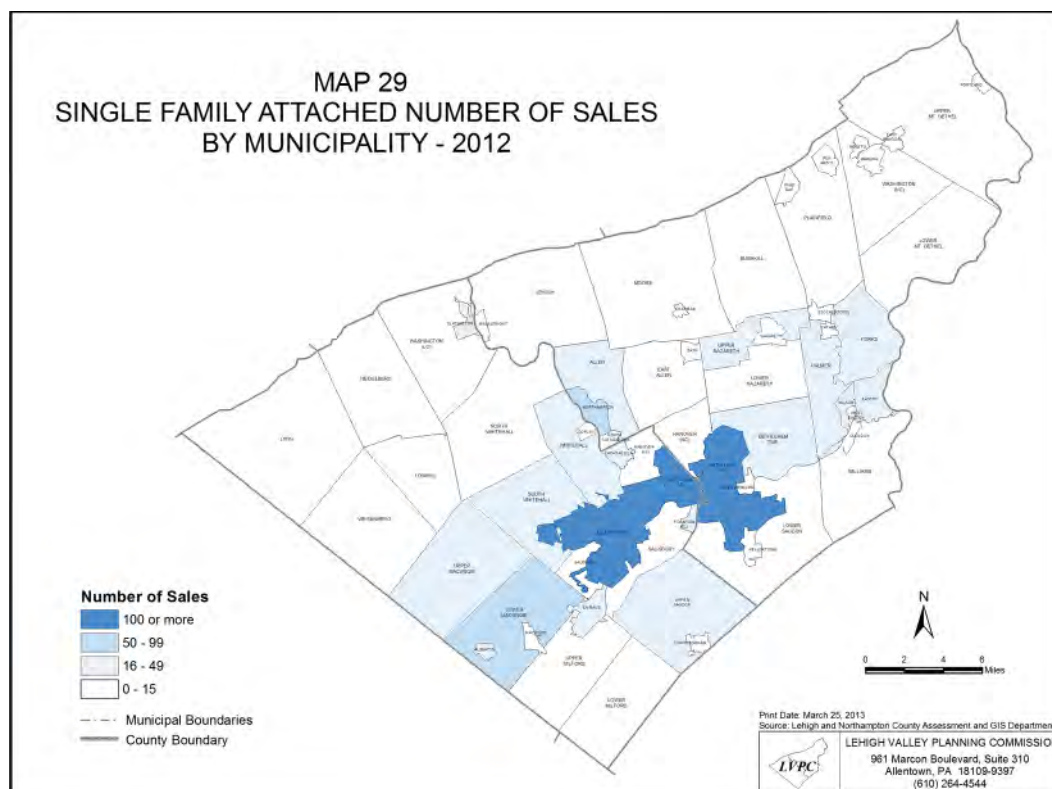
SINGLE FAMILY DETACHED HOUSING SALES FOR COMPARATIVE YEARS: 2011-2012

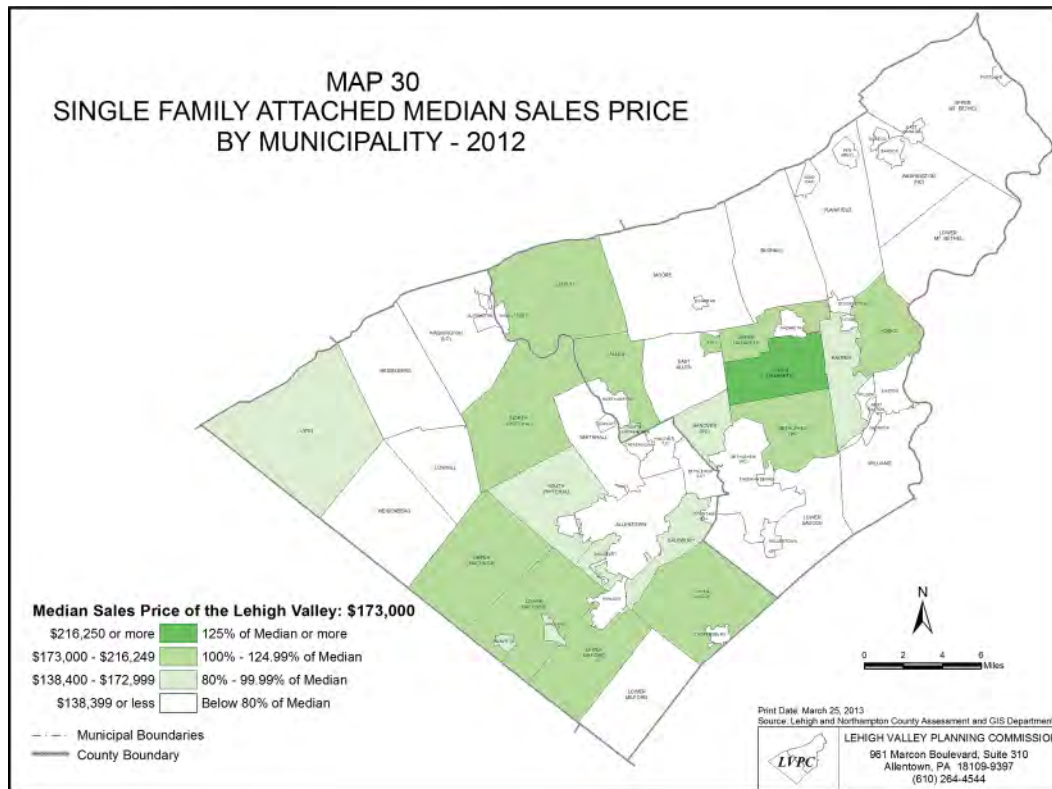
The number of single family detached home sales increased from 2,342 in 2011 to 2,906 in 2012. The median sales price for this housing type decreased from \$203,750 to \$200,000, representing just under a 2% decrease. The municipalities with the largest decrease in single family detached housing sales from 2011 to 2012 were Moore with 55.4%, Lynn with 33.3% and Lower Milford with 32%. The municipalities with the largest increase in single family detached housing sales from 2011 to 2012 were Northampton with 270%, Hanover (NC) with 146.4% and Plainfield with 133.3%. Municipalities with the highest increase in median sales price for single family detached were Williams with 59.6%, Upper Milford with 37.6% and Lower Saucon with 23.2%. Municipalities with the largest decrease in median sales price for single family detached were Upper Mt. Bethel with 40.3%, Lower Nazareth with 23.4%, Easton and East Allen with 22.9% (**see Appendix C**).



SINGLE FAMILY ATTACHED HOUSING SALES

There were 1,234 single family attached housing sales recorded in the Lehigh Valley, an average of just under 24 per week. The Lehigh Valley median sales price for this type of housing was \$120,000. The median sales price was greater in Northampton County than Lehigh County at \$130,000 and \$114,000, respectively. Municipalities in the region with the most sales were Allentown with 357, the City of Bethlehem with 170 and Lower Macungie with 93 as shown in **Map 29**. Municipalities with the highest median sales price for single family attached were Upper Saucon with \$210,250, Allen with \$210,000 and Bethlehem Township with \$207,500. Municipalities with the lowest median sales price for single family attached were Slatington with \$66,450, Allentown with \$67,500 and Easton with \$77,000 as shown in **Map 30**.





SINGLE FAMILY ATTACHED HOUSING SALES FOR COMPARATIVE YEARS: 2011-2012

The number of single family attached home sales increased from 963 in 2011 to 1,234 in 2012. The median sales price for this housing type decreased from \$131,000 to \$130,000, representing a 1% decrease. The municipalities with the largest decrease in single family attached housing sales from 2011 to 2012 were Emmaus with 34.4% and North Whitehall with 28.6%. The municipalities with the largest increase in single family attached housing sales from 2011 to 2012 were Forks with 250%, Northampton with 246.7% and Palmer with 131.3%. Municipalities with the highest increase in median sales price for single family attached were Wilson with 5.7% and North Whitehall with 2.3%. Municipalities with the largest decrease in median sales price for single family attached were Slatington with 30.1%, Easton with 17.6% and Bethlehem Township with 16.5% (**see Appendix C**).

CONDOMINIUM SALES

There were 275 condominium housing sales recorded in the Lehigh Valley in 2012, an average of 5 per week. The Lehigh Valley median sales price for this type of housing was \$196,165. The median sales price was greater in Northampton County than Lehigh County at \$202,950 and \$115,000, respectively. Municipalities in the region with the most sales were Palmer with 62, Hanover (NC) with 54 and the City of Bethlehem with 36. Municipalities with the highest median sales price for condominiums were Hanover (NC) with \$340,012, Williams with \$287,500 and the City of Bethlehem with \$202,950. Municipalities with the lowest medi-

an sales price for condominiums were Lower Macungie with 108,000, Bethlehem Township with \$150,000 and Lower Saucon with \$157,000.

CONDOMINIUM SALES FOR COMPARATIVE YEARS: 2010-2011

The number of condominium sales decreased from 291 in 2011 to 275 in 2012, representing a 5.5% decrease. The median sales price for this housing type increased from \$189,000 to \$196,165, representing a 3.8% increase. The municipality with the largest decrease in condominium sales from 2011 to 2012 was Lower Macungie with 67.5%. The municipalities with the largest increase in condominium sales from 2011 to 2012 were Forks with 100%, the City of Bethlehem with 89.5% and Palmer with 21.6%. The municipality with the largest increase in median sales price for condominium sales was the City of Bethlehem with 22.3%. Municipalities with the largest decrease in median sales price for condominium sales were Lower Macungie with 40.9%, Forks with 11.1% and Hanover with 10.1% (**see Appendix C**).

OTHER TYPES OF HOUSING

This category is a combination of both multifamily (2-4 units) and mobile homes. Each type of housing combined makes up less than 4% of recorded housing sales in the Lehigh Valley. There were a total of 118 multifamily (2-4 units) housing sales recorded in the Lehigh Valley, an average of just over 2 per week. The Lehigh Valley median sales price for this type of housing was \$105,000. The sales of these types of units occurred mostly in Allentown, City of Bethlehem and Easton. There were 10 recorded mobile home sales in the Lehigh Valley in 2012. The median sales price for this type of housing was \$67,700.

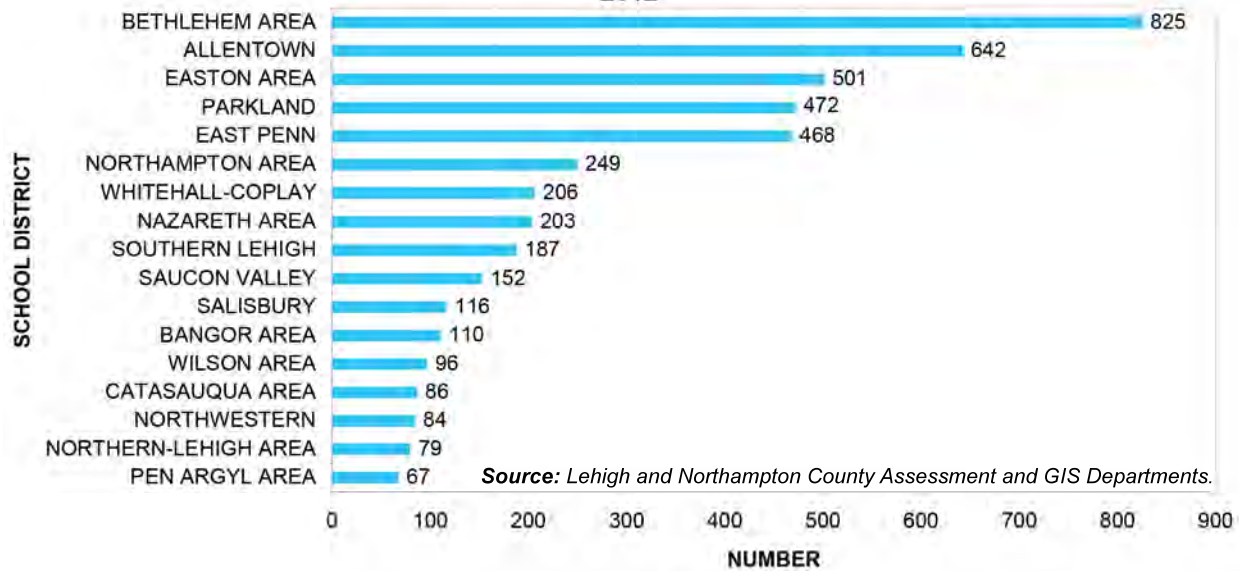
HOUSING SALES BY SCHOOL DISTRICT

Bethlehem Area, Catasauqua Area and Northern Lehigh Area School Districts service municipalities in both Lehigh and Northampton counties. The school districts with the most sales were Bethlehem Area with 825, Allentown with 642 and Easton Area with 501. School districts with the least sales were Pen Argyl Area with 67, Northern Lehigh with 79 and Northwestern Lehigh with 84 as shown in **Figure 45 and Map 31**. School districts with the highest median sales price were Nazareth Area with \$265,000, Southern Lehigh with \$245,575 and Parkland with \$227,533. Districts with the lowest median sales price were Allentown with \$95,000, Northern Lehigh Area with \$115,000 and Catasauqua Area with \$130,600 as shown in **Figure 46 and Map 32**.

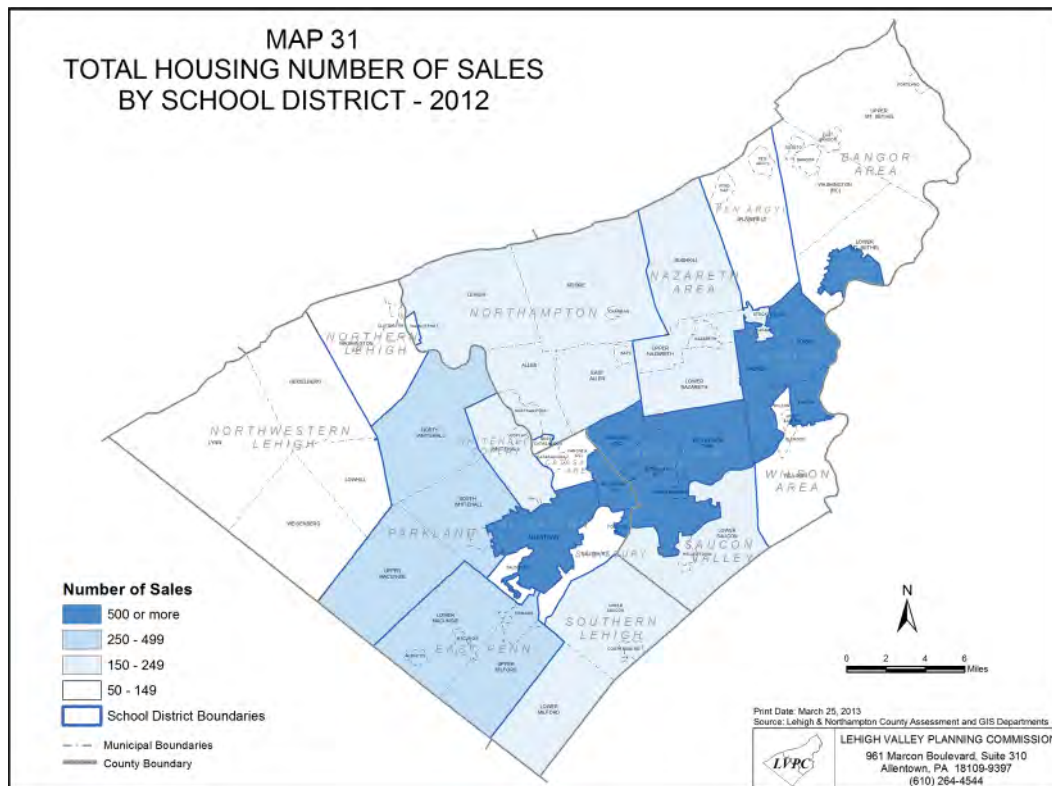
HOUSING SALES BY SCHOOL DISTRICT FOR COMPARATIVE YEARS: 2011-2012

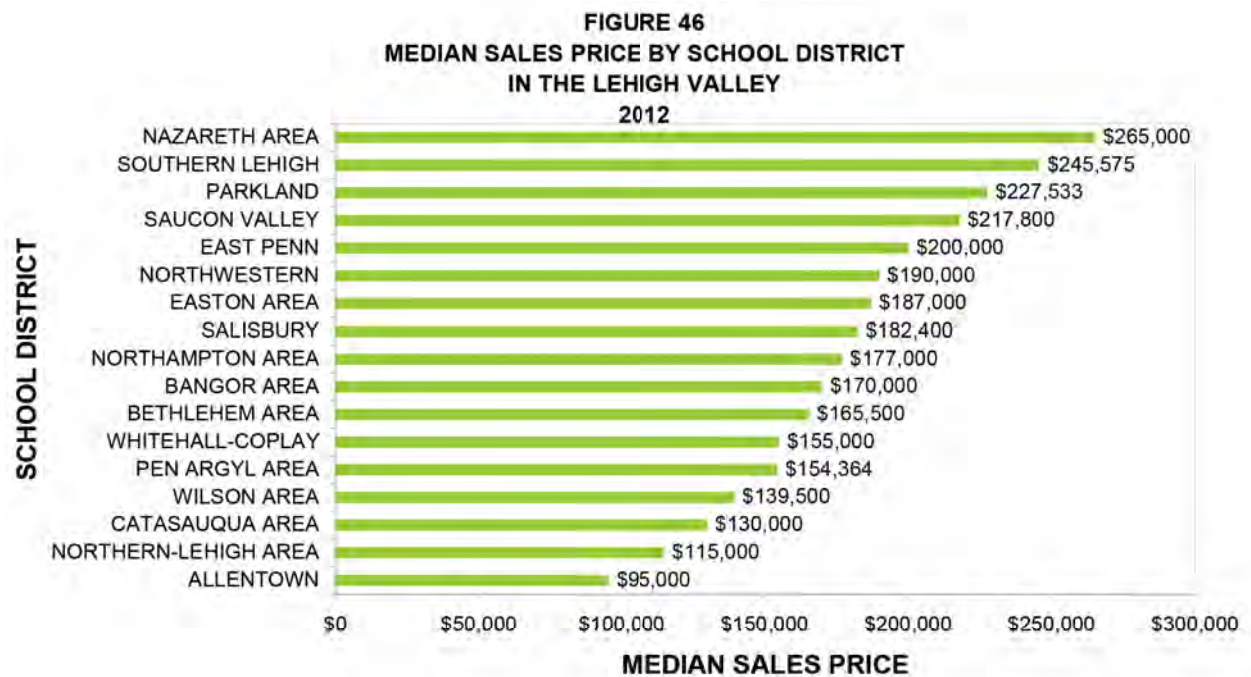
Total housing sales in the Lehigh Valley increased from 3,693 in 2011 to 4,543 in 2012, representing a 23% increase. The school districts with a decrease in sales from 2011 to 2012 were Northwestern Lehigh with 24.3%, East Penn with 11.9% and Allentown with 2.4%. The school districts with the largest increase in sales were Easton with 83.5%, Wilson Area with

FIGURE 45
TOTAL HOUSING SALES BY SCHOOL DISTRICT IN THE LEHIGH VALLEY
2012

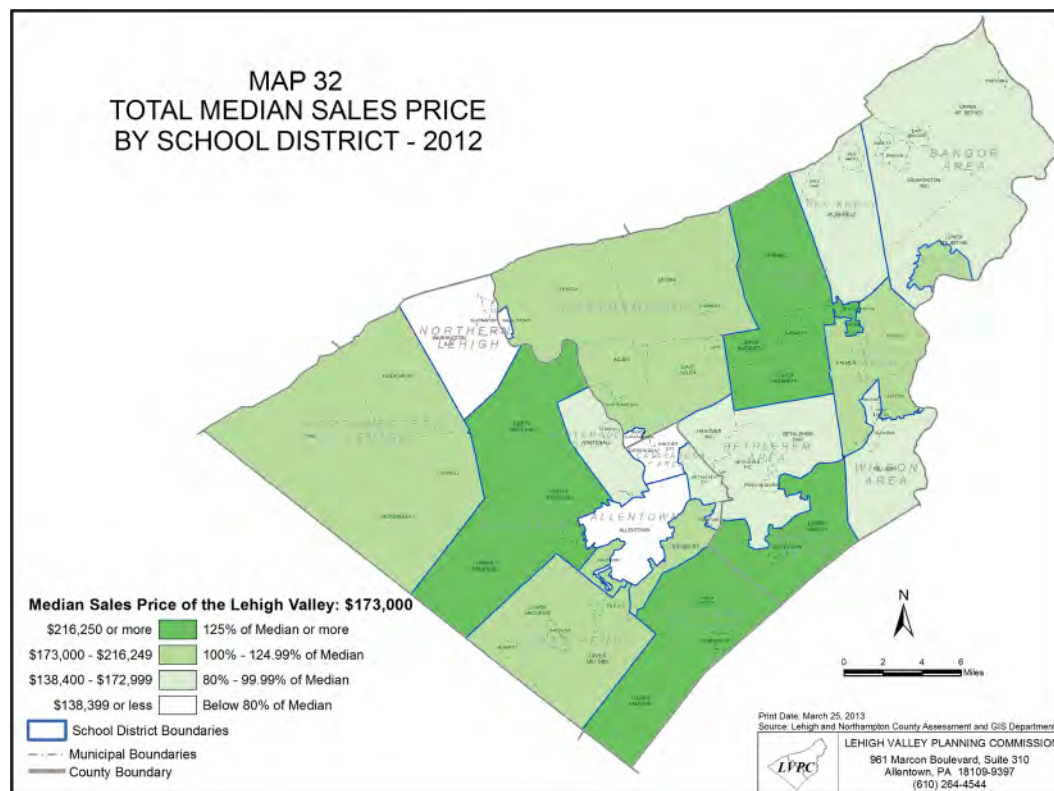


MAP 31
TOTAL HOUSING NUMBER OF SALES
BY SCHOOL DISTRICT - 2012





Source: Lehigh and Northampton County Assessment and GIS Departments.



71.8% and Bethlehem Area with 70.5%. The school districts with the largest decrease in median sales price were Northern Lehigh with 16.1%, Pen Argyl with 13% and Northampton with 11.2%. The school districts that had an increase in median sales price were Nazareth Area with 15.2%, Saucon Valley with 6.5% and Catasauqua Area with 4% (see **Appendix D**).

NEW CONSTRUCTION SALES

Sales of new construction housing accounted for less than 4% of all sales in the Lehigh Valley. New construction is defined as built and sold within the same year. There were 180 total new housing construction sales in 2012 as shown in **Figure 47**, an average of about 3.5 per week. Nearly 90% of the new construction sales occurred in Northampton County. The median sales price of new construction housing was \$264,950. The median sales price in Northampton County was \$272,450 while the median sales price in Lehigh County was \$221,078. The municipalities with the most new construction were Hanover (NC) with 38, Palmer with 32 and Upper Nazareth with 20. The municipalities with the highest median sales price were Hanover (NC) with \$362,412, Upper Nazareth with \$285,161 and Forks with \$245,000 as shown in **Figure 48**. The City of Bethlehem was the only other municipality with 10 sales or more of new construction. Sales of new construction housing accounted for less than 3% of total sales in 2011.

FIGURE 47
NEW CONSTRUCTION HOUSING SALES IN THE LEHIGH VALLEY
2011-2012

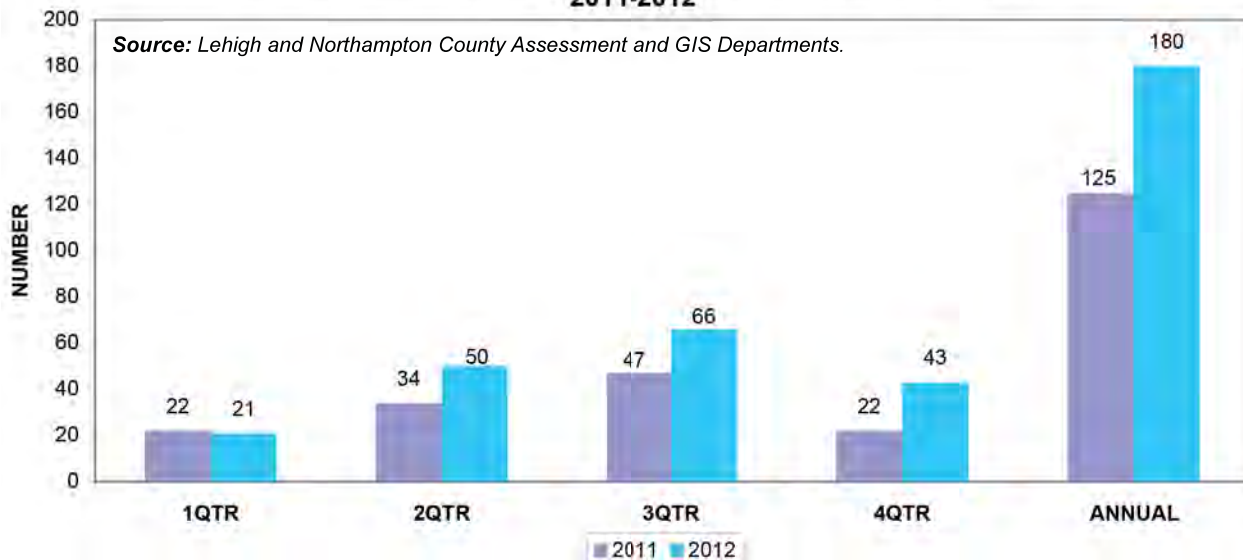


FIGURE 48
NEW CONSTRUCTION MEDIAN SALES PRICE
IN THE LEHIGH VALLEY
2011-2012



Source: Lehigh and Northampton County Assessment and GIS Departments.



APPENDIX B

Sales by County

Municipalities with less than 10 sales for each year were excluded from the analysis.

LEHIGH COUNTY HOUSING SALES BY QUARTER 2009										
MUNICIPALITY	1QTR	MEDIAN SALES PRICE	2QTR	MEDIAN SALES PRICE	3QTR	MEDIAN SALES PRICE	4QTR	MEDIAN SALES PRICE	2009	2009 MEDIAN SALES PRICE
ALBURTIS	9	\$173,000	18	\$176,500	8	\$160,250	6	\$177,000	41	\$173,000
ALLENTOWN	170	\$105,000	282	\$118,750	335	\$126,500	314	\$117,386	1,101	\$119,000
BETHLEHEM CITY (LC)	21	\$172,340	43	\$150,000	61	\$154,900	39	\$155,900	164	\$155,000
CATASAUQUA	16	\$121,900	21	\$130,000	21	\$127,000	20	\$136,450	78	\$129,950
COOPERSBURG	3	\$210,000	4	\$213,500	9	\$195,000	5	\$164,900	21	\$195,000
COPLAY	4	\$188,500	6	\$137,750	15	\$152,000	6	\$153,000	35	\$155,000
EMMAUS	24	\$162,000	34	\$182,000	36	\$174,500	34	\$168,950	128	\$173,500
FOUNTAIN HILL	8	\$133,300	13	\$140,000	13	\$148,000	11	\$139,900	45	\$140,000
HANOVER (LC)	2	\$127,950	4	\$198,625	3	\$115,000	4	\$165,500	13	\$165,000
HEIDELBERG	2	\$208,450	6	\$263,700	4	\$220,000	6	\$224,950	18	\$226,250
LOWER MACUNGIE	67	\$225,000	129	\$245,000	141	\$237,000	101	\$218,500	438	\$232,450
LOWER MILFORD	1	\$290,000	8	\$213,750	10	\$280,000	6	\$241,500	25	\$248,000
LOWHILL	3	\$305,000	1	\$475,000	6	\$334,375	3	\$430,000	13	\$430,000
LYNN	5	\$193,000	5	\$165,000	14	\$225,750	15	\$170,000	39	\$180,000
MACUNGIE	9	\$155,000	13	\$165,000	14	\$184,000	14	\$180,950	50	\$171,500
NORTH WHITEHALL	14	\$198,450	39	\$245,000	41	\$198,000	29	\$228,000	123	\$227,500
SALISBURY	17	\$172,500	38	\$187,750	39	\$217,500	35	\$186,200	129	\$188,400
SLATINGTON	11	\$110,000	13	\$105,000	10	\$121,200	12	\$112,000	46	\$111,000
SOUTH WHITEHALL	30	\$196,250	58	\$221,000	69	\$206,000	61	\$205,000	218	\$207,250
UPPER MACUNGIE	20	\$267,500	48	\$270,500	67	\$249,500	44	\$243,450	179	\$255,000
UPPER MILFORD	3	\$299,400	21	\$232,000	16	\$256,950	16	\$221,882	56	\$236,500
UPPER SAUCON	16	\$304,000	43	\$332,500	41	\$285,000	26	\$267,500	126	\$299,925
WASHINGTON (LC)	8	\$152,000	10	\$213,500	17	\$195,000	11	\$170,000	46	\$195,000
WEISENBERG	4	\$193,500	7	\$250,000	11	\$320,000	9	\$245,000	31	\$255,000
WHITEHALL	41	\$167,500	69	\$170,000	78	\$164,000	61	\$178,000	249	\$170,000
TOTAL HOMES SOLD	508	\$160,000	935	\$175,000	1,079	\$170,000	890	\$163,500	3,412	\$169,000
SCHOOL DISTRICT	1QTR	MEDIAN SALES PRICE	2QTR	MEDIAN SALES PRICE	3QTR	MEDIAN SALES PRICE	4QTR	MEDIAN SALES PRICE	2009	2009 MEDIAN SALES PRICE
ALLENTOWN	166	\$104,000	274	\$115,650	328	\$125,000	311	\$117,011	1,079	\$117,500
BETHLEHEM AREA (LC)	29	\$115,000	56	\$145,750	74	\$152,000	50	\$152,950	209	\$150,000
CATASAUQUA AREA (LC)	18	\$121,900	25	\$138,500	24	\$123,000	24	\$139,950	91	\$130,000
EAST PENN	112	\$197,700	215	\$214,900	215	\$212,500	171	\$200,000	713	\$206,000
NORTHERN LEHIGH AREA (LC)	19	\$110,000	23	\$125,000	27	\$167,000	23	\$132,000	92	\$135,000
NORTHWESTERN LEHIGH	14	\$204,500	19	\$225,000	35	\$227,500	33	\$215,900	101	\$220,000
PARKLAND	68	\$211,500	153	\$240,000	184	\$220,000	137	\$220,000	542	\$224,900
SALISBURY	17	\$172,500	38	\$187,750	39	\$217,500	35	\$186,200	129	\$188,400
SOUTHERN LEHIGH	20	\$281,500	55	\$300,000	60	\$257,500	37	\$235,000	172	\$267,900
WHITEHALL-COPLAY	45	\$170,000	77	\$168,500	93	\$163,000	69	\$177,500	284	\$169,000
TOTAL HOMES SOLD	508	\$160,000	935	\$175,000	1,079	\$170,000	890	\$163,500	3,412	\$169,000

NORTHAMPTON COUNTY HOUSING SALES BY QUARTER 2009										
MUNICIPALITY	1QTR	MEDIAN SALES PRICE	2QTR	MEDIAN SALES PRICE	3QTR	MEDIAN SALES PRICE	4QTR	MEDIAN SALES PRICE	2009	2009 MEDIAN SALES PRICE
ALLEN	7	\$210,000	10	\$229,900	19	\$224,900	19	\$214,900	55	\$219,000
BANGOR	8	\$131,950	12	\$143,950	11	\$135,000	17	\$158,000	48	\$146,500
BATH	7	\$129,900	8	\$119,750	9	\$210,000	10	\$151,950	34	\$145,950
BETHLEHEM CITY (NC)	48	\$174,150	85	166000	84	\$174,950	99	\$164,900	316	\$168,450
BETHLEHEM TWP	23	\$235,000	48	\$262,250	58	\$246,500	63	\$222,500	192	\$239,200
BUSHKILL	4	\$284,000	15	\$310,000	21	\$370,000	21	\$291,500	61	\$310,000
CHAPMAN	0	\$0	0	\$0	1	\$186,000	0	\$0	1	\$186,000
EAST ALLEN	4	\$228,450	8	\$217,500	7	\$342,000	4	\$332,500	23	\$234,900
EAST BANGOR	2	\$141,250	2	\$109,850	2	\$162,450	2	\$157,250	8	\$134,750
EASTON	39	\$110,000	57	\$115,000	75	\$110,000	84	\$114,950	255	\$112,000
FORKS	35	\$240,000	56	\$251,000	64	\$245,450	63	\$250,000	218	\$250,000
FREEMANSBURG	5	\$159,500	5	\$127,900	6	\$168,000	7	\$145,000	23	\$159,500
GLENDON	0	\$0	1	\$70,500	0	\$0	0	\$0	1	\$70,500
HANOVER (NC)	20	\$293,093	22	\$310,371	34	\$271,400	31	\$324,138	107	\$300,000
HELLERTOWN	5	\$190,000	19	\$182,500	21	\$169,000	23	\$169,000	68	\$175,000
LEHIGH	12	\$214,750	12	\$215,000	24	\$195,950	15	\$203,000	63	\$205,000
LOWER MT BETHEL	2	\$325,000	0	\$0	3	\$165,000	4	\$177,000	9	\$184,000
LOWER NAZARETH	3	\$487,500	6	\$405,000	18	\$280,500	12	\$255,000	39	\$281,000
LOWER SAUCON	18	\$295,000	24	\$267,500	26	\$275,000	27	\$239,000	95	\$255,000
MOORE	9	\$181,000	6	\$216,750	21	\$258,000	16	\$254,250	52	\$251,000
NAZARETH	7	\$206,000	13	\$157,000	24	168450	19	\$168,000	63	\$170,500
NORTH CATASAUQUA	3	\$118,000	5	\$150,000	6	\$158,000	8	\$149,950	22	\$149,950
NORTHAMPTON	14	\$129,500	32	\$176,500	28	\$169,000	31	\$155,000	105	\$160,000
PALMER	17	\$245,900	34	\$207,500	35	\$230,000	41	\$230,485	127	\$229,000
PEN ARGYL	5	\$139,800	9	\$120,000	12	\$124,375	8	\$117,250	34	\$120,000
PLAINFIELD	5	\$270,000	6	\$322,000	10	\$197,500	12	\$227,500	33	\$249,900
PORTLAND	2	\$166,595	2	\$187,000	1	\$165,000	3	\$172,000	8	\$175,750
ROSETO	1	\$143,100	2	\$92,000	0	\$0	1	\$88,000	4	\$103,500
STOCKERTOWN	3	\$269,000	2	\$217,450	1	\$199,750	2	\$167,500	8	\$208,375
TATAMY	1	\$110,000	2	\$238,500	1	\$320,000	2	\$124,950	6	\$128,450
UPPER MT BETHEL	7	\$213,000	6	\$342,500	8	\$198,500	8	\$276,000	29	\$246,000
UPPER NAZARETH	9	\$299,000	23	\$290,000	17	\$280,000	25	\$242,900	74	\$278,400
WALNUTPORT	3	\$160,000	7	\$151,000	7	\$145,000	7	\$91,000	24	\$145,500
WASHINGTON (NC)	0	\$0	8	\$221,950	4	\$252,500	6	\$239,750	20	\$229,750
WEST EASTON	2	\$118,950	1	\$114,000	6	\$131,806	5	\$141,500	14	\$126,400
WILLIAMS	7	\$236,900	16	\$222,500	18	\$380,000	16	\$323,614	57	\$322,228
WILSON	15	\$109,500	23	\$125,000	23	\$137,200	29	\$125,000	90	\$126,000
WIND GAP	4	\$161,750	6	\$194,763	9	\$157,500	3	\$169,000	22	\$180,000
TOTAL HOMES SOLD	356	\$199,450	593	\$199,400	714	\$198,697	745	\$190,000	2,408	\$195,000
SCHOOL DISTRICT	1QTR	MEDIAN SALES PRICE	2QTR	MEDIAN SALES PRICE	3QTR	MEDIAN SALES PRICE	4QTR	MEDIAN SALES PRICE	2009	2009 MEDIAN SALES PRICE
BANGOR AREA	22	\$152,000	32	\$185,000	29	\$165,000	41	\$172,500	124	\$172,250
BETHLEHEM AREA (NC)	96	\$193,500	160	\$206,500	182	\$214,950	200	\$200,000	638	\$204,950
CATASAUQUA AREA (NC)	3	\$118,000	5	\$150,000	6	\$158,000	8	\$149,950	22	\$149,950
EASTON AREA	91	\$210,000	147	\$200,000	174	\$190,000	189	\$185,830	601	\$199,900
NAZARETH AREA	27	\$247,000	61	\$235,900	82	\$246,500	82	\$226,250	252	\$235,000
NORTHAMPTON AREA	53	\$181,000	76	\$209,500	109	\$215,000	95	\$195,000	333	\$203,000
NORTHERN LEHIGH AREA (NC)	3	\$160,000	7	\$151,000	7	\$145,000	7	\$91,000	24	\$145,500
PEN ARGYL AREA	14	\$202,500	21	\$185,000	31	\$167,500	23	\$179,900	89	\$179,900
SAUCON VALLEY	23	\$275,000	43	\$205,000	47	\$195,000	50	\$190,000	163	\$203,141
WILSON AREA	24	\$121,000	41	\$145,700	47	\$152,500	50	\$145,000	162	\$144,963
TOTAL HOMES SOLD	356	\$199,450	593	\$199,400	714	\$198,697	745	\$190,000	2,408	\$195,000

LEHIGH COUNTY HOUSING SALES BY QUARTER 2010										
MUNICIPALITY	1QTR	MEDIAN SALES PRICE	2QTR	MEDIAN SALES PRICE	3QTR	MEDIAN SALES PRICE	4QTR	MEDIAN SALES PRICE	2010	2010 MEDIAN SALES PRICE
ALBURTIS	3	\$140,000	8	\$164,000	5	\$186,250	6	\$154,950	22	\$161,500
ALLENTOWN	225	\$90,000	354	\$106,000	249	\$85,000	219	\$95,000	1047	\$95,000
BETHLEHEM CITY (LC)	34	\$164,950	51	\$170,000	40	\$152,500	32	\$148,175	157	\$158,000
CATASAUQUA	15	\$131,500	19	\$128,000	11	\$145,000	9	\$120,000	54	\$129,250
COOPERSBURG	5	\$215,000	9	\$182,900	5	\$193,500	4	\$183,208	23	\$193,500
COPLAY	5	\$159,900	14	\$171,000	10	\$138,950	4	\$159,900	33	\$159,900
EMMAUS	24	\$147,500	52	\$177,000	19	\$179,000	28	\$164,450	123	\$169,000
FOUNTAIN HILL	8	\$146,500	16	\$126,500	7	\$130,000	6	\$108,500	37	\$133,000
HANOVER (LC)	1	\$114,000	4	\$189,750	4	\$154,950	4	\$180,500	13	\$170,000
HEIDELBERG	3	\$220,000	1	\$124,000	4	\$284,250	9	\$237,000	17	\$237,000
LOWER MACUNGIE	60	\$265,000	144	\$260,000	86	\$265,000	78	\$238,700	368	\$257,950
LOWER MILFORD	5	\$225,000	16	\$266,000	8	\$378,500	4	\$155,250	31	\$267,000
LOWHILL	6	\$210,000	4	\$524,900	4	\$437,250	2	\$432,800	16	\$337,450
LYNN	4	\$159,950	9	\$164,900	6	\$234,500	6	\$206,000	25	\$200,000
MACUNGIE	13	\$170,000	12	\$182,750	8	\$145,450	8	\$166,000	41	\$168,000
NORTH WHITEHALL	17	\$214,900	45	\$272,500	16	\$224,500	22	\$240,000	100	\$249,500
SALISBURY	17	\$197,250	37	\$182,500	23	\$209,900	24	\$224,500	101	\$200,000
SLATINGTON	8	\$132,425	14	\$98,450	7	\$105,000	15	\$115,000	44	\$105,000
SOUTH WHITEHALL	35	\$219,000	85	\$230,000	38	\$216,250	50	\$189,750	208	\$219,250
UPPER MACUNGIE	29	\$280,000	53	\$240,400	34	\$287,250	37	\$205,000	153	\$245,000
UPPER MILFORD	12	\$217,450	14	\$239,500	16	\$228,950	16	\$242,450	58	\$226,450
UPPER SAUCON	18	\$349,000	56	\$270,000	41	\$325,000	26	\$215,000	141	\$270,000
WASHINGTON (LC)	9	\$130,000	11	\$194,900	9	\$189,000	9	\$224,000	38	\$191,950
WEISENBERG	8	\$297,500	14	\$222,000	12	\$232,500	12	\$337,450	46	\$278,500
WHITEHALL	38	\$175,400	81	\$170,500	32	\$159,500	41	\$165,000	192	\$189,200
TOTAL HOMES SOLD	602	\$167,250	1,123	\$170,500	692	\$167,250	671	\$159,500	3,088	\$165,000

SCHOOL DISTRICT	1QTR	MEDIAN SALES PRICE	2QTR	MEDIAN SALES PRICE	3QTR	MEDIAN SALES PRICE	4QTR	MEDIAN SALES PRICE	2010	2010 MEDIAN SALES PRICE
ALLENTOWN	222	\$89,500	349	\$105,000	242	\$85,000	212	\$90,000	1025	\$92,500
BETHLEHEM(LC)	42	\$157,750	67	\$159,900	47	\$150,000	38	\$141,500	194	\$154,000
CATASAUQUA AREA(LC)	16	\$131,000	23	\$137,000	15	\$145,000	13	\$121,000	67	\$137,000
EAST PENN	112	\$210,000	230	\$220,000	134	\$225,475	136	\$215,000	612	\$220,000
NORTHERN LEHIGH (LC)	17	\$130,000	25	\$150,000	16	\$134,500	24	\$132,000	82	\$132,000
NORTHWESTERN LEHIGH	21	\$229,000	26	\$222,000	26	\$284,250	29	\$275,000	104	\$243,750
PARKLAND	84	\$231,750	188	\$242,000	95	\$233,000	116	\$219,000	483	\$232,500
SALISBURY	17	\$197,250	37	\$182,500	23	\$209,900	24	\$224,500	101	\$200,000
SOUTHERN LEHIGH	28	\$253,750	81	\$260,000	52	\$302,450	34	\$207,167	195	\$255,000
WHITEHALL-COPLAY	43	\$174,000	95	\$170,500	42	\$156,250	45	\$165,000	225	\$167,500
TOTAL HOMES SOLD	602	\$167,250	1,123	\$170,500	692	\$167,250	671	\$159,500	3,088	\$165,000

**NORTHAMPTON COUNTY
HOUSING SALES BY QUARTER
2010**

MUNICIPALITY	1QTR	MEDIAN SALES PRICE	2QTR	MEDIAN SALES PRICE	3QTR	MEDIAN SALES PRICE	4QTR	MEDIAN SALES PRICE	2010	2010 MEDIAN SALES PRICE
ALLEN	3	\$227,000	12	\$233,150	13	\$215,000	7	\$237,660	35	\$225,000
BANGOR	2	\$155,000	5	\$138,900	6	\$179,500	4	\$135,000	17	\$148,500
BATH	1	\$137,900	12	\$147,900	7	\$217,147	7	\$154,900	27	\$151,500
BETHLEHEM TWP	34	\$271,450	61	\$257,000	54	\$236,200	43	\$233,500	192	\$245,000
BUSHKILL	12	\$270,674	18	\$321,500	24	\$331,550	21	\$285,000	76	\$305,000
CHAPMAN	0	\$0	1	\$177,000	0	\$0	0	\$0	1	\$177,000
BETHLEHEM CITY (NC)	32	\$149,950	44	\$176,500	39	\$162,500	45	\$185,000	160	\$168,500
EASTON	43	\$80,000	82	\$114,250	39	\$100,000	34	\$110,000	198	\$104,750
EAST ALLEN	3	\$242,000	12	\$228,500	3	\$270,000	4	\$238,000	22	\$236,000
EAST BANGOR	1	\$186,500	5	\$154,000	1	\$130,000	0	\$0	7	\$154,000
FORKS	26	\$275,640	54	\$257,450	35	\$259,900	31	\$260,000	146	\$260,000
FREEMANSBURG	2	\$128,875	8	\$141,750	2	\$139,950	1	\$117,000	13	\$134,000
GLENDON	0	\$0	1	\$165,800	1	\$103,500	0	\$0	2	\$134,660
HANOVER (NC)	15	\$299,900	22	\$311,000	15	\$302,000	29	\$322,704	81	\$307,477
HELLERTOWN	11	\$164,000	24	\$161,000	17	\$165,000	18	\$152,750	70	\$159,500
LEHIGH	10	\$172,500	25	\$230,000	19	\$130,000	15	\$178,600	69	\$178,600
LOWER MT BETHEL	1	\$158,000	4	\$149,250	4	\$210,000	4	\$240,500	13	\$180,000
LOWER NAZARETH	6	\$297,500	13	\$320,000	18	\$297,500	8	\$205,555	45	\$279,000
LOWER SAUCON	11	\$520,000	15	\$290,000	33	\$344,000	24	\$223,750	83	\$299,000
MOORE	7	\$250,000	13	\$197,000	10	\$140,000	5	\$196,000	35	\$207,554
NAZARETH	5	\$129,500	20	\$125,500	9	\$163,000	7	\$187,000	41	\$138,000
NORTH CATASAUQUA	0	\$0	4	\$116,250	0	\$0	2	\$172,450	6	\$127,700
NORTHAMPTON	7	\$152,000	14	\$149,200	4	\$145,750	13	\$163,000	38	\$155,750
PALMER	21	\$225,000	48	\$217,700	33	\$245,000	31	\$204,000	133	\$222,000
PEN ARGYL	4	\$107,500	8	\$142,450	5	\$160,000	3	\$159,000	20	\$146,000
PLAINFIELD	4	\$225,500	7	\$277,000	5	\$218,230	6	\$201,200	22	\$215,116
PORTLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ROSETO	1	\$165,000	0	\$0	1	\$130,000	0	\$0	2	\$147,500
STOCKERTOWN	0	\$0	2	\$188,750	5	\$186,900	1	\$320,000	8	\$203,450
TATAMY	1	\$155,000	5	\$130,000	3	\$245,000	0	\$0	9	\$180,000
UPPER MT BETHEL	2	\$161,200	6	\$271,000	3	\$365,000	1	\$183,000	12	\$271,000
UPPER NAZARETH	5	\$193,000	11	\$295,000	7	\$322,000	17	\$295,000	40	\$295,000
WALNUTPORT	4	\$115,000	6	\$146,000	4	\$170,000	2	\$87,950	16	\$143,500
WASHINGTON	4	\$370,000	3	\$255,000	3	\$217,000	4	\$252,500	14	\$275,000
WEST EASTON	1	\$95,000	0	\$0	2	\$156,750	0	\$0	3	\$135,000
WILLIAMS	8	\$316,534	13	\$390,000	18	\$290,750	11	\$393,110	50	\$349,500
WILSON	10	\$112,950	29	\$131,900	23	\$108,000	14	\$120,800	76	\$120,000
WIND GAP	4	\$156,500	4	\$172,638	3	\$138,900	7	\$185,000	18	\$157,000
TOTAL HOMES SOLD	301	\$200,000	611	\$190,000	468	\$209,800	419	\$204,500	1,799	\$200,000
SCHOOL DISTRICT	1QTR	MEDIAN SALES PRICE	2QTR	MEDIAN SALES PRICE	3QTR	MEDIAN SALES PRICE	4QTR	MEDIAN SALES PRICE	2010	2010 MEDIAN SALES PRICE
BANGOR AREA	10	\$185,750	21	\$166,900	16	\$215,500	12	\$167,000	61	\$180,000
BETHLEHEM AREA (NC)	83	\$215,000	135	\$224,900	110	\$213,450	118	\$224,950	446	\$218,500
CATASAUQUA AREA (NC)	0	\$0	4	\$116,250	0	\$0	2	\$172,450	6	\$127,700
EASTON AREA	91	\$191,000	185	\$188,000	107	\$215,000	97	\$198,000	480	\$195,000
NAZARETH AREA	29	\$230,000	70	\$242,500	66	\$276,500	54	\$270,000	219	\$260,000
NORTHAMPTON AREA	31	\$209,900	89	\$190,000	56	\$190,000	51	\$193,000	227	\$192,000
NORTHERN LEHIGH AREA (NC)	4	\$115,000	6	\$146,000	4	\$170,000	2	\$87,950	16	\$143,500
PEN ARGYL AREA	12	\$137,000	19	\$176,000	13	\$160,000	16	\$166,250	60	\$164,500
SAUCON VALLEY	22	\$197,000	39	\$185,000	50	\$232,000	42	\$162,500	153	\$190,000
WILSON AREA	19	\$144,000	43	\$148,000	44	\$135,000	25	\$142,000	131	\$145,000
TOTAL HOMES SOLD	301	\$200,000	611	\$190,000	468	\$209,800	419	\$204,500	1,799	\$200,000

LEHIGH COUNTY HOUSING SALES BY QUARTER 2011										
MUNICIPALITY	1QTR	MEDIAN SALES PRICE	2QTR	MEDIAN SALES PRICE	3QTR	MEDIAN SALES PRICE	4QTR	MEDIAN SALES PRICE	2011	2011 MEDIAN SALES PRICE
ALBURTIS	4	\$172,450	7	\$157,000	5	\$159,900	8	\$165,000	24	\$158,700
ALLENTOWN	137	\$94,900	184	\$105,500	171	\$109,900	188	\$100,000	680	\$101,450
BETHLEHEM CITY (LC)	28	\$154,950	44	\$155,000	46	\$145,000	32	\$148,700	148	\$149,950
CATASAUQUA	6	\$110,000	12	\$136,500	14	\$122,000	12	\$117,500	44	\$125,600
COOPERSBURG	4	\$193,750	3	\$143,500	5	\$196,000	2	\$192,450	14	\$165,000
COPLAY	3	\$125,000	9	\$120,000	6	\$135,355	3	\$160,000	21	\$135,000
EMMAUS	20	\$169,250	26	\$152,450	26	\$158,000	30	\$152,750	104	\$157,600
FOUNTAIN HILL	7	\$128,000	11	\$125,000	7	\$109,990	10	\$112,500	35	\$117,295
HANOVER(LC)	1	\$109,900	1	\$110,000	2	\$110,500	1	\$180,000	5	\$110,000
HEIDELBERG	5	\$160,000	7	\$160,000	4	\$163,500	4	\$154,000	20	\$160,000
LOWER MACUNGIE	52	\$225,000	89	\$237,000	92	\$232,000	93	\$213,000	326	\$224,000
LOWER MILFORD	5	\$309,900	6	\$277,500	7	\$260,000	7	\$263,500	25	\$263,500
LOWHILL	4	\$317,500	7	\$355,000	3	\$200,000	7	\$243,875	21	\$280,000
LYNN	4	\$173,450	8	\$169,000	11	\$150,000	13	\$175,000	36	\$170,000
MACUNGIE	5	\$154,900	7	\$168,000	4	\$150,000	8	\$162,450	24	\$160,950
NORTH WHITEHALL	28	\$208,500	22	\$244,950	30	\$203,400	34	\$253,450	114	\$217,000
SALISBURY	15	\$185,000	30	\$205,500	22	\$184,250	25	\$194,000	92	\$188,600
SLATINGTON	7	\$107,000	6	\$113,750	7	\$122,000	4	\$122,150	24	\$117,750
SOUTH WHITEHALL	26	\$170,000	44	\$196,950	47	\$210,000	42	\$187,500	159	\$196,500
UPPER MACUNGIE	29	\$279,900	31	\$320,000	56	\$274,000	33	\$224,000	149	\$275,000
UPPER MILFORD	8	\$231,700	13	\$215,000	16	\$277,500	16	\$206,000	53	\$221,000
UPPER SAUCON	26	\$237,000	37	\$265,000	36	\$280,000	29	\$315,000	128	\$274,000
WASHINGTON (LC)	6	\$157,200	7	\$155,000	14	\$188,500	10	\$172,400	37	\$177,500
WEISENBERG	9	\$289,000	7	\$200,000	11	\$275,000	7	\$240,000	34	\$265,000
WHITEHALL	21	\$148,400	41	\$151,000	49	\$156,000	33	\$158,000	144	\$154,450
TOTAL HOMES SOLD	458	\$156,500	661	\$165,000	691	\$175,000	651	\$160,000	2,461	\$165,000
SCHOOL DISTRICT	1QTR	MEDIAN SALES PRICE	2QTR	MEDIAN SALES PRICE	3QTR	MEDIAN SALES PRICE	4QTR	MEDIAN SALES PRICE	2011	2011 MEDIAN SALES PRICE
ALLENTOWN	134	\$93,250	176	\$99,500	166	\$106,000	162	\$99,950	658	\$99,900
BETHLEHEM (LC)	33	\$149,900	55	\$149,000	53	\$139,900	42	\$137,500	183	\$145,000
CATASAUQUA AREA (LC)	7	\$109,900	13	\$133,000	16	\$117,000	13	\$120,000	49	\$123,900
EAST PENN	89	\$189,000	144	\$199,250	143	\$208,000	155	\$189,000	531	\$196,000
NORTHERN LEHIGH AREA (LC)	13	\$115,000	13	\$134,700	21	\$165,000	14	\$149,750	61	\$144,000
NORTHWESTERN LEHIGH	22	\$237,500	29	\$190,000	29	\$215,000	31	\$184,000	111	\$199,500
PARKLAND	86	\$219,500	105	\$230,000	138	\$229,000	115	\$225,000	444	\$227,000
SALISBURY	15	\$185,000	30	\$205,500	22	\$164,250	25	\$194,000	92	\$188,600
SOUTHERN LEHIGH	35	\$219,000	46	\$242,500	48	\$256,500	38	\$286,950	167	\$255,000
WHITEHALL-COPLAY	24	\$146,650	50	\$149,950	55	\$151,000	36	\$158,950	165	\$150,000
TOTAL HOMES SOLD	458	\$156,500	661	\$165,000	691	\$175,000	651	\$160,000	2,461	\$165,000

**NORTHAMPTON COUNTY
HOUSING SALES BY QUARTER
2011**

MUNICIPALITY	1QTR	MEDIAN SALES PRICE	2QTR	MEDIAN SALES PRICE	3QTR	MEDIAN SALES PRICE	4QTR	MEDIAN SALES PRICE	2011	2011 MEDIAN SALES PRICE
ALLEN	6	\$223,705	5	\$219,000	10	\$223,850	6	\$214,000	27	\$222,900
BANGOR	3	\$145,000	4	\$140,000	10	\$112,400	5	\$117,500	22	\$125,999
BATH	0	\$0	7	\$145,500	4	\$249,500	5	\$115,000	16	\$135,450
BETHLEHEM TWP	24	\$270,000	31	\$225,000	41	\$240,000	28	\$237,500	124	\$238,750
BUSHKILL	15	\$221,000	11	\$210,000	16	\$351,000	11	\$291,000	53	\$271,000
CHAPMAN	0	\$0	0	\$0	1	\$141,900	0	\$0	1	\$141,900
BETHLEHEM CITY (NC)	27	\$167,000	26	\$159,500	34	\$153,950	19	\$147,000	106	\$166,250
CITY OF EASTON	9	\$108,000	12	\$97,250	13	\$120,000	18	\$116,000	52	\$111,100
EAST ALLEN	2	\$224,500	1	\$349,000	3	\$198,000	3	\$360,000	9	\$280,000
EAST BANGOR	0	\$0	1	\$160,000	1	\$160,000	2	\$183,750	4	\$160,000
FORKS	19	\$205,000	17	\$237,000	25	\$280,000	14	\$235,500	75	\$237,000
FREEMANSBURG	1	\$128,000	2	\$128,950	2	\$105,950	2	\$125,313	7	\$125,625
GLENDON	0	\$0	2	\$103,250	0	\$0	0	\$0	2	\$103,250
HANOVER (NC)	8	\$166,000	17	\$305,000	16	\$305,435	23	\$290,000	64	\$292,250
HELLERTOWN	15	\$179,900	6	\$166,250	9	\$184,000	3	\$143,000	33	\$169,900
LEHIGH	11	\$199,900	10	\$217,500	13	\$182,000	13	\$185,000	47	\$189,000
LOWER MT BETHEL	1	\$207,000	2	\$159,500	0	\$0	2	\$230,000	5	\$175,000
LOWER NAZARETH	1	\$455,000	11	\$409,000	9	\$440,000	3	\$575,000	24	\$442,500
LOWER SAUCON	18	\$247,250	26	\$235,000	24	\$251,500	15	\$262,500	83	\$258,000
MOORE	9	\$300,000	18	\$258,500	16	\$221,250	13	\$255,000	56	\$255,000
NAZARETH	9	\$165,000	4	\$108,000	12	\$189,500	11	\$148,000	36	\$130,500
NORTH CATASAUQUA	0	\$0	2	\$195,950	2	\$116,500	0	\$0	4	\$148,450
NORTHAMPTON	2	\$133,500	4	\$140,000	7	\$147,000	13	\$145,000	26	\$146,000
PALMER	15	\$240,524	45	\$191,166	54	\$214,370	30	\$184,990	144	\$205,000
PEN ARGYL	6	\$196,500	7	\$170,000	2	\$162,500	1	\$99,500	16	\$169,500
PLAINFIELD	2	\$101,500	9	\$220,000	2	\$307,500	1	\$615,000	14	\$223,750
PORTLAND	0	\$0	0	\$0	2	\$163,000	0	\$0	2	\$163,000
ROSETO	0	\$0	1	\$275,000	1	\$135,000	2	\$119,500	4	\$139,500
STOCKERTOWN	4	\$168,747	2	\$195,000	1	\$169,000	2	\$128,855	9	\$169,000
TATAMY	0	\$0	0	\$0	3	\$167,000	2	\$117,450	5	\$149,900
UPPER MT BETHEL	5	\$543,987	2	\$139,804	5	\$408,500	9	\$215,000	21	\$275,000
UPPER NAZARETH	2	\$200,500	12	\$314,450	18	\$243,500	10	\$340,000	42	\$307,250
WALNUTPORT	6	\$98,000	2	\$95,200	5	\$145,000	5	\$137,000	18	\$123,950
WASHINGTON	3	\$265,000	4	\$261,750	7	\$257,500	5	\$150,000	19	\$227,000
WEST EASTON	0	\$0	0	\$0	0	\$0	2	\$165,000	2	\$165,000
WILLIAMS	7	\$310,000	6	\$207,500	8	\$153,000	8	\$380,286	25	\$308,000
WILSON	4	\$112,300	5	\$110,000	7	\$120,000	9	\$88,000	25	\$110,000
WIND GAP	1	\$185,000	4	\$174,950	3	\$159,650	2	\$135,500	10	\$157,325
TOTAL HOMES SOLD	235	\$195,600	318	\$201,900	384	\$205,288	295	\$194,000	1,232	\$200,000
SCHOOL DISTRICT	1QTR	MEDIAN SALES PRICE	2QTR	MEDIAN SALES PRICE	3QTR	MEDIAN SALES PRICE	4QTR	MEDIAN SALES PRICE	2011	2011 MEDIAN SALES PRICE
BANGOR AREA	12	\$307,450	13	\$160,000	26	\$176,250	24	\$162,500	75	\$175,000
BETHLEHEM AREA (NC)	60	\$185,950	76	\$205,500	93	\$215,800	72	\$228,500	301	\$210,000
CATASAUQUA AREA (NC)	0	\$0	2	\$195,950	2	\$116,500	0	\$0	4	\$148,450
EASTON AREA	43	\$210,000	75	\$191,226	92	\$215,000	63	\$184,990	273	\$203,400
NAZARETH AREA	31	\$198,000	40	\$280,500	59	\$265,000	39	\$250,000	169	\$230,000
NORTHAMPTON AREA	30	\$224,750	45	\$219,000	54	\$190,000	53	\$185,000	182	\$199,400
NORTHERN LEHIGH AREA (NC)	6	\$98,000	2	\$95,200	5	\$145,000	5	\$137,000	18	\$123,950
PEN ARGYL AREA	9	\$169,000	20	\$192,500	7	\$195,000	4	\$135,500	40	\$177,500
SAUCON VALLEY	33	\$190,000	32	\$216,750	33	\$222,000	16	\$227,250	116	\$204,450
WILSON AREA	11	\$185,000	13	\$120,000	13	\$150,000	17	\$139,000	54	\$148,500
TOTAL HOMES SOLD	235	\$195,600	318	\$201,900	384	\$205,288	295	\$194,000	1,232	\$200,000

LEHIGH COUNTY HOUSING SALES BY QUARTER 2012										
MUNICIPALITY	1QTR	MEDIAN SALES PRICE	2QTR	MEDIAN SALES PRICE	3QTR	MEDIAN SALES PRICE	4QTR	MEDIAN SALES PRICE	2012	2012 MEDIAN SALES PRICE
ALBURTIS	5	\$148,500	9	\$175,900	8	\$155,688	4	\$154,500	26	\$155,000
ALLENTOWN	141	\$80,000	206	\$88,000	182	\$120,000	132	\$104,500	663	\$98,000
BETHLEHEM CITY (LC)	36	\$145,950	45	\$146,000	48	\$155,000	24	\$143,500	153	\$151,500
CATASAUQUA	10	\$131,950	15	\$105,000	17	\$130,000	14	\$105,250	56	\$128,950
COOPERSBURG	3	\$178,500	3	\$215,000	2	\$194,500	3	\$178,000	11	\$187,000
COPLAY	3	\$117,000	11	\$142,000	10	\$132,500	3	\$150,000	27	\$135,000
EMMAUS	13	\$144,500	21	\$160,000	27	\$165,000	18	\$153,450	79	\$159,900
FOUNTAIN HILL	6	\$85,750	9	\$108,000	20	\$115,000	6	\$119,500	41	\$109,000
HANOVER (LC)	4	\$117,450	3	\$181,500	2	\$106,500	1	\$155,000	10	\$124,950
HEIDELBERG	3	\$170,000	4	\$134,000	7	\$190,000	3	\$194,000	17	\$183,000
LOWER MACUNGIE	55	\$189,900	81	\$226,900	94	\$249,500	53	\$224,900	283	\$229,900
LOWER MILFORD	1	\$269,000	10	\$236,000	5	\$219,900	2	\$300,000	18	\$252,500
LOWHILL	2	\$238,250	6	\$343,200	7	\$240,000	1	\$509,000	16	\$306,450
LYNN	11	\$140,000	9	\$139,900	5	\$180,500	2	\$155,500	27	\$146,900
MACUNGIE	5	\$170,000	4	\$211,000	11	\$200,000	0	\$0	20	\$184,750
NORTH WHITEHALL	11	\$180,000	36	\$235,000	30	\$226,950	29	\$224,900	106	\$224,900
SALISBURY	22	\$170,000	28	\$187,250	42	\$179,950	24	\$191,000	116	\$182,400
SLATINGTON	8	\$106,000	4	\$78,610	11	\$89,900	4	\$96,400	28	\$91,400
SOUTH WHITEHALL	33	\$210,000	58	\$183,000	66	\$186,000	27	\$215,000	184	\$191,500
UPPER MACUNGIE	27	\$281,000	59	\$282,500	41	\$258,000	34	\$233,950	161	\$257,000
UPPER MILFORD	6	\$302,500	17	\$235,000	23	\$215,000	14	\$302,750	60	\$281,200
UPPER SAUCON	22	\$297,500	46	\$264,000	47	\$235,000	43	\$283,600	158	\$255,050
WASHINGTON (LC)	8	\$147,500	8	\$196,000	12	\$167,500	7	\$178,000	35	\$173,000
WEISENBERG	6	\$314,250	3	\$363,000	12	\$297,500	3	\$255,000	24	\$300,000
WHITEHALL	27	\$145,000	61	\$156,800	59	\$174,900	32	\$159,250	179	\$158,900
TOTAL HOMES SOLD	469	\$149,000	758	\$160,000	788	\$170,500	483	\$163,900	2,498	\$161,250
SCHOOL DISTRICT	1QTR	MEDIAN SALES PRICE	2QTR	MEDIAN SALES PRICE	3QTR	MEDIAN SALES PRICE	4QTR	MEDIAN SALES PRICE	2012	2012 MEDIAN SALES PRICE
ALLENTOWN	138	\$80,000	200	\$88,500	174	\$119,450	130	\$102,000	642	\$95,000
BETHLEHEM(LC)	42	\$143,500	54	\$134,500	68	\$150,750	30	\$126,300	194	\$141,000
CATASAUQUA AREA(LC)	14	\$131,950	18	\$105,000	19	\$129,900	15	\$107,500	66	\$128,950
EAST PENN	84	\$175,450	132	\$195,000	163	\$226,000	89	\$204,900	468	\$200,000
NORTHERN LEHIGH AREA (LC)	17	\$112,500	12	\$123,000	23	\$123,900	11	\$165,000	63	\$123,900
NORTHWESTERN LEHIGH	22	\$170,000	22	\$163,533	31	\$234,000	9	\$194,000	84	\$190,000
PARKLAND	74	\$224,194	161	\$228,000	145	\$229,000	92	\$222,450	472	\$227,533
SALISBURY	22	\$170,000	28	\$187,250	42	\$179,950	24	\$191,000	116	\$182,400
SOUTHERN LEHIGH	26	\$273,500	59	\$245,900	54	\$234,000	48	\$279,600	187	\$245,575
WHITEHALL-COPLAY	30	\$139,500	72	\$151,750	69	\$165,900	35	\$158,500	206	\$155,000
TOTAL HOMES SOLD	469	\$149,000	758	\$160,000	788	\$170,500	483	\$163,900	2,498	\$161,250

NORTHAMPTON COUNTY HOUSING SALES BY QUARTER 2011										
MUNICIPALITY	1QTR	MEDIAN SALES PRICE	2QTR	MEDIAN SALES PRICE	3QTR	MEDIAN SALES PRICE	4QTR	MEDIAN SALES PRICE	2012	2012 MEDIAN SALES PRICE
ALLEN	7	\$219,500	13	\$231,330	12	\$209,950	2	\$245,000	34	\$227,010
BANGOR	2	\$123,500	5	\$145,000	6	\$118,150	9	\$136,000	22	\$131,750
BATH	1	\$95,900	5	\$198,000	5	\$155,000	9	\$123,900	20	\$177,500
BETHLEHEM TWP	24	\$214,950	44	\$221,250	45	\$255,000	30	\$206,500	143	\$229,000
BUSHKILL	15	\$322,000	9	\$320,000	14	\$276,250	21	\$268,000	59	\$275,000
CHAPMAN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
BETHLEHEM CITY (NC)	77	\$127,500	98	\$159,450	92	\$140,175	84	\$143,250	351	\$147,000
EASTON	14	\$99,500	11	\$127,094	25	\$95,000	27	\$115,000	77	\$100,000
EAST ALLEN	4	\$179,950	5	\$154,900	9	\$240,000	6	\$239,500	24	\$216,000
EAST BANGOR	0	\$0	1	\$186,000	2	\$131,000	3	\$178,000	6	\$162,890
FORKS	32	\$208,450	47	\$206,000	45	\$220,000	33	\$205,000	157	\$208,000
FREEMANSBURG	1	\$145,500	0	\$0	4	\$118,000	1	\$54,000	6	\$118,000
GLENDON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HANOVER (NC)	29	\$259,000	32	\$281,000	43	\$282,500	27	\$334,191	131	\$282,000
HELLERTOWN	7	\$159,000	11	\$168,000	21	\$148,000	10	\$159,950	49	\$155,000
LEHIGH	6	\$150,950	11	\$195,000	20	\$228,000	14	\$160,500	51	\$192,500
LOWER MT BETHEL	3	\$219,000	0	\$0	7	\$216,000	1	\$225,000	11	\$219,000
LOWER NAZARETH	6	\$340,000	8	\$380,250	22	\$265,938	7	\$285,500	43	\$288,500
LOWER SAUCON	15	\$450,000	22	\$352,000	38	\$272,500	28	\$220,000	103	\$320,000
MOORE	3	\$245,000	9	\$277,500	7	\$240,000	6	\$208,750	26	\$245,000
NAZARETH	0	\$0	2	\$141,500	9	\$154,900	13	\$148,000	24	\$149,000
NORTH CATASAUQUA	2	\$79,255	8	\$197,000	5	\$144,900	5	\$178,000	20	\$172,950
NORTHAMPTON	12	\$149,950	24	\$130,679	35	\$149,000	24	\$118,000	95	\$137,000
PALMER	30	\$210,958	70	\$185,000	95	\$187,500	70	\$188,250	265	\$190,000
PEN ARGYL	5	\$139,900	6	\$104,950	9	\$117,900	5	\$110,000	25	\$110,000
PLAINFIELD	6	\$223,500	4	\$185,000	10	\$164,500	9	\$213,000	29	\$207,000
PORTLAND	0	\$0	3	\$158,999	1	\$170,000	0	\$0	4	\$164,500
ROSETO	3	\$134,000	4	\$117,750	3	\$133,000	2	\$117,750	12	\$130,000
STOCKERTOWN	0	\$0	0	\$0	2	\$227,500	1	\$175,000	3	\$190,000
TATAMY	1	\$130,000	1	\$339,000	2	\$278,000	3	\$138,000	7	\$149,900
UPPER MT BETHEL	4	\$165,000	9	\$220,000	9	\$175,000	3	\$240,000	25	\$180,000
UPPER NAZARETH	12	\$267,500	13	\$301,000	33	\$264,900	8	\$250,976	66	\$275,000
WALNUTPORT	0	\$0	5	\$105,000	5	\$80,500	6	\$105,450	16	\$97,500
WASHINGTON	6	\$187,500	11	\$245,000	6	\$194,800	10	\$302,750	33	\$245,000
WEST EASTON	1	\$160,026	1	\$90,000	1	\$89,900	3	\$95,000	6	\$92,500
WILLIAMS	3	\$187,000	7	\$310,000	16	\$307,476	18	\$290,000	44	\$302,476
WILSON	4	\$117,415	10	\$89,000	19	\$79,500	13	\$115,000	46	\$98,350
WIND GAP	3	\$152,500	3	\$145,126	5	\$114,000	2	\$169,250	13	\$139,900
TOTAL HOMES SOLD	338	\$187,250	512	\$195,000	682	\$185,750	513	\$175,750	2,045	\$187,500
SCHOOL DISTRICT	1QTR	MEDIAN SALES PRICE	2QTR	MEDIAN SALES PRICE	3QTR	MEDIAN SALES PRICE	4QTR	MEDIAN SALES PRICE	2012	2012 MEDIAN SALES PRICE
BANGOR AREA	18	\$162,500	33	\$173,000	31	\$170,000	28	\$173,040	110	\$170,000
BETHLEHEM AREA (NC)	131	\$179,000	174	\$199,500	184	\$189,950	142	\$177,000	631	\$185,000
CATASAUQUA AREA (NC)	2	\$79,255	8	\$197,000	5	\$144,900	5	\$178,000	20	\$172,950
EASTON AREA	76	\$199,995	128	\$194,100	168	\$185,000	129	\$179,000	501	\$187,000
NAZARETH AREA	34	\$300,500	33	\$309,900	82	\$261,450	54	\$216,478	203	\$265,000
NORTHAMPTON AREA	33	\$170,000	67	\$192,500	88	\$178,500	61	\$146,000	249	\$177,000
NORTHERN LEHIGH AREA (NC)	0	\$0	5	\$105,000	5	\$80,500	6	\$105,450	16	\$97,500
PEN ARGYL AREA	14	\$157,132	13	\$145,126	24	\$145,000	16	\$210,000	67	\$154,364
SAUCON VALLEY	22	\$277,500	35	\$248,000	59	\$211,000	38	\$160,000	152	\$217,800
WILSON AREA	8	\$142,500	18	\$105,821	36	\$141,500	34	\$148,250	96	\$139,500
TOTAL HOMES SOLD	338	\$187,250	512	\$195,000	682	\$185,750	513	\$175,750	2,045	\$187,500

APPENDIX C

Sales by Municipality

Municipalities with less than 10 sales for each year were excluded from the analysis.

LEHIGH VALLEY COUNTY FAIR MARKET VALUE 2009, 2008						
MUNICIPALITY	MEDIAN SALES PRICE			TOTAL SALES		
	2009	2008	%CHANGE	2009	2008	%CHANGE
ALBURTIS	\$173,000	\$164,500	5.2%	32	28	14.3%
ALLEN	\$218,500	\$190,000	15.0%	40	3	N/A
ALLENTOWN	\$95,000	\$105,000	-9.5%	666	763	-12.7%
BANGOR	\$117,219	\$0	N/A	8	0	N/A
BATH	\$111,450	\$113,000	N/A	12	5	N/A
BETHLEHEM CITY	\$139,000	\$127,200	9.3%	205	175	17.1%
BETHLEHEM TWP	\$233,750	\$270,000	-13.4%	24	19	26.3%
BUSHKILL	\$122,900	\$0	N/A	1	0	N/A
CATASAUQUA	\$130,000	\$127,000	2.4%	52	69	-24.6%
CHAPMAN	\$0	\$0	N/A	0	0	N/A
COOPERSBURG	\$145,500	\$162,500	N/A	4	3	N/A
COPLAY	\$150,000	\$152,000	-1.3%	17	19	-10.5%
EAST ALLEN	\$0	\$0	N/A	0	0	N/A
EAST BANGOR	\$101,200	\$0	N/A	2	0	N/A
EASTON	\$89,950	\$91,500	-1.7%	132	40	230.0%
EMMAUS	\$148,000	\$146,400	1.1%	49	64	-23.4%
FORKS	\$220,500	\$275,990	-20.1%	40	10	300.0%
FOUNTAIN HILL	\$126,000	\$124,000	1.6%	26	27	-3.7%
FREEMANSBURG	\$157,500	\$193,750	-18.7%	12	22	-45.5%
GLENDON	\$70,500	\$88,000	N/A	1	1	N/A
HANOVER (LC)	\$115,000	\$109,950	N/A	5	8	N/A
HANOVER (NC)	\$162,000	\$213,605	-24.2%	4	10	N/A
HEIDELBERG	\$117,950	\$129,000	N/A	4	4	N/A
HELLERTOWN	\$149,000	\$156,450	N/A	16	6	N/A
LEHIGH	\$160,750	\$0	N/A	4	0	N/A
LOWER MACUNGIE	\$202,000	\$220,750	-8.5%	142	164	-13.4%
LOWER MILFORD	\$0	\$0	N/A	0	0	N/A
LOWER MT BETHEL	\$0	\$0	N/A	0	0	N/A
LOWER NAZARETH	\$114,500	\$0	N/A	2	0	N/A
LOWER SAUCON	\$168,000	\$0	N/A	1	0	N/A
LOWHILL	\$0	\$0	N/A	0	0	N/A
LYNN	\$165,000	\$182,000	-9.3%	11	13	-15.4%
MACUNGIE	\$182,000	\$194,950	N/A	15	8	N/A
MOORE	\$0	\$0	N/A	0	0	N/A
NAZARETH	\$135,000	\$120,000	N/A	13	3	N/A
NORTH CATASAUQUA	\$115,500	\$180,000	N/A	8	1	N/A
NORTH WHITEHALL	\$190,000	\$215,000	-11.6%	17	36	-52.8%
NORTHAMPTON	\$138,450	\$182,450	-24.1%	60	16	275.0%
PALMER	\$193,950	\$218,000	-11.0%	20	25	-20.0%
PEN ARGYL	\$117,050	\$0	N/A	16	0	N/A
PLAINFIELD	\$0	\$0	N/A	0	0	N/A
PORTLAND	\$0	\$0	N/A	0	0	N/A
ROSETO	\$0	\$0	N/A	0	0	N/A
SALISBURY	\$175,750	\$218,250	N/A	16	9	N/A
SLATINGTON	\$105,000	\$115,000	-8.7%	19	20	-5.0%
SOUTH WHITEHALL	\$172,000	\$249,743	-31.1%	41	72	-43.1%
STOCKERTOWN	\$206,375	\$0	N/A	2	0	N/A
TATAMY	\$123,500	\$0	N/A	4	0	N/A
UPPER MACUNGIE	\$188,000	\$224,810	-16.4%	40	119	-66.4%
UPPER MILFORD	\$197,000	\$261,155	-24.6%	13	20	-35.0%
UPPER MT BETHEL	\$110,000	\$0	N/A	1	0	N/A
UPPER NAZARETH	\$234,122	\$246,081	-4.9%	13	13	0.0%
UPPER SAUCON	\$209,750	\$252,500	-16.9%	10	22	-54.5%
WALNUTPORT	\$112,500	\$177,000	N/A	5	5	N/A
WASHINGTON (LC)	\$96,700	\$152,500	N/A	2	7	N/A
WASHINGTON (NC)	\$0	\$0	N/A	0	0	N/A
WEISENBERG	\$0	\$0	N/A	0	0	N/A
WEST EASTON	\$125,350	\$0	N/A	4	0	N/A
WHITEHALL	\$147,000	\$155,000	-5.2%	82	82	0.0%
WILLIAMS	\$0	\$0	N/A	0	0	N/A
WILSON	\$118,250	\$118,950	N/A	68	8	N/A
WIND GAP	\$128,000	\$0	N/A	1	0	N/A
	2009	2008	%CHANGE	2009	2008	%CHANGE
LEHIGH COUNTY	129,000	\$137,500	-6.2%	1,340	1,642	-18.4%
NORTHAMPTON COUNTY	136,500	\$162,500	-16.0%	642	277	131.8%
TOTAL LEHIGH VALLEY	130,000	\$150,000	-13.3%	1,982	1,919	3.3%

**LEHIGH VALLEY
SINGLE FAMILY ATTACHED HOUSING
2009-2010**

MUNICIPALITY	MEDIAN SALES PRICE			TOTAL SALES		
	2010	2009	%CHANGE	2010	2009	%CHANGE
ALBURTIS	\$155,000	\$173,000	-10.4%	17	32	-46.9%
ALLEN	\$221,500	\$218,500	1.4%	24	40	-40.0%
ALLENTOWN	\$75,000	\$95,000	-21.1%	639	666	-4.1%
BANGOR	\$86,250	\$117,219	N/A	2	8	N/A
BATH	\$114,824	\$111,450	N/A	5	12	N/A
BETHLEHEM CITY	\$135,000	\$139,000	-2.9%	95	205	-53.7%
BETHLEHEM TWP	\$239,900	\$233,750	2.6%	27	24	12.5%
BUSHKILL	\$0	\$122,900	N/A	0	1	N/A
CATASAUQUA	\$121,500	\$130,000	-6.5%	38	52	-26.9%
CHAPMAN	\$0	\$0	N/A	0	0	N/A
COOPERSBURG	\$142,500	\$145,500	N/A	5	4	N/A
COPLAY	\$163,700	\$150,000	9.1%	12	17	-29.4%
EAST ALLEN	\$124,900	\$0	N/A	1	0	N/A
EAST BANGOR	\$108,000	\$101,200	N/A	1	2	N/A
EASTON	\$84,000	\$89,950	-6.6%	109	132	-17.4%
EMMAUS	\$148,700	\$148,000	0.5%	52	49	6.1%
FORKS	\$219,900	\$220,500	-0.3%	33	40	-17.5%
FOUNTAIN HILL	\$113,500	\$126,000	-9.9%	20	26	-23.1%
FREEMANSBURG	\$149,500	\$157,500	N/A	9	12	N/A
GLENDON	\$103,500	\$70,500	N/A	1	1	N/A
HANOVER(LC)	\$109,450	\$115,000	N/A	4	5	N/A
HANOVER(NC)	\$172,500	\$162,000	N/A	3	4	N/A
HEIDELBERG	\$114,000	\$117,950	N/A	4	4	N/A
HELLERTOWN	\$133,450	\$149,000	-10.4%	18	16	12.5%
LEHIGH	\$199,300	\$160,750	N/A	6	4	N/A
LOWER MACUNGIE	\$210,000	\$202,000	4.0%	79	142	-44.4%
LOWER MILFORD	\$0	\$0	N/A	0	0	N/A
LOWER MT BETHEL	\$0	\$0	N/A	0	0	N/A
LOWER NAZARETH	\$0	\$114,500	N/A	0	2	N/A
LOWER SAUCON	\$0	\$168,000	N/A	0	1	N/A
LOWHILL	\$0	\$0	N/A	0	0	N/A
LYNN	\$160,000	\$165,000	N/A	9	11	N/A
MACUNGIE	\$160,000	\$182,000	-12.1%	13	15	-13.3%
MOORE	\$0	\$0	N/A	0	0	N/A
NAZARETH	\$124,625	\$135,000	-7.7%	18	13	38.5%
NORTH CATASAUQUA	\$116,250	\$115,500	N/A	4	8	N/A
NORTH WHITEHALL	\$177,900	\$190,000	-6.4%	17	17	0.0%
NORTHAMPTON	\$148,500	\$138,450	7.3%	23	60	-61.7%
PALMER	\$186,950	\$193,950	-3.6%	28	20	40.0%
PEN ARGYL	\$117,900	\$117,050	N/A	5	16	N/A
PLAINFIELD	\$96,808	\$0	N/A	1	0	N/A
PORTLAND	\$0	\$0	N/A	0	0	N/A
ROSETO	\$0	\$0	N/A	0	0	N/A
SALIBURY	\$136,000	\$175,750	N/A	4	16	N/A
SLATINGTON	\$89,000	\$105,000	-15.2%	20	19	5.3%
SOUTH WHITEHALL	\$221,000	\$172,000	28.5%	35	41	-14.6%
STOCKERTOWN	\$0	\$208,375	N/A	0	2	N/A
TATAMY	\$82,000	\$123,500	N/A	1	4	N/A
UPPER MACUNGIE	\$198,500	\$188,000	5.6%	32	40	-20.0%
UPPER MILFORD	\$190,000	\$197,000	N/A	7	13	N/A
UPPER MT BETHEL	\$0	\$110,000	N/A	0	1	N/A
UPPER NAZARETH	\$220,000	\$234,122	N/A	3	13	N/A
UPPER SAUCON	\$227,000	\$209,750	8.2%	19	10	90.0%
WALNUTPORT	\$155,500	\$112,500	N/A	4	5	N/A
WASHINGTON(LC)	\$136,000	\$96,700	N/A	6	2	N/A
WASHINGTON(NC)	\$0	\$0	N/A	0	0	N/A
WEISENBERG	\$0	\$0	N/A	0	0	N/A
WEST EASTON	\$135,000	\$125,350	N/A	1	4	N/A
WHITEHALL	\$149,000	\$147,000	1.4%	59	82	-28.0%
WILLIAMS	\$0	\$0	N/A	0	0	N/A
WILSON	\$108,000	\$118,250	-8.7%	47	68	-30.9%
WIND GAP	\$0	\$128,000	N/A	0	1	N/A
	2010	2009	%CHANGE	2010	2009	%CHANGE
LEHIGH COUNTY	\$112,000	\$129,000	-13.2%	1,144	1,340	-14.6%
NORTHAMPTON COUNTY	\$132,000	\$136,500	-3.3%	416	642	-35.2%
TOTAL LEHIGH VALLEY	\$118,720	\$130,000	-8.7%	1,560	1,982	-21.3%

**LEHIGH VALLEY
SINGLE FAMILY ATTACHED HOUSING
2010-2011**

MUNICIPALITY	MEDIAN SALES PRICE			TOTAL SALES		
	2011	2010	%CHANGE	2011	2010	%CHANGE
ALBURTIS	\$157,500	\$155,000	1.6%	17	17	0.0%
ALLEN	\$214,550	\$221,500	-3.1%	13	24	-45.8%
ALLENTOWN	\$75,000	\$75,000	0.0%	355	639	-44.4%
BANGOR	\$102,500	\$86,250	N/A	6	2	N/A
BATH	\$115,000	\$114,924	N/A	3	5	N/A
BETHLEHEM CITY	\$124,950	\$135,000	-7.4%	79	95	-16.8%
BETHLEHEM TWP	\$248,500	\$239,900	3.6%	14	27	-48.1%
BUSHKILL	\$0	\$0	N/A	0	0	N/A
CATASAUQUA	\$120,000	\$121,500	-1.2%	25	38	-34.2%
CHAPMAN	\$141,900	\$0	N/A	1	0	N/A
COOPERSBURG	\$149,900	\$142,500	N/A	3	5	N/A
COPLAY	\$122,500	\$183,700	N/A	8	12	N/A
EAST ALLEN	\$0	\$124,900	N/A	0	1	N/A
EAST BANGOR	\$0	\$108,000	N/A	0	1	N/A
EASTON	\$93,500	\$84,000	11.3%	24	109	-78.0%
EMMAUS	\$130,000	\$148,700	-12.6%	32	52	-38.5%
FORKS	\$199,000	\$219,900	-9.5%	14	33	-57.6%
FOUNTAIN HILL	\$109,990	\$113,500	-3.1%	21	20	5.0%
FREEMANSBURG	\$101,813	\$149,500	N/A	4	9	N/A
GLENDON	\$103,250	\$103,500	N/A	2	1	N/A
HANOVER(LC)	\$109,950	\$109,450	N/A	4	4	N/A
HANOVER(NC)	\$146,000	\$172,500	N/A	3	3	N/A
HEIDELBERG	\$125,000	\$114,000	N/A	5	4	N/A
HELLERTOWN	\$132,450	\$133,450	N/A	4	18	N/A
LEHIGH	\$194,000	\$199,300	N/A	5	6	N/A
LOWER MACUNGIE	\$194,500	\$210,000	-7.4%	88	79	11.4%
LOWER MILFORD	\$0	\$0	N/A	0	0	N/A
LOWER MT BETHEL	\$0	\$0	N/A	0	0	N/A
LOWER NAZARETH	\$0	\$0	N/A	0	0	N/A
LOWER SAUCON	\$0	\$0	N/A	0	0	N/A
LOWHILL	\$0	\$0	N/A	0	0	N/A
LYNN	\$150,000	\$160,000	N/A	5	9	N/A
MACUNGIE	\$149,500	\$160,000	N/A	6	13	N/A
MOORE	\$0	\$0	N/A	0	0	N/A
NAZARETH	\$108,000	\$124,625	-13.3%	13	18	-27.8%
NORTH CATASAUQUA	\$63,000	\$116,250	N/A	1	4	N/A
NORTH WHITEHALL	\$175,900	\$177,900	-1.1%	21	17	23.5%
NORTHAMPTON	\$125,000	\$148,500	-15.8%	15	23	-34.8%
PALMER	\$164,500	\$186,950	-12.0%	16	28	-42.9%
PEN ARGYL	\$110,000	\$117,900	N/A	3	5	N/A
PLAINFIELD	\$0	\$96,808	N/A	0	1	N/A
PORTLAND	\$0	\$0	N/A	0	0	N/A
ROSETO	\$0	\$0	N/A	0	0	N/A
SALIBURY	\$125,000	\$136,000	N/A	3	4	N/A
SLATINGTON	\$95,000	\$89,000	6.7%	11	20	-45.0%
SOUTH WHITEHALL	\$169,000	\$221,000	-23.5%	22	35	-37.1%
STOCKERTOWN	\$198,000	\$0	N/A	1	0	N/A
TATAMY	\$0	\$82,000	N/A	0	1	N/A
UPPER MACUNGIE	\$189,500	\$198,500	-4.5%	30	32	-6.3%
UPPER MILFORD	\$275,000	\$190,000	N/A	3	7	N/A
UPPER MT BETHEL	\$0	\$0	N/A	0	0	N/A
UPPER NAZARETH	\$216,000	\$220,000	N/A	5	3	N/A
UPPER SAUCON	\$215,500	\$227,000	-5.1%	14	19	-26.3%
WALNUTPORT	\$130,950	\$155,500	N/A	8	4	N/A
WASHINGTON(LC)	\$91,000	\$136,000	N/A	3	6	N/A
WASHINGTON(NC)	\$0	\$0	N/A	0	0	N/A
WEISENBERG	\$0	\$0	N/A	0	0	N/A
WEST EASTON	\$0	\$135,000	N/A	0	1	N/A
WHITEHALL	\$132,500	\$149,000	-11.1%	36	59	-39.0%
WILLIAMS	\$148,000	\$0	N/A	1	0	N/A
WILSON	\$88,000	\$108,000	-18.5%	15	47	-68.1%
WIND GAP	\$95,000	\$0	N/A	1	0	N/A
	2010	2009	%CHANGE	2010	2009	%CHANGE
LEHIGH COUNTY	\$118,316	\$112,000	5.6%	756	1,144	-33.9%
NORTHAMPTON COUNTY	\$131,000	\$132,000	-0.8%	207	416	-50.2%
TOTAL LEHIGH VALLEY	\$120,000	\$118,720	1.1%	963	1,560	-38.3%

**LEHIGH VALLEY
SINGLE-FAMILY ATTACHED HOUSING
2011-2012**

MUNICIPALITY	MEDIAN SALES PRICE				TOTAL SALES		
	2012	2011	%CHANGE		2012	2011	%CHANGE
ALBURTIS	\$156,000	\$157,500	-1.0%		21	17	23.5%
ALLEN	\$210,000	\$214,550	-2.1%		16	13	23.1%
ALLENTOWN	\$67,500	\$75,000	-10.0%		357	355	0.6%
BANGOR	\$85,180	\$102,500	N/A		2	6	N/A
BATH	\$187,450	\$115,000	N/A		2	3	N/A
BETHLEHEM CITY	\$112,149	\$124,950	-10.2%		170	79	115.2%
BETHLEHEM TWP	\$207,500	\$248,500	-16.5%		19	14	35.7%
BUSHKILL	\$0	\$0	N/A		0	0	N/A
CATASAUQUA	\$103,000	\$120,000	-14.2%		31	25	24.0%
CHAPMAN	\$0	\$141,900	N/A		0	1	N/A
COOPERSBURG	\$120,000	\$149,900	N/A		1	3	N/A
COPLAY	\$111,000	\$122,500	N/A		9	8	N/A
EAST ALLEN	\$108,000	\$0	N/A		1	0	N/A
EAST BANGOR	\$0	\$0	N/A		0	0	N/A
EASTON	\$77,000	\$93,500	-17.6%		31	24	29.2%
EMMAUS	\$116,000	\$130,000	-10.8%		21	32	-34.4%
FORKS	\$180,000	\$199,000	-9.5%		49	14	250.0%
FOUNTAIN HILL	\$93,000	\$109,990	-15.4%		23	21	9.5%
FREEMANSBURG	\$89,000	\$101,813	N/A		4	4	N/A
GLENDON	\$0	\$103,250	N/A		0	2	N/A
HANOVER(LC)	\$103,500	\$109,950	N/A		4	4	N/A
HANOVER(NC)	\$148,450	\$146,000	N/A		8	3	N/A
HEIDELBERG	\$122,000	\$125,000	N/A		5	5	N/A
HELLERTOWN	\$118,750	\$132,450	N/A		10	4	N/A
LEHIGH	\$191,200	\$194,000	N/A		4	5	N/A
LOWER MACUNGIE	\$188,900	\$194,500	-2.9%		93	88	5.7%
LOWER MILFORD	\$50,000	\$0	N/A		1	0	N/A
LOWER MT BETHEL	\$0	\$0	N/A		0	0	N/A
LOWER NAZARETH	\$256,625	\$0	N/A		6	0	N/A
LOWER SAUCON	\$0	\$0	N/A		0	0	N/A
LOWHILL	\$0	\$0	N/A		0	0	N/A
LYNN	\$139,900	\$150,000	N/A		5	5	N/A
MACUNGIE	\$171,270	\$149,500	N/A		7	6	N/A
MOORE	\$0	\$0	N/A		0	0	N/A
NAZARETH	\$126,250	\$108,000	N/A		8	13	N/A
NORTH CATASAUQUA	\$141,400	\$63,000	N/A		4	1	N/A
NORTH WHITEHALL	\$180,000	\$175,900	2.3%		15	21	-28.6%
NORTHAMPTON	\$119,450	\$125,000	-4.4%		52	15	246.7%
PALMER	\$165,000	\$164,500	0.3%		37	16	131.3%
PEN ARGYL	\$96,500	\$110,000	N/A		8	3	N/A
PLAINFIELD	\$0	\$0	N/A		0	0	N/A
PORTLAND	\$0	\$0	N/A		0	0	N/A
ROSETO	\$0	\$0	N/A		0	0	N/A
SALIBURY	\$147,700	\$125,000	N/A		2	3	N/A
SLATINGTON	\$66,450	\$95,000	-30.1%		16	11	45.5%
SOUTH WHITEHALL	\$150,000	\$169,000	-11.2%		27	22	22.7%
STOCKERTOWN	\$0	\$198,000	N/A		0	1	N/A
TATAMY	\$0	\$0	N/A		0	0	N/A
UPPER MACUNGIE	\$190,000	\$189,500	0.3%		46	30	53.3%
UPPER MILFORD	\$190,000	\$275,000	N/A		10	3	N/A
UPPER MT BETHEL	\$0	\$0	N/A		0	0	N/A
UPPER NAZARETH	\$201,525	\$216,000	-6.7%		18	5	N/A
UPPER SAUCON	\$210,250	\$215,500	-2.4%		16	14	14.3%
WALNUTPORT	\$98,450	\$130,950	N/A		2	8	N/A
WASHINGTON(LC)	\$110,000	\$91,000	N/A		3	3	N/A
WASHINGTON(NC)	\$0	\$0	N/A		0	0	N/A
WEISENBERG	\$0	\$0	N/A		0	0	N/A
WEST EASTON	\$0	\$0	N/A		0	0	N/A
WHITEHALL	\$133,250	\$132,500	0.6%		42	36	16.7%
WILLIAMS	\$0	\$148,000	N/A		0	1	N/A
WILSON	\$93,000	\$88,000	5.7%		27	15	80.0%
WIND GAP	\$94,000	\$95,000	N/A		1	1	N/A
	2012	2011	%CHANGE		2012	2011	%CHANGE
LEHIGH COUNTY	\$114,000	\$118,316	-3.6%		805	756	6.5%
NORTHAMPTON COUNTY	\$130,000	\$131,000	-0.8%		429	207	107.2%
TOTAL LEHIGH VALLEY	\$120,000	\$120,000	0.0%		1,234	963	28.1%

LEHIGH VALLEY SINGLE FAMILY DETACHED HOUSES 2009-2008							
	MEDIAN SALES PRICE				TOTAL SALES		
MUNICIPALITY	2009	2008	%CHANGE		2009	2008	%CHANGE
ALBURTIS	\$119,900	\$184,000	N/A		9	10	N/A
ALLEN	\$201,150	\$234,950	-14.4%		14	36	-61.1%
ALLENTOWN	\$159,300	\$175,000	-9.0%		356	362	-1.7%
BANGOR	\$155,000	\$142,000	9.2%		37	43	-14.0%
BATH	\$204,950	\$171,250	19.7%		18	12	50.0%
BETHLEHEM CITY	\$185,000	\$180,000	2.8%		226	475	-52.4%
BETHLEHEM TWP	\$260,000	\$280,000	-7.1%		139	177	-21.5%
BUSHKILL	\$325,500	\$340,000	-4.3%		58	75	-22.7%
CATASAUQUA	\$125,500	\$160,050	-21.6%		26	34	-23.5%
CHAPMAN	\$186,000	\$257,500	N/A		1	2	N/A
COOPERSBURG	\$210,000	\$232,000	-9.5%		17	17	0.0%
COPLAY	\$158,000	\$175,500	-10.0%		18	18	0.0%
EAST ALLEN	\$234,900	\$239,900	-2.1%		23	29	-20.7%
EAST BANGOR	\$148,500	\$204,500	N/A		6	4	N/A
EASTON	\$142,000	\$123,750	14.7%		103	166	-38.0%
EMMAUS	\$196,750	\$206,000	-4.5%		74	86	12.1%
FORKS	\$286,950	\$295,743	-3.0%		150	187	-19.8%
FOUNTAIN HILL	\$160,000	\$177,400	-9.8%		19	28	-32.1%
FREEMANSBURG	\$159,500	\$172,500	-7.5%		11	13	-15.4%
GLENDON	\$0	\$165,000	N/A		0	3	N/A
HANOVER(LC)	\$186,125	\$205,000	N/A		8	9	N/A
HANOVER(NC)	\$283,900	\$306,340	-7.3%		76	97	-21.6%
HEIDELBERG	\$263,700	\$285,000	-7.5%		14	19	-26.3%
HELLERTOWN	\$182,250	\$194,000	-6.1%		46	63	-27.0%
LEHIGH	\$215,000	\$250,000	-14.0%		56	35	60.0%
LOWER MACUNGIE	\$295,000	\$342,500	-13.9%		215	315	-31.7%
LOWER MILFORD	\$248,000	\$270,000	-8.1%		25	15	66.7%
LOWER MT BETHEL	\$184,000	\$210,000	N/A		9	11	N/A
LOWER NAZARETH	\$290,000	\$342,500	-15.3%		37	54	-31.5%
LOWER SAUCON	\$290,000	\$385,000	-24.7%		67	86	-22.1%
LOWHILL	\$444,375	\$315,000	41.1%		12	13	-7.7%
LYNN	\$217,750	\$200,750	8.5%		28	34	-17.6%
MACUNGIE	\$196,500	\$244,500	-19.6%		20	14	42.9%
MOORE	\$253,000	\$252,250	0.3%		51	72	-29.2%
NAZARETH	\$183,200	\$192,000	-4.6%		46	43	7.0%
NORTH CATASAUQUA	\$158,000	\$175,000	-9.7%		14	14	0.0%
NORTH WHITEHALL	\$241,950	\$270,000	-10.4%		104	101	3.0%
NORTHAMPTON	\$184,600	\$178,850	3.2%		42	94	-55.3%
PALMER	\$229,900	\$265,000	-13.2%		95	134	-29.1%
PEN ARGYL	\$145,750	\$145,000	0.5%		14	35	-60.0%
PLAINFIELD	\$249,900	\$230,000	8.7%		33	31	6.5%
PORTLAND	\$175,750	\$167,500	N/A		8	3	N/A
ROSETO	\$119,000	\$168,500	N/A		3	10	N/A
SALISBURY	\$197,500	\$209,000	-5.5%		110	125	-12.0%
SLATINGTON	\$142,000	\$157,400	-9.8%		23	16	43.8%
SOUTH WHITEHALL	\$214,900	\$233,500	-8.0%		169	174	-2.9%
STOCKERTOWN	\$227,000	\$171,950	N/A		6	6	N/A
TATAMY	\$335,000	\$212,500	N/A		2	14	N/A
UPPER MACUNGIE	\$290,000	\$325,000	-10.8%		127	283	-55.1%
UPPER MILFORD	\$265,000	\$245,000	8.2%		43	53	-18.9%
UPPER MT BETHEL	\$247,000	\$287,000	-13.9%		27	40	-32.5%
UPPER NAZARETH	\$298,000	\$312,800	-4.7%		61	75	-18.7%
UPPER SAUCON	\$314,000	\$347,500	-9.6%		112	138	-18.8%
WALNUTPORT	\$148,400	\$145,500	N/A		17	6	N/A
WASHINGTON(LC)	\$208,750	\$189,900	9.9%		42	57	-26.3%
WASHINGTON(NC)	\$229,750	\$217,500	5.6%		20	27	-25.9%
WEISENBERG	\$258,500	\$339,450	-23.8%		30	54	-44.4%
WEST EASTON	\$132,463	\$121,412	9.1%		10	10	0.0%
WHITEHALL	\$190,000	\$185,000	2.7%		150	164	-8.5%
WILLIAMS	\$358,500	\$390,000	-8.1%		34	35	-2.9%
WILSON	\$143,850	\$143,000	0.6%		20	82	-75.6%
WIND GAP	\$184,500	\$175,500	5.1%		19	11	72.7%
	2009	2008	%CHANGE		2009	2008	%CHANGE
LEHIGH COUNTY	\$209,000	\$235,000	-11.1%		1,826	2,232	-18.2%
NORTHAMPTON COUNTY	\$225,000	\$219,950	2.3%		1,524	2,197	-30.6%
TOTAL LEHIGH VALLEY	\$215,000	\$227,450	-5.5%		3,350	4,429	-24.4%

LEHIGH VALLEY SINGLE FAMILY DETACHED HOUSING 2009-2010							
	MEDIAN SALES PRICE				TOTAL SALES		
MUNICIPALITY	2010	2009	%CHANGE		2010	2009	%CHANGE
ALBURTIS	\$242,000	\$119,900	N/A		5	9	N/A
ALLEN	\$225,000	\$201,150	N/A		7	14	N/A
ALLENTOWN	\$149,900	\$159,300	-5.9%		299	356	-16.0%
BANGOR	\$150,000	\$155,000	-3.2%		15	37	-59.5%
BATH	\$170,000	\$204,950	-17.1%		16	18	-11.1%
BETHLEHEM CITY	\$173,000	\$185,000	-6.5%		189	226	-16.4%
BETHLEHEM TWP	\$257,000	\$260,000	-1.2%		147	139	5.8%
BUSHKILL	\$305,000	\$325,500	-6.3%		75	58	29.3%
CATASAUQUA	\$152,875	\$125,500	21.8%		16	26	-38.5%
CHAPMAN	\$177,000	\$186,000	N/A		1	1	N/A
COOPERSBURG	\$206,000	\$210,000	-1.9%		17	17	0.0%
COPLAY	\$154,800	\$158,000	-2.0%		21	18	16.7%
EAST ALLEN	\$242,000	\$234,900	3.0%		21	23	-8.7%
EAST BANGOR	\$186,500	\$148,500	N/A		5	6	N/A
EASTON	\$131,000	\$142,000	-7.7%		66	103	-35.9%
EMMAUS	\$207,500	\$196,750	5.5%		86	74	-10.8%
FORKS	\$315,000	\$286,950	9.8%		89	150	-40.7%
FOUNTAIN HILL	\$149,950	\$160,000	-6.3%		14	19	-26.3%
FREEMANSBURG	\$119,750	\$159,500	N/A		4	11	N/A
GLENDON	\$0	\$0	N/A		0	0	N/A
HANOVER(LC)	\$192,000	\$186,125	N/A		9	8	N/A
HANOVER(NC)	\$278,500	\$283,900	-1.9%		38	76	-50.0%
HEIDELBERG	\$250,000	\$263,700	-5.2%		13	14	-7.1%
HELLERTOWN	\$162,000	\$182,250	-11.1%		47	46	2.2%
LEHIGH	\$179,900	\$215,000	-16.3%		57	56	1.8%
LOWER MACUNGIE	\$291,100	\$295,000	-1.3%		226	215	5.1%
LOWER MILFORD	\$267,000	\$248,000	7.7%		31	25	24.0%
LOWER MT BETHEL	\$180,000	\$184,000	N/A		12	9	N/A
LOWER NAZARETH	\$274,475	\$290,000	-5.4%		44	37	18.9%
LOWER SAUCON	\$364,500	\$290,000	25.7%		64	67	-4.5%
LOWHILL	\$337,450	\$444,375	-24.1%		16	12	33.3%
LYNN	\$267,500	\$217,750	22.8%		14	28	-50.0%
MACUNGIE	\$225,100	\$196,500	14.6%		14	20	-30.0%
MOORE	\$209,900	\$253,000	-17.0%		33	51	-35.3%
NAZARETH	\$177,000	\$183,200	-3.4%		21	46	-54.3%
NORTH CATASAUQUA	\$206,500	\$158,000	N/A		2	14	N/A
NORTH WHITEHALL	\$272,500	\$241,950	12.6%		82	104	-21.2%
NORTHAMPTON	\$188,500	\$184,600	2.1%		13	42	-69.0%
PALMER	\$227,501	\$229,900	-1.0%		88	95	-7.4%
PEN ARGYL	\$154,900	\$145,750	6.3%		15	14	7.1%
PLAINFIELD	\$231,615	\$249,900	-7.3%		20	33	-39.4%
PORTLAND	\$0	\$175,750	N/A		0	8	N/A
ROSETO	\$147,500	\$119,000	N/A		2	3	N/A
SALIBURY	\$205,000	\$197,500	3.8%		95	110	-13.6%
SLATINGTON	\$139,000	\$142,000	-2.1%		21	23	-8.7%
SOUTH WHITEHALL	\$221,000	\$214,900	2.8%		168	169	-0.6%
STOCKERTOWN	\$203,450	\$227,000	N/A		8	6	N/A
TATAMY	\$209,000	\$335,000	N/A		8	2	N/A
UPPER MACUNGIE	\$290,000	\$290,000	0.0%		107	127	-15.7%
UPPER MILFORD	\$234,900	\$265,000	-11.4%		49	43	14.0%
UPPER MT BETHEL	\$282,000	\$247,000	14.2%		11	27	-59.3%
UPPER NAZARETH	\$300,000	\$298,000	0.7%		37	61	-39.3%
UPPER SAUCON	\$316,250	\$314,000	0.7%		118	112	5.4%
WALNUTPORT	\$136,000	\$148,400	-8.4%		10	17	-41.2%
WASHINGTON(LC)	\$217,000	\$208,750	4.0%		31	42	-26.2%
WASHINGTON(NC)	\$275,000	\$229,750	19.7%		14	20	-30.0%
WEISENBERG	\$280,000	\$258,500	8.3%		45	30	50.0%
WEST EASTON	\$136,750	\$132,463	N/A		2	10	N/A
WHITEHALL	\$180,500	\$190,000	-5.0%		128	150	-14.7%
WILLIAMS	\$368,500	\$358,500	2.8%		32	34	-5.9%
WILSON	\$144,000	\$143,850	0.1%		27	20	35.0%
WIND GAP	\$184,000	\$184,500	-11.1%		17	19	-10.5%
	2010	2009	%CHANGE		2010	2009	%CHANGE
LEHIGH COUNTY	\$213,850	\$209,000	2.3%		1,706	1,826	-6.6%
NORTHAMPTON COUNTY	\$230,000	\$225,000	2.2%		1,156	1,524	-24.1%
TOTAL LEHIGH VALLEY	\$220,000	\$215,000	2.3%		2,862	3,350	-14.6%

**LEHIGH VALLEY
SINGLE FAMILY DETACHED HOUSING
2010-2011**

MUNICIPALITY	MEDIAN SALES PRICE				TOTAL SALES		
	2011	2010	%CHANGE		2011	2010	%CHANGE
ALBURTIS	\$177,000	\$242,000	N/A		7	5	N/A
ALLEN	\$290,670	\$225,000	N/A		7	7	N/A
ALLENTOWN	\$146,500	\$149,900	-2.3%		266	299	-11.0%
BANGOR	\$140,000	\$150,000	-6.7%		15	15	0.0%
BATH	\$194,000	\$170,000	14.1%		9	16	-43.8%
BETHLEHEM CITY	\$158,900	\$173,000	-8.2%		149	189	-21.2%
BETHLEHEM TWP	\$255,000	\$257,000	-0.8%		93	147	-36.7%
BUSHKILL	\$271,000	\$305,000	-11.1%		53	75	-29.3%
CATASAUQUA	\$134,000	\$152,875	-12.3%		18	16	12.5%
CHAPMAN	\$0	\$177,000	N/A		0	1	N/A
COOPERSBURG	\$197,500	\$206,000	-4.1%		11	17	-35.3%
COPLAY	\$136,809	\$154,800	-11.6%		13	21	-38.1%
EAST ALLEN	\$280,000	\$242,000	N/A		9	21	N/A
EAST BANGOR	\$160,000	\$186,500	N/A		2	5	N/A
EASTON	\$203,400	\$131,000	55.3%		23	66	-65.2%
EMMAUS	\$173,450	\$207,500	-16.4%		67	66	1.5%
FORKS	\$280,000	\$315,000	-11.1%		51	89	-42.7%
FOUNTAIN HILL	\$130,000	\$149,950	-13.3%		13	14	-7.1%
FREEMANSBURG	\$148,950	\$119,750	N/A		2	4	N/A
GLENDON	\$0	\$0	N/A		0	0	N/A
HANOVER(LC)	\$180,000	\$192,000	N/A		1	9	N/A
HANOVER(NC)	\$260,000	\$278,500	-6.6%		28	38	-26.3%
HEIDELBERG	\$175,000	\$250,000	-30.0%		15	13	15.4%
HELLERTOWN	\$169,900	\$162,000	4.9%		29	47	-38.3%
LEHIGH	\$186,500	\$179,900	3.7%		40	57	-29.8%
LOWER MACUNGIE	\$286,000	\$291,100	-1.8%		160	226	-29.2%
LOWER MILFORD	\$263,500	\$267,000	-1.3%		25	31	-19.4%
LOWER MT BETHEL	\$175,000	\$180,000	N/A		5	12	N/A
LOWER NAZARETH	\$442,500	\$274,475	61.2%		24	44	-45.5%
LOWER SAUCON	\$284,000	\$364,500	-22.1%		63	64	-1.6%
LOWHILL	\$280,000	\$337,450	-17.0%		21	16	31.3%
LYNN	\$181,500	\$267,500	-32.1%		30	14	114.3%
MACUNGIE	\$172,768	\$225,100	-23.2%		10	14	-28.6%
MOORE	\$255,000	\$209,900	21.5%		56	33	69.7%
NAZARETH	\$164,950	\$177,000	-6.8%		22	21	4.8%
NORTH CATASAUQUA	\$170,000	\$206,500	N/A		3	2	N/A
NORTH WHITEHALL	\$257,500	\$272,500	-5.5%		92	82	12.2%
NORTHAMPTON	\$156,000	\$188,500	-17.2%		10	13	-23.1%
PALMER	\$219,000	\$227,501	-3.7%		77	88	-12.5%
PEN ARGYL	\$170,000	\$154,900	9.7%		11	15	-26.7%
PLAINFIELD	\$223,750	\$231,615	-3.4%		12	20	-40.0%
PORTLAND	\$163,000	\$0	N/A		2	0	N/A
ROSETO	\$139,500	\$147,500	N/A		4	2	N/A
SALIBURY	\$192,000	\$205,000	-6.3%		89	95	-6.3%
SLATINGTON	\$129,900	\$139,000	-6.5%		13	21	-38.1%
SOUTH WHITEHALL	\$202,500	\$221,000	-8.4%		132	168	-21.4%
STOCKERTOWN	\$155,750	\$203,450	N/A		8	8	N/A
TATAMY	\$149,900	\$209,000	N/A		5	8	N/A
UPPER MACUNGIE	\$305,604	\$290,000	5.4%		110	107	2.8%
UPPER MILFORD	\$221,000	\$234,900	-5.9%		49	49	0.0%
UPPER MT BETHEL	\$317,500	\$282,000	12.6%		20	11	81.8%
UPPER NAZARETH	\$313,900	\$300,000	4.6%		37	37	0.0%
UPPER SAUCON	\$284,900	\$316,250	-9.9%		105	118	-11.0%
WALNUTPORT	\$104,000	\$136,000	N/A		9	10	N/A
WASHINGTON(LC)	\$185,000	\$217,000	-14.7%		33	31	6.5%
WASHINGTON(NC)	\$242,250	\$275,000	-11.9%		18	14	28.6%
WEISENBERG	\$265,000	\$280,000	-5.4%		34	45	-24.4%
WEST EASTON	\$165,000	\$136,750	N/A		2	2	N/A
WHITEHALL	\$165,000	\$180,500	-8.6%		99	128	-22.7%
WILLIAMS	\$199,000	\$368,500	-46.0%		15	32	-53.1%
WILSON	\$110,000	\$144,000	N/A		8	27	N/A
WIND GAP	\$172,325	\$164,000	N/A		8	17	N/A
	2011	2010	%CHANGE		2011	2010	%CHANGE
LEHIGH COUNTY	\$194,900	\$213,850	-8.9%		1,504	1,706	-11.8%
NORTHAMPTON COUNTY	\$220,750	\$230,000	-4.0%		838	1,156	-27.5%
TOTAL LEHIGH VALLEY	\$203,750	\$220,000	-7.4%		2,342	2,862	-18.2%

**LEHIGH VALLEY
SINGLE-FAMILY DETACHED HOUSING
2012 Data**

MUNICIPALITY	MEDIAN SALES PRICE				TOTAL SALES		
	2012	2011	%CHANGE		2012	2011	%CHANGE
ALBURTIS	\$130,000	\$177,000	N/A		5	7	N/A
ALLEN	\$250,000	\$290,670	N/A		12	7	N/A
ALLENTOWN	\$142,000	\$146,500	-3.1%		255	266	-4.1%
BANGOR	\$145,000	\$140,000	3.6%		19	15	26.7%
BATH	\$204,750	\$194,000	N/A		12	9	N/A
BETHLEHEM CITY	\$164,000	\$158,900	3.2%		284	149	90.6%
BETHLEHEM TWP	\$241,250	\$255,000	-5.4%		106	93	14.0%
BUSHKILL	\$275,000	\$271,000	1.5%		59	53	11.3%
CATASAUQUA	\$152,000	\$134,000	13.4%		25	18	38.9%
CHAPMAN	\$0	\$0	N/A		0	0	N/A
COOPERSBURG	\$196,000	\$197,500	-0.8%		10	11	-9.1%
COPLAY	\$142,000	\$136,909	3.7%		17	13	30.8%
EAST ALLEN	\$216,000	\$280,000	N/A		22	9	N/A
EAST BANGOR	\$162,890	\$160,000	N/A		6	2	N/A
EASTON	\$156,750	\$203,400	-22.9%		34	23	47.8%
EMMAUS	\$169,900	\$173,450	-2.0%		55	67	-17.9%
FORKS	\$264,250	\$280,000	-5.6%		88	51	72.5%
FOUNTAIN HILL	\$132,500	\$130,000	1.9%		17	13	30.8%
FREEMANSBURG	\$129,000	\$148,950	N/A		2	2	N/A
GLENDON	\$0	\$0	N/A		0	0	N/A
HANOVER(LC)	\$168,250	\$180,000	N/A		6	1	N/A
HANOVER(NC)	\$253,000	\$260,000	-2.7%		69	28	146.4%
HEIDELBERG	\$204,450	\$175,000	16.8%		12	15	-20.0%
HELLERTOWN	\$159,000	\$169,900	-6.4%		35	29	20.7%
LEHIGH	\$200,000	\$186,500	7.2%		42	40	5.0%
LOWER MACUNGIE	\$285,000	\$286,000	-0.3%		165	160	3.1%
LOWER MILFORD	\$257,000	\$263,500	-2.5%		17	25	-32.0%
LOWER MT BETHEL	\$219,000	\$175,000	N/A		11	5	N/A
LOWER NAZARETH	\$339,140	\$442,500	-23.4%		36	24	50.0%
LOWER SAUCON	\$349,950	\$284,000	23.2%		84	63	33.3%
LOWHILL	\$308,000	\$280,000	10.0%		15	21	-28.6%
LYNN	\$167,950	\$181,500	-7.5%		20	30	-33.3%
MACUNGIE	\$211,000	\$172,768	22.1%		12	10	20.0%
MOORE	\$245,000	\$255,000	-3.9%		25	56	-55.4%
NAZARETH	\$162,500	\$164,950	-1.5%		16	22	-27.3%
NORTH CATASAUQUA	\$178,500	\$170,000	N/A		16	3	N/A
NORTH WHITEHALL	\$240,000	\$257,500	-6.8%		91	92	-1.1%
NORTHAMPTON	\$160,000	\$156,000	2.6%		37	10	270.0%
PALMER	\$195,000	\$219,000	-11.0%		163	77	111.7%
PEN ARGYL	\$139,900	\$170,000	-17.7%		15	11	36.4%
PLAINFIELD	\$210,000	\$223,750	-6.1%		28	12	133.3%
PORTLAND	\$164,500	\$163,000	N/A		4	2	N/A
ROSETO	\$127,000	\$139,500	N/A		11	4	N/A
SALIBURY	\$184,950	\$192,000	-3.7%		112	89	25.8%
SLATINGTON	\$111,200	\$129,900	-14.4%		12	13	-7.7%
SOUTH WHITEHALL	\$196,600	\$202,500	-2.9%		151	132	14.4%
STOCKERTOWN	\$190,000	\$155,750	N/A		3	8	N/A
TATAMY	\$149,900	\$149,900	N/A		7	5	N/A
UPPER MACUNGIE	\$294,250	\$305,604	-3.7%		114	110	3.6%
UPPER MILFORD	\$304,000	\$221,000	37.6%		50	49	2.0%
UPPER MT BETHEL	\$189,500	\$317,500	-40.3%		24	20	20.0%
UPPER NAZARETH	\$300,500	\$313,900	-4.3%		48	37	29.7%
UPPER SAUCON	\$277,000	\$284,900	-2.8%		135	105	28.6%
WALNUTPORT	\$105,000	\$104,000	N/A		13	9	N/A
WASHINGTON(LC)	\$175,000	\$185,000	-5.4%		31	33	-6.1%
WASHINGTON(NC)	\$245,000	\$242,250	1.1%		31	18	72.2%
WEISENBERG	\$320,000	\$265,000	20.8%		23	34	-32.4%
WEST EASTON	\$95,000	\$165,000	N/A		5	2	N/A
WHITEHALL	\$179,900	\$165,000	9.0%		133	99	34.3%
WILLIAMS	\$317,700	\$199,000	59.6%		32	15	113.3%
WILSON	\$137,500	\$110,000	N/A		12	8	N/A
WIND GAP	\$142,513	\$172,325	N/A		12	8	N/A
	2012	2011	%CHANGE		2012	2011	%CHANGE
LEHIGH COUNTY	\$193,500	\$194,900	-0.7%		1,580	1,504	5.1%
NORTHAMPTON COUNTY	\$210,000	\$220,750	-4.9%		1,326	838	58.2%
TOTAL LEHIGH VALLEY	\$200,000	\$203,750	-1.8%		2,906	2,342	24.1%

LEHIGH VALLEY COUNTY 2009-2008							
MUNICIPALITY	MEDIAN SALES PRICE				TOTAL SALES		
	2009	2008	%CHANGE		2009	2008	%CHANGE
ALBURTIS	\$0	\$0	N/A		0	0	N/A
ALLEN	\$335,000	\$335,179	N/A		1	8	N/A
ALLENTOWN	\$159,800	\$260,000	N/A		6	9	N/A
BANGOR	\$0	\$0	N/A		0	0	N/A
BATH	\$151,950	\$177,900	N/A		4	5	N/A
BETHLEHEM CITY	\$207,000	\$245,475	-15.7%		34	37	-8.1%
BETHLEHEM TWP	\$178,500	\$198,500	-10.1%		28	37	-24.3%
BUSHKILL	\$0	\$0	N/A		0	0	N/A
CATASAUQUA	\$0	\$0	N/A		0	0	N/A
CHAPMAN	\$0	\$0	N/A		0	0	N/A
COOPERSBURG	\$0	\$0	N/A		0	0	N/A
COPLAY	\$0	\$0	N/A		0	0	N/A
EAST ALLEN	\$0	\$0	N/A		0	0	N/A
EAST BANGOR	\$0	\$0	N/A		0	0	N/A
EASTON	\$165,000	\$0	N/A		3	0	N/A
EMMAUS	\$163,250	\$0	N/A		2	0	N/A
FORKS	\$209,400	\$237,000	-11.6%		28	21	33.3%
FOUNTAIN HILL	\$0	\$0	N/A		0	0	N/A
FREEMANSBURG	\$0	\$0	N/A		0	0	N/A
GLENDON	\$0	\$0	N/A		0	0	N/A
HANOVER(LC)	\$0	\$0	N/A		0	0	N/A
HANOVER(NC)	\$342,527	\$351,985	-2.7%		27	66	-59.1%
HEIDELBERG	\$0	\$0	N/A		0	0	N/A
HELLERTOWN	\$220,000	\$238,500	N/A		3	4	N/A
LEHIGH	\$0	\$0	N/A		0	0	N/A
LOWER MACUNGIE	\$172,875	\$220,000	-21.4%		80	128	-37.5%
LOWER MILFORD	\$0	\$0	N/A		0	0	N/A
LOWER MT BETHEL	\$0	\$0	N/A		0	0	N/A
LOWER NAZARETH	\$0	\$0	N/A		0	0	N/A
LOWER SAUCON	\$168,000	\$175,000	-4.0%		26	31	-16.1%
LOWHILL	\$0	\$0	N/A		0	0	N/A
LYNN	\$0	\$0	N/A		0	0	N/A
MACUNGIE	\$152,850	\$177,500	-13.9%		15	11	36.4%
MOORE	\$0	\$0	N/A		0	0	N/A
NAZARETH	\$0	\$0	N/A		0	0	N/A
NORTH CATASAUQUA	\$0	\$0	N/A		0	0	N/A
NORTH WHITEHALL	\$0	\$0	N/A		0	0	N/A
NORTHAMPTON	\$260,000	\$177,795	N/A		1	9	N/A
PALMER	\$253,100	\$294,471	N/A		9	25	N/A
PEN ARGYL	\$0	\$0	N/A		0	0	N/A
PLAINFIELD	\$0	\$0	N/A		0	0	N/A
PORTLAND	\$0	\$0	N/A		0	0	N/A
ROSETO	\$0	\$0	N/A		0	0	N/A
SALISBURY	\$215,000	\$272,000	N/A		1	1	N/A
SLATINGTON	\$0	\$0	N/A		0	0	N/A
SOUTH WHITEHALL	\$195,000	\$188,145	N/A		7	24	N/A
STOCKERTOWN	\$0	\$0	N/A		0	0	N/A
TATAMY	\$0	\$0	N/A		0	0	N/A
UPPER MACUNGIE	\$168,750	\$149,120	13.2%		12	66	-81.8%
UPPER MILFORD	\$0	\$0	N/A		0	0	N/A
UPPER MT BETHEL	\$0	\$0	N/A		0	0	N/A
UPPER NAZARETH	\$0	\$0	N/A		0	0	N/A
UPPER SAUCON	\$202,000	\$249,990	N/A		4	41	N/A
WALNUTPORT	\$0	\$0	N/A		0	0	N/A
WASHINGTON(LC)	\$0	\$0	N/A		0	0	N/A
WASHINGTON(NC)	\$0	\$0	N/A		0	0	N/A
WEISENBERG	\$0	\$0	N/A		0	0	N/A
WEST EASTON	\$0	\$0	N/A		0	0	N/A
WHITEHALL	\$103,000	\$232,000	-55.6%		14	18	-22.2%
WILLIAMS	\$236,900	\$335,070	-29.3%		23	39	-41.0%
WILSON	\$0	\$0	N/A		0	0	N/A
WIND GAP	\$157,500	\$164,900	N/A		1	1	N/A
	2009	2008	%CHANGE		2009	2008	%CHANGE
LEHIGH COUNTY	\$169,600	\$197,700	-14.2%		145	301	-51.8%
NORTHAMPTON COUNTY	\$209,900	\$239,900	-12.5%		184	280	-34.3%
TOTAL LEHIGH VALLEY	\$195,000	\$218,800	-10.9%		329	581	-43.4%

LEHIGH VALLEY COUNTY 2009-2010							
MUNICIPALITY	MEDIAN SALES PRICE				TOTAL SALES		
	2010	2009	%CHANGE		2010	2009	%CHANGE
ALBURTIS	\$0	\$0	N/A		0	0	N/A
ALLEN	\$323,250	\$335,000	N/A		4	1	N/A
ALLENTOWN	\$134,000	\$159,800	N/A		6	6	N/A
BANGOR	\$0	\$0	N/A		0	0	N/A
BATH	\$148,900	\$151,950	N/A		5	4	N/A
BETHLEHEM CITY	\$202,500	\$207,000	-2.2%		21	34	-38.2%
BETHLEHEM TWP	\$171,000	\$178,500	-4.2%		18	28	-35.7%
BUSHKILL	\$0	\$0	N/A		0	0	N/A
CATASAUQUA	\$0	\$0	N/A		0	0	N/A
CHAPMAN	\$0	\$0	N/A		0	0	N/A
COOPERSBURG	\$0	\$0	N/A		0	0	N/A
COPLAY	\$0	\$0	N/A		0	0	N/A
EAST ALLEN	\$0	\$0	N/A		0	0	N/A
EAST BANGOR	\$0	\$0	N/A		0	0	N/A
EASTON	\$167,500	\$165,000	N/A		2	3	N/A
EMMAUS	\$210,000	\$163,250	N/A		1	2	N/A
FORKS	\$214,898	\$209,400	2.6%		24	28	-14.3%
FOUNTAIN HILL	\$0	\$0	N/A		0	0	N/A
FREEMANSBURG	\$0	\$0	N/A		0	0	N/A
GLENDON	\$0	\$0	N/A		0	0	N/A
HANOVER(LC)	\$0	\$0	N/A		0	0	N/A
HANOVER(NC)	\$343,710	\$342,527	0.3%		40	27	48.1%
HEIDELBERG	\$0	\$0	N/A		0	0	N/A
HELLERTOWN	\$213,000	\$220,000	N/A		1	3	N/A
LEHIGH	\$0	\$0	N/A		0	0	N/A
LOWER MACUNGIE	\$197,000	\$172,875	14.0%		61	80	-23.8%
LOWER MILFORD	\$0	\$0	N/A		0	0	N/A
LOWER MT BETHEL	\$0	\$0	N/A		0	0	N/A
LOWER NAZARETH	\$0	\$0	N/A		0	0	N/A
LOWER SAUCON	\$165,000	\$168,000	-1.8%		19	26	-26.9%
LOWHILL	\$0	\$0	N/A		0	0	N/A
LYNN	\$128,500	\$0	N/A		1	0	N/A
MACUNGIE	\$163,000	\$152,850	6.6%		13	15	-13.3%
MOORE	\$0	\$0	N/A		0	0	N/A
NAZARETH	\$0	\$0	N/A		0	0	N/A
NORTH CATASAUQUA	\$0	\$0	N/A		0	0	N/A
NORTH WHITEHALL	\$0	\$0	N/A		0	0	N/A
NORTHAMPTON	\$239,900	\$260,000	N/A		1	1	N/A
PALMER	\$245,000	\$253,100	N/A		15	9	N/A
PEN ARGYL	\$0	\$0	N/A		0	0	N/A
PLAINFIELD	\$0	\$0	N/A		0	0	N/A
PORTLAND	\$0	\$0	N/A		0	0	N/A
ROSETO	\$0	\$0	N/A		0	0	N/A
SALIBURY	\$233,750	\$215,000	N/A		2	1	N/A
SLATINGTON	\$0	\$0	N/A		0	0	N/A
SOUTH WHITEHALL	\$149,000	\$195,000	N/A		5	7	N/A
STOCKERTOWN	\$0	\$0	N/A		0	0	N/A
TATAMY	\$0	\$0	N/A		0	0	N/A
UPPER MACUNGIE	\$191,750	\$168,750	13.6%		14	12	16.7%
UPPER MILFORD	\$0	\$0	N/A		0	0	N/A
UPPER MT BETHEL	\$0	\$0	N/A		0	0	N/A
UPPER NAZARETH	\$0	\$0	N/A		0	0	N/A
UPPER SAUCON	\$267,000	\$202,000	N/A		4	4	N/A
WALNUTPORT	\$0	\$0	N/A		0	0	N/A
WASHINGTON(LC)	\$0	\$0	N/A		0	0	N/A
WASHINGTON(NC)	\$0	\$0	N/A		0	0	N/A
WEISENBERG	\$0	\$0	N/A		0	0	N/A
WEST EASTON	\$0	\$0	N/A		0	0	N/A
WHITEHALL	\$108,000	\$103,000	N/A		5	14	N/A
WILLIAMS	\$246,250	\$236,900	3.9%		18	23	-21.7%
WILSON	\$0	\$0	N/A		0	0	N/A
WIND GAP	\$140,000	\$157,500	N/A		1	1	N/A
	2010	2009	%CHANGE		2010	2009	%CHANGE
LEHIGH COUNTY	\$180,500	\$169,800	6.4%		113	145	-22.1%
NORTHAMPTON COUNTY	\$219,500	\$209,900	4.6%		168	184	-8.7%
TOTAL LEHIGH VALLEY	\$208,000	\$195,000	6.7%		281	329	-14.6%

LEHIGH VALLEY COUNTY 2010-2011							
	MEDIAN SALES PRICE				TOTAL SALES		
MUNICIPALITY	2011	2010	%CHANGE		2011	2010	%CHANGE
ALBURTIS	\$0	\$0	N/A		0	0	N/A
ALLEN	\$239,500	\$323,250	-25.9%		6	4	N/A
ALLENTOWN	\$157,500	\$134,000	17.5%		6	6	0.0%
BANGOR	\$0	\$0	N/A		0	0	N/A
BATH	\$129,900	\$148,900	-12.8%		3	5	N/A
BETHLEHEM CITY	\$166,000	\$202,500	-18.0%		19	21	-9.5%
BETHLEHEM TWP	\$152,000	\$171,000	-11.1%		17	18	-5.6%
BUSHKILL	\$0	\$0	N/A		0	0	N/A
CATASAUQUA	\$0	\$0	N/A		0	0	N/A
CHAPMAN	\$0	\$0	N/A		0	0	N/A
COOPERSBURG	\$0	\$0	N/A		0	0	N/A
COPLAY	\$0	\$0	N/A		0	0	N/A
EAST ALLEN	\$0	\$0	N/A		0	0	N/A
EAST BANGOR	\$0	\$0	N/A		0	0	N/A
EASTON	\$65,000	\$167,500	N/A		1	2	N/A
EMMAUS	\$166,000	\$210,000	N/A		1	1	N/A
FORKS	\$187,500	\$214,898	-12.7%		10	24	-58.3%
FOUNTAIN HILL	\$0	\$0	N/A		0	0	N/A
FREEMANSBURG	\$179,900	\$0	N/A		1	0	N/A
GLENDON	\$0	\$0	N/A		0	0	N/A
HANOVER(LC)	\$0	\$0	N/A		0	0	N/A
HANOVER(NC)	\$378,045	\$343,710	10.0%		33	40	-17.5%
HEIDELBERG	\$0	\$0	N/A		0	0	N/A
HELLERTOWN	\$0	\$213,000	-100.0%		0	1	N/A
LEHIGH	\$0	\$0	N/A		0	0	N/A
LOWER MACUNGIE	\$182,750	\$197,000	-7.2%		77	61	26.2%
LOWER MILFORD	\$0	\$0	N/A		0	0	N/A
LOWER MT BETHEL	\$0	\$0	N/A		0	0	N/A
LOWER NAZARETH	\$0	\$0	N/A		0	0	N/A
LOWER SAUCON	\$160,500	\$165,000	-2.7%		20	19	5.3%
LOWHILL	\$0	\$0	N/A		0	0	N/A
LYNN	\$0	\$128,500	N/A		0	1	N/A
MACUNGIE	\$154,900	\$163,000	-5.0%		7	13	N/A
MOORE	\$0	\$0	N/A		0	0	N/A
NAZARETH	\$0	\$0	N/A		0	0	N/A
NORTH CATASAUQUA	\$0	\$0	N/A		0	0	N/A
NORTH WHITEHALL	\$0	\$0	N/A		0	0	N/A
NORTHAMPTON	\$147,000	\$239,900	-38.7%		1	1	N/A
PALMER	\$205,575	\$245,000	-16.1%		51	15	240.0%
PEN ARGYL	\$0	\$0	N/A		0	0	N/A
PLAINFIELD	\$0	\$0	N/A		0	0	N/A
PORTLAND	\$0	\$0	N/A		0	0	N/A
ROSETO	\$0	\$0	N/A		0	0	N/A
SALIBURY	\$0	\$233,750	-100.0%		0	2	N/A
SLATINGTON	\$0	\$0	N/A		0	0	N/A
SOUTH WHITEHALL	\$160,000	\$149,000	7.4%		5	5	N/A
STOCKERTOWN	\$0	\$0	N/A		0	0	N/A
TATAMY	\$0	\$0	N/A		0	0	N/A
UPPER MACUNGIE	\$155,000	\$191,750	-19.2%		9	14	N/A
UPPER MILFORD	\$0	\$0	N/A		0	0	N/A
UPPER MT BETHEL	\$0	\$0	N/A		0	0	N/A
UPPER NAZARETH	\$0	\$0	N/A		0	0	N/A
UPPER SAUCON	\$298,500	\$267,000	11.8%		8	4	N/A
WALNUTPORT	\$0	\$0	N/A		0	0	N/A
WASHINGTON(LC)	\$0	\$0	N/A		0	0	N/A
WASHINGTON(NC)	\$0	\$0	N/A		0	0	N/A
WEISENBERG	\$0	\$0	N/A		0	0	N/A
WEST EASTON	\$0	\$0	N/A		0	0	N/A
WHITEHALL	\$89,000	\$108,000	-17.6%		6	5	N/A
WILLIAMS	\$385,582	\$246,250	56.6%		9	18	-50.0%
WILSON	\$155,000	\$0	N/A		1	0	N/A
WIND GAP	\$0	\$140,000	-100.0%		0	1	N/A
	2011	2010	%CHANGE		2011	2010	%CHANGE
LEHIGH COUNTY	\$171,000	\$180,500	-5.3%		128	113	13.3%
NORTHAMPTON COUNTY	\$205,288	\$219,500	-6.5%		163	168	-3.0%
TOTAL LEHIGH VALLEY	\$189,000	\$208,000	-9.1%		291	281	3.6%

LEHIGH VALLEY COUNTY 2012/2011							
	MEDIAN SALES PRICE				TOTAL SALES		
MUNICIPALITY	2012	2011	%CHANGE		2012	2011	%CHANGE
ALBURTIS	\$0	\$0	N/A		0	0	N/A
ALLEN	\$277,500	\$239,500	N/A		6	6	N/A
ALLENTOWN	\$0	\$157,500	N/A		0	6	N/A
BANGOR	\$0	\$0	N/A		0	0	N/A
BATH	\$117,500	\$129,900	N/A		4	3	N/A
BETHLEHEM CITY	\$202,950	\$166,000	22.3%		36	19	89.5%
BETHLEHEM TWP	\$150,000	\$152,000	-1.3%		18	17	5.9%
BUSHKILL	\$0	\$0	N/A		0	0	N/A
CATASAUQUA	\$0	\$0	N/A		0	0	N/A
CHAPMAN	\$0	\$0	N/A		0	0	N/A
COOPERSBURG	\$0	\$0	N/A		0	0	N/A
COPLAY	\$0	\$0	N/A		0	0	N/A
EAST ALLEN	\$0	\$0	N/A		0	0	N/A
EAST BANGOR	\$0	\$0	N/A		0	0	N/A
EASTON	\$63,500	\$65,000	-2.3%		1	1	N/A
EMMAUS	\$0	\$166,000	N/A		0	1	N/A
FORKS	\$166,700	\$187,500	-11.1%		20	10	100.0%
FOUNTAIN HILL	\$0	\$0	N/A		0	0	N/A
FREEMANSBURG	\$0	\$179,900	N/A		0	1	N/A
GLENDON	\$0	\$0	N/A		0	0	N/A
HANOVER(LC)	\$0	\$0	N/A		0	0	N/A
HANOVER(NC)	\$340,012	\$378,045	-10.1%		54	33	63.6%
HEIDELBERG	\$0	\$0	N/A		0	0	N/A
HELLERTOWN	\$172,000	\$0	N/A		2	0	N/A
LEHIGH	\$150,000	\$0	N/A		1	0	N/A
LOWER MACUNGIE	\$108,000	\$182,750	-40.9%		25	77	-67.5%
LOWER MILFORD	\$0	\$0	N/A		0	0	N/A
LOWER MT BETHEL	\$0	\$0	N/A		0	0	N/A
LOWER NAZARETH	\$0	\$0	N/A		0	0	N/A
LOWER SAUCON	\$157,000	\$160,500	-2.2%		19	20	-5.0%
LOWHILL	\$0	\$0	N/A		0	0	N/A
LYNN	\$0	\$0	N/A		0	0	N/A
MACUNGIE	\$0	\$154,900	N/A		0	7	N/A
MOORE	\$0	\$0	N/A		0	0	N/A
NAZARETH	\$0	\$0	N/A		0	0	N/A
NORTH CATASAUQUA	\$0	\$0	N/A		0	0	N/A
NORTH WHITEHALL	\$0	\$0	N/A		0	0	N/A
NORTHAMPTON	\$72,000	\$147,000	N/A		3	1	N/A
PALMER	\$200,000	\$205,575	-2.7%		62	51	21.6%
PEN ARGYL	\$0	\$0	N/A		0	0	N/A
PLAINFIELD	\$0	\$0	N/A		0	0	N/A
PORTLAND	\$0	\$0	N/A		0	0	N/A
ROSETO	\$0	\$0	N/A		0	0	N/A
SALIBURY	\$0	\$0	N/A		0	0	N/A
SLATINGTON	\$0	\$0	N/A		0	0	N/A
SOUTH WHITEHALL	\$147,500	\$160,000	N/A		4	5	N/A
STOCKERTOWN	\$0	\$0	N/A		0	0	N/A
TATAMY	\$0	\$0	N/A		0	0	N/A
UPPER MACUNGIE	\$0	\$155,000	N/A		0	9	N/A
UPPER MILFORD	\$0	\$0	N/A		0	0	N/A
UPPER MT BETHEL	\$0	\$0	N/A		0	0	N/A
UPPER NAZARETH	\$0	\$0	N/A		0	0	N/A
UPPER SAUCON	\$234,990	\$298,500	N/A		7	8	N/A
WALNUTPORT	\$0	\$0	N/A		0	0	N/A
WASHINGTON(LC)	\$0	\$0	N/A		0	0	N/A
WASHINGTON(NC)	\$0	\$0	N/A		0	0	N/A
WEISENBERG	\$0	\$0	N/A		0	0	N/A
WEST EASTON	\$0	\$0	N/A		0	0	N/A
WHITEHALL	\$41,500	\$89,000	N/A		1	6	N/A
WILLIAMS	\$287,500	\$385,582	N/A		12	9	N/A
WILSON	\$0	\$155,000	N/A		0	1	N/A
WIND GAP	\$0	\$0	N/A		0	0	N/A
	2012	2011	%CHANGE		2012	2011	%CHANGE
LEHIGH COUNTY	\$115,000	\$171,000	-32.7%		37	128	-71.1%
NORTHAMPTON COUNTY	\$202,950	\$205,288	-1.1%		238	163	46.0%
TOTAL LEHIGH VALLEY	\$196,165	\$189,000	3.8%		275	291	-5.5%

VERMONT REALTY HOUSING SALES BY MUNICIPALITY 2009										
MUNICIPALITY	SF DETACHED	MEDIAN SALES PRICE	SF ATTACHED	MEDIAN SALES PRICE	CONDO	MEDIAN SALES PRICE	ALL OTHER TYPES OF HOUSING	MEDIAN SALES PRICE	2009	2008 MEDIAN SALES PRICE
ALBURTIS	9	\$119,900	32	\$173,000	0	\$0	0	\$0	41	\$173,000
ALLEN	14	\$201,150	40	\$218,500	1	\$335,000	0	\$0	55	\$219,000
ALLENTOWN	356	\$159,300	666	\$95,000	6	\$159,800	73	\$87,150	1101	\$119,000
BANGOR	37	\$155,000	8	\$117,219	0	\$0	3	\$151,250	48	\$146,500
BATH	18	\$204,950	12	\$111,450	4	\$151,950	0	\$0	34	\$145,950
BETHLEHEM CITY	226	\$185,000	205	\$139,000	34	\$207,000	15	\$177,900	480	\$164,900
BETHLEHEM TWP	139	\$260,000	24	\$233,750	28	\$178,500	1	\$245,000	192	\$239,200
BUSHKILL	58	\$325,500	1	\$122,900	0	\$0	2	\$152,500	61	\$310,000
CATASAUQUA	26	\$125,500	52	\$130,000	0	\$0	0	\$0	78	\$129,950
CHAPMAN	1	\$186,000	0	\$0	0	\$0	0	\$0	1	\$186,000
COOPERSBURG	17	\$210,000	4	\$145,500	0	\$0	0	\$0	21	\$195,000
COPLAY	18	\$158,000	17	\$150,000	0	\$0	0	\$0	35	\$165,000
EAST ALLEN	23	\$234,900	0	\$0	0	\$0	0	\$0	23	\$234,900
EAST BANGOR	6	\$148,500	2	\$101,200	0	\$0	0	\$0	8	\$134,750
EASTON	103	\$142,000	132	\$89,950	3	\$165,000	17	\$115,000	255	\$112,000
EMMAUS	74	\$196,750	48	\$148,000	2	\$183,250	3	\$190,000	128	\$173,500
FORKS	150	\$286,950	40	\$220,500	28	\$209,400	0	\$0	218	\$250,000
FOUNTAIN HILL	19	\$160,000	28	\$126,000	0	\$0	0	\$0	45	\$140,000
FREEMANSBURG	11	\$159,500	12	\$157,500	0	\$0	0	\$0	23	\$169,500
GLENDON	0	\$0	1	\$70,500	0	\$0	0	\$0	1	\$70,500
HANOVER(LC)	8	\$186,125	5	\$115,000	0	\$0	0	\$0	13	\$165,000
HANOVER(NC)	76	\$283,900	4	\$162,000	27	\$342,527	0	\$0	107	\$300,000
HEIDELBERG	14	\$263,700	4	\$117,950	0	\$0	0	\$0	18	\$226,250
HELLERTOWN	46	\$182,250	16	\$149,000	3	\$220,000	3	\$232,000	68	\$175,000
LEHIGH	56	\$215,000	4	\$180,750	0	\$0	3	\$78,000	63	\$205,000
LOWER MACUNGIE	215	\$295,000	142	\$202,000	80	\$172,875	1	\$175,000	438	\$232,450
LOWER MILFORD	25	\$248,000	0	\$0	0	\$0	0	\$0	25	\$248,000
LOWER MT BETHEL	9	\$184,000	0	\$0	0	\$0	0	\$0	9	\$184,000
LOWER NAZARETH	37	\$290,000	2	\$114,500	0	\$0	0	\$0	39	\$281,000
LOWER SAUCON	67	\$290,000	1	\$168,000	26	\$168,000	1	\$171,500	95	\$255,000
LOWHILL	12	\$444,375	0	\$0	0	\$0	1	\$180,000	13	\$430,000
LYNN	28	\$217,750	11	\$165,000	0	\$0	0	\$0	39	\$180,000
MACUNGIE	20	\$196,500	15	\$182,000	15	\$152,850	0	\$0	50	\$171,500
MOORE	51	\$253,000	0	\$0	0	\$0	1	\$75,000	52	\$251,000
NAZARETH	46	\$183,200	13	\$135,000	0	\$0	4	\$147,156	63	\$170,500
NORTH CATASAUQUA	14	\$158,000	8	\$115,500	0	\$0	0	\$0	22	\$149,950
NORTH WHITEHALL	104	\$241,950	17	\$190,000	0	\$0	2	\$193,750	123	\$227,500
NORTHAMPTON	42	\$184,600	60	\$138,450	1	\$260,000	2	\$100,950	105	\$160,000
PALMER	95	\$229,900	20	\$193,950	9	\$253,100	3	\$245,900	127	\$229,000
PEN ARGYL	14	\$145,750	16	\$117,050	0	\$0	4	\$159,500	34	\$120,000
PLAINFIELD	33	\$249,900	0	\$0	0	\$0	0	\$0	33	\$249,900
PORTLAND	8	\$175,750	0	\$0	0	\$0	0	\$0	8	\$175,750
ROSETO	3	\$119,000	0	\$0	0	\$0	1	\$88,000	4	\$103,500
SALISBURY	110	\$197,500	16	\$175,750	1	\$215,000	2	\$130,000	129	\$188,400
SLATINGTON	23	\$142,000	19	\$105,000	0	\$0	4	\$85,750	46	\$111,000
SOUTH WHITEHALL	169	\$214,900	41	\$172,000	7	\$195,000	1	\$156,000	218	\$207,250
STOCKERTOWN	6	\$227,000	2	\$208,375	0	\$0	0	\$0	8	\$208,375
TATAMY	2	\$335,000	4	\$123,500	0	\$0	0	\$0	6	\$128,450
UPPER MACUNGIE	127	\$290,000	40	\$189,000	12	\$168,750	0	\$0	179	\$255,000
UPPER MILFORD	43	\$265,000	13	\$197,000	0	\$0	0	\$0	56	\$236,500
UPPER MT BETHEL	27	\$247,000	1	\$110,000	0	\$0	1	\$75,000	29	\$246,000
UPPER NAZARETH	61	\$298,000	13	\$234,122	0	\$0	0	\$0	74	\$278,400
UPPER SAUCON	112	\$314,000	10	\$209,750	4	\$202,000	0	\$0	126	\$299,925
WALNUTPORT	17	\$148,400	5	\$112,500	0	\$0	2	\$119,950	24	\$145,500
WASHINGTON(LC)	42	\$208,750	2	\$96,700	0	\$0	2	\$107,500	46	\$195,000
WASHINGTON(NC)	20	\$229,750	0	\$0	0	\$0	0	\$0	20	\$229,750
WEISENBERG	30	\$258,500	0	\$0	0	\$0	1	\$110,000	31	\$255,000
WEST EASTON	10	\$132,463	4	\$125,350	0	\$0	0	\$0	14	\$126,400
WHITEHALL	150	\$190,000	82	\$147,000	14	\$103,000	3	\$150,000	249	\$170,000
WILLIAMS	34	\$355,500	0	\$0	23	\$236,900	0	\$0	57	\$322,228
WILSON	20	\$143,850	68	\$118,250	0	\$0	2	\$183,750	90	\$126,000
WIND GAP	19	\$164,500	1	\$128,000	1	\$157,500	1	\$41,000	22	\$180,000
TOTAL HOMES SOLD	3,350	\$215,000	1,982	\$130,000	329	\$195,000	159	\$115,000	5,820	\$179,900

LEHIGH VALLEY
HOUSING SALES BY MUNICIPALITY
2010

MUNICIPALITY	SF DETACHED	MEDIAN SALES PRICE	SF ATTACHED	MEDIAN SALES PRICE	CONDO	MEDIAN SALES PRICE	ALL OTHER TYPES OF HOUSING	MEDIAN SALES PRICE	2010	2010 MEDIAN SALES PRICE
ALBURTIS	5	\$242,000	17	\$155,000	0	\$0	0	\$0	22	\$161,500
ALLEN	7	\$225,000	24	\$221,500	4	\$323,250	0	\$0	35	\$225,000
ALLENTOWN	299	\$149,900	639	\$75,000	6	\$134,000	103	\$80,000	1047	\$95,000
BANGOR	15	\$150,000	2	\$86,250	0	\$0	0	\$0	17	\$148,500
BATH	16	\$170,000	5	\$114,924	5	\$148,900	1	\$129,500	27	\$151,500
BETHLEHEM CITY	189	\$173,000	95	\$135,000	21	\$202,500	12	\$146,500	317	\$164,000
BETHLEHEM TWP	147	\$257,000	27	\$239,900	18	\$171,000	0	\$0	192	\$245,000
BUSHKILL	75	\$305,000	0	\$0	0	\$0			75	\$305,000
CATASAUQUA	16	\$152,875	38	\$121,500	0	\$0	0	\$0	54	\$129,250
CHAPMAN	1	\$177,000	0	\$0	0	\$0	0	\$0	1	\$177,000
COOPERSBURG	17	\$206,000	5	\$142,500	0	\$0	1	\$130,000	23	\$193,500
COPLAY	21	\$154,800	12	\$163,700	0	\$0	0	\$0	33	\$159,900
EAST ALLEN	21	\$242,000	1	\$124,900	0	\$0	0	\$0	22	\$236,000
EAST BANGOR	5	\$166,500	1	\$108,000	0	\$0	1	\$130,000	7	\$154,000
EASTON	66	\$131,000	109	\$84,000	2	\$167,500	21	\$95,000	198	\$104,750
EMMAUS	66	\$207,500	52	\$148,700	1	\$210,000	4	\$143,000	123	\$169,000
FORKS	89	\$315,000	33	\$219,800	24	\$214,898	0	\$0	146	\$260,000
FOUNTAIN HILL	14	\$149,950	20	\$113,500	0	\$0	3	\$92,500	37	\$133,000
FREEMANSBURG	4	\$119,750	8	\$149,500	0	\$0	0	\$0	13	\$134,000
GLENDON	0	\$0	1	\$103,500	0	\$0	1	\$165,800	2	\$134,650
HANOVER(LC)	9	\$192,000	4	\$109,450	0	\$0	0	\$0	13	\$170,000
HANOVER(NC)	38	\$278,500	3	\$172,500	40	\$343,710	0	\$0	81	\$307,477
HEIDELBERG	13	\$250,000	4	\$114,000	0	\$0	0	\$0	17	\$237,000
HELLERTOWN	47	\$162,000	18	\$133,450	1	\$213,000	4	\$222,500	70	\$159,500
LEHIGH	57	\$179,900	6	\$199,300	0	\$0	6	\$88,750	69	\$178,600
LOWER MACUNGIE	226	\$291,100	79	\$210,000	61	\$197,000	2	\$111,450	368	\$257,950
LOWER MILFORD	31	\$267,000	0	\$0	0	\$0	0	\$0	31	\$267,000
LOWER MT BETHEL	12	\$180,000	0	\$0	0	\$0	1	\$180,000	13	\$180,000
LOWER NAZARETH	44	\$274,475	0	\$0	0	\$0	1	\$297,000	45	\$279,000
LOWER SAUCON	64	\$364,500	0	\$0	19	\$165,000	0	\$0	83	\$299,000
LOWHILL	16	\$337,450	0	\$0	0	\$0	0	\$0	16	\$337,450
LYNN	14	\$267,500	9	\$160,000	1	\$128,500	1	\$242,500	25	\$200,000
MACUNGIE	14	\$225,100	13	\$160,000	13	\$163,000	1	\$70,000	41	\$168,000
MOORE	33	\$209,900	0	\$0	0	\$0	2	\$165,500	35	\$207,554
NAZARETH	21	\$177,000	18	\$124,625	0	\$0	2	\$184,950	41	\$136,000
NORTH CATASAUQUA	2	\$206,500	4	\$116,250	0	\$0	0	\$0	6	\$127,700
NORTH WHITEHALL	82	\$272,500	17	\$177,900	0	\$0	1	\$170,000	100	\$249,500
NORTHAMPTON	13	\$188,500	23	\$148,500	1	\$239,900	1	\$325,000	38	\$155,750
PALMER	88	\$227,501	28	\$186,950	15	\$245,000	2	\$182,500	133	\$222,000
PEN ARGYL	15	\$154,900	5	\$117,900	0	\$0	0	\$0	20	\$146,000
PLAINFIELD	20	\$231,615	1	\$96,808	0	\$0	1	\$45,000	22	\$215,115
PORTLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ROSETO	2	\$147,500	0	\$0	0	\$0	0	\$0	2	\$147,500
SALISBURY	95	\$205,000	4	\$136,000	2	\$233,750	0	\$0	101	\$200,000
SLATINGTON	21	\$139,000	20	\$89,000	0	\$0	3	\$98,000	44	\$105,000
SOUTH WHITEHALL	168	\$221,000	35	\$221,000	5	\$149,000	0	\$0	208	\$218,250
STOCKERTOWN	8	\$203,450	0	\$0	0	\$0	0	\$0	8	\$203,450
TATAMY	8	\$209,000	1	\$82,000	0	\$0	0	\$0	9	\$180,000
UPPER MACUNGIE	107	\$290,000	32	\$198,500	14	\$191,750	0	\$0	153	\$245,000
UPPER MILFORD	49	\$234,900	7	\$190,000	0	\$0	2	\$205,000	58	\$226,450
UPPER MT BETHEL	11	\$282,000	0	\$0	0	\$0	1	\$48,500	12	\$271,000
UPPER NAZARETH	37	\$300,000	3	\$220,000	0	\$0	0	\$0	40	\$295,000
UPPER SAUCON	118	\$316,250	19	\$227,000	4	\$267,000	0	\$0	141	\$270,000
WALNUTPORT	10	\$136,000	4	\$155,500	0	\$0	2	\$115,000	16	\$143,500
WASHINGTON(LC)	31	\$217,000	6	\$136,000	0	\$0	1	\$130,000	38	\$191,950
WASHINGTON(NC)	14	\$275,000	0	\$0	0	\$0	0	\$0	14	\$275,000
WEISENBERG	45	\$280,000	0	\$0	0	\$0	1	\$155,000	46	\$278,500
WEST EASTON	2	\$136,750	1	\$135,000	0	\$0	0	\$0	3	\$136,000
WHITEHALL	128	\$180,500	59	\$149,000	5	\$108,000	0	\$0	192	\$169,200
WILLIAMS	32	\$368,500	0	\$0	18	\$246,250	0	\$0	50	\$349,500
WILSON	27	\$144,000	47	\$108,000	0	\$0	2	\$183,000	76	\$120,000
WIND GAP	17	\$164,000	0	\$0	1	\$140,000	0	\$0	18	\$157,000
TOTAL HOMES SOLD	2,862	\$220,000	1,560	\$118,720	281	\$208,000	184	\$97,469	4,887	\$177,000

LEHIGH VALLEY HOUSING SALES-BY SELLING TYPE										
MUNICIPALITY	SF DETACHED	MEDIAN SALES PRICE	SF ATTACHED	MEDIAN SALES PRICE	CONDO	MEDIAN SALES PRICE	ALL OTHER TYPES OF HOUSING	MEDIAN SALES PRICE	2011	2011 MEDIAN SALES PRICE
ALBURTIS	7	\$177,000	17	\$157,500	0	\$0	0	\$0	24	\$158,700
ALLEN	7	\$290,670	13	\$214,550	6	\$239,500	1	\$70,000	27	\$222,900
ALLENTOWN	266	\$146,500	355	\$75,000	6	\$157,500	53	\$79,900	680	\$101,450
BANGOR	15	\$140,000	6	\$102,500	0	\$0	1	\$140,000	22	\$125,999
BATH	9	\$194,000	3	\$115,000	3	\$129,900	1	\$125,000	16	\$135,450
BETHLEHEM CITY	149	\$156,900	79	\$124,950	19	\$166,000	7	\$112,750	254	\$144,250
BETHLEHEM TWP	93	\$255,000	14	\$248,500	17	\$152,000	0	\$0	124	\$238,750
BUSHKILL	53	\$271,000	0	\$0	0	\$0	0	\$0	53	\$271,000
CATASAUQUA	18	\$134,000	25	\$120,000	0	\$0	1	\$169,000	44	\$125,500
CHAPMAN	0	\$0	1	\$141,900	0	\$0	0	\$0	1	\$141,900
COOPERSBURG	11	\$197,500	3	\$149,900	0	\$0	0	\$0	14	\$185,000
COPLAY	13	\$136,909	8	\$122,500	0	\$0	0	\$0	21	\$135,000
EAST ALLEN	9	\$280,000	0	\$0	0	\$0	0	\$0	9	\$280,000
EAST BANGOR	2	\$160,000	0	\$0	0	\$0	2	\$183,750	4	\$160,000
EASTON	23	\$203,400	24	\$93,500	1	\$65,000	4	\$63,500	52	\$111,100
EMMAUS	67	\$173,450	32	\$130,000	1	\$166,000	4	\$200,000	104	\$167,500
FORKS	51	\$280,000	14	\$199,000	10	\$187,500	0	\$0	75	\$237,000
FOUNTAIN HILL	13	\$130,000	21	\$109,990	0	\$0	1	\$155,000	35	\$117,295
FREEMANSBURG	2	\$148,950	4	\$101,813	1	\$179,900	0	\$0	7	\$125,825
GLENDON	0	\$0	2	\$103,250	0	\$0	0	\$0	2	\$103,250
HANOVER(LC)	1	\$180,000	4	\$109,950	0	\$0	0	\$0	5	\$110,000
HANOVER(NC)	28	\$260,000	3	\$146,000	33	\$378,045	0	\$0	64	\$292,250
HEIDELBERG	15	\$175,000	5	\$125,000	0	\$0	0	\$0	20	\$160,000
HELLERTOWN	29	\$169,900	4	\$132,450	0	\$0	0	\$0	33	\$169,900
LEHIGH	40	\$186,500	5	\$194,000	0	\$0	2	\$94,000	47	\$189,000
LOWER MACUNGIE	160	\$286,000	88	\$194,500	77	\$182,750	1	\$169,000	326	\$224,000
LOWER MILFORD	25	\$263,500	0	\$0	0	\$0	0	\$0	25	\$263,500
LOWER MT BETHEL	5	\$175,000	0	\$0	0	\$0	0	\$0	5	\$175,000
LOWER NAZARETH	24	\$442,500	0	\$0	0	\$0	0	\$0	24	\$442,500
LOWER SAUCON	63	\$284,000	0	\$0	20	\$160,500	0	\$0	83	\$258,000
LOWHILL	21	\$280,000	0	\$0	0	\$0	0	\$0	21	\$280,000
LYNN	30	\$181,500	5	\$150,000	0	\$0	1	\$80,000	36	\$170,000
MACUNGIE	10	\$172,768	6	\$149,500	7	\$154,900	1	\$150,000	24	\$160,950
MOORE	56	\$255,000	0	\$0	0	\$0	0	\$0	56	\$255,000
NAZARETH	22	\$164,950	13	\$108,000	0	\$0	1	\$113,000	36	\$130,500
NORTH CATASAUQUA	3	\$170,000	1	\$63,000	0	\$0	0	\$0	4	\$148,450
NORTH WHITEHALL	92	\$257,500	21	\$175,900	0	\$0	1	\$100,000	114	\$217,000
NORTHAMPTON	10	\$156,000	15	\$125,000	1	\$147,000	0	\$0	26	\$146,000
PALMER	77	\$219,000	16	\$164,500	51	\$205,575	0	\$0	144	\$205,000
PEN ARGYL	11	\$170,000	3	\$110,000	0	\$0	2	\$254,500	16	\$169,500
PLAINFIELD	12	\$223,750	0	\$0	0	\$0	2	\$216,000	14	\$223,750
PORTLAND	2	\$163,000	0	\$0	0	\$0	0	\$0	2	\$163,000
ROSETO	4	\$139,500	0	\$0	0	\$0	0	\$0	4	\$139,500
SALISBURY	89	\$192,000	3	\$125,000	0	\$0	0	\$0	92	\$188,500
SLATINGTON	13	\$129,900	11	\$95,000	0	\$0	0	\$0	24	\$117,750
SOUTH WHITEHALL	132	\$202,500	22	\$169,000	5	\$160,000	0	\$0	159	\$196,500
STOCKERTOWN	8	\$155,750	1	\$198,000	0	\$0	0	\$0	9	\$169,000
TATAMY	5	\$149,900	0	\$0	0	\$0	0	\$0	5	\$149,900
UPPER MACUNGIE	110	\$305,604	30	\$189,500	9	\$155,000	0	\$0	149	\$275,000
UPPER MILFORD	49	\$221,000	3	\$275,000	0	\$0	1	\$213,400	53	\$221,000
UPPER MT BETHEL	20	\$317,500	0	\$0	0	\$0	1	\$100,000	21	\$275,000
UPPER NAZARETH	37	\$313,900	5	\$216,000	0	\$0	0	\$0	42	\$307,250
UPPER SAUCON	105	\$284,900	14	\$215,500	8	\$298,500	1	\$273,000	128	\$274,000
WALNUTPORT	9	\$104,000	8	\$130,950	0	\$0	1	\$154,000	18	\$123,950
WASHINGTON(LC)	33	\$185,000	3	\$91,000	0	\$0	1	\$72,000	37	\$177,500
WASHINGTON(NC)	18	\$242,250	0	\$0	0	\$0	1	\$75,000	19	\$227,000
WEISENBERG	34	\$265,000	0	\$0	0	\$0	0	\$0	34	\$265,000
WEST EASTON	2	\$165,000	0	\$0	0	\$0	0	\$0	2	\$165,000
WHITEHALL	99	\$165,000	36	\$132,500	6	\$89,000	3	\$113,000	144	\$154,450
WILLIAMS	15	\$199,000	1	\$148,000	9	\$385,582	0	\$0	25	\$308,000
WILSON	8	\$110,000	15	\$88,000	1	\$155,000	1	\$327,600	25	\$110,000
WIND GAP	8	\$172,325	1	\$95,000	0	\$0	1	\$149,900	10	\$157,325
TOTAL HOMES SOLD	2,342	\$203,750	963	\$120,000	291	\$189,000	97	\$97,500	3,693	\$176,000

**LEHIGH VALLEY
HOUSING SALES BY BUILDING TYPE
2017**

MUNICIPALITY	SF DETACHED	MEDIAN SALES PRICE	SF ATTACHED	MEDIAN SALES PRICE	CONDO	MEDIAN SALES PRICE	ALL OTHER TYPES OF HOUSING	MEDIAN SALES PRICE	2012	2013 MEDIAN SALES PRICE
ALBURTIS	5	\$130,000	21	\$156,000	0	\$0	0	\$0	26	\$155,000
ALLEN	12	\$250,000	16	\$210,000	6	\$277,500	0	\$0	34	\$227,010
ALLENTOWN	255	\$142,000	357	\$67,500	0	\$0	51	\$72,500	663	\$99,000
BANGOR	19	\$145,000	2	\$85,180	0	\$0	1	\$127,500	22	\$131,750
BATH	12	\$204,750	2	\$187,450	4	\$117,500	2	\$132,300	20	\$177,500
BETHLEHEM CITY	284	\$164,000	170	\$112,149	36	\$202,950	14	\$123,250	504	\$147,950
BETHLEHEM TWP	106	\$241,250	19	\$207,600	18	\$150,000	0	\$0	143	\$229,000
BUSHKILL	59	\$275,000	0	\$0	0	\$0	0	\$0	59	\$275,000
CATASAUQUA	25	\$152,000	31	\$103,000	0	\$0	0	\$0	56	\$128,950
CHAPMAN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
COOPERSBURG	10	\$196,000	1	\$120,000	0	\$0	0	\$0	11	\$167,000
COPLAY	17	\$142,000	9	\$111,000	0	\$0	1	\$110,000	27	\$135,000
EAST ALLEN	22	\$216,000	1	\$108,000	0	\$0	1	\$225,000	24	\$216,000
EAST BANGOR	6	\$162,890	0	\$0	0	\$0	0	\$0	6	\$162,890
EASTON	34	\$156,750	31	\$77,000	1	\$63,500	11	\$110,000	77	\$100,000
EMMAUS	55	\$169,900	21	\$116,000	0	\$0	3	\$147,500	79	\$159,900
FORKS	88	\$264,250	49	\$180,000	20	\$166,700	0	\$0	157	\$208,000
FOUNTAIN HILL	17	\$132,500	23	\$93,000	0	\$0	1	\$109,000	41	\$109,000
FREEMANSBURG	2	\$129,000	4	\$89,000	0	\$0	0	\$0	6	\$118,000
GLENDON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HANOVER (LC)	6	\$168,250	4	\$103,500	0	\$0	0	\$0	10	\$124,950
HANOVER(NC)	69	\$253,000	8	\$148,450	54	\$340,012	0	\$0	131	\$282,000
HEIDELBERG	12	\$204,450	5	\$122,000	0	\$0	0	\$0	17	\$183,000
HELLERTOWN	35	\$159,000	10	\$118,750	2	\$172,000	2	\$191,000	49	\$155,000
LEHIGH	42	\$200,000	4	\$191,200	1	\$150,000	4	\$156,950	51	\$192,500
LOWER MACUNGIE	165	\$285,000	93	\$188,900	25	\$108,000	0	\$0	283	\$229,900
LOWER MILFORD	17	\$257,000	1	\$50,000	0	\$0	0	\$0	18	\$252,500
LOWER MT BETHEL	11	\$219,000	0	\$0	0	\$0	0	\$0	11	\$219,000
LOWER NAZARETH	36	\$339,140	6	\$256,625	0	\$0	1	\$140,000	43	\$288,500
LOWER SAUCON	84	\$349,950	0	\$0	19	\$157,000	0	\$0	103	\$320,000
LOWHILL	15	\$308,000	0	\$0	0	\$0	1	\$36,110	16	\$306,450
LYNN	20	\$167,950	5	\$139,900	0	\$0	2	\$156,000	27	\$146,900
MACUNGIE	12	\$211,000	7	\$171,270	0	\$0	1	\$150,000	20	\$184,750
MOORE	25	\$245,000	0	\$0	0	\$0	0	\$0	25	\$245,000
NAZARETH	16	\$162,500	8	\$126,250	0	\$0	0	\$0	24	\$149,000
NORTH CATASAUQUA	16	\$178,500	4	\$141,400	0	\$0	0	\$0	20	\$172,950
NORTH WHITEHALL	91	\$240,000	15	\$180,000	0	\$0	0	\$0	106	\$224,900
NORTHAMPTON	37	\$160,000	52	\$119,450	3	\$72,000	3	\$125,000	95	\$137,000
PALMER	163	\$195,000	37	\$165,000	62	\$200,000	3	\$225,000	265	\$190,000
PEN ARGYL	15	\$139,900	8	\$96,500	0	\$0	2	\$142,950	25	\$110,000
PLAINFIELD	28	\$210,000	0	\$0	0	\$0	1	\$190,000	29	\$207,000
PORTLAND	4	\$164,500	0	\$0	0	\$0	0	\$0	4	\$164,500
ROSETO	11	\$127,000	0	\$0	0	\$0	1	\$133,000	12	\$130,000
SALISBURY	112	\$184,950	2	\$147,700	0	\$0	2	\$147,750	116	\$182,400
SLATINGTON	12	\$111,200	18	\$66,450	0	\$0	0	\$0	28	\$91,400
SOUTH WHITEHALL	151	\$196,600	27	\$150,000	4	\$147,500	2	\$227,750	184	\$191,500
STOCKERTOWN	3	\$190,000	0	\$0	0	\$0	0	\$0	3	\$190,000
TATAMY	7	\$149,900	0	\$0	0	\$0	1	\$142,000	8	\$149,900
UPPER MACUNGIE	114	\$294,250	46	\$190,000	0	\$0	1	\$50,000	161	\$267,000
UPPER MILFORD	50	\$304,000	10	\$190,000	0	\$0	0	\$0	60	\$281,200
UPPER MT BETHEL	24	\$189,500	0	\$0	0	\$0	0	\$0	24	\$180,000
UPPER NAZARETH	48	\$300,500	18	\$201,525	0	\$0	1	\$80,500	67	\$275,000
UPPER SAUCON	135	\$277,000	16	\$210,250	7	\$234,990	0	\$0	158	\$255,050
WALNUTPORT	13	\$105,000	2	\$98,450	0	\$0	2	\$52,450	17	\$97,500
WASHINGTON (LC)	31	\$175,000	3	\$110,000	0	\$0	1	\$42,600	35	\$173,000
WASHINGTON(NC)	31	\$245,000	0	\$0	0	\$0	1	\$85,000	32	\$245,000
WEISENBERG	23	\$320,000	0	\$0	0	\$0	1	\$182,000	24	\$300,000
WEST EASTON	5	\$95,000	0	\$0	0	\$0	0	\$0	5	\$92,500
WHITEHALL	133	\$179,900	42	\$133,250	1	\$41,500	3	\$132,500	179	\$158,900
WILLIAMS	32	\$317,700	0	\$0	12	\$287,500	0	\$0	44	\$302,476
WILSON	12	\$137,500	27	\$93,000	0	\$0	7	\$80,000	46	\$98,350
WIND GAP	12	\$142,513	1	\$94,000	0	\$0	0	\$0	13	\$139,900
TOTAL HOMES SOLD	2,906	\$200,000	1,234	\$120,000	275	\$196,165	128	\$105,000	4,543	\$173,000

LEHIGH VALLEY TOTAL HOUSES & SALES BY MUNICIPALITY 2008-2009							
MUNICIPALITY	MEDIAN SALES PRICE				TOTAL SALES		
	2009	2008	%CHANGE		2009	2008	%CHANGE
ALBURTIS	\$173,000	\$166,300	4.0%		41	38	7.9%
ALLEN	\$219,000	\$250,000	-12.4%		55	47	17.0%
ALLENTOWN	\$119,000	\$125,000	-4.8%		1,101	1,134	-2.9%
BANGOR	\$146,500	\$142,000	3.2%		48	43	11.6%
BATH	\$145,950	\$165,200	-11.7%		34	22	54.5%
BETHLEHEM CITY	\$164,900	\$165,000	-0.1%		480	687	-30.1%
BETHLEHEM TWP	\$239,200	\$255,000	-6.2%		192	233	-17.6%
BUSHKILL	\$310,000	\$340,000	-8.8%		61	75	-18.7%
CATASAUQUA	\$129,950	\$137,000	-5.1%		78	103	-24.3%
CHAPMAN	\$186,000	\$257,500	N/A		1	2	N/A
COOPERSBURG	\$195,000	\$224,950	-13.3%		21	20	5.0%
COPLAY	\$155,000	\$171,000	-9.4%		35	37	-5.4%
EAST ALLEN	\$234,900	\$239,900	-2.1%		23	29	-20.7%
EAST BANGOR	\$134,750	\$204,500	N/A		8	4	N/A
EASTON	\$112,000	\$120,000	-6.7%		255	206	23.8%
EMMAUS	\$173,500	\$175,000	-0.9%		128	130	-1.5%
FORKS	\$250,000	\$296,972	-15.8%		218	218	0.0%
FOUNTAIN HILL	\$140,000	\$145,000	-3.4%		45	53	-15.1%
FREEMANSBURG	\$159,500	\$186,000	-14.2%		23	37	-37.8%
GLENDON	\$70,500	\$126,500	N/A		1	4	N/A
HANOVER(LC)	\$165,000	\$157,500	4.8%		13	17	-23.5%
HANOVER(NC)	\$300,000	\$318,785	-5.9%		107	173	-38.2%
HEIDELBERG	\$226,250	\$225,000	0.6%		18	23	-21.7%
HELLERTOWN	\$175,000	\$192,000	-8.9%		68	73	-6.8%
LEHIGH	\$205,000	\$240,000	-14.6%		63	36	75.0%
LOWER MACUNGIE	\$232,450	\$270,000	-13.9%		438	607	-27.8%
LOWER MILFORD	\$248,000	\$270,000	-8.1%		25	15	66.7%
LOWER MT BETHEL	\$184,000	\$210,000	N/A		9	11	N/A
LOWER NAZARETH	\$281,000	\$335,000	-16.1%		39	55	-29.1%
LOWER SAUCON	\$255,000	\$305,000	-16.4%		95	117	-18.8%
LOWHILL	\$430,000	\$315,000	36.5%		13	13	0.0%
LYNN	\$180,000	\$185,800	-3.1%		39	47	-17.0%
MACUNGIE	\$171,500	\$196,000	-12.5%		50	33	51.5%
MOORE	\$251,000	\$252,250	-0.5%		52	72	-27.8%
NAZARETH	\$170,500	\$183,500	-7.1%		63	46	37.0%
NORTH CATASAUQUA	\$149,950	\$175,000	-14.3%		22	15	46.7%
NORTH WHITEHALL	\$227,500	\$235,000	-3.2%		123	137	-10.2%
NORTHAMPTON	\$160,000	\$177,795	-10.0%		105	119	-11.8%
PALMER	\$229,000	\$260,048	-11.9%		127	184	-31.0%
PEN ARGYL	\$120,000	\$145,000	-17.2%		34	35	-2.9%
PLAINFIELD	\$249,900	\$230,000	8.7%		33	31	6.5%
PORTLAND	\$175,750	\$167,500	N/A		8	3	N/A
ROSETO	\$103,500	\$168,500	N/A		4	10	N/A
SALISBURY	\$188,400	\$210,000	-10.3%		129	135	-4.4%
SLATINGTON	\$111,000	\$123,000	-9.8%		46	36	27.8%
SOUTH WHITEHALL	\$207,250	\$230,000	-9.9%		218	270	-19.3%
STOCKERTOWN	\$208,375	\$171,950	N/A		8	6	N/A
TATAMY	\$128,450	\$212,500	N/A		6	14	N/A
UPPER MACUNGIE	\$255,000	\$280,500	-9.1%		179	468	-61.8%
UPPER MILFORD	\$236,500	\$254,000	-6.9%		56	73	-23.3%
UPPER MT BETHEL	\$246,000	\$277,000	-11.2%		29	41	-29.3%
UPPER NAZARETH	\$278,400	\$303,595	-8.3%		74	89	-16.9%
UPPER SAUCON	\$299,925	\$275,000	9.1%		126	201	-37.3%
WALNUTPORT	\$145,500	\$164,858	-11.7%		24	11	118.2%
WASHINGTON(LC)	\$195,000	\$183,000	6.6%		46	64	-28.1%
WASHINGTON(NC)	\$229,750	\$217,500	5.6%		20	27	-25.9%
WEISENBERG	\$255,000	\$339,450	-24.9%		31	54	-42.6%
WEST EASTON	\$126,400	\$121,412	4.1%		14	10	40.0%
WHITEHALL	\$170,000	\$177,900	-4.4%		249	264	-5.7%
WILLIAMS	\$322,228	\$345,000	-6.6%		57	75	-24.0%
WILSON	\$126,000	\$140,000	-10.0%		90	90	0.0%
WIND GAP	\$180,000	\$170,250	5.7%		22	12	83.3%
	2009	2008	%CHANGE		2009	2008	%CHANGE
LEHIGH COUNTY	\$169,000	\$190,000	-11.1%		3,412	4,173	-18.2%
NORTHAMPTON COUNTY	\$195,000	\$215,000	-9.3%		2,408	2,761	-12.8%
TOTAL LEHIGH VALLEY	\$179,900	\$200,000	-10.1%		5,820	6,934	-16.1%

LEHIGH VALLEY TOTAL HOUSING SALES BY MUNICIPALITY 2010-2010						
MUNICIPALITY	MEDIAN SALES PRICE			TOTAL SALES		
	2010	2009	%CHANGE	2010	2009	%CHANGE
ALBURTIS	\$161,500	\$173,000	-6.6%	22	41	-46.3%
ALLEN	\$225,000	\$219,000	2.7%	35	55	-36.4%
ALLENTOWN	\$95,000	\$119,000	-20.2%	1,047	1,101	-4.9%
BANGOR	\$148,500	\$146,500	1.4%	17	48	-64.6%
BATH	\$151,500	\$145,950	3.8%	27	34	-20.6%
BETHLEHEM CITY	\$164,000	\$164,900	-0.5%	317	480	-34.0%
BETHLEHEM TWP	\$245,000	\$239,200	2.4%	192	192	0.0%
BUSHKILL	\$305,000	\$310,000	-1.6%	75	61	23.0%
CATASAUQUA	\$129,250	\$129,950	-0.5%	54	78	-30.8%
CHAPMAN	\$177,000	\$186,000	N/A	1	1	N/A
COOPERSBURG	\$193,500	\$195,000	-0.8%	23	21	9.5%
COPLAY	\$159,900	\$155,000	3.2%	33	35	-5.7%
EAST ALLEN	\$236,000	\$234,900	0.5%	22	23	-4.3%
EAST BANGOR	\$154,000	\$134,750	N/A	7	8	N/A
EASTON	\$104,750	\$112,000	-6.5%	198	255	-22.4%
EMMAUS	\$169,000	\$173,500	-2.6%	123	128	-3.9%
FORKS	\$260,000	\$250,000	4.0%	146	218	-33.0%
FOUNTAIN HILL	\$133,000	\$140,000	-5.0%	37	45	-17.8%
FREEMANSBURG	\$134,000	\$159,500	-16.0%	13	23	-43.5%
GLENDON	\$134,650	\$70,500	N/A	2	1	N/A
HANOVER(LC)	\$170,000	\$165,000	3.0%	13	13	0.0%
HANOVER(NC)	\$307,477	\$300,000	2.5%	81	107	-24.3%
HEIDELBERG	\$237,000	\$226,250	4.8%	17	18	-5.6%
HELLERTOWN	\$159,500	\$175,000	-8.9%	70	68	2.9%
LEHIGH	\$178,600	\$205,000	-12.9%	69	63	9.5%
LOWER MACUNGIE	\$257,950	\$232,450	11.0%	368	438	-16.0%
LOWER MILFORD	\$267,000	\$248,000	7.7%	31	25	24.0%
LOWER MT BETHEL	\$180,000	\$184,000	N/A	13	9	N/A
LOWER NAZARETH	\$279,000	\$281,000	-0.7%	45	39	15.4%
LOWER SAUCON	\$299,000	\$255,000	17.3%	83	95	-12.6%
LOWHILL	\$337,450	\$430,000	-21.5%	16	13	23.1%
LYNN	\$200,000	\$180,000	11.1%	25	39	-35.9%
MACUNGIE	\$168,000	\$171,500	-2.0%	41	50	-18.0%
MOORE	\$207,554	\$251,000	-17.3%	35	52	-32.7%
NAZARETH	\$138,000	\$170,500	-19.1%	41	63	-34.9%
NORTH CATASAUQUA	\$127,700	\$149,950	N/A	6	22	N/A
NORTH WHITEHALL	\$249,500	\$227,500	9.7%	100	123	-18.7%
NORTHAMPTON	\$155,750	\$160,000	-2.7%	38	105	-63.8%
PALMER	\$222,000	\$229,000	-3.1%	133	127	4.7%
PEN ARGYL	\$146,000	\$120,000	21.7%	20	34	-41.2%
PLAINFIELD	\$215,115	\$249,900	-13.9%	22	33	-33.3%
PORTLAND	\$0	\$175,750	N/A	0	8	N/A
ROSETO	\$147,500	\$103,500	N/A	2	4	N/A
SALIBURY	\$200,000	\$188,400	6.2%	101	129	-21.7%
SLATINGTON	\$105,000	\$111,000	-5.4%	44	46	-4.3%
SOUTH WHITEHALL	\$219,250	\$207,250	5.8%	208	218	-4.6%
STOCKERTOWN	\$203,450	\$208,375	N/A	8	8	N/A
TATAMY	\$180,000	\$128,450	N/A	9	6	N/A
UPPER MACUNGIE	\$245,000	\$255,000	-3.9%	153	179	-14.5%
UPPER MILFORD	\$226,450	\$236,500	-4.2%	58	56	3.6%
UPPER MT BETHEL	\$271,000	\$246,000	10.2%	12	29	-58.6%
UPPER NAZARETH	\$295,000	\$278,400	6.0%	40	74	-45.9%
UPPER SAUCON	\$270,000	\$299,925	-10.0%	141	126	11.9%
WALNUTPORT	\$143,500	\$145,500	-1.4%	16	24	-33.3%
WASHINGTON(LC)	\$191,950	\$195,000	-1.6%	38	46	-17.4%
WASHINGTON(NC)	\$275,000	\$229,750	19.7%	14	20	-30.0%
WEISENBERG	\$278,500	\$255,000	9.2%	46	31	48.4%
WEST EASTON	\$135,000	\$126,400	N/A	3	14	N/A
WHITEHALL	\$169,200	\$170,000	-0.5%	192	249	-22.9%
WILLIAMS	\$349,500	\$322,228	8.5%	50	57	-12.3%
WILSON	\$120,000	\$126,000	-4.8%	76	90	-15.6%
WIND GAP	\$157,000	\$180,000	-12.8%	18	22	-18.2%
	2010	2009	%CHANGE	2010	2009	%CHANGE
LEHIGH COUNTY	\$165,000	\$169,000	-2.4%	3,088	3,412	-9.5%
NORTHAMPTON COUNTY	\$200,000	\$195,000	2.6%	1,799	2,408	-25.3%
TOTAL LEHIGH VALLEY	\$177,000	\$179,900	-1.6%	4,887	5,820	-16.0%

LEHIGH VALLEY
TOTAL HOUSING SALES BY MUNICIPALITY
2010-2011

MUNICIPALITY	MEDIAN SALES PRICE			TOTAL SALES		
	2011	2010	%CHANGE	2011	2010	%CHANGE
ALBURTIS	\$158,700	\$161,500	-1.7%	24	22	9.1%
ALLEN	\$222,900	\$225,000	-0.9%	27	35	-22.9%
ALLENTOWN	\$101,450	\$95,000	6.8%	680	1,047	-35.1%
BANGOR	\$125,999	\$148,500	-15.2%	22	17	29.4%
BATH	\$135,450	\$151,500	-10.6%	16	27	-40.7%
BETHLEHEM CITY	\$154,250	\$164,000	-5.9%	254	317	-19.9%
BETHLEHEM TWP	\$238,750	\$245,000	-2.6%	124	192	-35.4%
BUSHKILL	\$271,000	\$305,000	-11.1%	53	75	-29.3%
CATASAUQUA	\$125,500	\$129,250	-2.9%	44	54	-18.5%
CHAPMAN	\$141,900	\$177,000	N/A	1	1	N/A
COOPERSBURG	\$185,000	\$193,500	-4.4%	14	23	-39.1%
COPLAY	\$135,000	\$159,900	-15.6%	21	33	-36.4%
EAST ALLEN	\$280,000	\$236,000	N/A	9	22	N/A
EAST BANGOR	\$160,000	\$154,000	N/A	4	7	N/A
EASTON	\$111,100	\$104,750	6.1%	52	198	-73.7%
EMMAUS	\$157,500	\$189,000	-6.6%	104	123	-15.4%
FORKS	\$237,000	\$260,000	-8.8%	75	146	-48.6%
FOUNTAIN HILL	\$117,295	\$133,000	-11.8%	35	37	-5.4%
FREEMANSBURG	\$125,625	\$134,000	N/A	7	13	N/A
GLENDON	\$103,250	\$134,650	N/A	2	2	N/A
HANOVER(LC)	\$110,000	\$170,000	N/A	5	13	N/A
HANOVER(NC)	\$292,250	\$307,477	-5.0%	64	81	-21.0%
HEIDELBERG	\$160,000	\$237,000	-32.5%	20	17	17.6%
HELLERTOWN	\$169,900	\$159,500	6.5%	33	70	-52.9%
LEHIGH	\$189,000	\$178,600	5.8%	47	69	-31.9%
LOWER MACUNGIE	\$224,000	\$257,950	-13.2%	326	368	-11.4%
LOWER MILFORD	\$263,500	\$267,000	-1.3%	25	31	-19.4%
LOWER MT BETHEL	\$175,000	\$180,000	N/A	5	13	N/A
LOWER NAZARETH	\$442,500	\$279,000	58.6%	24	45	-46.7%
LOWER SAUCON	\$258,000	\$299,000	-13.7%	83	83	0.0%
LOWHILL	\$280,000	\$337,450	-17.0%	21	16	31.3%
LYNN	\$170,000	\$200,000	-15.0%	36	25	44.0%
MACUNGIE	\$160,950	\$168,000	-4.2%	24	41	-41.5%
MOORE	\$255,000	\$207,554	22.9%	56	35	60.0%
NAZARETH	\$130,500	\$138,000	-5.4%	36	41	-12.2%
NORTH CATASAUQUA	\$148,450	\$127,700	N/A	4	6	N/A
NORTH WHITEHALL	\$217,000	\$249,500	-13.0%	114	100	14.0%
NORTHAMPTON	\$146,000	\$155,750	-6.3%	26	38	-31.6%
PALMER	\$205,000	\$222,000	-7.7%	144	133	8.3%
PEN ARGYL	\$169,500	\$146,000	16.1%	16	20	-20.0%
PLAINFIELD	\$223,750	\$215,115	4.0%	14	22	-36.4%
PORTLAND	\$163,000	\$0	N/A	2	0	N/A
ROSETO	\$139,500	\$147,500	N/A	4	2	N/A
SALIBURY	\$188,500	\$200,000	-5.8%	92	101	-8.9%
SLATINGTON	\$117,750	\$105,000	12.1%	24	44	-45.5%
SOUTH WHITEHALL	\$196,500	\$219,250	-10.4%	159	208	-23.6%
STOCKERTOWN	\$169,000	\$203,450	N/A	9	8	N/A
TATAMY	\$149,900	\$180,000	N/A	5	9	N/A
UPPER MACUNGIE	\$275,000	\$245,000	12.2%	149	153	-2.6%
UPPER MILFORD	\$221,000	\$226,450	-2.4%	53	58	-8.6%
UPPER MT BETHEL	\$275,000	\$271,000	1.5%	21	12	75.0%
UPPER NAZARETH	\$307,250	\$295,000	4.2%	42	40	5.0%
UPPER SAUCON	\$274,000	\$270,000	1.5%	128	141	-9.2%
WALNUTPORT	\$123,950	\$143,500	-13.6%	18	16	12.5%
WASHINGTON(LC)	\$177,500	\$191,950	-7.5%	37	38	-2.6%
WASHINGTON(NC)	\$227,000	\$275,000	-17.5%	19	14	35.7%
WEISENBERG	\$265,000	\$278,500	-4.8%	34	46	-26.1%
WEST EASTON	\$165,000	\$135,000	N/A	2	3	N/A
WHITEHALL	\$154,450	\$169,200	-8.7%	144	192	-25.0%
WILLIAMS	\$308,000	\$349,500	-11.9%	25	50	-50.0%
WILSON	\$110,000	\$120,000	-8.3%	25	76	-67.1%
WIND GAP	\$157,325	\$157,000	0.2%	10	18	-44.4%
	2011	2010	%CHANGE	2011	2010	%CHANGE
LEHIGH COUNTY	\$165,000	\$165,000	0.0%	2,461	3,088	-20.3%
NORTHAMPTON COUNTY	\$200,000	\$200,000	0.0%	1,232	1,799	-31.5%
TOTAL LEHIGH VALLEY	\$176,000	\$177,000	-0.6%	3,693	4,887	-24.4%

LEHIGH VALLEY
TOTAL 2000-2012 SALES BY MUNICIPALITY
2013-2012

MUNICIPALITY	MEDIAN SALES PRICE				TOTAL SALES		
	2012	2011	%CHANGE		2012	2011	%CHANGE
ALBURTIS	\$155,000	\$158,700	-2.3%		26	24	8.3%
ALLEN	\$227,010	\$222,900	1.8%		34	27	25.9%
ALLENTOWN	\$98,000	\$101,450	-3.4%		663	680	-2.5%
BANGOR	\$131,750	\$125,999	4.6%		22	22	0.0%
BATH	\$177,500	\$135,450	31.0%		20	16	25.0%
BETHLEHEM CITY	\$147,950	\$154,250	-4.1%		504	254	98.4%
BETHLEHEM TWP	\$229,000	\$238,750	-4.1%		143	124	15.3%
BUSHKILL	\$275,000	\$271,000	1.5%		59	53	11.3%
CATASAUQUA	\$128,950	\$125,500	2.7%		56	44	27.3%
CHAPMAN	\$0	\$141,900	N/A		0	1	N/A
COOPERSBURG	\$187,000	\$185,000	1.1%		11	14	-21.4%
COPLAY	\$135,000	\$135,000	0.0%		27	21	28.6%
EAST ALLEN	\$216,000	\$280,000	N/A		24	9	N/A
EAST BANGOR	\$162,890	\$160,000	N/A		6	4	N/A
EASTON	\$100,000	\$111,100	-10.0%		77	52	48.1%
EMMAUS	\$159,900	\$157,500	1.5%		79	104	-24.0%
FORKS	\$208,000	\$237,000	-12.2%		157	75	109.3%
FOUNTAIN HILL	\$109,000	\$117,295	-7.1%		41	35	17.1%
FREEMANSBURG	\$118,000	\$125,625	N/A		6	7	N/A
GLENDON	\$0	\$103,250	N/A		0	2	N/A
HANOVER(LC)	\$124,950	\$110,000	N/A		10	5	N/A
HANOVER(NC)	\$282,000	\$292,250	-3.5%		131	64	104.7%
HEIDELBERG	\$183,000	\$160,000	14.4%		17	20	-15.0%
HELLERTOWN	\$155,000	\$169,900	-8.8%		49	33	48.5%
LEHIGH	\$192,500	\$189,000	1.9%		51	47	8.5%
LOWER MACUNGIE	\$229,900	\$224,000	2.6%		283	326	-13.2%
LOWER MILFORD	\$252,500	\$263,500	-4.2%		18	25	-28.0%
LOWER MT BETHEL	\$219,000	\$175,000	N/A		11	5	N/A
LOWER NAZARETH	\$288,500	\$442,500	-34.8%		43	24	79.2%
LOWER SAUCON	\$320,000	\$258,000	24.0%		103	83	24.1%
LOWHILL	\$306,450	\$280,000	9.4%		16	21	-23.8%
LYNN	\$146,900	\$170,000	-13.6%		27	36	-25.0%
MACUNGIE	\$184,750	\$160,950	14.8%		20	24	-16.7%
MOORE	\$245,000	\$255,000	-3.9%		25	56	-55.4%
NAZARETH	\$149,000	\$130,500	14.2%		24	36	-33.3%
NORTH CATASAUQUA	\$172,950	\$148,450	N/A		20	4	N/A
NORTH WHITEHALL	\$224,900	\$217,000	3.6%		106	114	-7.0%
NORTHAMPTON	\$137,000	\$146,000	-6.2%		95	26	265.4%
PALMER	\$190,000	\$205,000	-7.3%		265	144	84.0%
PEN ARGYL	\$110,000	\$169,500	-35.1%		25	16	56.3%
PLAINFIELD	\$207,000	\$223,750	-7.5%		29	14	107.1%
PORTLAND	\$164,500	\$163,000	N/A		4	2	N/A
ROSETO	\$130,000	\$139,500	-6.8%		12	4	200.0%
SALIBURY	\$182,400	\$188,500	-3.2%		116	92	26.1%
SLATINGTON	\$91,400	\$117,750	-22.4%		28	24	16.7%
SOUTH WHITEHALL	\$191,500	\$196,500	-2.5%		184	159	15.7%
STOCKERTOWN	\$190,000	\$169,000	N/A		3	9	N/A
TATAMY	\$149,900	\$149,900	N/A		7	5	N/A
UPPER MACUNGIE	\$257,000	\$275,000	-6.5%		161	149	8.1%
UPPER MILFORD	\$281,200	\$221,000	27.2%		60	53	13.2%
UPPER MT BETHEL	\$180,000	\$275,000	-34.5%		25	21	19.0%
UPPER NAZARETH	\$275,000	\$307,250	-10.5%		66	42	57.1%
UPPER SAUCON	\$255,050	\$274,000	-6.9%		158	128	23.4%
WALNUTPORT	\$97,500	\$123,950	-21.3%		16	18	-11.1%
WASHINGTON(LC)	\$173,000	\$177,500	-2.5%		35	37	-5.4%
WASHINGTON(NC)	\$245,000	\$227,000	7.9%		33	19	73.7%
WEISENBERG	\$300,000	\$265,000	13.2%		24	34	-29.4%
WEST EASTON	\$92,500	\$165,000	N/A		6	2	N/A
WHITEHALL	\$158,900	\$154,450	2.9%		179	144	24.3%
WILLIAMS	\$302,476	\$308,000	-1.8%		44	25	76.0%
WILSON	\$98,350	\$110,000	-10.6%		46	25	84.0%
WIND GAP	\$139,900	\$157,325	-11.1%		13	10	30.0%
	2012	2011	%CHANGE		2012	2011	%CHANGE
LEHIGH COUNTY	\$161,250	\$165,000	-2.3%		2,498	2,461	1.5%
NORTHAMPTON COUNTY	\$187,500	\$200,000	-6.3%		2,045	1,232	66.0%
TOTAL LEHIGH VALLEY	\$173,000	\$176,000	-1.7%		4,543	3,693	23.0%

APPENDIX D

Sales by School District

Municipalities with less than 10 sales for each year were excluded from the analysis.





LEHIGH VALLEY HOUSING SALES BY BUILDING TYPE										
2009										
SCHOOL DISTRICT	SF DETACHED	MEDIAN SALES PRICE	SF ATTACHED	MEDIAN SALES PRICE	CONDO	MEDIAN SALES PRICE	ALL OTHER TYPES OF HOUSING	MEDIAN SALES PRICE	2009	2009 MEDIAN SALES PRICE
ALLENTOWN	351	\$156,000	653	\$95,000	2	\$151,250	73	\$87,150	1079	\$117,500
BANGOR AREA	108	\$179,950	11	\$111,900	0	\$0	5	\$106,000	124	\$172,250
BETHLEHEM AREA	471	\$216,900	271	\$140,000	89	\$209,900	16	\$183,950	847	\$184,900
CATASAUQUA AREA	48	\$160,450	65	\$124,900	0	\$0	0	\$0	113	\$135,900
EAST PENN	361	\$260,000	251	\$188,000	97	\$169,900	4	\$182,500	713	\$206,000
EASTON AREA	349	\$233,000	192	\$115,000	40	\$213,900	20	\$126,000	601	\$199,900
NAZARETH AREA	211	\$262,500	35	\$153,000	0	\$0	6	\$147,156	252	\$235,000
NORTHAMPTON AREA	205	\$219,000	116	\$163,370	6	\$155,820	6	\$79,000	333	\$203,000
NORTHERN LEHIGH AREA	82	\$168,500	26	\$106,000	0	\$0	8	\$100,250	116	\$142,250
NORTHWESTERN LEHIGH	84	\$251,000	15	\$164,000	0	\$0	2	\$145,000	101	\$220,000
PARKLAND	405	\$240,000	111	\$190,000	23	\$169,600	3	\$156,000	542	\$224,900
PEN ARGYL AREA	66	\$199,500	17	\$117,600	1	\$157,500	5	\$142,000	89	\$179,900
SALISBURY	110	\$197,500	16	\$175,750	1	\$215,000	2	\$130,000	129	\$188,400
SAUCON VALLEY	113	\$222,000	17	\$150,000	29	\$170,000	4	\$203,500	163	\$203,141
SOUTHERN LEHIGH	154	\$284,000	14	\$186,700	4	\$202,000	0	\$0	172	\$267,900
WHITEHALL-COPLAY	168	\$187,000	99	\$149,000	14	\$103,000	3	\$150,000	284	\$169,000
WILSON AREA	64	\$175,130	73	\$118,000	23	\$236,900	2	\$163,750	162	\$144,963
TOTAL HOMES SOLD	3,350	\$215,000	1,982	\$130,000	329	\$195,000	159	\$115,000	5,820	\$179,900

**LEHIGH VALLEY
HOUSING SALES BY BUILDING TYPE**

2010

SCHOOL DISTRICT	SF DETACHED	MEDIAN SALES PRICE	SF ATTACHED	MEDIAN SALES PRICE	CONDO	MEDIAN SALES PRICE	ALL OTHER TYPES OF HOUSING	MEDIAN SALES PRICE	2010	2010 MEDIAN SALES PRICE
ALLENTOWN	291	\$149,000	629	\$75,000	2	\$89,000	103	\$80,000	1025	\$93,250
BANGOR AREA	56	\$188,200	3	\$93,500	0	\$0	2	\$89,250	61	\$180,000
BETHLEHEM AREA	392	\$211,250	154	\$144,050	79	\$219,000	15	\$140,000	640	\$189,950
CATASAUQUA AREA	27	\$187,500	46	\$120,500	0	\$0	0	\$0	73	\$136,000
EAST PENN	360	\$265,000	168	\$172,750	75	\$180,000	9	\$156,000	612	\$220,000
EASTON AREA	245	\$245,000	170	\$124,250	41	\$220,900	24	\$98,469	480	\$195,000
NAZARETH AREA	184	\$276,500	22	\$125,000	0	\$0	3	\$189,900	219	\$260,000
NORTHAMPTON AREA	148	\$208,727	59	\$188,250	10	\$196,400	10	\$129,500	227	\$192,000
NORTHERN LEHIGH AREA	62	\$161,375	30	\$104,000	0	\$0	6	\$114,000	98	\$135,000
NORTHWESTERN LEHIGH	88	\$274,500	13	\$154,000	1	\$128,500	2	\$198,750	104	\$243,750
PARKLAND	365	\$249,888	94	\$201,500	23	\$179,900	1	\$170,000	483	\$232,200
PEN ARGYL AREA	52	\$177,250	6	\$115,950	1	\$140,000	1	\$45,000	60	\$164,500
SALISBURY	95	\$205,000	4	\$136,000	2	\$233,750	0	\$0	101	\$200,000
SAUCON VALLEY	111	\$215,000	18	\$133,450	20	\$175,000	4	\$222,500	153	\$190,000
SOUTHERN LEHIGH	166	\$269,900	24	\$210,000	4	\$267,000	1	\$130,000	195	\$255,000
WHITEHALL-COPLAY	149	\$176,000	71	\$151,000	5	\$108,000	0	\$0	225	\$167,500
WILSON AREA	61	\$190,000	49	\$108,000	18	\$246,250	3	\$165,800	131	\$145,000
TOTAL HOMES SOLD	2,862	\$220,000	1,560	\$118,720	281	\$208,000	184	\$97,469	4,887	\$177,000



LEHIGH VALLEY HOUSING SALES BY BUILDING TYPE										
2011										
SCHOOL DISTRICT	SF DETACHED	MEDIAN SALES PRICE	SF ATTACHED	MEDIAN SALES PRICE	CONDO	MEDIAN SALES PRICE	ALL OTHER TYPES OF HOUSING	MEDIAN SALES PRICE	2011	2011 MEDIAN SALES PRICE
ALLENTOWN	254	\$142,250	347	\$75,000	4	\$165,000	53	\$79,900	658	\$99,900
BANGOR AREA	64	\$186,500	6	\$102,500	0	\$0	5	\$107,000	75	\$175,000
BETHLEHEM AREA	285	\$198,000	121	\$125,625	70	\$190,500	8	\$112,750	484	\$170,860
CATASAUQUA AREA	22	\$145,000	30	\$116,000	0	\$0	1	\$169,000	53	\$125,000
EAST PENN	293	\$235,000	146	\$180,000	85	\$177,500	7	\$169,000	531	\$196,000
EASTON AREA	153	\$237,500	54	\$156,500	62	\$201,450	4	\$63,500	273	\$203,400
NAZARETH AREA	149	\$265,000	19	\$118,500	0	\$0	1	\$113,000	169	\$230,000
NORTHAMPTON AREA	131	\$210,000	37	\$185,000	10	\$225,000	4	\$94,000	182	\$199,400
NORTHERN LEHIGH AREA	55	\$157,500	22	\$113,750	0	\$0	2	\$113,000	79	\$137,000
NORTHWESTERN LEHIGH	100	\$203,450	10	\$134,750	0	\$0	1	\$80,000	111	\$199,500
PARKLAND	346	\$254,000	81	\$185,000	16	\$158,250	1	\$100,000	444	\$227,000
PEN ARGYL AREA	31	\$185,000	4	\$104,750	0	\$0	5	\$229,000	40	\$177,500
SALISBURY	89	\$192,000	3	\$125,000	0	\$0	0	\$0	92	\$188,500
SAUCON VALLEY	92	\$209,500	4	\$132,450	20	\$160,500	0	\$0	116	\$204,450
SOUTHERN LEHIGH	141	\$270,000	17	\$211,734	8	\$298,500	1	\$273,000	167	\$255,000
WHITEHALL-COPLAY	112	\$165,000	44	\$132,500	6	\$89,000	3	\$113,000	165	\$150,000
WILSON AREA	25	\$151,000	18	\$95,250	10	\$380,286	1	\$327,600	54	\$148,500
TOTAL HOMES SOLD	2,342	\$203,750	963	\$120,000	291	\$189,000	97	\$97,500	3,693	\$176,000

**LEHIGH VALLEY
HOUSING SALES BY BUILDING TYPE**

2012

SCHOOL DISTRICT	SF DETACHED	MEDIAN SALES PRICE	SF ATTACHED	MEDIAN SALES PRICE	CONDO	MEDIAN SALES PRICE	ALL OTHER TYPES OF HOUSING	MEDIAN SALES PRICE	2012	2011 MEDIAN SALES PRICE
ALLENTOWN	242	\$139,950	349	\$66,000	0	\$0	51	\$72,500	642	\$95,000
BANGOR AREA	103	\$175,000	2	\$85,180	0	\$0	5	\$127,500	110	\$170,000
BETHLEHEM AREA	478	\$186,000	224	\$115,000	108	\$229,900	15	\$121,500	825	\$165,500
CATASAUQUA AREA	47	\$159,900	38	\$104,000	0	\$0	0	\$0	86	\$130,000
EAST PENN	287	\$260,888	152	\$179,200	25	\$106,000	4	\$148,750	468	\$200,000
EASTON AREA	287	\$205,000	117	\$164,500	83	\$189,990	14	\$161,250	501	\$187,000
NAZARETH AREA	170	\$279,500	32	\$197,005	0	\$0	1	\$140,000	203	\$265,000
NORTHAMPTON AREA	150	\$200,000	75	\$139,900	14	\$136,950	10	\$149,500	249	\$177,000
NORTHERN LEHIGH AREA	56	\$149,600	21	\$69,900	0	\$0	2	\$61,550	79	\$115,000
NORTHWESTERN LEHIGH	70	\$222,250	10	\$129,500	0	\$0	4	\$122,500	84	\$190,000
PARKLAND	369	\$244,650	96	\$187,500	4	\$147,500	3	\$128,000	472	\$227,633
PEN ARGYL AREA	55	\$159,900	9	\$95,000	0	\$0	3	\$168,000	67	\$154,364
SALISBURY	112	\$184,950	2	\$147,700	0	\$0	2	\$147,750	116	\$182,400
SAUCON VALLEY	119	\$252,000	10	\$118,750	21	\$165,000	2	\$191,000	152	\$217,800
SOUTHERN LEHIGH	162	\$261,500	18	\$207,500	7	\$234,990	0	\$0	187	\$245,575
WHITEHALL-COPLAY	150	\$166,950	51	\$132,500	1	\$41,500	4	\$126,250	206	\$155,000
WILSON AREA	49	\$184,900	27	\$93,000	12	\$287,500	8	\$80,000	96	\$139,500
TOTAL HOMES SOLD	2,906	\$200,000	1,234	\$120,000	275	\$196,165	128	\$105,000	4,543	\$173,000

**LEHIGH VALLEY
HOUSING SALES BY SCHOOL DISTRICT
2008-2009**

SCHOOL DISTRICT	MEDIAN SALES PRICE				TOTAL SALES		
	2009	2008	%CHANGE		2009	2008	%CHANGE
ALLENTOWN	\$117,500	\$124,000	-5.2%		1,079	1,114	-3.1%
BANGOR AREA	\$172,250	\$188,000	-8.4%		124	136	-8.8%
BETHLEHEM AREA	\$184,900	\$195,000	-5.2%		847	1,183	-28.4%
CATASAUQUA AREA	\$135,900	\$140,000	-2.9%		113	135	-16.3%
EAST PENN	\$206,000	\$239,450	-14.0%		713	884	-19.3%
EASTON AREA	\$199,900	\$230,766	-13.4%		601	611	-1.6%
NAZARETH AREA	\$235,000	\$280,000	-16.1%		252	285	-11.6%
NORTHAMPTON AREA	\$203,000	\$209,000	-2.9%		333	327	1.8%
NORTHERN LEHIGH AREA	\$142,250	\$160,000	-11.1%		116	111	4.5%
NORTHWESTERN LEHIGH	\$220,000	\$266,000	-17.3%		101	137	-26.3%
PARKLAND	\$224,900	\$255,000	-11.8%		542	894	-39.4%
PEN ARGYL AREA	\$179,900	\$185,000	-2.8%		89	78	14.1%
SALISBURY	\$188,400	\$209,500	-10.1%		129	134	-3.7%
SAUCON VALLEY	\$203,141	\$214,250	-5.2%		163	190	-14.2%
SOUTHERN LEHIGH	\$267,900	\$269,500	-0.6%		172	236	-27.1%
WHITEHALL-COPLAY	\$169,450	\$177,000	-4.3%		284	300	-5.3%
WILSON AREA	\$144,963	\$171,000	-15.2%		162	179	-9.5%

**LEHIGH VALLEY
HOUSING SALES BY SCHOOL DISTRICT
2009-2010**

SCHOOL DISTRICT	MEDIAN SALES PRICE			TOTAL SALES		
	2010	2009	%CHANGE	2010	2009	%CHANGE
ALLENTOWN	\$93,250	\$117,500	-20.6%	1,025	1,079	-5.0%
BANGOR AREA	\$180,000	\$172,250	4.5%	61	124	-50.8%
BETHLEHEM AREA	\$189,950	\$184,900	2.7%	640	847	-24.4%
CATASAUQUA AREA	\$136,000	\$135,900	0.1%	73	113	-35.4%
EAST PENN	\$220,000	\$206,000	6.8%	612	713	-14.2%
EASTON AREA	\$195,000	\$199,900	-2.5%	480	601	-20.1%
NAZARETH AREA	\$260,000	\$235,000	10.6%	219	252	-13.1%
NORTHAMPTON AREA	\$192,000	\$203,000	-5.4%	227	333	-31.8%
NORTHERN LEHIGH AREA	\$135,000	\$142,250	-5.1%	98	116	-15.5%
NORTHWESTERN LEHIGH	\$243,750	\$220,000	10.8%	104	101	3.0%
PARKLAND	\$232,200	\$224,900	3.2%	483	542	-10.9%
PEN ARGYL AREA	\$164,500	\$179,900	-8.6%	80	89	-32.6%
SALISBURY	\$200,000	\$188,400	6.2%	101	129	-21.7%
SAUCON VALLEY	\$190,000	\$203,141	-6.5%	153	163	-6.1%
SOUTHERN LEHIGH	\$255,000	\$267,900	-4.8%	195	172	13.4%
WHITEHALL-COPLAY	\$167,500	\$169,450	-1.2%	225	284	-20.8%
WILSON AREA	\$145,000	\$144,963	0.0%	131	162	-19.1%

**LEHIGH VALLEY
HOUSING SALES BY SCHOOL DISTRICT
2010-2011**

SCHOOL DISTRICT	MEDIAN SALES PRICE				TOTAL SALES		
	2011	2010	%CHANGE		2011	2010	%CHANGE
ALLENTOWN	\$99,900	\$93,250	7.1%		658	1,025	-35.8%
BANGOR AREA	\$175,000	\$180,000	-2.8%		75	61	23.0%
BETHLEHEM AREA	\$170,860	\$189,950	-10.1%		484	640	-24.4%
CATASAUQUA AREA	\$125,000	\$136,000	-8.1%		53	73	-27.4%
EAST PENN	\$196,000	\$220,000	-10.9%		531	612	-13.2%
EASTON AREA	\$203,400	\$195,000	4.3%		273	480	-43.1%
NAZARETH AREA	\$230,000	\$280,000	-11.5%		169	219	-22.8%
NORTHAMPTON AREA	\$199,400	\$192,000	3.9%		182	227	-19.8%
NORTHERN LEHIGH AREA	\$137,000	\$135,000	1.5%		79	98	-18.4%
NORTHWESTERN LEHIGH	\$199,500	\$243,750	-18.2%		111	104	6.7%
PARKLAND	\$227,000	\$232,200	-2.2%		444	483	-8.1%
PEN ARGYL AREA	\$177,500	\$164,500	7.9%		40	60	-33.3%
SALISBURY	\$188,500	\$200,000	-5.8%		92	101	-8.9%
SAUCON VALLEY	\$204,450	\$190,000	7.6%		116	153	-24.2%
SOUTHERN LEHIGH	\$255,000	\$255,000	0.0%		167	195	-14.4%
WHITEHALL-COPLAY	\$150,000	\$167,500	-10.4%		165	225	-26.7%
WILSON AREA	\$148,500	\$145,000	2.4%		54	131	-58.8%

**LEHIGH VALLEY
HOUSING SALES BY SCHOOL DISTRICT
2011-2012**

SCHOOL DISTRICT	MEDIAN SALES PRICE				TOTAL SALES		
	2012	2011	%CHANGE		2012	2011	%CHANGE
ALLENTOWN	\$95,000	\$99,900	-4.9%		642	658	-2.4%
BANGOR AREA	\$170,000	\$175,000	-2.8%		110	75	46.7%
BETHLEHEM AREA	\$165,500	\$170,880	-3.1%		825	484	70.5%
CATASAUQUA AREA	\$130,000	\$125,000	4.0%		86	53	62.3%
EAST PENN	\$200,000	\$196,000	2.0%		488	531	-11.9%
EASTON AREA	\$187,000	\$203,400	-8.1%		501	273	83.5%
NAZARETH AREA	\$265,000	\$230,000	15.2%		203	169	20.1%
NORTHAMPTON AREA	\$177,000	\$199,400	-11.2%		249	182	36.8%
NORTHERN LEHIGH AREA	\$115,000	\$137,000	-16.1%		79	79	0.0%
NORTHWESTERN LEHIGH	\$190,000	\$199,500	-4.8%		84	111	-24.3%
PARKLAND	\$227,533	\$227,000	0.2%		472	444	6.3%
PEN ARGYL AREA	\$154,364	\$177,500	-13.0%		67	40	67.5%
SALISBURY	\$182,400	\$168,500	-3.2%		116	92	26.1%
SAUCON VALLEY	\$217,800	\$204,450	6.5%		152	116	31.0%
SOUTHERN LEHIGH	\$245,575	\$255,000	-3.7%		167	167	12.0%
WHITEHALL-COPLAY	\$155,000	\$150,000	3.3%		206	165	24.8%
WILSON AREA	\$139,500	\$148,500	-6.1%		96	54	77.8%