

Monthly Indicators



July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings increased 3.4 percent to 832. Pending Sales were up 8.1 percent to 642. Inventory levels shrank 4.8 percent to 870 units.

Prices continued to gain traction. The Median Sales Price increased 3.9 percent to \$389,500. Days on Market remained flat at 17 days. Sellers were encouraged as Months Supply of Inventory was down 5.9 percent to 1.6 months.

Nationally, the median existing-home price hit a new record of \$440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Activity Snapshot

- 0.8% **- 4.8%** **+ 3.9%**

One-Year Change in Closed Sales	One-Year Change in Inventory	One-Year Change in Median Sales Price
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Residential real estate activity in the counties of Lehigh and Northampton composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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Activity Overview

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



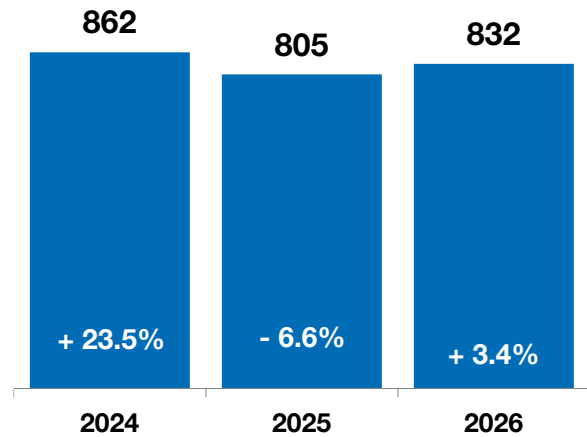
Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change from Previous Year	YTD 2025	YTD 2026	Percent Change from Previous Year
New Listings		805	832	+ 3.4%	4,782	4,836	+ 1.1%
Pending Sales		594	642	+ 8.1%	3,898	3,941	+ 1.1%
Closed Sales		641	636	- 0.8%	3,664	3,511	- 4.2%
Days on Market		17	17	0.0%	23	23	0.0%
Median Sales Price		\$375,000	\$389,500	+ 3.9%	\$350,000	\$365,000	+ 4.3%
Average Sales Price		\$414,934	\$429,125	+ 3.4%	\$395,259	\$413,975	+ 4.7%
Pct. of List Price Received		101.6%	101.4%	- 0.2%	101.0%	101.0%	0.0%
Housing Affordability Index		99	96	- 3.0%	106	102	- 3.8%
Inventory		914	870	- 4.8%	--	--	--
Months Supply		1.7	1.6	- 5.9%	--	--	--

New Listings

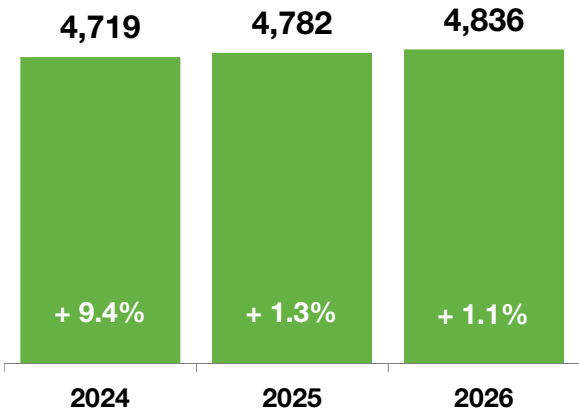
A count of the properties that have been newly listed on the market in a given month.



July

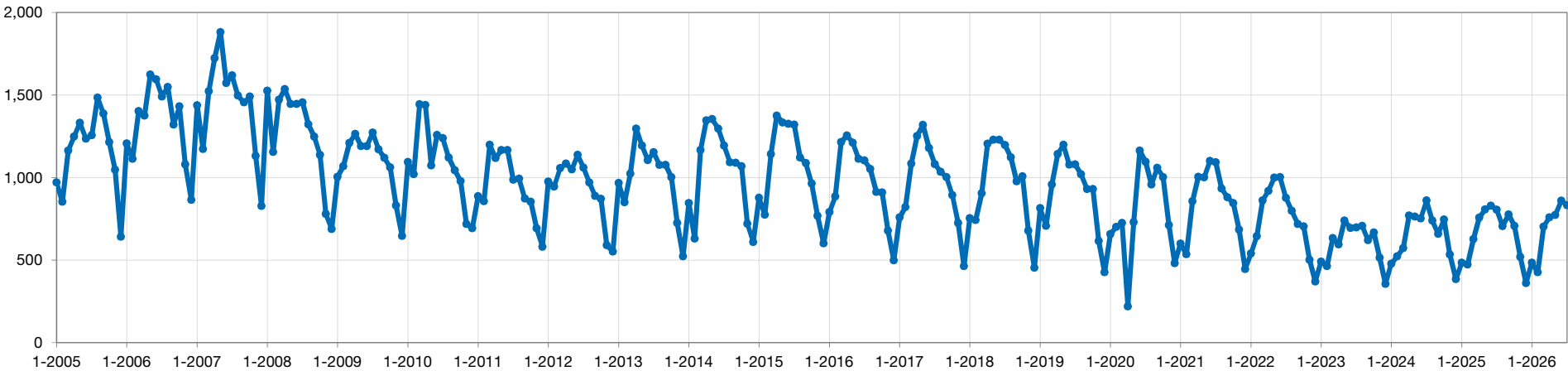


Year to Date



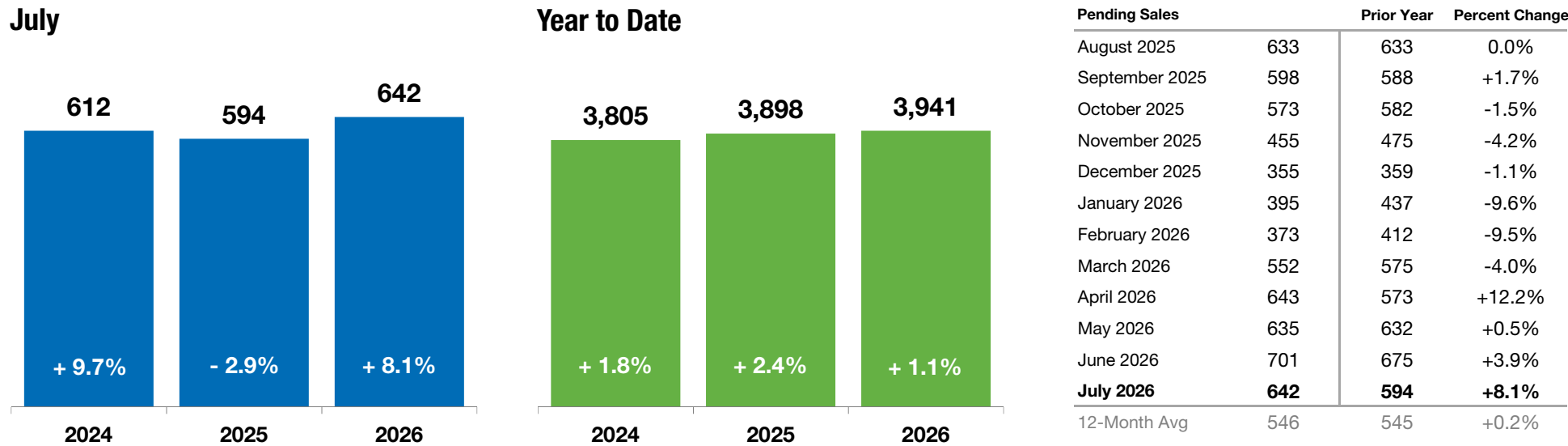
New Listings		Prior Year	Percent Change
August 2025	706	739	-4.5%
September 2025	777	659	+17.9%
October 2025	708	746	-5.1%
November 2025	519	534	-2.8%
December 2025	360	385	-6.5%
January 2026	484	484	0.0%
February 2026	426	472	-9.7%
March 2026	703	627	+12.1%
April 2026	758	757	+0.1%
May 2026	773	807	-4.2%
June 2026	860	830	+3.6%
July 2026	832	805	+3.4%
12-Month Avg	659	654	+0.8%

Historical New Listings by Month

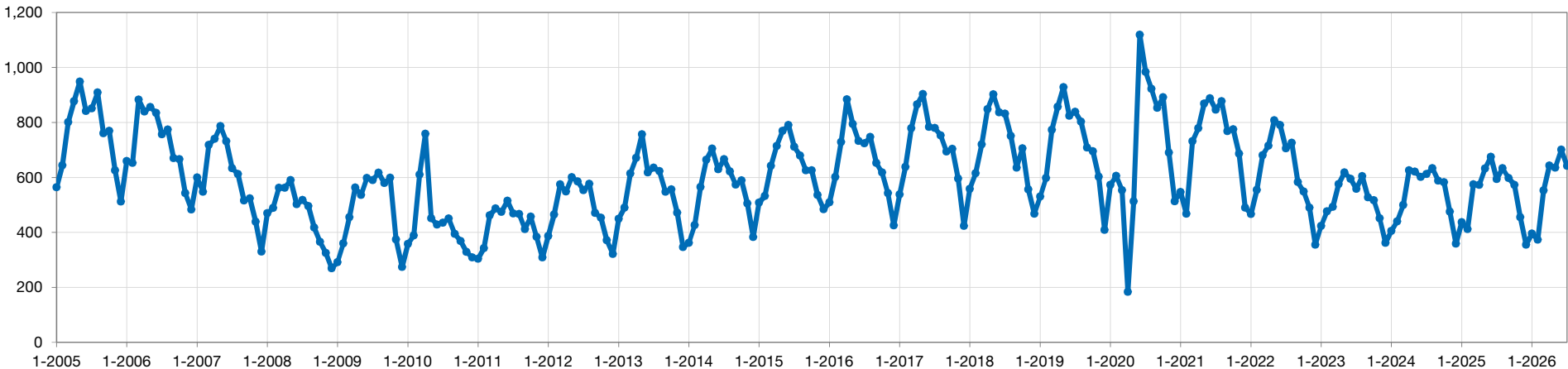


Pending Sales

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



Historical Pending Sales by Month

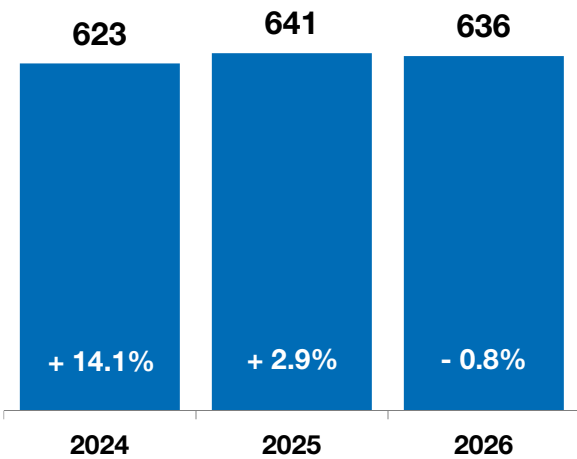


Closed Sales

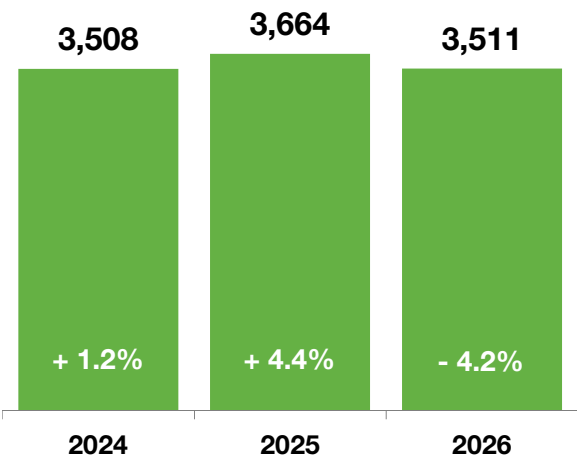
A count of the actual sales that closed in a given month.



July

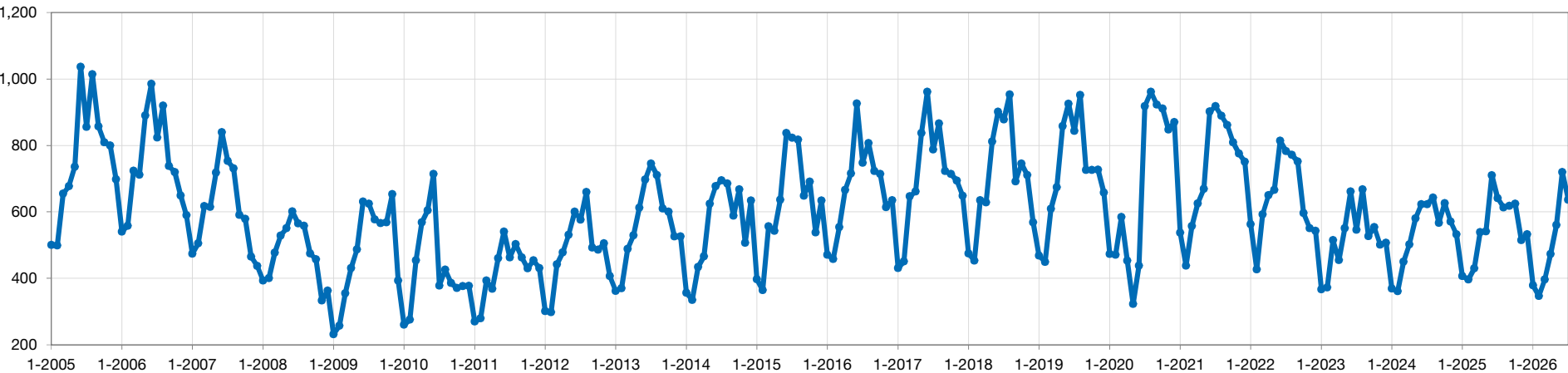


Year to Date



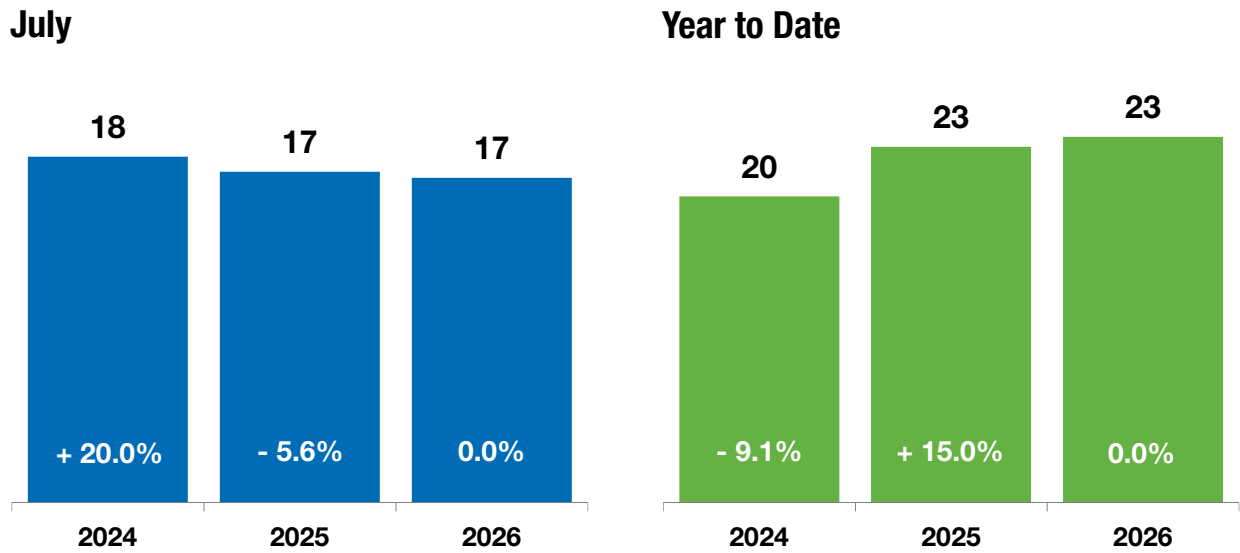
Closed Sales		Prior Year	Percent Change
August 2025	613	643	-4.7%
September 2025	618	567	+9.0%
October 2025	624	626	-0.3%
November 2025	515	571	-9.8%
December 2025	532	532	0.0%
January 2026	379	407	-6.9%
February 2026	347	396	-12.4%
March 2026	396	430	-7.9%
April 2026	473	539	-12.2%
May 2026	560	541	+3.5%
June 2026	720	710	+1.4%
July 2026	636	641	-0.8%
12-Month Avg	534	550	-2.9%

Historical Closed Sales by Month



Days on Market Until Sale

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



Days on Market		Prior Year	Percent Change
August 2025	20	16	+25.0%
September 2025	19	20	-5.0%
October 2025	20	19	+5.3%
November 2025	23	25	-8.0%
December 2025	25	24	+4.2%
January 2026	29	25	+16.0%
February 2026	33	32	+3.1%
March 2026	31	31	0.0%
April 2026	24	25	-4.0%
May 2026	21	19	+10.5%
June 2026	19	18	+5.6%
July 2026	17	17	0.0%
12-Month Avg*	23	22	+4.5%

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

Historical Days on Market Until Sale by Month

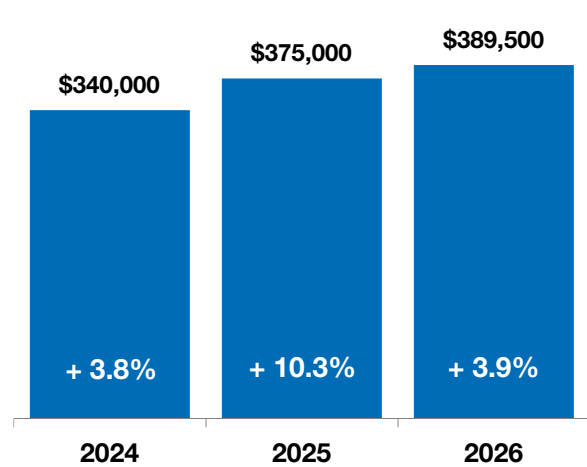


Median Sales Price

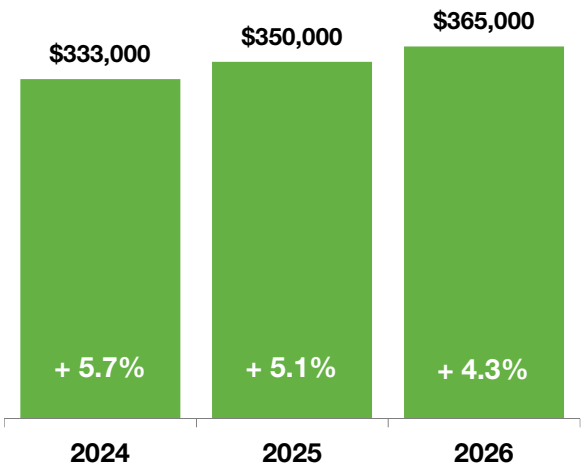
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



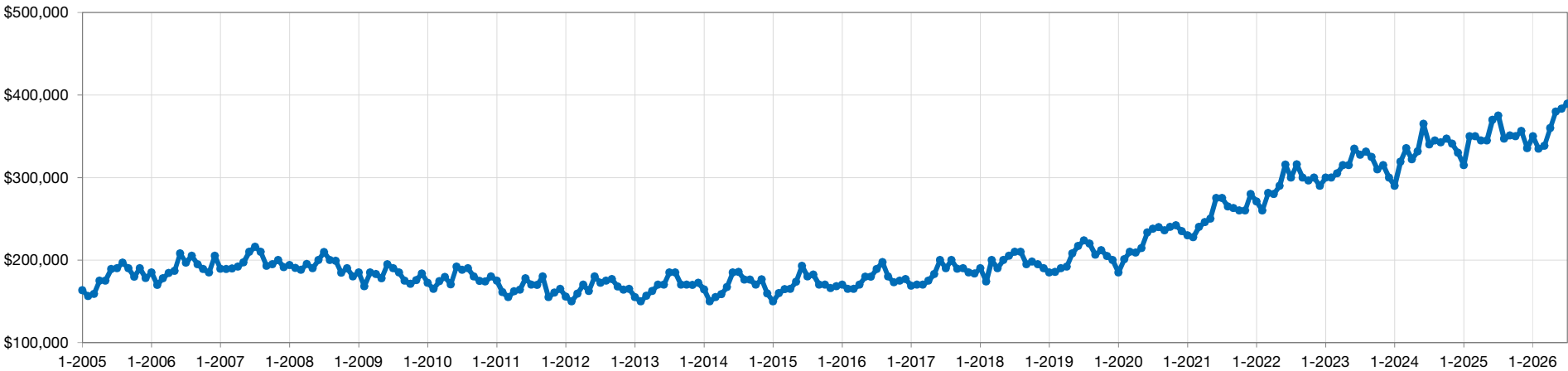
Year to Date



Median Sales Price		Prior Year	Percent Change
August 2025	\$347,100	\$345,000	+0.6%
September 2025	\$351,000	\$342,500	+2.5%
October 2025	\$350,000	\$347,000	+0.9%
November 2025	\$356,500	\$341,000	+4.5%
December 2025	\$335,450	\$329,950	+1.7%
January 2026	\$350,000	\$315,000	+11.1%
February 2026	\$335,000	\$349,900	-4.3%
March 2026	\$338,450	\$349,950	-3.3%
April 2026	\$360,000	\$345,000	+4.3%
May 2026	\$380,000	\$345,000	+10.1%
June 2026	\$383,500	\$370,000	+3.6%
July 2026	\$389,500	\$375,000	+3.9%
12-Month Med*	\$358,000	\$350,000	+2.3%

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

Historical Median Sales Price by Month

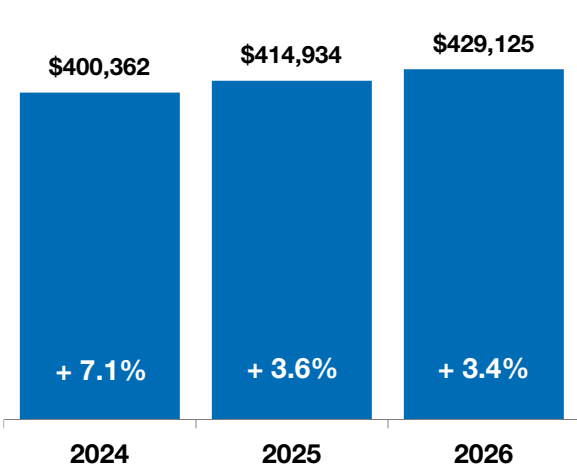


Average Sales Price

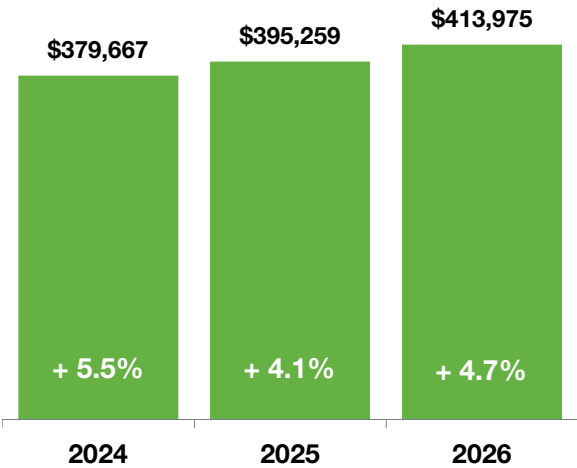
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July



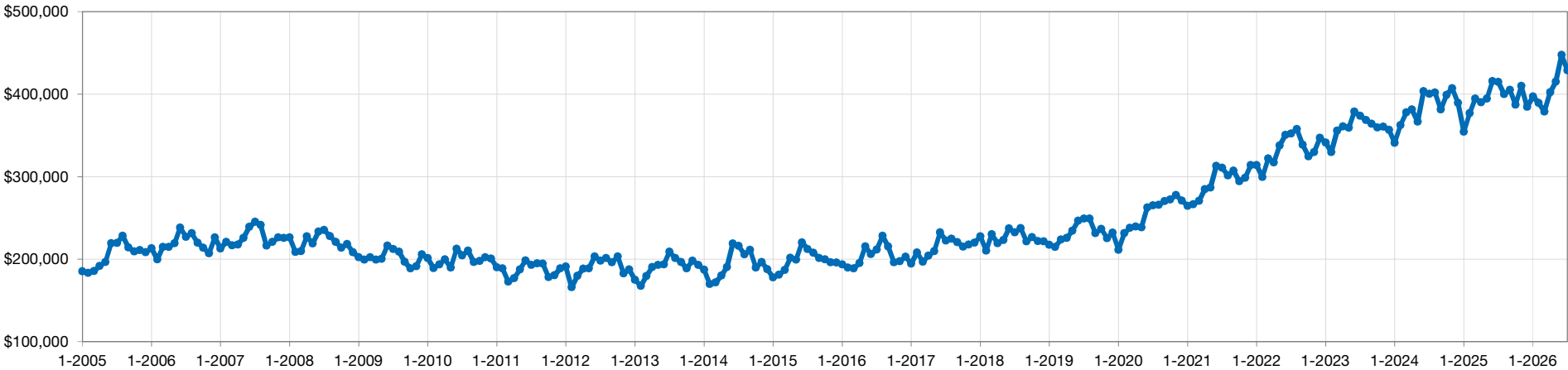
Year to Date



Avg. Sales Price		Prior Year	Percent Change
August 2025	\$400,048	\$402,121	-0.5%
September 2025	\$405,322	\$381,462	+6.3%
October 2025	\$387,277	\$399,082	-3.0%
November 2025	\$410,107	\$407,211	+0.7%
December 2025	\$384,695	\$389,537	-1.2%
January 2026	\$397,080	\$354,563	+12.0%
February 2026	\$389,552	\$376,953	+3.3%
March 2026	\$378,785	\$394,632	-4.0%
April 2026	\$402,269	\$390,123	+3.1%
May 2026	\$415,047	\$394,692	+5.2%
June 2026	\$447,467	\$415,748	+7.6%
July 2026	\$429,125	\$414,934	+3.4%
12-Month Avg*	\$406,472	\$395,682	+2.7%

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

Historical Average Sales Price by Month

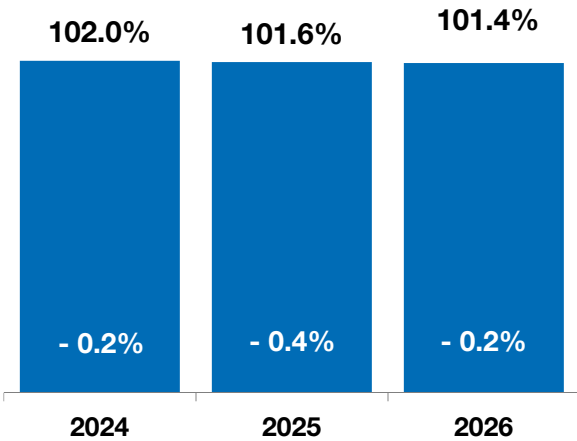


Percent of List Price Received

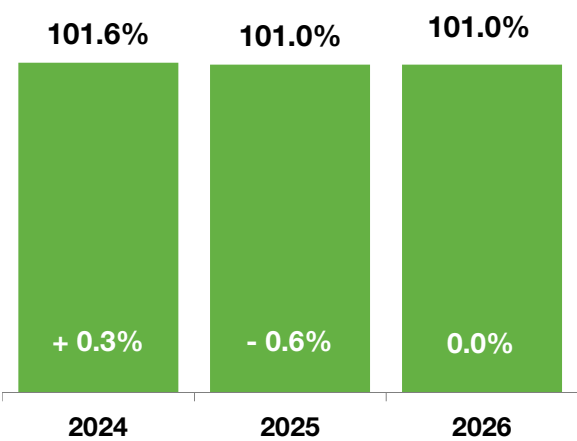
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



July



Year to Date



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

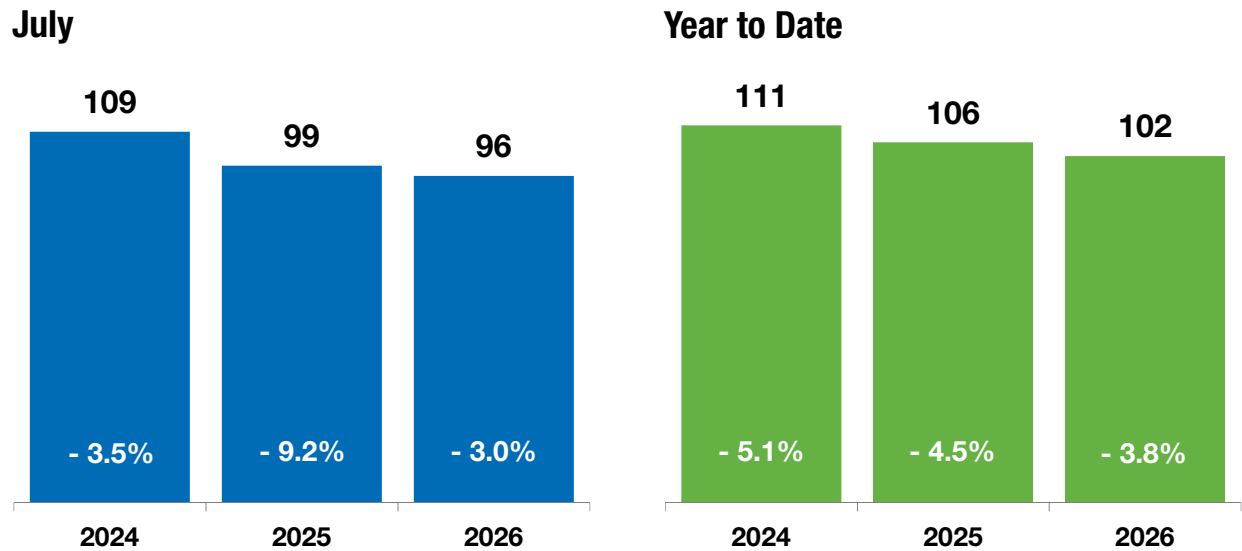
* Average Pct. of List Price Received for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



Housing Affordability Index

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



Affordability Index		Prior Year	Percent Change
August 2025	109	111	-1.8%
September 2025	110	115	-4.3%
October 2025	111	109	+1.8%
November 2025	109	108	+0.9%
December 2025	116	111	+4.5%
January 2026	112	116	-3.4%
February 2026	118	106	+11.3%
March 2026	113	107	+5.6%
April 2026	108	125	-13.6%
May 2026	99	106	-6.6%
June 2026	99	100	-1.0%
July 2026	96	99	-3.0%
12-Month Avg	108	109	-1.0%

Historical Housing Affordability Index by Month

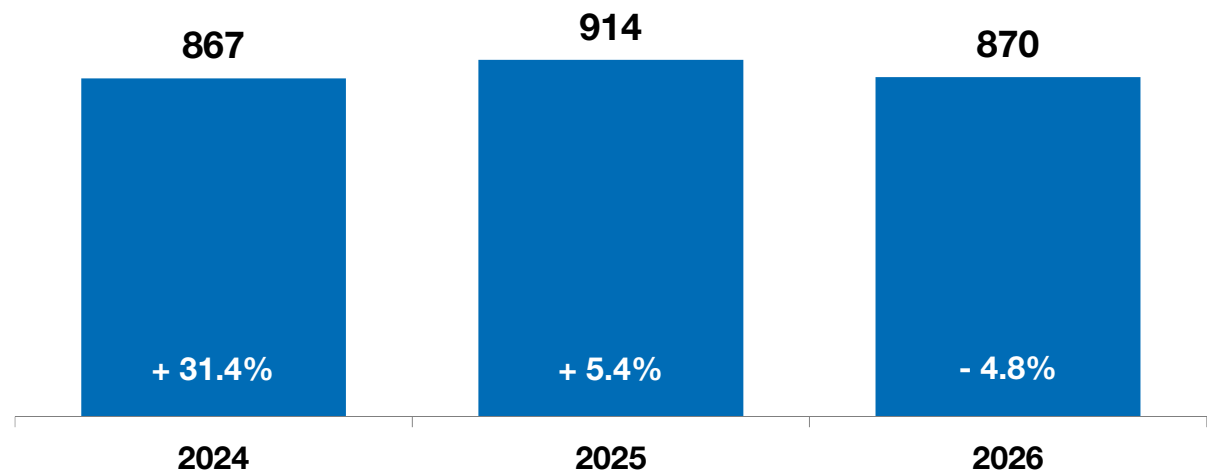


Inventory of Homes Available

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



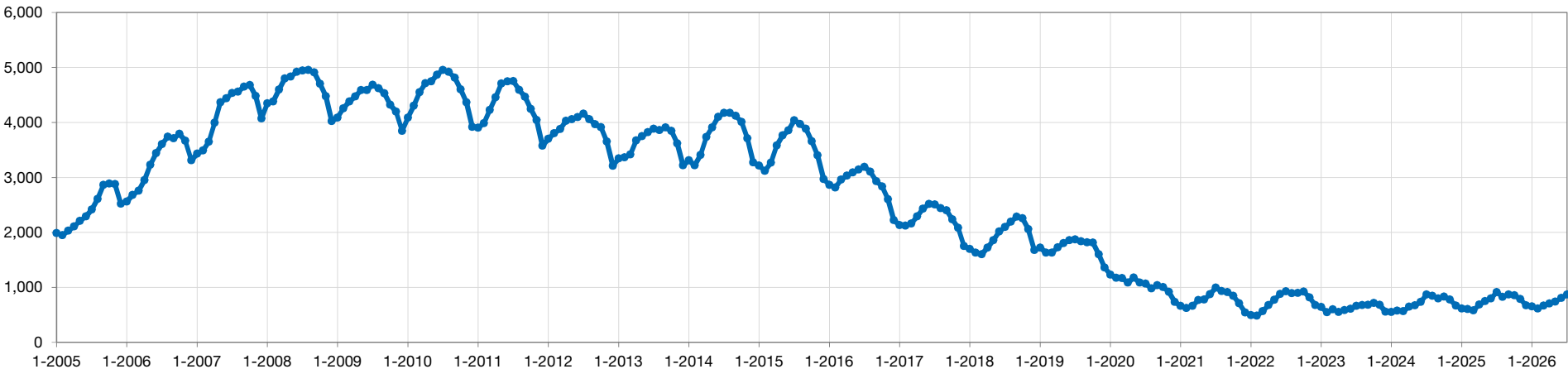
July



Inventory		Prior Year	Percent Change
August 2025	825	844	-2.3%
September 2025	869	798	+8.9%
October 2025	853	832	+2.5%
November 2025	785	776	+1.2%
December 2025	672	667	+0.7%
January 2026	654	616	+6.2%
February 2026	614	605	+1.5%
March 2026	666	582	+14.4%
April 2026	705	686	+2.8%
May 2026	737	751	-1.9%
June 2026	805	796	+1.1%
July 2026	870	914	-4.8%
12-Month Avg*	755	739	+2.2%

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

Historical Inventory of Homes Available by Month

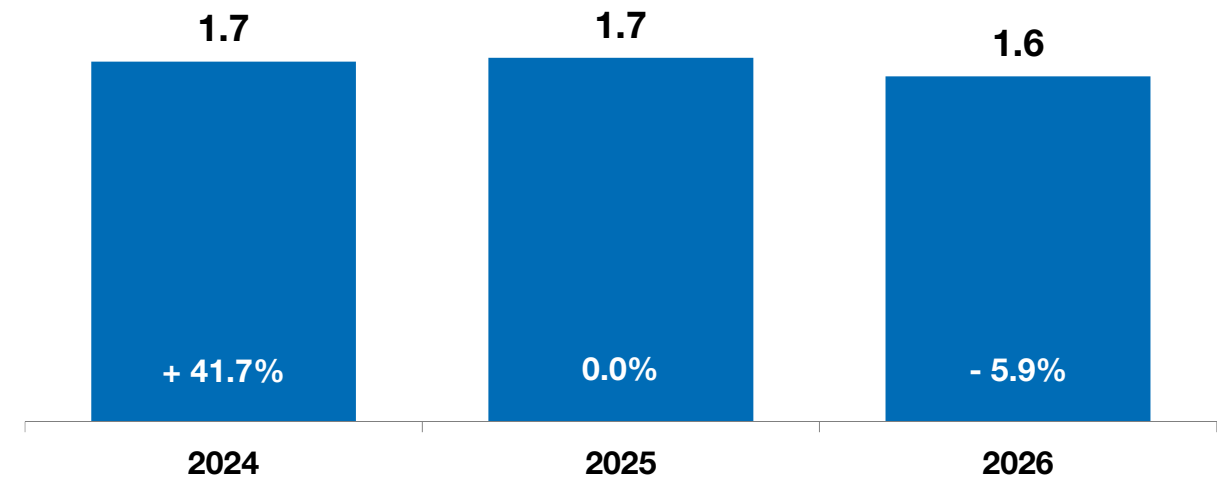


Months Supply of Inventory

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



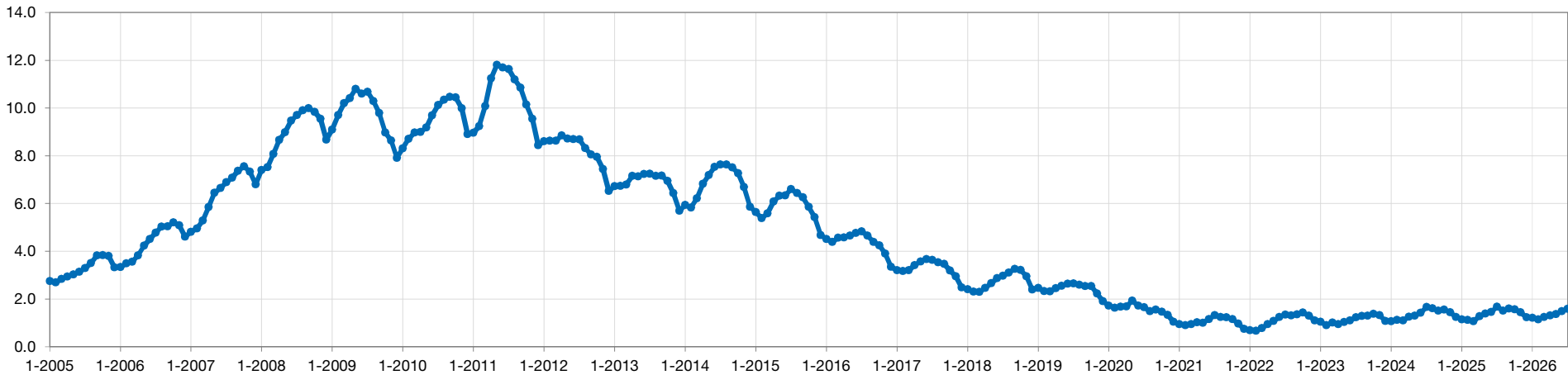
July



Months Supply		Prior Year	Percent Change
August 2025	1.5	1.6	-6.3%
September 2025	1.6	1.5	+6.7%
October 2025	1.6	1.6	0.0%
November 2025	1.4	1.4	0.0%
December 2025	1.2	1.2	0.0%
January 2026	1.2	1.1	+9.1%
February 2026	1.1	1.1	0.0%
March 2026	1.2	1.1	+9.1%
April 2026	1.3	1.3	0.0%
May 2026	1.4	1.4	0.0%
June 2026	1.5	1.5	0.0%
July 2026	1.6	1.7	-5.9%
12-Month Avg*	1.4	1.4	0.0%

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

Historical Months Supply of Inventory by Month



Activity by School District

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



	New Listings			Pending Sales			Closed Sales			Avg. Sales Price			Inventory		
	YTD 2025	YTD 2026	+ / -	YTD 2025	YTD 2026	+ / -	YTD 2025	YTD 2026	+ / -	YTD 2025	YTD 2026	+ / -	7-2025	7-2026	+ / -
Lehigh and Northampton County School Districts	4,782	4,836	+1.1%	3,898	3,941	+1.1%	3,664	3,511	-4.2%	\$395,259	\$413,975	+4.7%	914	870	-4.8%
Allentown	614	640	+4.2%	499	508	+1.8%	507	451	-11.0%	\$271,646	\$272,902	+0.5%	126	116	-7.9%
Catasauqua	99	96	-3.0%	81	81	0.0%	97	68	-29.9%	\$350,963	\$306,856	-12.6%	18	16	-11.1%
East Penn	481	563	+17.0%	409	469	+14.7%	375	404	+7.7%	\$449,526	\$468,858	+4.3%	80	86	+7.5%
Northern Lehigh	109	98	-10.1%	76	85	+11.8%	72	82	+13.9%	\$339,274	\$314,300	-7.4%	24	14	-41.7%
Northwestern Lehigh	80	77	-3.8%	55	60	+9.1%	58	55	-5.2%	\$500,030	\$577,916	+15.6%	27	19	-29.6%
Parkland	580	539	-7.1%	457	443	-3.1%	438	392	-10.5%	\$485,917	\$482,835	-0.6%	120	105	-12.5%
Salisbury	87	100	+14.9%	78	76	-2.6%	72	74	+2.8%	\$432,684	\$415,556	-4.0%	19	17	-10.5%
Southern Lehigh	149	168	+12.8%	119	140	+17.6%	111	121	+9.0%	\$610,479	\$698,594	+14.4%	43	37	-14.0%
Whitehall	192	204	+6.3%	163	156	-4.3%	153	138	-9.8%	\$333,984	\$369,739	+10.7%	25	41	+64.0%
Bangor Area	128	132	+3.1%	110	110	0.0%	109	110	+0.9%	\$349,927	\$359,997	+2.9%	28	31	+10.7%
Bethlehem	734	789	+7.5%	629	648	+3.0%	584	569	-2.6%	\$357,370	\$380,765	+6.5%	108	121	+12.0%
Easton	571	504	-11.7%	468	438	-6.4%	425	414	-2.6%	\$419,953	\$414,133	-1.4%	97	90	-7.2%
Nazareth	206	215	+4.4%	170	174	+2.4%	151	145	-4.0%	\$465,372	\$558,134	+19.9%	40	34	-15.0%
Northampton	401	374	-6.7%	307	298	-2.9%	261	266	+1.9%	\$372,601	\$387,153	+3.9%	97	70	-27.8%
Pen Argyl	72	54	-25.0%	63	43	-31.7%	55	39	-29.1%	\$310,048	\$343,017	+10.6%	12	11	-8.3%
Saucon Valley	150	147	-2.0%	122	113	-7.4%	107	91	-15.0%	\$496,860	\$507,014	+2.0%	22	28	+27.3%
Wilson	129	136	+5.4%	92	99	+7.6%	89	92	+3.4%	\$320,791	\$389,490	+21.4%	28	34	+21.4%
Carbon County*	563	516	-8.3%	407	386	-5.2%	363	356	-1.9%	\$275,745	\$288,334	+4.6%	198	166	-16.2%
Jim Thorpe	236	211	-10.6%	149	150	+0.7%	132	136	+3.0%	\$344,985	\$371,127	+7.6%	106	85	-19.8%
Lehighton	122	110	-9.8%	98	99	+1.0%	87	83	-4.6%	\$261,888	\$269,070	+2.7%	33	22	-33.3%
Palmerton	97	83	-14.4%	82	68	-17.1%	73	66	-9.6%	\$295,218	\$279,441	-5.3%	21	15	-28.6%
Panther Valley	86	98	+14.0%	67	59	-11.9%	62	60	-3.2%	\$125,243	\$146,725	+17.2%	24	34	+41.7%
Weatherly	21	14	-33.3%	10	10	0.0%	9	11	+22.2%	\$273,028	\$222,955	-18.3%	14	10	-28.6%

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

Lender-Mediated Activity

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



	Inventory			Closed Sales			Median Sales Price (YTD)				Avg. Sales Price (YTD)			
	07-2026	Lender-Mediated	Share	YTD 2026	Lender-Mediated	Share	Traditional	+ / -	Lender-Mediated	+ / -	Traditional	+ / -	Lender-Mediated	+ / -
Lehigh and Northampton County School Districts	870	10	1.1%	3,511	27	0.8%	\$366,500	+4.7%	\$255,500	+2.6%	\$415,039	+4.7%	\$276,684	-8.6%
Allentown	116	2	1.7%	451	5	1.1%	\$264,500	+5.8%	\$256,000	+46.7%	\$273,151	+0.3%	\$250,700	+17.6%
Catasauqua	16	0	0.0%	68	0	0.0%	\$286,000	-9.2%	--	--	\$306,856	-12.6%	--	--
East Penn	86	1	1.2%	404	1	0.2%	\$450,000	+5.9%	\$361,000	--	\$469,126	+4.4%	\$361,000	--
Northern Lehigh	14	0	0.0%	82	3	3.7%	\$308,000	+4.1%	\$136,000	-50.1%	\$318,486	-6.5%	\$204,083	-35.4%
Northwestern Lehigh	19	0	0.0%	55	0	0.0%	\$518,000	+5.7%	--	--	\$577,916	+16.4%	--	--
Parkland	105	1	1.0%	392	1	0.3%	\$445,000	+0.7%	\$300,000	+2.6%	\$483,303	-0.7%	\$300,000	+2.6%
Salisbury	17	0	0.0%	74	1	1.4%	\$385,000	+3.4%	\$415,600	--	\$415,556	-4.0%	\$415,600	--
Southern Lehigh	37	0	0.0%	121	0	0.0%	\$505,000	-5.1%	--	--	\$698,594	+13.7%	--	--
Whitehall	41	0	0.0%	138	0	0.0%	\$356,750	+8.1%	--	--	\$369,739	+10.7%	--	--
Bangor Area	31	2	6.5%	110	1	0.9%	\$319,900	+8.6%	\$100,500	--	\$362,378	+3.6%	\$100,500	--
Bethlehem	121	1	0.8%	569	8	1.4%	\$342,000	+5.2%	\$202,750	-18.9%	\$382,763	+6.9%	\$240,685	-26.1%
Easton	90	1	1.1%	414	2	0.5%	\$390,000	-4.9%	\$347,875	-3.8%	\$414,454	-1.4%	\$347,875	-4.9%
Nazareth	34	0	0.0%	145	1	0.7%	\$492,000	+18.8%	\$780,000	+82.2%	\$556,593	+19.5%	\$780,000	+82.2%
Northampton	70	1	1.4%	266	3	1.1%	\$370,000	+2.8%	\$230,000	-6.5%	\$388,147	+3.6%	\$300,000	+24.2%
Pen Argyl	11	0	0.0%	39	0	0.0%	\$315,000	+16.7%	--	--	\$343,017	+10.6%	--	--
Saucon Valley	28	1	3.6%	91	1	1.1%	\$377,450	-2.1%	\$126,383	-57.4%	\$511,243	+2.5%	\$126,383	-57.4%
Wilson	34	0	0.0%	92	0	0.0%	\$308,000	+14.1%	--	--	\$389,490	+20.4%	--	--
Carbon County*	166	3	1.8%	356	3	0.8%	\$260,000	+3.4%	\$131,500	-9.3%	\$289,540	+3.9%	\$146,833	+17.3%
Jim Thorpe	85	1	1.2%	136	0	0.0%	\$318,950	+2.9%	--	--	\$371,127	+6.2%	--	--
Lehighton	22	2	9.1%	83	1	1.2%	\$238,000	+7.2%	\$131,500	-10.8%	\$270,748	+2.3%	\$131,500	-10.8%
Palmerton	15	0	0.0%	66	1	1.5%	\$240,000	-8.8%	\$208,000	+264.9%	\$280,540	-6.0%	\$208,000	+264.9%
Panther Valley	34	0	0.0%	60	1	1.7%	\$139,950	+16.6%	\$101,000	+68.6%	\$147,514	+16.8%	\$101,000	+68.6%
Weatherly	10	0	0.0%	11	0	0.0%	\$185,250	-36.1%	--	--	\$222,955	-18.3%	--	--

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

Carbon County Activity Overview

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



Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change from Previous Year	YTD 2025	YTD 2026	Percent Change from Previous Year
New Listings		110	81	- 26.4%	563	516	- 8.3%
Pending Sales		74	53	- 28.4%	407	386	- 5.2%
Closed Sales		76	57	- 25.0%	363	356	- 1.9%
Days on Market		37	30	- 18.9%	49	44	- 10.2%
Median Sales Price		\$278,500	\$239,500	- 14.0%	\$250,000	\$260,000	+ 4.0%
Average Sales Price		\$302,687	\$269,936	- 10.8%	\$275,745	\$288,334	+ 4.6%
Pct. of List Price Received		96.1%	98.5%	+ 2.5%	97.1%	97.6%	+ 0.5%
Housing Affordability Index		92	109	+ 18.5%	103	100	- 2.9%
Inventory		198	166	- 16.2%	--	--	--
Months Supply		3.4	3.0	- 11.8%	--	--	--