Monthly Indicators

GREATER LEHIGH VALLEY REALTORS®

September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings decreased 6.9 percent to 723. Pending Sales were down 7.7 percent to 552. Inventory levels grew 10.8 percent to 963 units.

Prices continued to gain traction. The Median Sales Price increased 6.8 percent to $375,000. Days on Market was up 5.3 percent to 20 days. Buyers felt empowered as Months Supply of Inventory was up 12.5 percent to 1.8 months.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to $429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Activity Snapshot

- 6.1%	+ 10.8%	+ 6.8%
One-Year Change in **Closed Sales**	One-Year Change in **Inventory**	One-Year Change in **Median Sales Price**

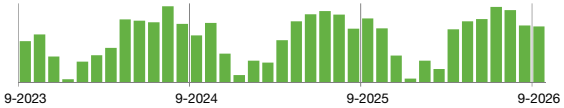
Residential real estate activity in the counties of Lehigh and Northampton composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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

Activity Overview

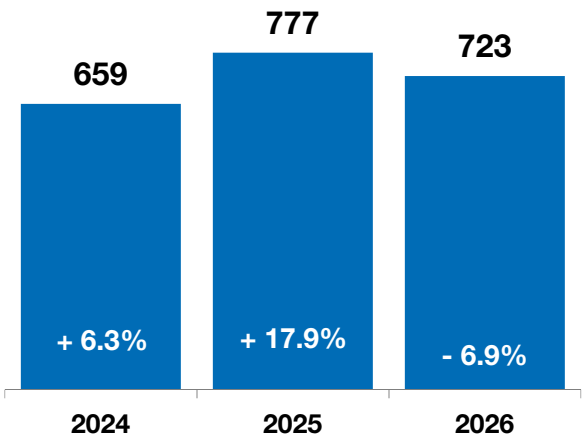
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	9-2025	9-2026	Percent Change from Previous Year	YTD 2025	YTD 2026	Percent Change from Previous Year
New Listings		777	**723**	- 6.9%	6,265	**6,290**	+ 0.4%
Pending Sales		598	**552**	- 7.7%	5,129	**5,040**	- 1.7%
Closed Sales		618	**580**	- 6.1%	4,895	**4,768**	- 2.6%
Days on Market		19	**20**	+ 5.3%	22	**23**	+ 4.5%
Median Sales Price		$351,000	**$375,000**	+ 6.8%	$350,000	**$370,000**	+ 5.7%
Average Sales Price		$405,322	**$425,357**	+ 4.9%	$397,130	**$417,945**	+ 5.2%
Pct. of List Price Received		100.6%	**100.8%**	+ 0.2%	101.0%	**101.0%**	0.0%
Housing Affordability Index		110	**97**	- 11.8%	110	**98**	- 10.9%
Inventory		869	**963**	+ 10.8%	--	--	--
Months Supply		1.6	**1.8**	+ 12.5%	--	--	--

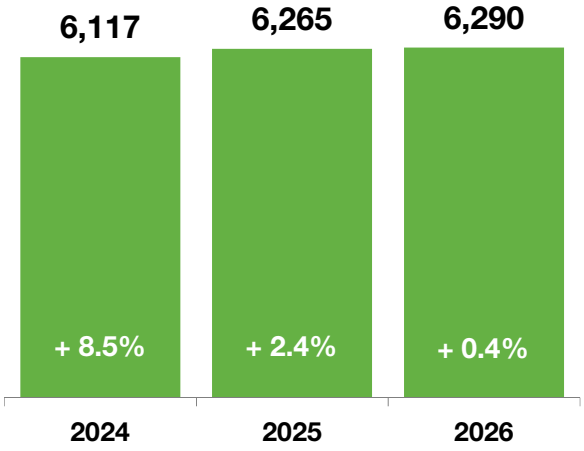
New Listings

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

September

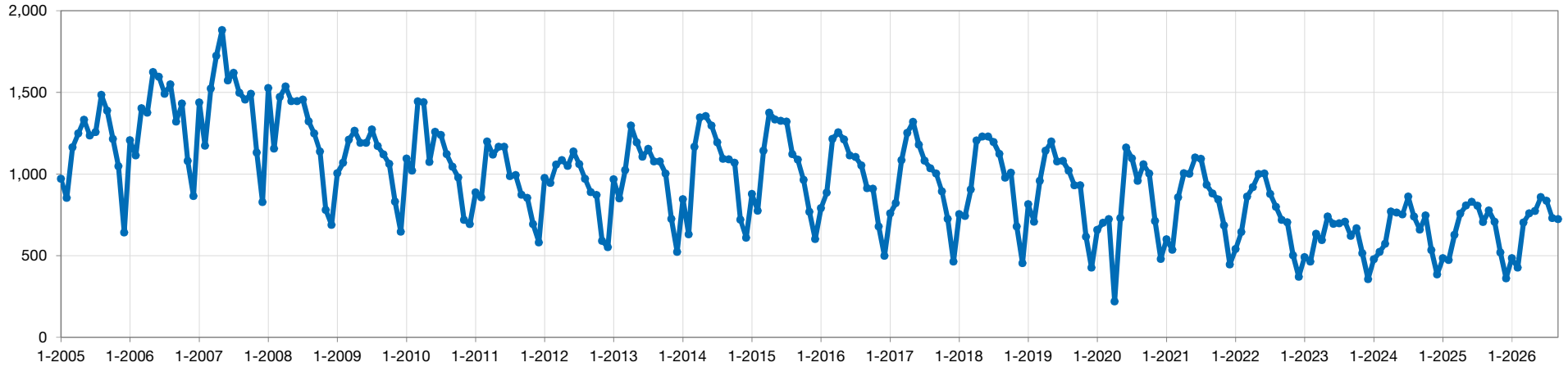


Year to Date



New Listings		Prior Year	Percent Change
October 2025	708	746	-5.1%
November 2025	519	533	-2.6%
December 2025	360	385	-6.5%
January 2026	484	484	0.0%
February 2026	426	472	-9.7%
March 2026	703	627	+12.1%
April 2026	758	757	+0.1%
May 2026	773	807	-4.2%
June 2026	858	830	+3.4%
July 2026	836	805	+3.9%
August 2026	729	706	+3.3%
September 2026	**723**	**777**	**-6.9%**
12-Month Avg	656	661	-0.8%

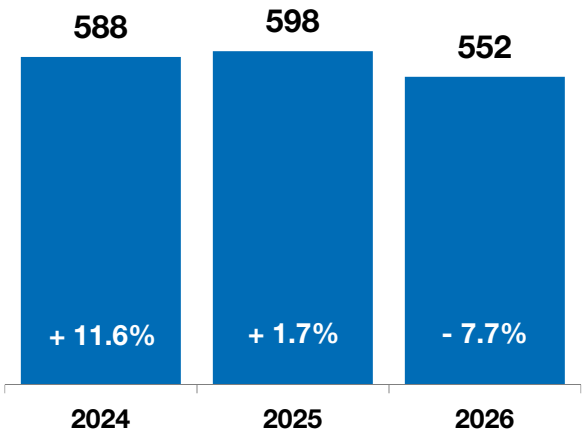
Historical New Listings by Month



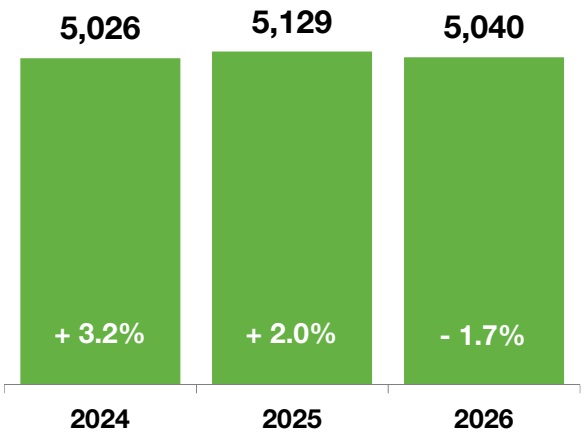
Pending Sales

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

September

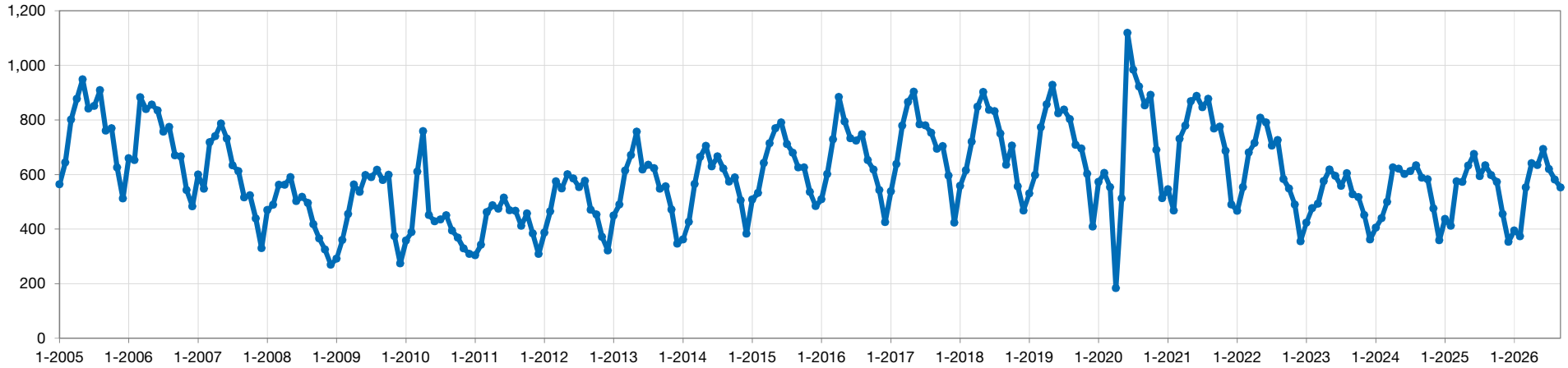


Year to Date



Pending Sales		Prior Year	Percent Change
October 2025	573	582	-1.5%
November 2025	455	475	-4.2%
December 2025	353	359	-1.7%
January 2026	394	437	-9.8%
February 2026	373	412	-9.5%
March 2026	552	575	-4.0%
April 2026	641	573	+11.9%
May 2026	634	632	+0.3%
June 2026	693	675	+2.7%
July 2026	620	594	+4.4%
August 2026	581	633	-8.2%
September 2026	**552**	**598**	**-7.7%**
12-Month Avg	535	545	-1.8%

Historical Pending Sales by Month

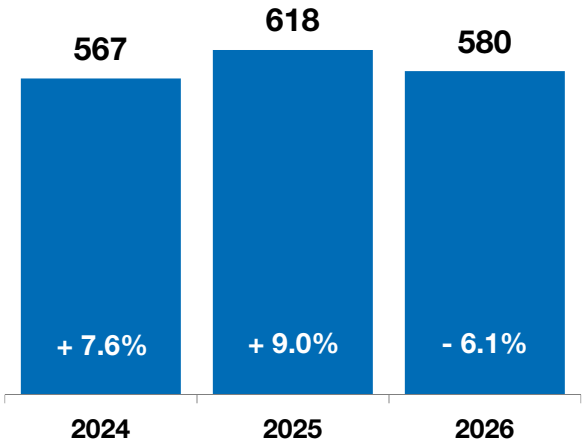


Closed Sales

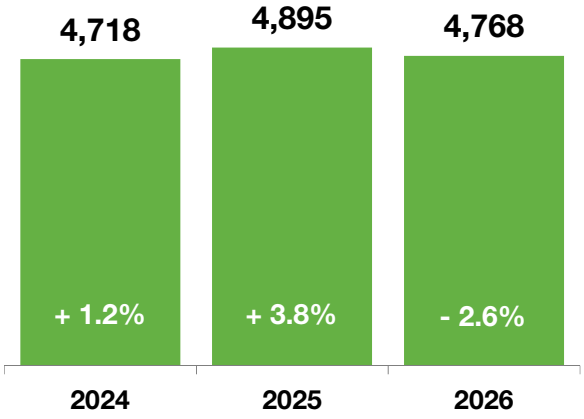
A count of the actual sales that closed in a given month.

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September

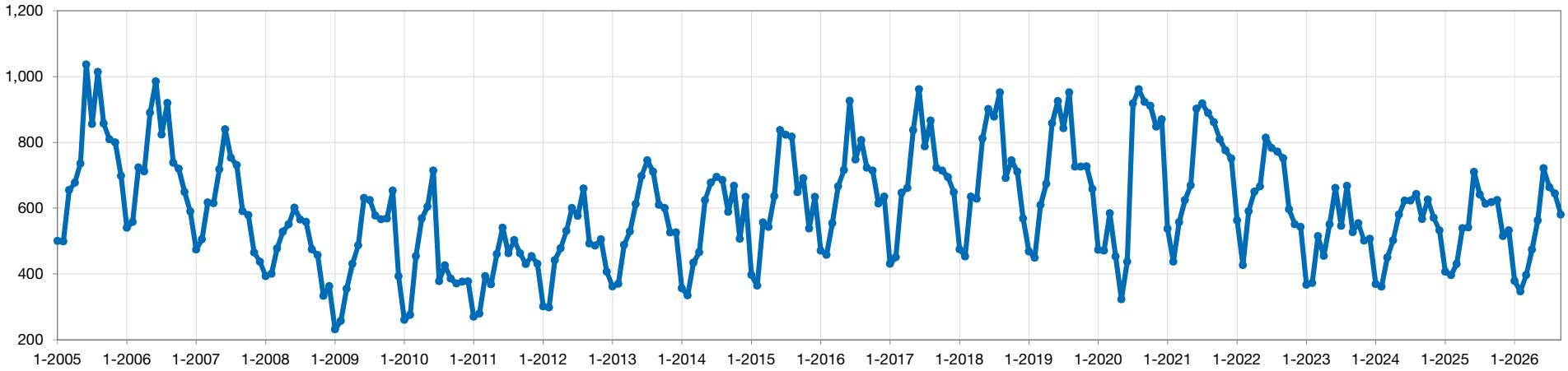


Year to Date



Closed Sales		Prior Year	Percent Change
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	474	539	-12.1%
May 2026	563	541	+4.1%
June 2026	721	710	+1.5%
July 2026	664	641	+3.6%
August 2026	644	613	+5.1%
September 2026	**580**	**618**	**-6.1%**
12-Month Avg	537	552	-2.7%

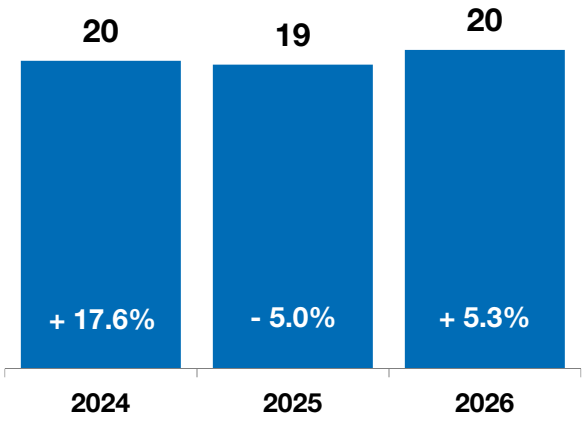
Historical Closed Sales by Month



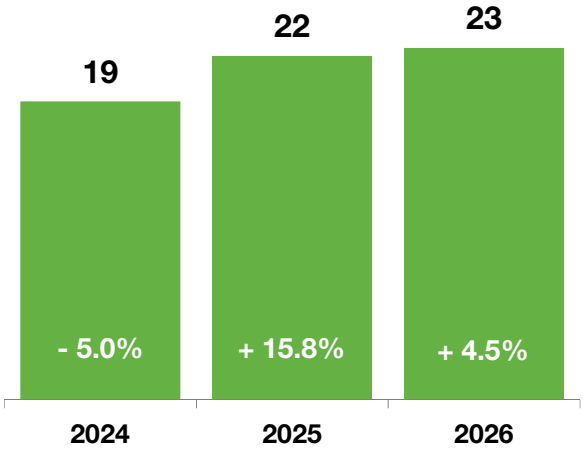
Days on Market Until Sale

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

September



Year to Date



Days on Market		Prior Year	Percent Change
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	18	17	+5.9%
August 2026	19	20	-5.0%
September 2026	**20**	**19**	**+5.3%**
12-Month Avg*	23	22	+4.5%

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

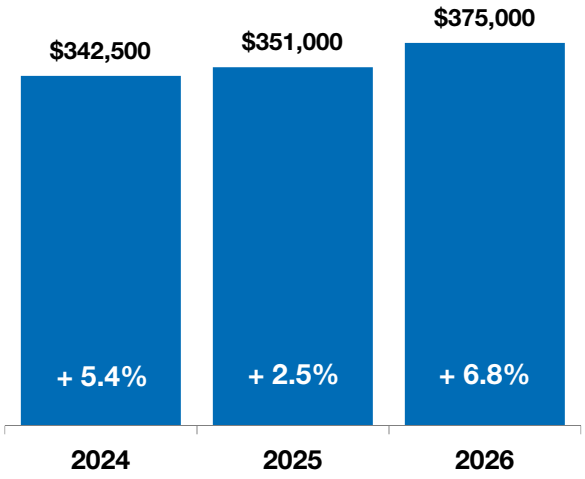
Historical Days on Market Until Sale by Month



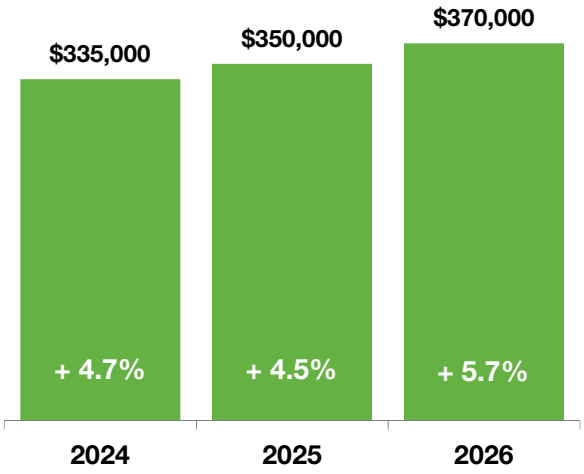
Median Sales Price

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

September



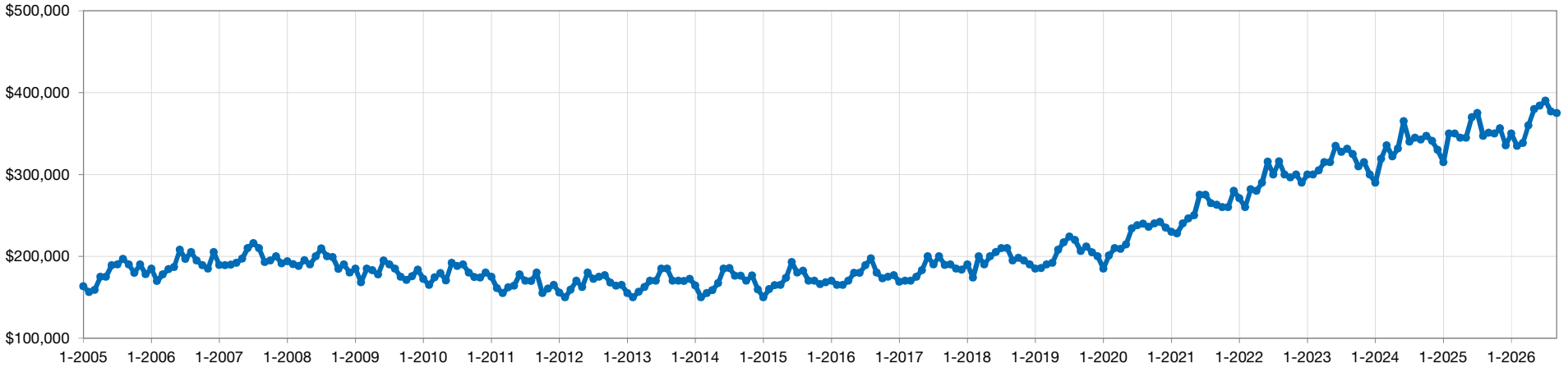
Year to Date



Median Sales Price		Prior Year	Percent Change
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	$384,000	$370,000	+3.8%
July 2026	$390,000	$375,000	+4.0%
August 2026	$377,050	$347,100	+8.6%
September 2026	**$375,000**	**$351,000**	**+6.8%**
12-Month Med*	$362,000	$350,000	+3.4%

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

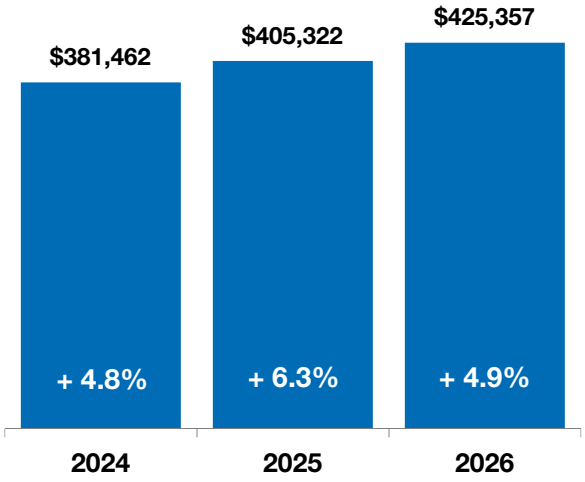
Historical Median Sales Price by Month



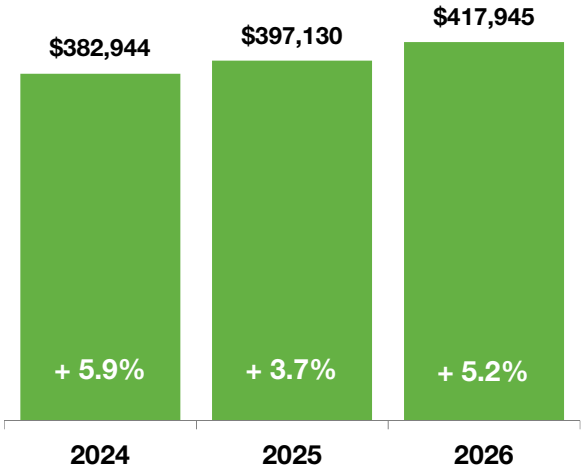
Average Sales Price

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

September



Year to Date



Avg. Sales Price		Prior Year	Percent Change
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	$401,876	$390,123	+3.0%
May 2026	$415,941	$394,692	+5.4%
June 2026	$447,932	$415,748	+7.7%
July 2026	$432,529	$414,934	+4.2%
August 2026	$427,894	$400,048	+7.0%
September 2026	**$425,357**	**$405,322**	**+4.9%**
12-Month Avg*	$411,599	$397,573	+3.5%

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

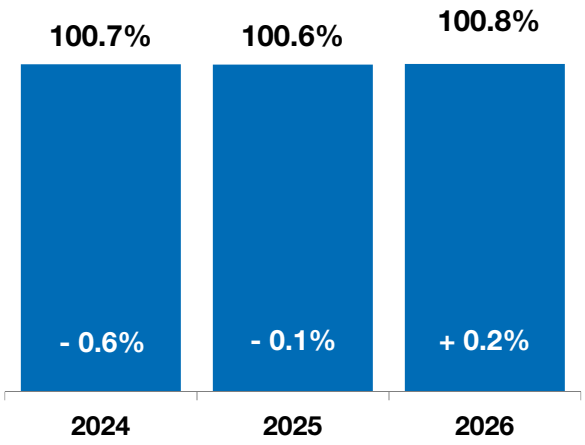
Historical Average Sales Price by Month



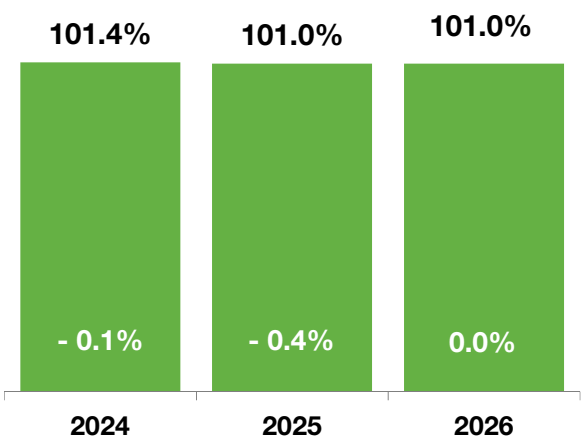
Percent of List Price Received

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.

September



Year to Date



Pct. of List Price Received		Prior Year	Percent Change
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%
August 2026	101.1%	100.9%	+0.2%
September 2026	**100.8%**	**100.6%**	**+0.2%**
12-Month Avg*	100.8%	100.8%	0.0%

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

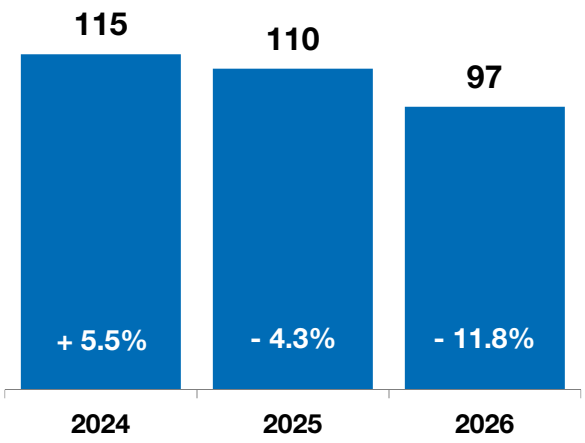
Historical Percent of List Price Received by Month



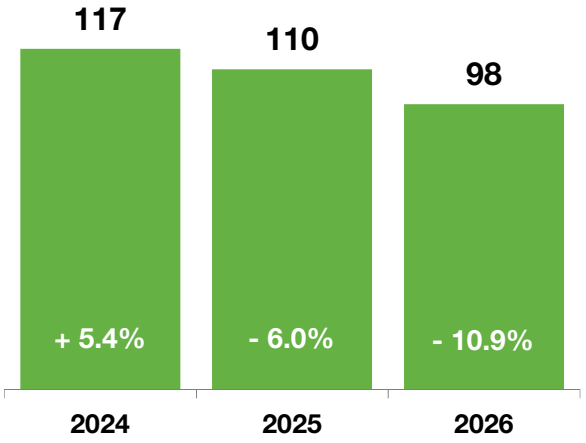
Housing Affordability Index

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.

September

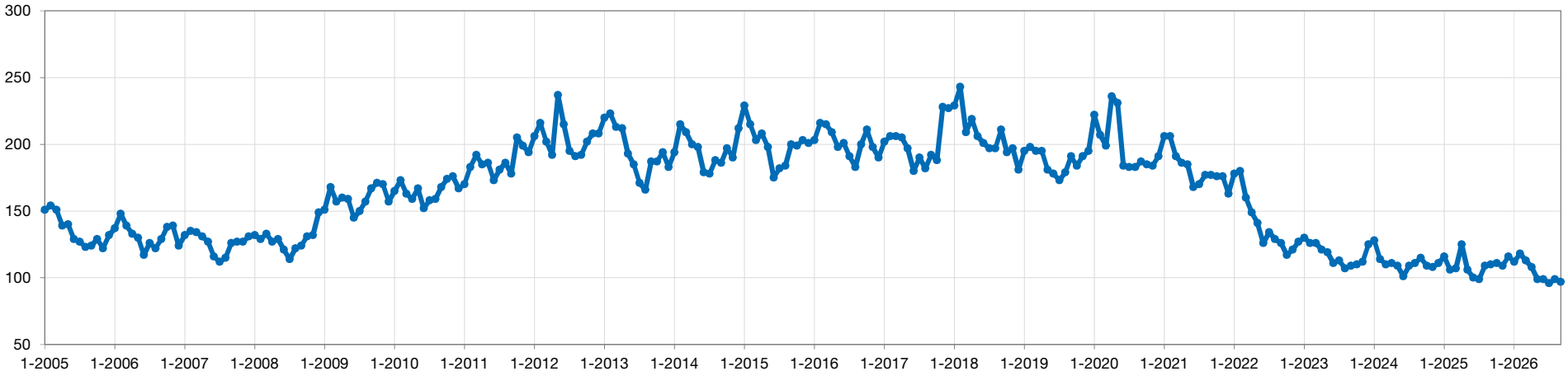


Year to Date



Affordability Index		Prior Year	Percent Change
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%
August 2026	99	109	-9.2%
September 2026	**97**	**110**	**-11.8%**
12-Month Avg	106	109	-2.2%

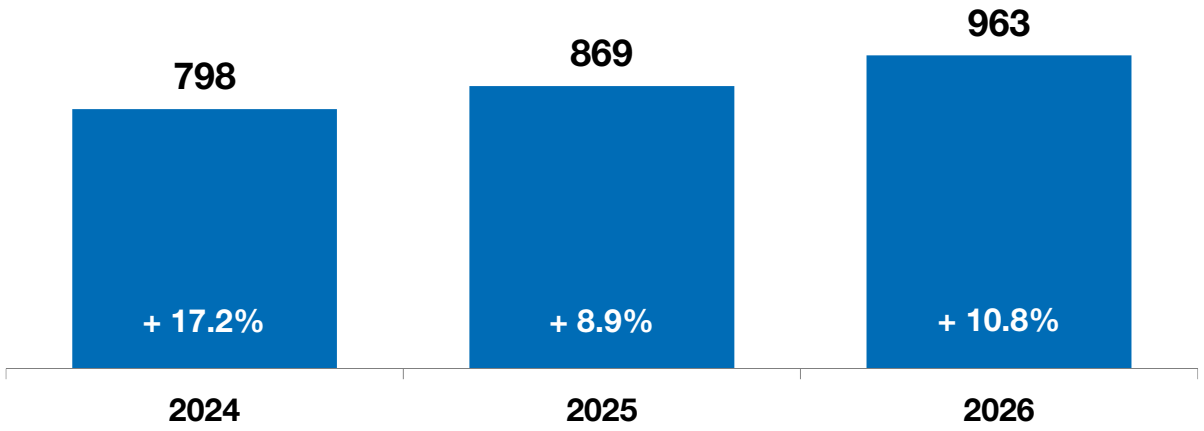
Historical Housing Affordability Index by Month



Inventory of Homes Available

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

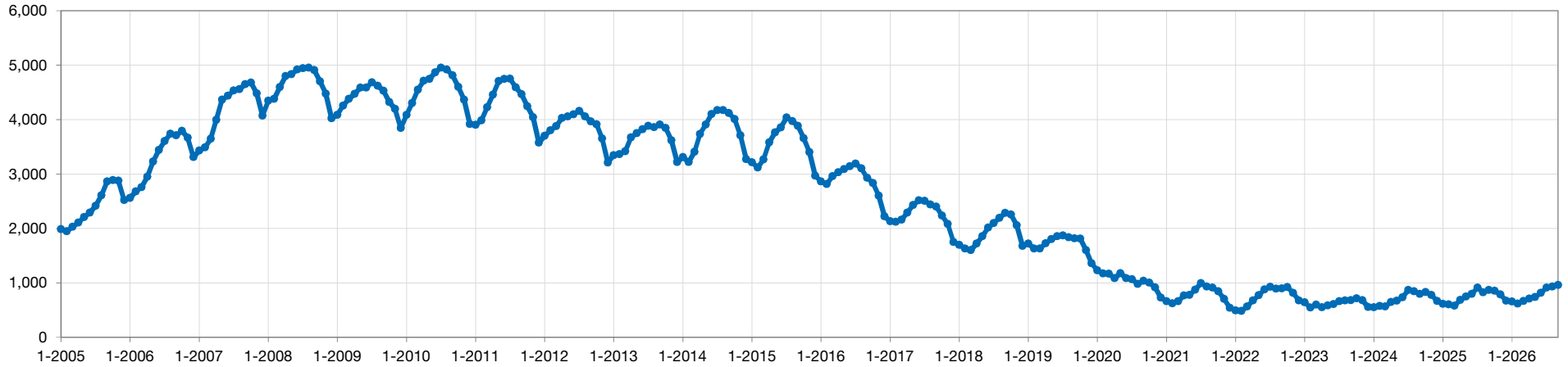
September



Inventory		Prior Year	Percent Change
October 2025	853	832	+2.5%
November 2025	785	776	+1.2%
December 2025	674	667	+1.0%
January 2026	657	616	+6.7%
February 2026	617	605	+2.0%
March 2026	669	582	+14.9%
April 2026	710	686	+3.5%
May 2026	741	751	-1.3%
June 2026	815	796	+2.4%
July 2026	912	914	-0.2%
August 2026	930	825	+12.7%
September 2026	**963**	**869**	**+10.8%**
12-Month Avg*	777	743	+4.6%

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

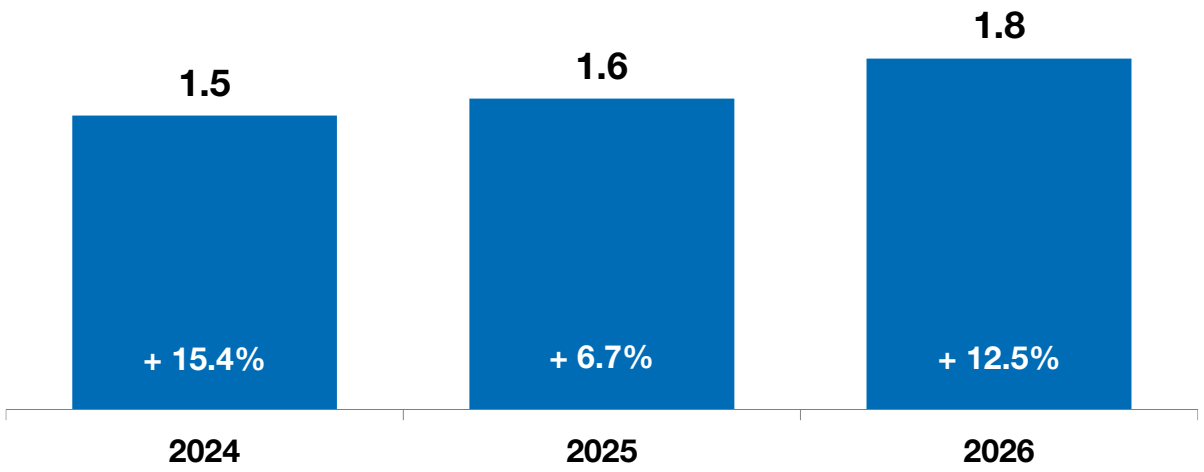
Historical Inventory of Homes Available by Month



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.

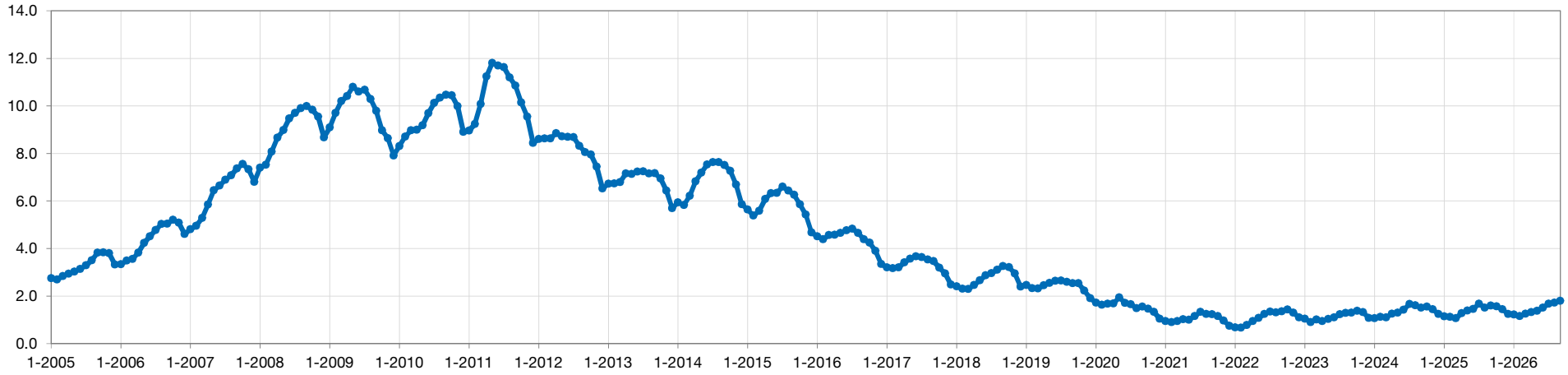
September



Months Supply		Prior Year	Percent Change
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	1.2	1.1	+9.1%
March 2026	1.3	1.1	+18.2%
April 2026	1.3	1.3	0.0%
May 2026	1.4	1.4	0.0%
June 2026	1.5	1.5	0.0%
July 2026	1.7	1.7	0.0%
August 2026	1.7	1.5	+13.3%
September 2026	**1.8**	**1.6**	**+12.5%**
12-Month Avg*	1.4	1.4	0.0%

* Months Supply for all properties from October 2025 through September 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.

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	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	+ / –	9-2025	9-2026	+ / –
Lehigh and Northampton County School Districts	**6,265**	**6,290**	**+0.4%**	**5,129**	**5,040**	**-1.7%**	**4,895**	**4,768**	**-2.6%**	**$397,130**	**$417,945**	**+5.2%**	**869**	**963**	**+10.8%**
Allentown	818	851	+4.0%	672	651	-3.1%	654	620	-5.2%	$268,922	$275,846	+2.6%	110	137	+24.5%
Catasauqua	123	114	-7.3%	99	94	-5.1%	122	91	-25.4%	$339,129	$304,422	-10.2%	13	16	+23.1%
East Penn	636	745	+17.1%	536	602	+12.3%	495	542	+9.5%	$456,781	$459,995	+0.7%	79	95	+20.3%
Northern Lehigh	135	121	-10.4%	99	101	+2.0%	94	106	+12.8%	$338,194	$317,377	-6.2%	24	19	-20.8%
Northwestern Lehigh	106	106	0.0%	75	76	+1.3%	75	73	-2.7%	$493,154	$552,510	+12.0%	28	25	-10.7%
Parkland	759	691	-9.0%	594	562	-5.4%	576	534	-7.3%	$481,940	$479,577	-0.5%	115	122	+6.1%
Salisbury	122	130	+6.6%	112	95	-15.2%	96	98	+2.1%	$435,317	$416,016	-4.4%	12	24	+100.0%
Southern Lehigh	198	221	+11.6%	164	179	+9.1%	150	179	+19.3%	$591,762	$669,862	+13.2%	37	43	+16.2%
Whitehall	239	283	+18.4%	207	210	+1.4%	209	189	-9.6%	$337,702	$371,374	+10.0%	18	53	+194.4%
Bangor Area	174	186	+6.9%	140	146	+4.3%	143	145	+1.4%	$343,423	$372,104	+8.4%	35	44	+25.7%
Bethlehem	985	1,020	+3.6%	832	828	-0.5%	785	785	0.0%	$364,019	$386,158	+6.1%	122	130	+6.6%
Easton	720	651	-9.6%	593	553	-6.7%	592	526	-11.1%	$422,507	$418,564	-0.9%	95	100	+5.3%
Nazareth	263	281	+6.8%	227	220	-3.1%	204	194	-4.9%	$481,146	$571,576	+18.8%	28	41	+46.4%
Northampton	540	468	-13.3%	424	389	-8.3%	363	370	+1.9%	$371,131	$405,318	+9.2%	86	48	-44.2%
Pen Argyl	90	81	-10.0%	79	61	-22.8%	80	56	-30.0%	$312,420	$346,190	+10.8%	12	15	+25.0%
Saucon Valley	194	183	-5.7%	159	150	-5.7%	144	137	-4.9%	$509,529	$552,303	+8.4%	25	20	-20.0%
Wilson	163	158	-3.1%	117	123	+5.1%	113	123	+8.8%	$326,162	$411,576	+26.2%	30	31	+3.3%
Carbon County*	**738**	**671**	**-9.1%**	**524**	**504**	**-3.8%**	**489**	**476**	**-2.7%**	**$277,795**	**$287,069**	**+3.3%**	**200**	**170**	**-15.0%**
Jim Thorpe	303	266	-12.2%	190	189	-0.5%	184	177	-3.8%	$343,184	$365,850	+6.6%	100	83	-17.0%
Lehighton	153	138	-9.8%	125	130	+4.0%	110	120	+9.1%	$273,962	$270,501	-1.3%	31	17	-45.2%
Palmerton	126	111	-11.9%	108	88	-18.5%	101	86	-14.9%	$287,165	$286,564	-0.2%	18	18	0.0%
Panther Valley	125	137	+9.6%	87	82	-5.7%	80	80	0.0%	$127,269	$148,115	+16.4%	35	44	+25.7%
Weatherly	29	19	-34.5%	12	15	+25.0%	13	13	0.0%	$240,404	$215,115	-10.5%	16	8	-50.0%

* 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)			
	09-2026	Lender-Mediated	Share	YTD 2026	Lender-Mediated	Share	Traditional	+ / –	Lender-Mediated	+ / –	Traditional	+ / –	Lender-Mediated	+ / –
Lehigh and Northampton County School Districts	**963**	**7**	**0.7%**	**4,768**	**36**	**0.8%**	**$370,000**	**+5.7%**	**$256,174**	**+2.9%**	**$419,051**	+5.3%	**$272,556**	**-6.1%**
Allentown	137	2	1.5%	620	6	1.0%	$265,000	+6.0%	$258,000	+45.8%	$276,076	+2.5%	$252,250	+13.3%
Catasauqua	16	1	6.3%	91	0	0.0%	$287,000	-7.4%	--	--	$304,422	-10.2%	--	--
East Penn	95	0	0.0%	542	1	0.2%	$435,000	+4.2%	$361,000	--	$460,178	+0.7%	$361,000	--
Northern Lehigh	19	0	0.0%	106	3	2.8%	$300,000	0.0%	$136,000	-47.2%	$320,677	-5.7%	$204,083	-32.9%
Northwestern Lehigh	25	0	0.0%	73	0	0.0%	$505,000	+6.0%	--	--	$552,510	+12.7%	--	--
Parkland	122	1	0.8%	534	2	0.4%	$446,060	+1.5%	$278,174	-4.9%	$480,334	-0.5%	$278,174	-4.9%
Salisbury	24	0	0.0%	98	1	1.0%	$389,900	+4.7%	$415,600	--	$416,020	-4.4%	$415,600	--
Southern Lehigh	43	0	0.0%	179	0	0.0%	$505,000	+0.6%	--	--	$669,862	+12.7%	--	--
Whitehall	53	0	0.0%	189	0	0.0%	$350,000	+5.7%	--	--	$371,374	+10.0%	--	--
Bangor Area	44	2	4.5%	145	1	0.7%	$325,500	+8.7%	$100,500	-42.6%	$373,991	+8.5%	$100,500	-42.6%
Bethlehem	130	0	0.0%	785	11	1.4%	$350,000	+7.7%	$231,000	-5.7%	$387,865	+6.3%	$266,044	-14.0%
Easton	100	0	0.0%	526	4	0.8%	$400,000	-1.5%	$299,375	-19.6%	$419,484	-0.8%	$298,400	-19.9%
Nazareth	41	1	2.4%	194	1	0.5%	$512,700	+21.5%	$780,000	+114.3%	$570,496	+18.3%	$780,000	+114.3%
Northampton	48	0	0.0%	370	4	1.1%	$375,000	+7.1%	$222,500	+10.1%	$407,107	+9.0%	$241,588	+14.3%
Pen Argyl	15	0	0.0%	56	0	0.0%	$324,450	+20.2%	--	--	$346,190	+10.8%	--	--
Saucon Valley	20	0	0.0%	137	2	1.5%	$389,000	-2.3%	$193,192	-25.3%	$557,623	+8.7%	$193,192	-25.3%
Wilson	31	0	0.0%	123	0	0.0%	$325,000	+22.6%	--	--	$411,576	+25.3%	--	--
Carbon County*	**170**	**1**	**0.6%**	**476**	**4**	**0.8%**	**$259,000**	**+0.3%**	**$138,250**	**-4.7%**	**$288,263**	**+2.7%**	**$146,375**	**+13.0%**
Jim Thorpe	83	0	0.0%	177	0	0.0%	$322,500	+3.5%	--	--	$365,850	+5.3%	--	--
Lehighton	17	0	0.0%	120	1	0.8%	$240,000	-1.4%	$131,500	-10.8%	$271,669	-1.7%	$131,500	-10.8%
Palmerton	18	0	0.0%	86	2	2.3%	$244,875	-4.0%	$176,500	+79.2%	$289,185	-0.6%	$176,500	+79.2%
Panther Valley	44	1	2.3%	80	1	1.3%	$145,000	+20.9%	$101,000	+68.6%	$148,719	+16.1%	$101,000	+68.6%
Weatherly	8	0	0.0%	13	0	0.0%	$185,250	-19.5%	--	--	$215,115	-10.5%	--	--

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Carbon County Activity Overview

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

Key Metrics	Historical Sparkbars	9-2025	9-2026	Percent Change from Previous Year	YTD 2025	YTD 2026	Percent Change from Previous Year
New Listings		86	**77**	- 10.5%	738	**671**	- 9.1%
Pending Sales		67	**59**	- 11.9%	524	**504**	- 3.8%
Closed Sales		54	**65**	+ 20.4%	489	**476**	- 2.7%
Days on Market		46	**27**	- 41.3%	47	**42**	- 10.6%
Median Sales Price		$255,000	**$245,000**	- 3.9%	$255,000	**$258,000**	+ 1.2%
Average Sales Price		$280,608	**$266,860**	- 4.9%	$277,795	**$287,069**	+ 3.3%
Pct. of List Price Received		98.4%	**99.3%**	+ 0.9%	97.4%	**98.0%**	+ 0.6%
Housing Affordability Index		104	**102**	- 1.9%	104	**97**	- 6.7%
Inventory		200	**170**	- 15.0%	--	--	--
Months Supply		3.5	**3.1**	- 11.4%	--	--	--