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

Lehigh Valley Sales 2008-2016

<table>
<thead>
<tr>
<th>Year</th>
<th>Median Sales</th>
<th>Units Sold</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>$200,000</td>
<td>6,934</td>
</tr>
<tr>
<td>2009</td>
<td>$179,900</td>
<td>5,820</td>
</tr>
<tr>
<td>2010</td>
<td>$177,000</td>
<td>4,887</td>
</tr>
<tr>
<td>2011</td>
<td>$176,000</td>
<td>3,693</td>
</tr>
<tr>
<td>2012</td>
<td>$173,000</td>
<td>4,543</td>
</tr>
<tr>
<td>2013</td>
<td>$175,000</td>
<td>6,341</td>
</tr>
<tr>
<td>2014</td>
<td>$175,000</td>
<td>6,188</td>
</tr>
<tr>
<td>2015</td>
<td>$175,000</td>
<td>6,811</td>
</tr>
<tr>
<td>2016</td>
<td>$179,900</td>
<td>7,446</td>
</tr>
</tbody>
</table>

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

Source: Lehigh and Northampton County Assessment Departments, 2016
HOW DO PRICES COMPARE IN EACH SCHOOL DISTRICT?
MEDIAN SALES PRICES BY SCHOOL DISTRICT

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

Source: Lehigh and Northampton County Assessment Departments, 2016

<table>
<thead>
<tr>
<th>School District</th>
<th>2016 Median Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Allentown</td>
<td>$115,000</td>
</tr>
<tr>
<td>2. Bangor Area</td>
<td>$159,250</td>
</tr>
<tr>
<td>3. Bethlehem Area</td>
<td>$173,400</td>
</tr>
<tr>
<td>4. Catasauqua Area</td>
<td>$133,500</td>
</tr>
<tr>
<td>5. East Penn</td>
<td>$219,950</td>
</tr>
<tr>
<td>6. Easton Area</td>
<td>$184,950</td>
</tr>
<tr>
<td>7. Nazareth Area</td>
<td>$198,500</td>
</tr>
<tr>
<td>8. Northampton Area</td>
<td>$198,500</td>
</tr>
<tr>
<td>9. Northern Lehigh</td>
<td>$149,950</td>
</tr>
<tr>
<td>10. Northwestern Lehigh</td>
<td>$224,950</td>
</tr>
<tr>
<td>11. Parkland</td>
<td>$238,000</td>
</tr>
<tr>
<td>12. Pen Argyl Area</td>
<td>$165,500</td>
</tr>
<tr>
<td>13. Salisbury</td>
<td>$203,500</td>
</tr>
<tr>
<td>14. Saucon Valley</td>
<td>$190,000</td>
</tr>
<tr>
<td>15. Southern Lehigh</td>
<td>$239,500</td>
</tr>
<tr>
<td>16. Whitehall-Coplay</td>
<td>$159,250</td>
</tr>
<tr>
<td>17. Wilson Area</td>
<td>$138,000</td>
</tr>
</tbody>
</table>

Source: Lehigh and Northampton County Assessment Departments, 2016
Allentown, Catasauqua Area, Northern Lehigh Area and Wilson Area school districts have median housing prices that are less than 85% of the overall median price in the Lehigh Valley.

Source: Lehigh and Northampton County Assessment Departments, 2016
East Penn, Northwestern Lehigh, Parkland and Southern Lehigh school districts have median housing prices that are more than 115% of the overall median price in the Lehigh Valley.

Source: Lehigh and Northampton County Assessment Departments, 2016