

# RESIDENTIAL HOUSING STATISTICS

## MONTHLY QUICKSHEET FEBRUARY 2025

### GHAR COVERAGE AREA

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
FEBRUARY 2023	368	\$234,950	\$274,650	30
FEBRUARY 2024	373	\$264,000	\$294,317	31
FEBRUARY 2025	398	\$279,750	\$327,402	34

### RESIDENTIAL HOUSING SALES BY PRICE POINTS

#### \$199,999 AND LESS

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
FEBRUARY 2023	181	\$133,000	\$126,102	32
FEBRUARY 2024	112	\$143,750	\$131,228	31
FEBRUARY 2025	95	\$135,000	\$131,158	32

#### \$200,000 - \$299,999

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
FEBRUARY 2023	107	\$236,000	\$243,327	21
FEBRUARY 2024	109	\$249,900	\$247,399	22
FEBRUARY 2025	123	\$250,000	\$248,383	25

#### \$300,000 - \$399,999

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
FEBRUARY 2023	63	\$340,000	\$343,496	21
FEBRUARY 2024	70	\$340,000	\$343,562	22
FEBRUARY 2025	82	\$340,000	\$343,186	32

#### \$400,000 AND HIGHER

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
FEBRUARY 2023	63	\$524,300	\$580,602	50
FEBRUARY 2024	82	\$510,250	\$537,398	51
FEBRUARY 2025	98	\$549,950	\$603,609	49

#### **DEFINITIONS:**

Units sold = number of properties that settled in the month  
 Median price = half of all settled properties priced higher, half lower

Average price = average sale price of all properties sold in month  
 Days on Market = average number of days sold properties were on market

# RESIDENTIAL HOUSING SALES BY COUNTY

## CUMBERLAND COUNTY

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
FEBRUARY 2023	157	\$270,000	\$330,865	28
FEBRUARY 2024	185	\$299,900	\$328,428	29
FEBRUARY 2025	179	\$315,000	\$366,451	36

## DAUPHIN COUNTY

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
FEBRUARY 2023	179	\$205,000	\$225,773	29
FEBRUARY 2024	171	\$220,000	\$255,270	31
FEBRUARY 2025	195	\$260,000	\$298,590	34

## PERRY COUNTY

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
FEBRUARY 2023	23	\$215,000	\$264,710	33
FEBRUARY 2024	21	\$260,000	\$234,474	33
FEBRUARY 2025	24	\$237,500	\$270,267	21

**DEFINITIONS:**

Units sold = number of properties that settled in the month  
Median price = half of all settled properties priced higher, half lower

Average price = average sale price of all properties sold in month  
Days on Market = average number of days sold properties were on market

*\*Statistics provided by BrightMLS in cooperation with Greater Harrisburg Association of REALTORS®. Greater Harrisburg Association of REALTORS® covers Cumberland, Dauphin, Perry counties.*