

RESIDENTIAL HOUSING STATISTICS

MONTHLY QUICKSHEET MAY 2025

GHAR COVERAGE AREA

| MONTH/YEAR | UNITS SOLD | MEDIAN PRICE | AVERAGE PRICE | AVERAGE DAYS ON MARKET |
|------------|------------|--------------|---------------|------------------------|
| MAY 2023 | 533 | \$264,000 | \$300,620 | 25 |
| MAY 2024 | 616 | \$284,950 | \$324,413 | 25 |
| MAY 2025 | 599 | \$290,000 | \$328,526 | 24 |

RESIDENTIAL HOUSING SALES BY PRICE POINTS

\$199,999 AND LESS

| MONTH/YEAR | UNITS SOLD | MEDIAN PRICE | AVERAGE PRICE | AVERAGE DAYS ON MARKET |
|------------|------------|--------------|---------------|------------------------|
| MAY 2023 | 160 | \$137,000 | \$126,600 | 28 |
| MAY 2024 | 149 | \$140,000 | \$128,948 | 28 |
| MAY 2025 | 127 | \$140,000 | \$131,782 | 27 |

\$200,000 - \$299,999

| MONTH/YEAR | UNITS SOLD | MEDIAN PRICE | AVERAGE PRICE | AVERAGE DAYS ON MARKET |
|------------|------------|--------------|---------------|------------------------|
| MAY 2023 | 151 | \$245,000 | \$245,766 | 13 |
| MAY 2024 | 181 | \$250,000 | \$249,271 | 20 |
| MAY 2025 | 187 | \$248,000 | \$246,516 | 15 |

\$300,000 - \$399,999

| MONTH/YEAR | UNITS SOLD | MEDIAN PRICE | AVERAGE PRICE | AVERAGE DAYS ON MARKET |
|------------|------------|--------------|---------------|------------------------|
| MAY 2023 | 103 | \$341,004 | \$344,030 | 32 |
| MAY 2024 | 137 | \$345,000 | \$346,419 | 18 |
| MAY 2025 | 138 | \$335,000 | \$341,639 | 20 |

\$400,000 AND HIGHER

| MONTH/YEAR | UNITS SOLD | MEDIAN PRICE | AVERAGE PRICE | AVERAGE DAYS ON MARKET |
|------------|------------|--------------|---------------|------------------------|
| MAY 2023 | 119 | \$525,000 | \$566,630 | 32 |
| MAY 2024 | 149 | \$525,000 | \$590,922 | 33 |
| MAY 2025 | 147 | \$510,000 | \$590,519 | 35 |

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 |
|------------|------------|--------------|---------------|------------------------|
| MAY 2023 | 240 | \$299,950 | \$337,701 | 29 |
| MAY 2024 | 275 | \$314,900 | \$342,573 | 22 |
| MAY 205 | 273 | \$324,900 | \$367,523 | 23 |

DAUPHIN COUNTY

| MONTH/YEAR | UNITS SOLD | MEDIAN PRICE | AVERAGE PRICE | AVERAGE DAYS ON MARKET |
|------------|------------|--------------|---------------|------------------------|
| MAY 2023 | 258 | \$234,200 | \$242,843 | 21 |
| MAY 2024 | 300 | \$265,000 | \$310,930 | 26 |
| MAY 2025 | 290 | \$250,000 | \$292,612 | 23 |

PERRY COUNTY

| MONTH/YEAR | UNITS SOLD | MEDIAN PRICE | AVERAGE PRICE | AVERAGE DAYS ON MARKET |
|------------|------------|--------------|---------------|------------------------|
| MAY 2023 | 31 | \$217,841 | \$244,129 | 32 |
| MAY 2024 | 33 | \$285,000 | \$298,339 | 32 |
| MAY 2025 | 35 | \$257,500 | \$327,229 | 28 |

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.*