

RESIDENTIAL HOUSING STATISTICS

MONTHLY QUICKSHEET AUGUST 2025

GHAR COVERAGE AREA

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
AUGUST 2023	604	\$284,298	\$313,985	19
AUGUST 2024	651	\$297,000	\$326,635	23
AUGUST 2025	549	\$300,000	\$344,884	20

RESIDENTIAL HOUSING SALES BY PRICE POINTS

\$199,999 AND LESS

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
AUGUST 2023	156	\$145,250	\$130,697	27
AUGUST 2024	153	\$135,000	\$129,922	35
AUGUST 2025	110	\$150,000	\$134,459	25

\$200,000 - \$299,999

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
AUGUST 2023	179	\$251,500	\$251,702	12
AUGUST 2024	176	\$250,000	\$249,414	15
AUGUST 2025	164	\$250,088	\$250,931	17

\$300,000 - \$399,999

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
AUGUST 2023	128	\$340,000	\$345,455	16
AUGUST 2024	161	\$340,000	\$344,098	20
AUGUST 2025	120	\$345,433	\$343,937	21

\$400,000 AND HIGHER

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
AUGUST 2023	141	\$503,500	\$567,270	21
AUGUST 2024	161	\$525,900	\$580,526	27
AUGUST 2025	155	\$530,000	\$594,360	20

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
AUGUST 2023	279	\$308,000	\$347,779	17
AUGUST 2024	300	\$327,250	\$363,011	20
AUGUST 2025	270	\$335,000	\$378,378	17

DAUPHIN COUNTY

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
AUGUST 2023	299	\$255,000	\$284,951	17
AUGUST 2024	309	\$270,000	\$288,122	20
AUGUST 2025	242	\$278,000	\$311,550	21

PERRY COUNTY

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
AUGUST 2023	25	\$242,000	\$287,651	22
AUGUST 2024	47	\$300,000	\$351,381	36
AUGUST 2025	36	\$255,000	\$322,104	30

DEFINITIONS:

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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.*