

RESIDENTIAL HOUSING STATISTICS

MONTHLY QUICKSHEET DECEMBER 2025

GHAR COVERAGE AREA

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
DECEMBER 2023	492	\$259,275	\$294,354	23
DECEMBER 2024	560	\$280,000	\$311,246	29
DECEMBER 2025	572	\$270,000	\$311,717	35

RESIDENTIAL HOUSING SALES BY PRICE POINTS

\$199,999 AND LESS

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
DECEMBER 2023	154	\$132,500	\$125,633	26
DECEMBER 2024	136	\$140,000	\$132,791	26
DECEMBER 2025	143	\$144,900	\$133,380	41

\$200,000 - \$299,999

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
DECEMBER 2023	150	\$250,000	\$247,465	16
DECEMBER 2024	173	\$250,000	\$252,008	21
DECEMBER 2025	181	\$245,000	\$246,135	23

\$300,000 - \$399,999

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
DECEMBER 2023	83	\$349,900	\$349,070	21
DECEMBER 2024	128	\$336,077	\$341,541	23
DECEMBER 2025	124	\$346,945	\$345,432	36

\$400,000 AND HIGHER

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
DECEMBER 2023	71	\$520,878	\$565,543	29
DECEMBER 2024	123	\$481,500	\$560,352	50
DECEMBER 2025	124	\$510,000	\$579,395	46

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
DECEMBER 2023	210	\$284,950	\$324,510	19
DECEMBER 2024	263	\$310,000	\$344,212	30
DECEMBER 2025	269	\$329,900	\$357,319	35

DAUPHIN COUNTY

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
DECEMBER 2023	245	\$243,500	\$275,970	23
DECEMBER 2024	257	\$254,900	\$279,658	27
DECEMBER 2025	270	\$240,000	\$270,116	34

PERRY COUNTY

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
DECEMBER 2023	30	\$220,000	\$233,432	27
DECEMBER 2024	43	\$255,000	\$298,374	25
DECEMBER 2025	34	\$237,500	\$283,844	32

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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.*