



RESIDENTIAL HOUSING STATISTICS

MONTHLY QUICKSHEET FEBRUARY 2026

GHAR COVERAGE AREA

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
FEBRUARY 2024	373	\$264,000	\$294,317	31
FEBRUARY 2025	398	\$279,750	\$327,402	34
FEBRUARY 2026	389	\$278,000	\$315,883	47

RESIDENTIAL HOUSING SALES BY PRICE POINTS

\$199,999 AND LESS

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
FEBRUARY 2024	112	\$143,750	\$131,228	31
FEBRUARY 2025	95	\$135,000	\$1312,158	32
FEBRUARY 2026	89	\$145,000	\$129,773	41

\$200,000 - \$299,999

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
FEBRUARY 2024	109	\$249,900	\$247,399	22
FEBRUARY 2025	123	\$250,000	\$248,383	25
FEBRUARY 2026	135	\$250,000	\$249,844	32

\$300,000 - \$399,999

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
FEBRUARY 2024	70	\$340,000	\$343,562	22
FEBRUARY 2025	82	\$340,000	\$343,186	32
FEBRUARY 2026	82	\$332,913	\$338,928	52

\$400,000 AND HIGHER

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
FEBRUARY 2024	82	\$510,250	\$537,398	51
FEBRUARY 2025	98	\$549,950	\$603,609	49
FEBRUARY 2026	83	\$520,000	\$600,092	74

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.*

RESIDENTIAL HOUSING SALES BY COUNTY

CUMBERLAND COUNTY

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
FEBRUARY 2024	185	\$299,900	\$328,428	29
FEBRUARY 2025	179	\$315,000	\$366,451	36
FEBRYARY 2026	170	\$300,000	\$346,701	45

DAUPHIN COUNTY

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
FEBRUARY 2024	171	\$220,000	\$255,270	31
FEBRUARY 2025	195	\$260,000	\$298,590	34
FEBRUARY 2026	187	\$268,000	\$291,295	47

PERRY COUNTY

MONTH/YEAR	UNITS SOLD	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET
FEBRUARY 2024	21	\$260,000	\$234,474	33
FEBRUARY 2025	24	\$237,500	\$270,267	21
FEBRUARY 2026	26	\$311,600	\$299,032	59

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