All Home Types Detached Attached

Local Market Insight

Dauphin County, PA



Presented by Greater Harrisburg Association of REALTORS Greater Harrisburg Association of REALTORS Email: stephanie@ghar.realtor

Dauphin County, PA

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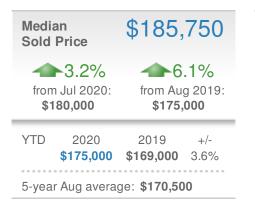
Greater Harrisburg Association of REALTORS

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New L	istings.	442		
from	-4.5% Jul 2020: 463	from A	3.9% ug 2019: 06	
YTD	2020 2,752	2019 3,224	+/- -14.6%	
5-year	Aug averag	e: 435		

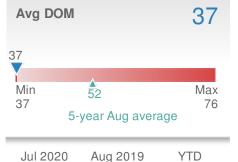












41

44

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Dauphin County, PA - Detached

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New L	istings.		292	New F	Pendings		280	Close	d Sales		245
from	4.3% Jul 2020: 280	from A	3.6% ug 2019: 57	from	-1.4% Jul 2020: 284		0.7% ug 2019: 53		-6.1% Jul 2020: 261		2.4% ug 2019: 18
YTD	2020 1,710	2019 2,030	+/- -15.8%	YTD	2020 1,636	2019 1,730	+/- -5.4%	YTD	2020 1,430	2019 1,560	+/- -8.3%
5-year Aug average: 277		5-year Aug average: 226			5-year Aug average: 224						

Medi Sold	an Price	\$225,000				
fror	5.1% n Jul 2020: 214,000	47.1% from Aug 201 \$210,000	9:			
YTD	2020 \$203,450	2019 +/- \$199,900 1.8%	/ 0			
5-year Aug average: \$201,000						

Summary

In Dauphin County, PA, the median sold price for Detached properties for August was \$225,000, representing an increase of 5.1% compared to last month and an increase of 7.1% from Aug 2019. The average days on market for units sold in August was 43 days, 15% below the 5-year August average of 51 days. There was a 1.4% month over month decrease in new contract activity with 280 New Pendings; a 2.5% MoM increase in All Pendings (new contracts + contracts carried over from July) to 448; and a 0.9% decrease in supply to 212 active units.

This activity resulted in a Contract Ratio of 2.11 pendings per active listing, up from 2.04 in July and an increase from 0.82 in August 2019. The Contract Ratio is 132% higher than the 5-year August average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market he market is moving in the buyer's favor.





Dauphin County, PA - Attached

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New L	.istings		150	New F	Pendings		171	Close	d Sales		140
from	-18.0% Jul 2020: 183	from A).7% ug 2019: 49	from	-1.2% Jul 2020: 1 69	from A	5.7% ug 2019: 26		-2.8% Jul 2020: 144	from A	8.5% .ug 2019: 29
YTD	2020 1,042	2019 1,193	+/- -12.7%	YTD	2020 960	2019 991	+/- -3.1%	YTD	2020 812	2019 911	+/- -10.9%
5-year Aug average: 157		5-year Aug average: 119			5-year Aug average: 128						

Medi Sold	an Price	\$158,950				
fron	17.7% n Jul 2020: 135,000	13.6% from Aug 2019: \$139,900				
YTD	2020 \$135,000	2019 +/- \$135,200 -0.1%				
5-yea	5-year Aug average: \$139,620					

Summary

In Dauphin County, PA, the median sold price for Attached properties for August was \$158,950, representing an increase of 17.7% compared to last month and an increase of 13.6% from Aug 2019. The average days on market for units sold in August was 26 days, 53% below the 5-year August average of 55 days. There was a 1.2% month over month increase in new contract activity with 171 New Pendings; a 5.4% MoM increase in All Pendings (new contracts + contracts carried over from July) to 273; and a 21.9% decrease in supply to 139 active units.

This activity resulted in a Contract Ratio of 1.96 pendings per active listing, up from 1.46 in July and an increase from 0.73 in August 2019. The Contract Ratio is 152% higher than the 5-year August average of 0.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market he market is moving in the buyer's favor.



