

August 2020

All Home Types
Detached
Attached

Local Market Insight

Dauphin County, PA

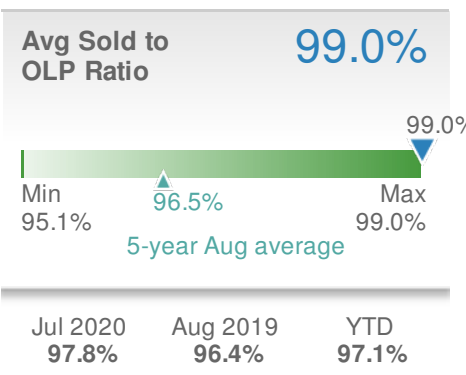
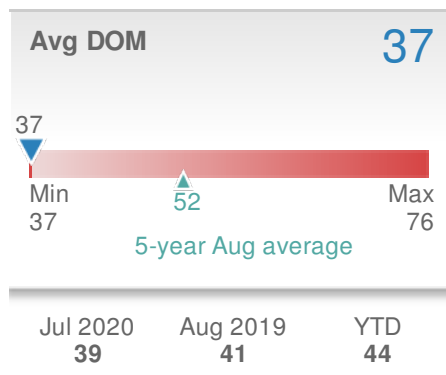
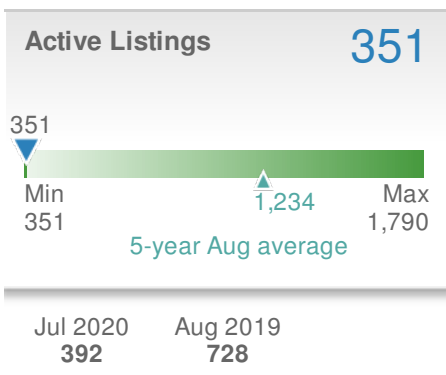
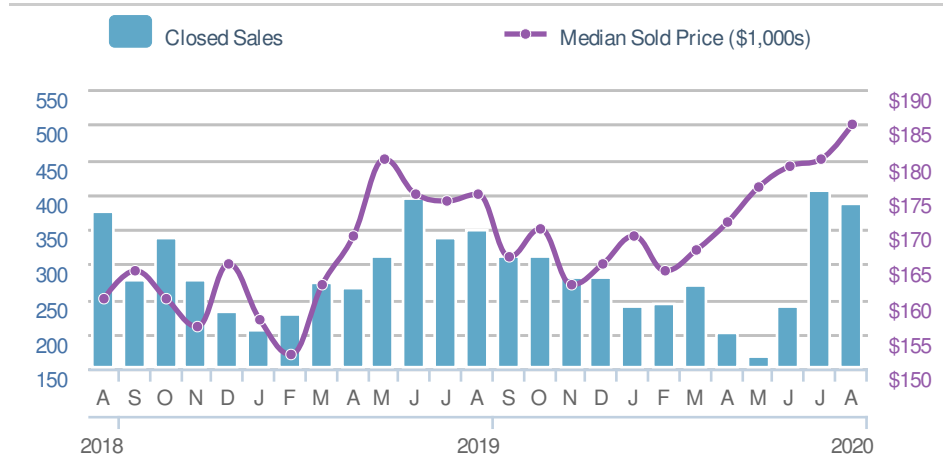
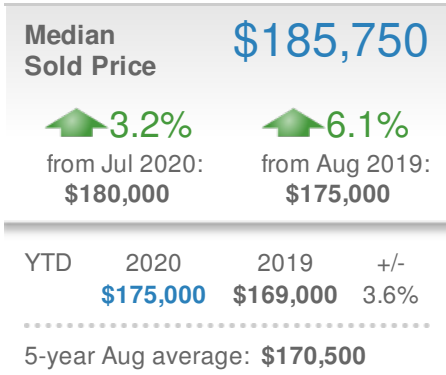
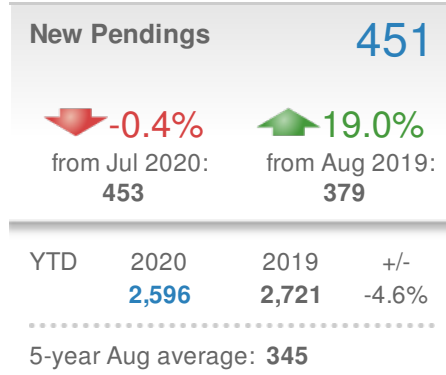
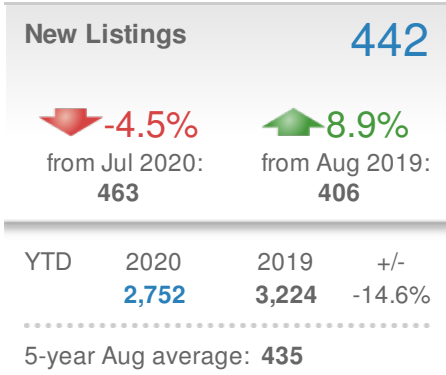


Presented by
Greater Harrisburg Association of REALTORS
Greater Harrisburg Association of REALTORS
Email: stephanie@ghar.realtor

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Dauphin County, PA

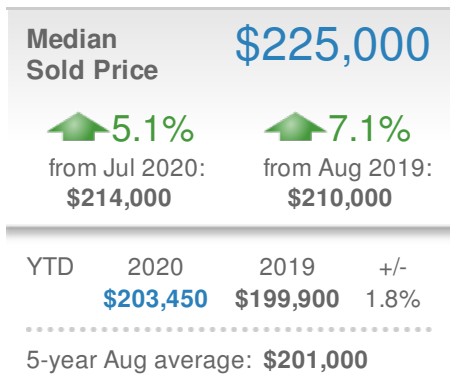
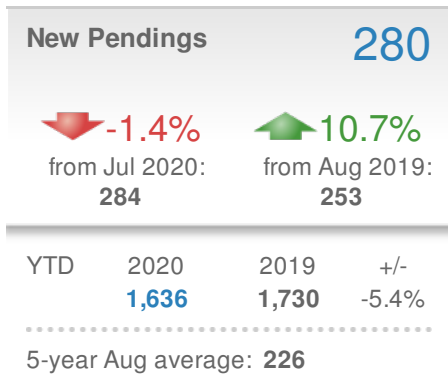
Email: stephanie@ghar.realtor



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Dauphin County, PA - Detached

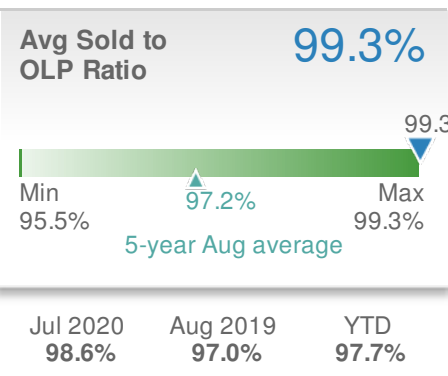
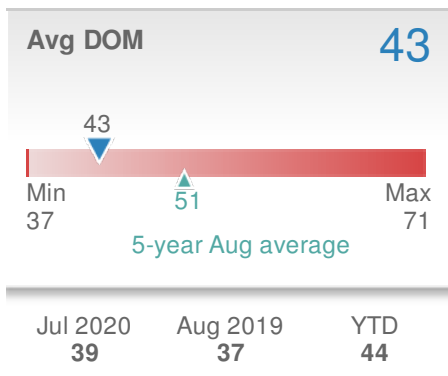
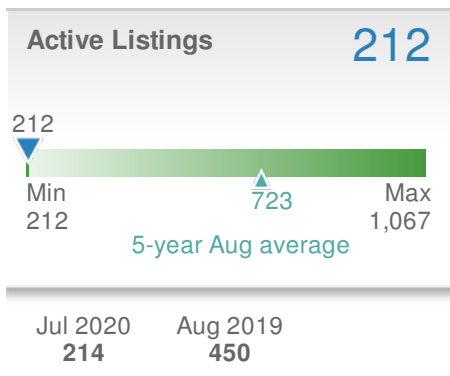
Greater Harrisburg Association of REALTORS
 Email: stephanie@ghar.realtor



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.

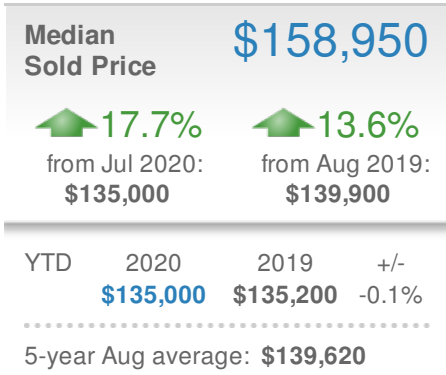
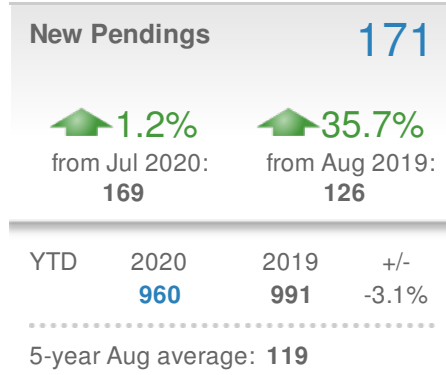
This activity resulted in a Contract Ratio of 2.11 pendings per active listing, up from 2.04 in July and an increase from 0.82 in August 2019. The Contract Ratio is 132% higher than the 5-year August average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared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



August 2020

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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 is moving in the buyer's favor.

