

August 2020

All Home Types
Detached
Attached

Local Market Insight

Perry County, PA

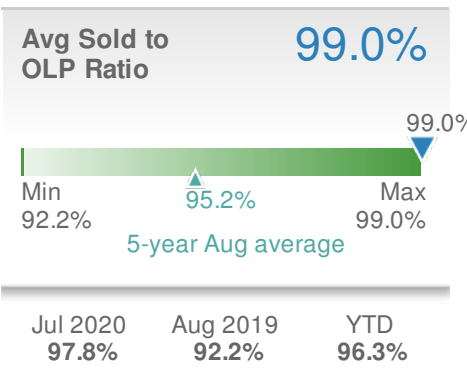
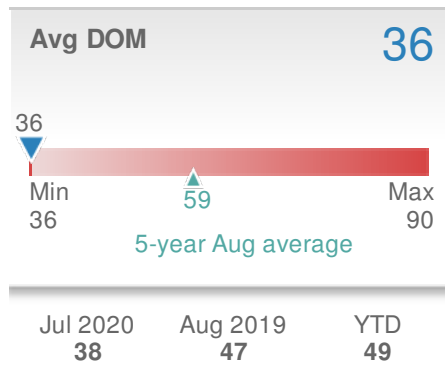
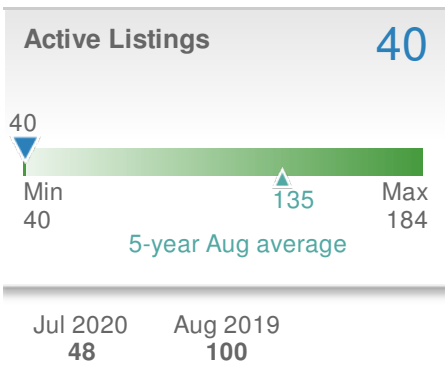
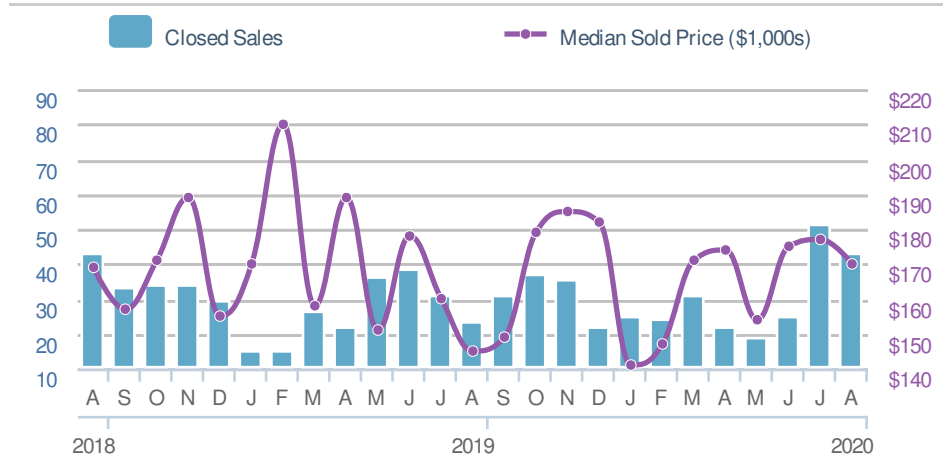
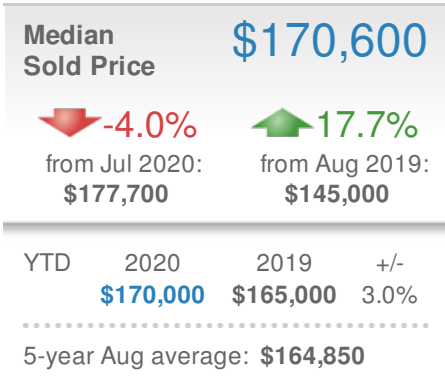
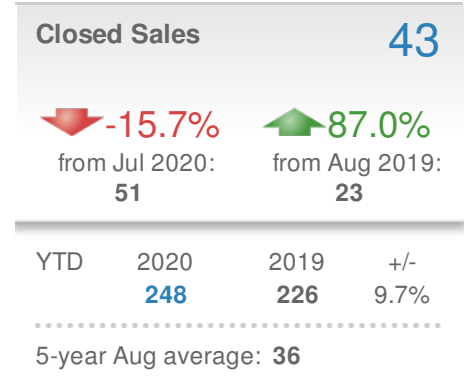
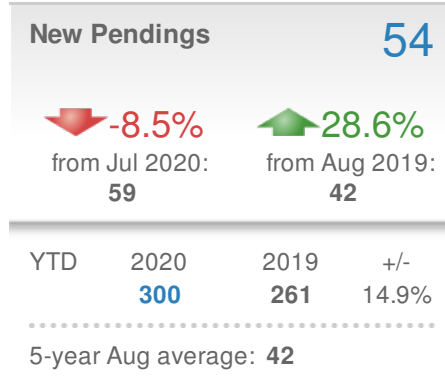
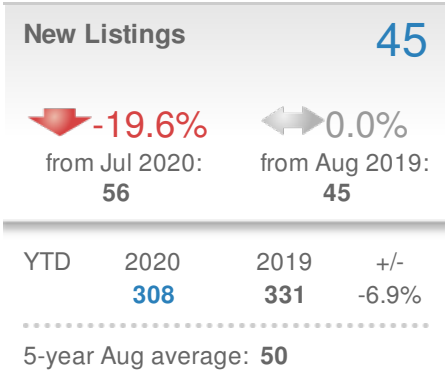


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Perry County, PA - Detached

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New Listings 41

↓ -22.6% ↔ 0.0%
 from Jul 2020: 53 from Aug 2019: 41

YTD	2020	2019	+/-
	283	307	-7.8%

5-year Aug average: 47

New Pendings 49

↓ -9.3% ↑ 28.9%
 from Jul 2020: 54 from Aug 2019: 38

YTD	2020	2019	+/-
	277	243	14.0%

5-year Aug average: 38

Closed Sales 39

↓ -18.8% ↑ 77.3%
 from Jul 2020: 48 from Aug 2019: 22

YTD	2020	2019	+/-
	230	211	9.0%

5-year Aug average: 34

Median Sold Price \$175,000

↓ -3.7% ↑ 13.8%
 from Jul 2020: \$181,700 from Aug 2019: \$153,750

YTD	2020	2019	+/-
	\$174,000	\$170,513	2.0%

5-year Aug average: \$170,335

Summary

In Perry County, PA, the median sold price for Detached properties for August was \$175,000, representing a decrease of 3.7% compared to last month and an increase of 13.8% from Aug 2019. The average days on market for units sold in August was 32 days, 45% below the 5-year August average of 59 days. There was a 9.3% month over month decrease in new contract activity with 49 New Pendings; a 6% MoM increase in All Pendings (new contracts + contracts carried over from July) to 88; and a 16.3% decrease in supply to 36 active units.

This activity resulted in a Contract Ratio of 2.44 pendings per active listing, up from 1.93 in July and an increase from 0.59 in August 2019. The Contract Ratio is 161% higher than the 5-year August average of 0.93. 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.

Active Listings 36

Jul 2020	Aug 2019
43	94

Avg DOM 32

Jul 2020	Aug 2019	YTD
40	48	49

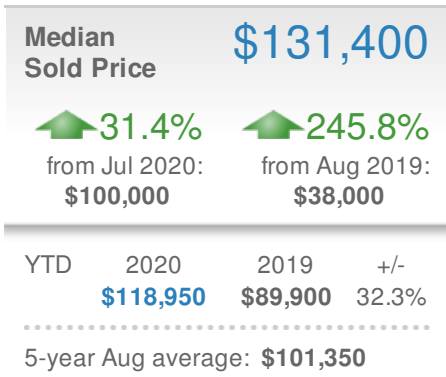
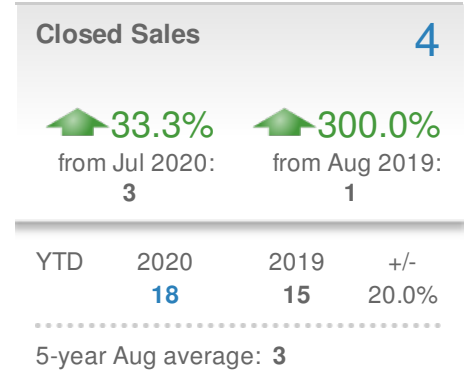
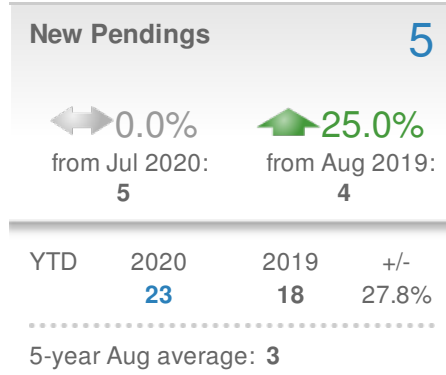
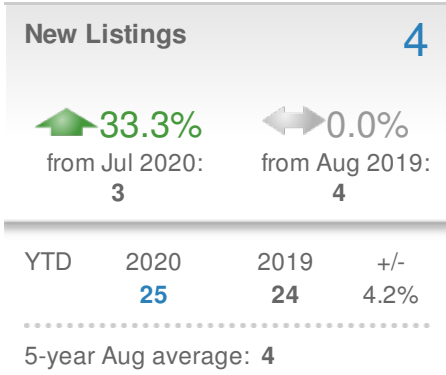
Avg Sold to OLP Ratio 98.8%

Jul 2020	Aug 2019	YTD
97.8%	92.8%	96.4%

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Perry County, PA - Attached

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Summary

In Perry County, PA, the median sold price for Attached properties for August was \$131,400, representing an increase of 31.4% compared to last month and an increase of 245.8% from Aug 2019. The average days on market for units sold in August was 77 days, 87% above the 5-year August average of 41 days. There was no month over month change in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 8; and a 20% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.60 in July and an increase from 0.67 in August 2019. The Contract Ratio is 101% higher than the 5-year August average of 0.99. 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.

