All Home Types Detached Attached

## Local Market Insight

## Perry County, PA



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

Perry County, PA

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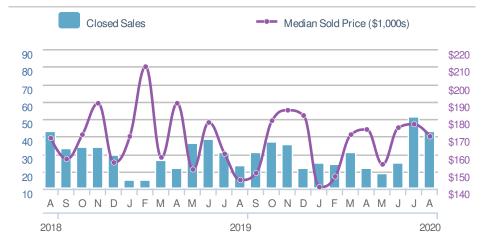
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New L	New Listings		45		
	- <b>19.6%</b> Jul 2020: <b>56</b>	from A	).0% ug 2019: . <b>5</b>		
YTD	2020 <b>308</b>	2019 <b>331</b>	+/- -6.9%		
5-year	Aug average	e: <b>50</b>			





Medi Sold	an Price	\$170,600		
fron	-4.0% n Jul 2020: 177,700	from Aug \$145,	g 2019:	
YTD	2020 <b>\$170,000</b>	2019 <b>\$165,000</b>	+/- 3.0%	
5-yea	r Aug avera	ge: <b>\$164,85</b>	0	







47

49

38





Perry County, PA - Detached

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New L	istings.		41	New F	Pendings		49	Close	d Sales		39
	-22.6% Jul 2020: 53	from A	).0% ug 2019: 1		<b>-9.3%</b> Jul 2020: <b>54</b>	from A	2 <b>8.9%</b> ug 2019: <b>38</b>		-18.8% Jul 2020: 48	from Ar	ug 2019:
YTD	2020 <b>283</b>	2019 <b>307</b>	+/- -7.8%	YTD	2020 <b>277</b>	2019 <b>243</b>	+/- 14.0%	YTD	2020 <b>230</b>	2019 <b>211</b>	+/- 9.0%
5-year	Aug averag	e: <b>47</b>		5-year	Aug avera	ge: <b>38</b>		5-year	Aug averag	ge: <b>34</b>	

Medi Sold	an Price	\$175,	000
fror	-3.7% n Jul 2020: 181,700	from Aug \$153,	g 2019:
YTD	2020 <b>\$174,000</b>	2019 <b>\$170,513</b>	+/- 2.0%
5-yea	r Aug avera	ge: <b>\$170,33</b>	5

#### 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 he market is moving in the buyer's favor.





Perry County, PA - Attached

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New L	istings.		4	New P	end
	33.3% Jul 2020: 3		).0% ug 2019: <b>1</b>	from	▶0.( Jul 2 5
YTD	2020 <b>25</b>	2019 <b>24</b>	+/- 4.2%	YTD	20 2
5-year	Aug averag	e: <b>4</b>		5-year	Aug

New F	Pendings		5	(
	▶0.0% Jul 2020: 5		2 <b>5.0%</b> ug 2019: <b>4</b>	1
YTD	2020 <b>23</b>	2019 <b>18</b>	+/- 27.8%	`
5-year	Aug averag	e: 3		Ę

#### **Closed Sales** 4 **~**33.3% ━300.0% from Jul 2020: from Aug 2019: 3 1 +/-YTD 2020 2019 15 20.0% 18 5-year Aug average: 3

Medi Sold	an Price	\$131,400	)
fror	<b>31.4%</b> n Jul 2020: <b>100,000</b>	45.8% from Aug 2019 \$38,000	-
YTD	2020 <b>\$118,950</b>	2019 +/- <b>\$89,900</b> 32.3%	, 0
5-yea	r Aug averag	ge: <b>\$101,350</b>	

#### 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 he market is moving in the buyer's favor.

Active Listings	4	Avg DOM		77	Avg Sold OLP Ratio	to	01.0%
				77			101
Min 7 4 5-year Aug averag	Max 10	Min 0	41 -year Aug avera	Max 85	Min 79.2%	year Aug av	94.6% Max 101.0%

