

# October 2020

All Home Types  
Detached  
Attached

## Local Market Insight

### Dauphin County, PA

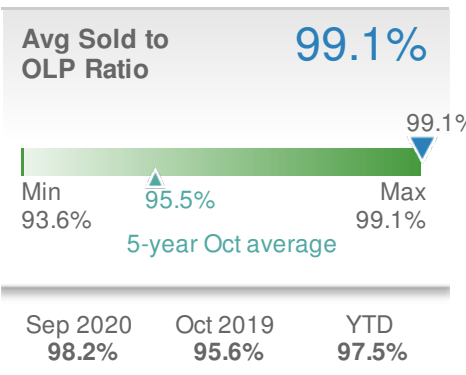
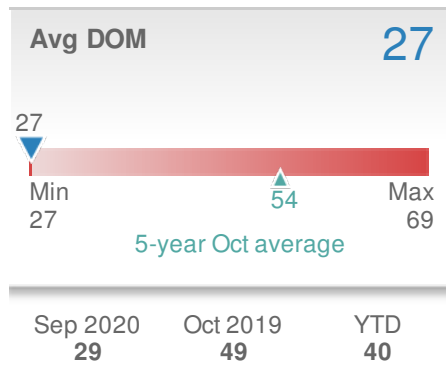
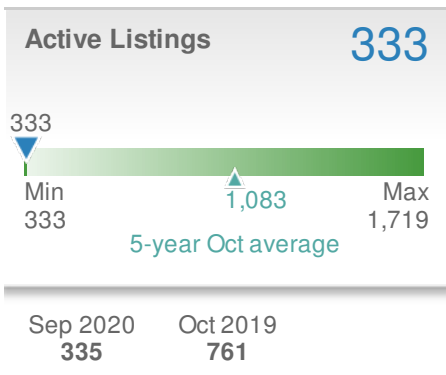
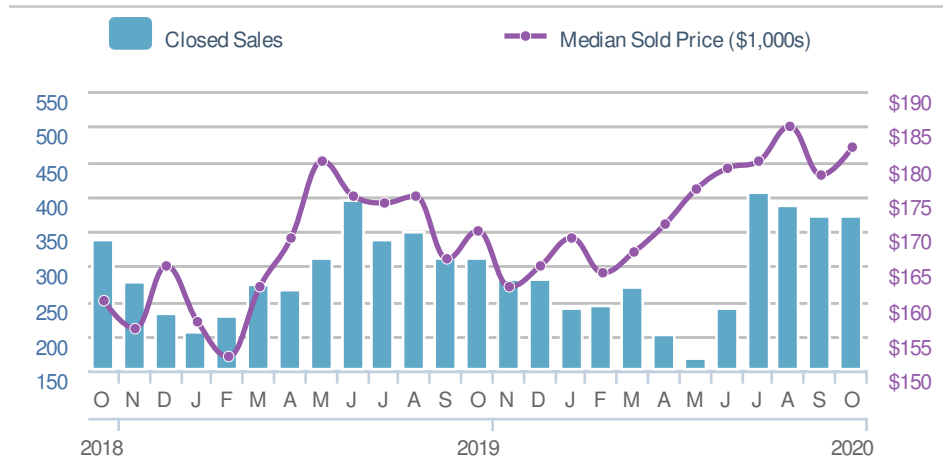
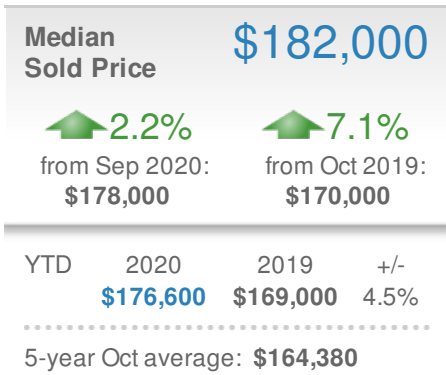
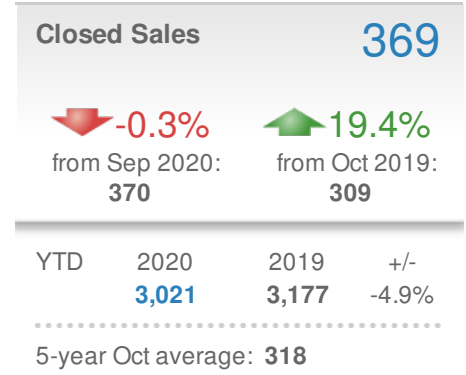
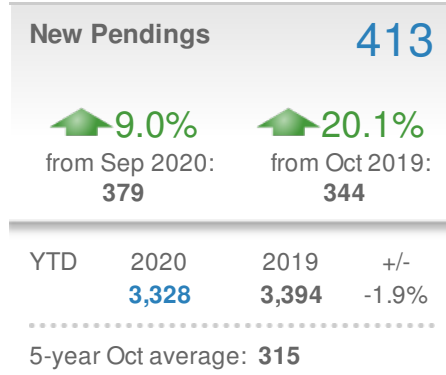
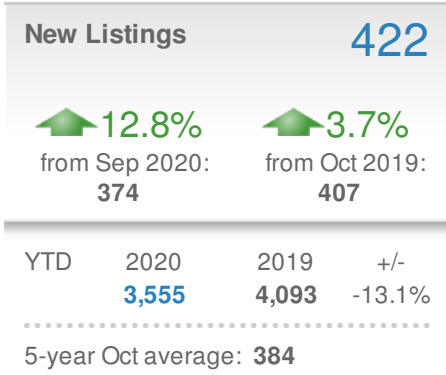


Presented by  
**Greater Harrisburg Association of REALTORS**  
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Dauphin County, PA

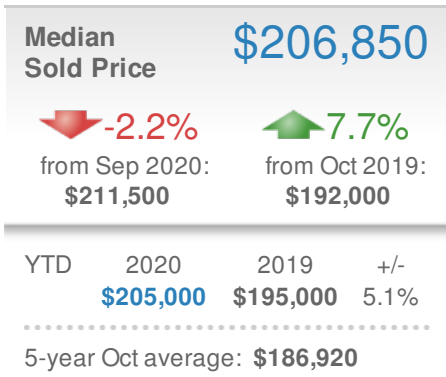
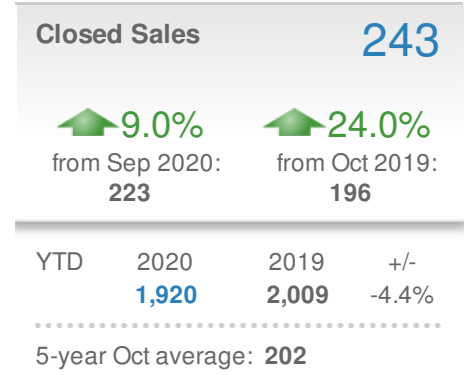
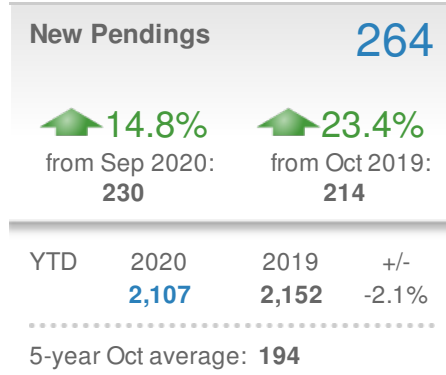
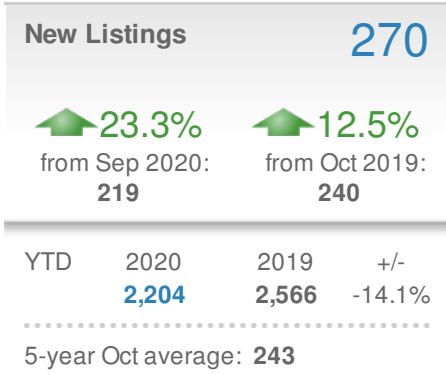
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**October 2020**

Dauphin County, PA - Detached

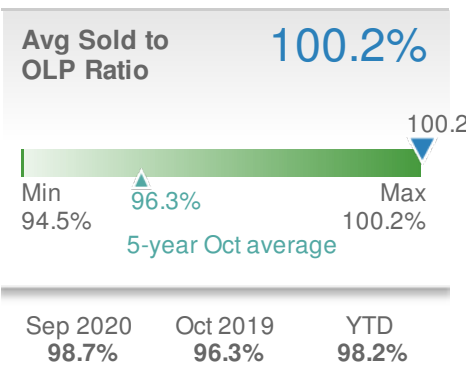
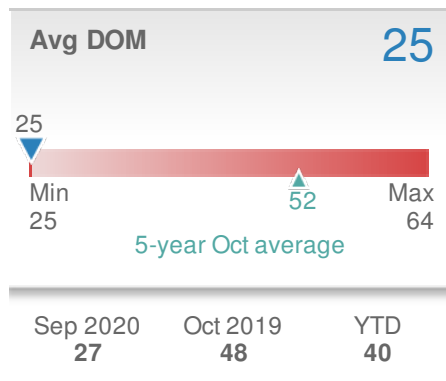
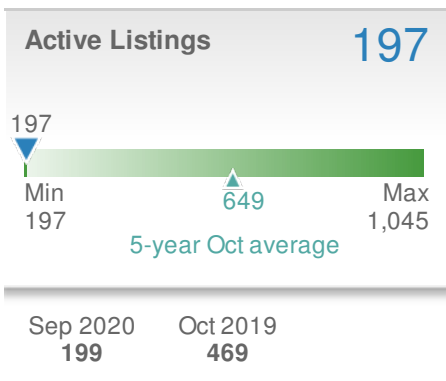
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**Summary**

In Dauphin County, PA, the median sold price for Detached properties for October was \$206,850, representing a decrease of 2.2% compared to last month and an increase of 7.7% from Oct 2019. The average days on market for units sold in October was 25 days, 52% below the 5-year October average of 52 days. There was a 14.8% month over month increase in new contract activity with 264 New Pendings; a 1.9% MoM increase in All Pendings (new contracts + contracts carried over from September) to 431; and a 1% decrease in supply to 197 active units.

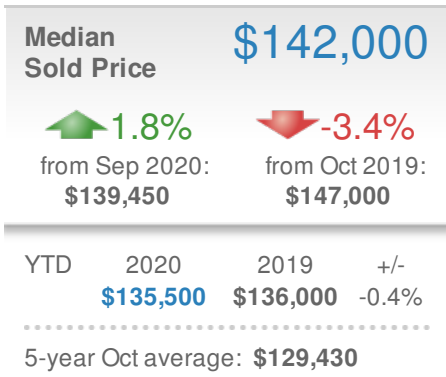
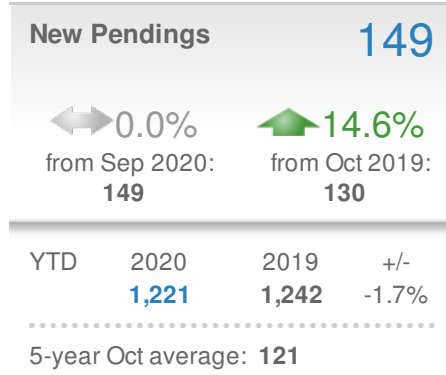
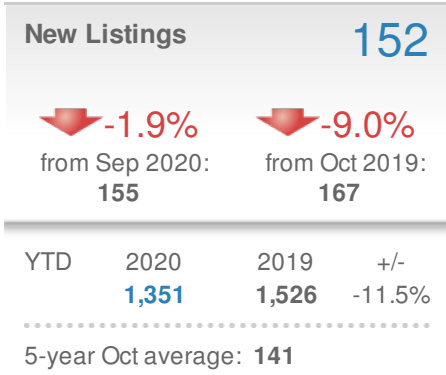
This activity resulted in a Contract Ratio of 2.19 pendings per active listing, up from 2.13 in September and an increase from 0.72 in October 2019. The Contract Ratio is 138% higher than the 5-year October average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**October 2020**

Dauphin County, PA - Attached

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**Summary**

In Dauphin County, PA, the median sold price for Attached properties for October was \$142,000, representing an increase of 1.8% compared to last month and a decrease of 3.4% from Oct 2019. The average days on market for units sold in October was 33 days, 44% below the 5-year October average of 59 days. There was no month over month change in new contract activity with 149 New Pendings; a 2% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 244; and no change in supply with 136 active units.

This activity resulted in a Contract Ratio of 1.79 pendings per active listing, down from 1.83 in September and an increase from 0.67 in October 2019. The Contract Ratio is 125% higher than the 5-year October average of 0.80. 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.

