October 2020

All Home Types Detached Attached

Local Market Insight

York County, PA



Presented by

Greater Harrisburg Association of REALTORS
Greater Harrisburg Association of REALTORS

Email: stephanie@ghar.realtor

Local Market Insight

October 2020

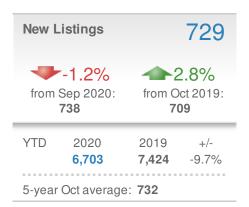
York County, PA

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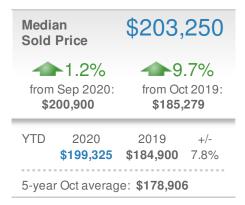
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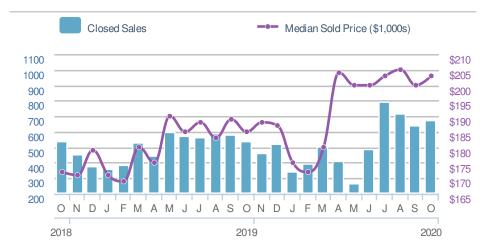
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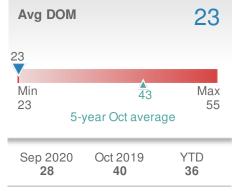
New Pendings		701	
2.9% from Sep 2020: 681		22.3% from Oct 2019: 573	
YTD	2020 6,049	2019 5,784	+/- 4.6%
5-year Oct average: 528			

Close	d Sales		667
4.9% from Sep 2020: 636		25.4% from Oct 2019: 532	
YTD	2020 5,430	2019 5,457	+/- -0.5%
5-year Oct average: 555			











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New L	istings		546
2.1% from Sep 2020: 535		-3.5% from Oct 2019: 566	
YTD	2020 4,922	2019 5,693	+/- -13.5%
5-year Oct average: 562			

New Pendings		528	
5.4% from Sep 2020: 501		18.1% from Oct 2019:	
YTD	2020 4,498	2019 4,371	+/- 2.9%
5-year Oct average: 398			

Close	d Sales		490
from	4.5% Sep 2020: 469		2.5% lot 2019:
YTD	2020 4,061	2019 4,087	+/- -0.6%
5-year Oct average: 413			



Summary

In York County, PA, the median sold price for Detached properties for October was \$232,500, representing an increase of 2% compared to last month and an increase of 13.4% from Oct 2019. The average days on market for units sold in October was 25 days, 42% below the 5-year October average of 43 days. There was a 5.4% month over month increase in new contract activity with 528 New Pendings; a 2.4% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 903; and a 2.9% decrease in supply to 537 active units.

This activity resulted in a Contract Ratio of 1.68 pendings per active listing, up from 1.67 in September and an increase from 0.63 in October 2019. The Contract Ratio is 128% higher than the 5-year October average of 0.74. 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.







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New F	Pendings		173
-3.9% from Sep 2020: 180		38.4% from Oct 2019:	
YTD	2020 1,551	2019 1,412	+/- 9.8%
5-year Oct average: 130			

Close	d Sales		177
from	-6.0% Sep 2020:		4.1% ct 2019:
YTD	2020 1,369	2019 1,370	+/- -0.1%
5-year	Oct average:	142	



Summary

In York County, PA, the median sold price for Attached properties for October was \$140,000, representing a decrease of 6.7% compared to last month and an increase of 3.7% from Oct 2019. The average days on market for units sold in October was 18 days, 58% below the 5-year October average of 43 days. There was a 3.9% month over month decrease in new contract activity with 173 New Pendings; a 6.9% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 312; and a 1.1% increase in supply to 185 active units.

This activity resulted in a Contract Ratio of 1.69 pendings per active listing, down from 1.83 in September and an increase from 0.60 in October 2019. The Contract Ratio is 116% higher than the 5-year October 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.



