

# October 2020

All Home Types  
Detached  
Attached

## Local Market Insight

### York County, PA

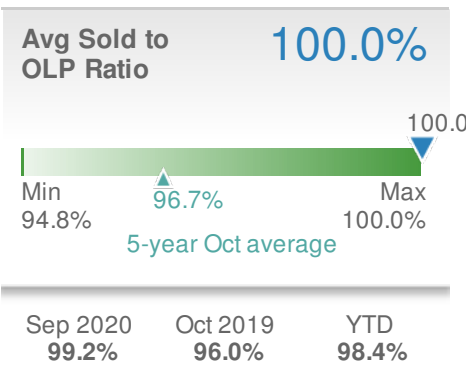
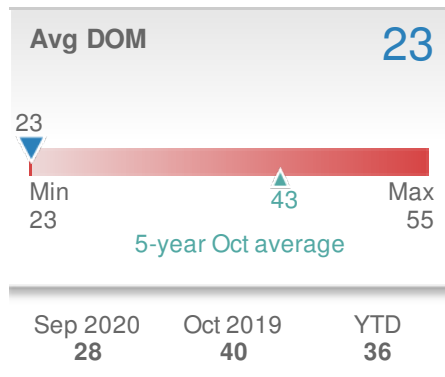
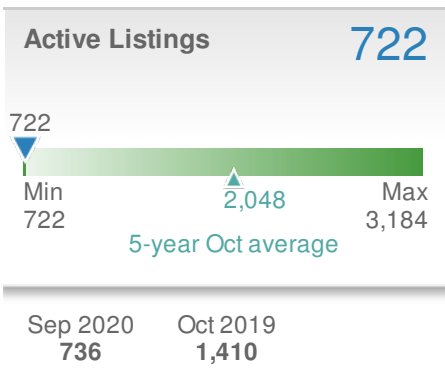
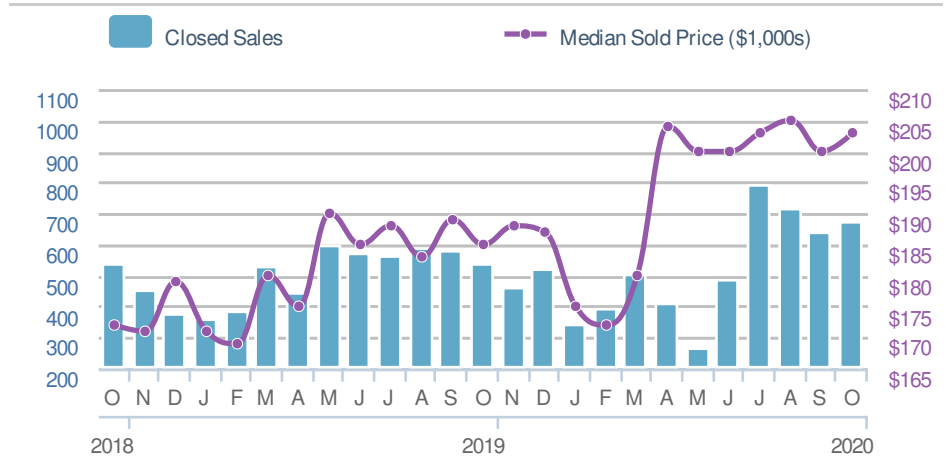
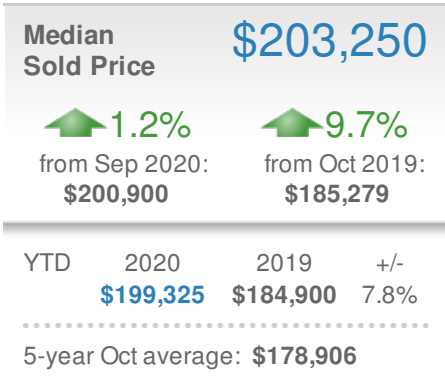
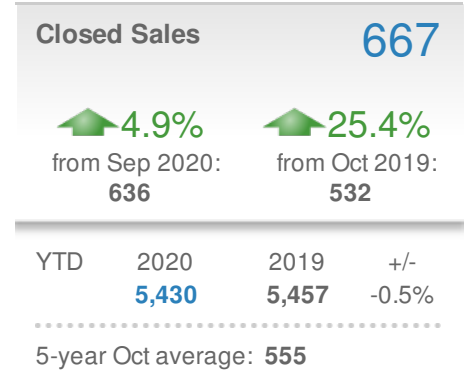
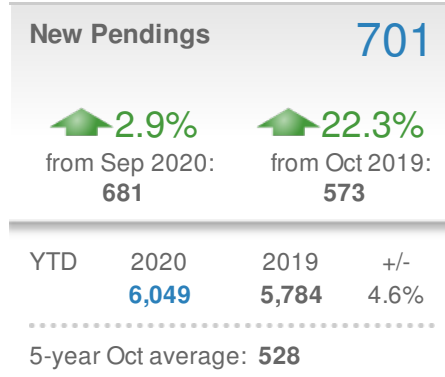
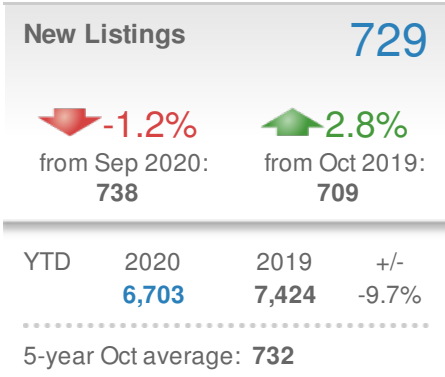


Presented by  
**Greater Harrisburg Association of REALTORS**  
**Greater Harrisburg Association of REALTORS**  
Email: [stephanie@ghar.realtor](mailto:stephanie@ghar.realtor)

## October 2020

York County, PA

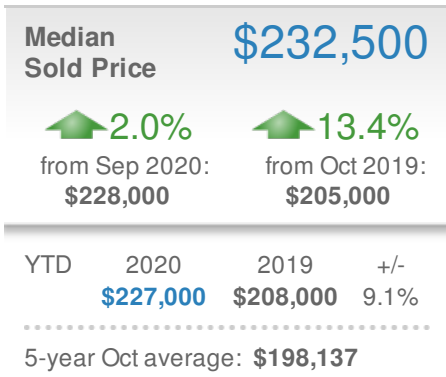
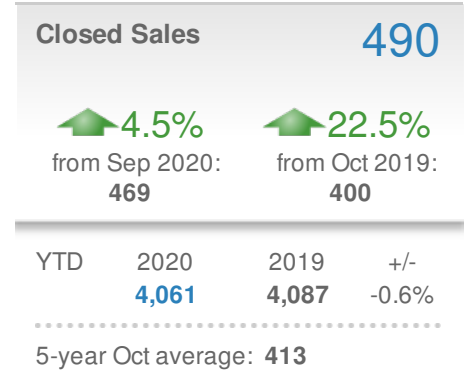
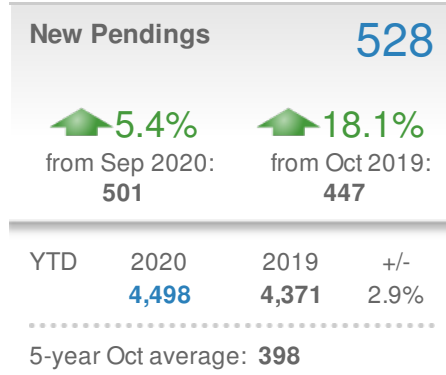
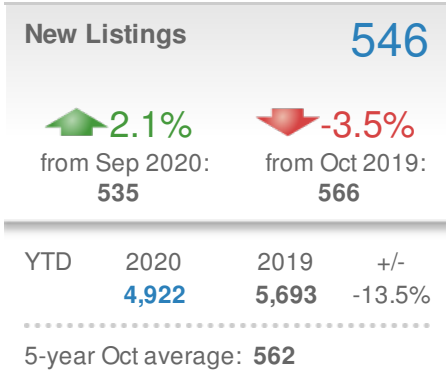
Email: stephanie@ghar.realtor



**October 2020**

York County, PA - Detached

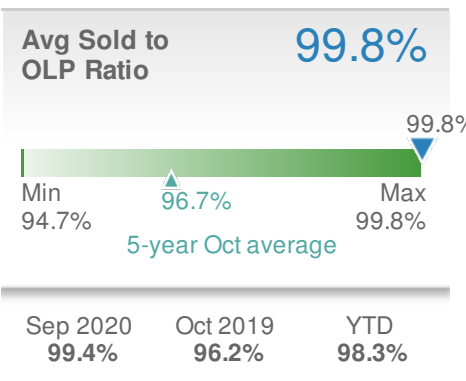
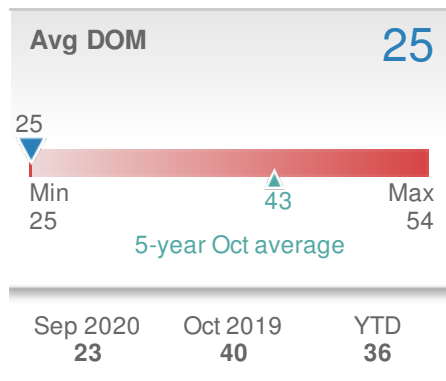
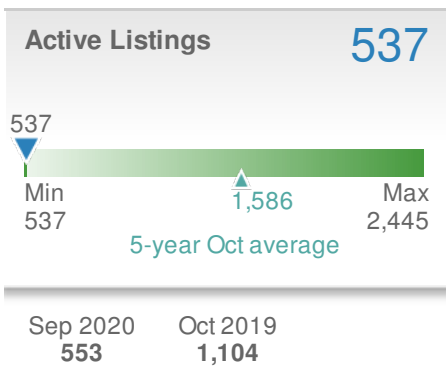
Greater Harrisburg Association of REALTORS  
 Email: stephanie@ghar.realtor



**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.

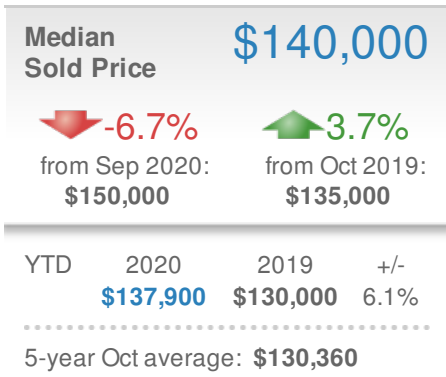
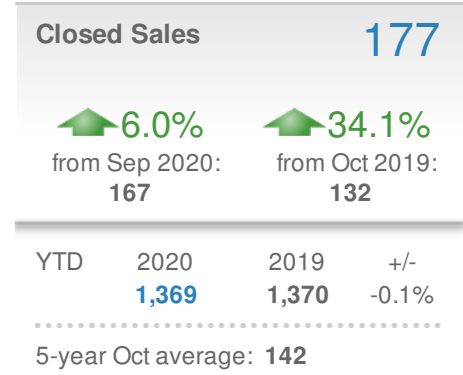
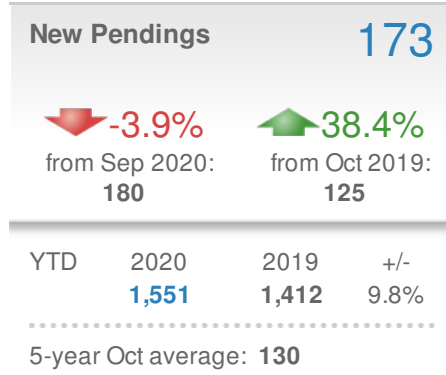
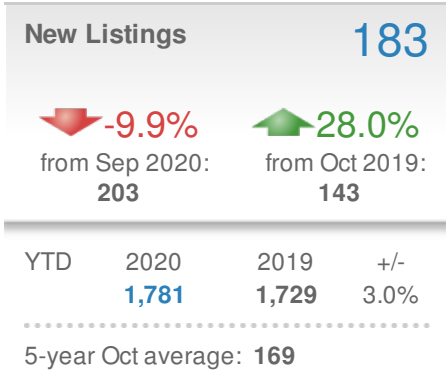
This activity resulted in a Contract Ratio of 1.68 pendings per active listing, up from 1.67 in September and an increase from 0.63 in October 2019. The Contract Ratio is 128% higher than the 5-year October average of 0.74. A higher Contract Ratio signifies a relative increase in contract activity compared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



**October 2020**

York County, PA - Attached

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 Email: stephanie@ghar.realtor



**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.

