

January 2021

All Home Types
Detached
Attached

Local Market Insight

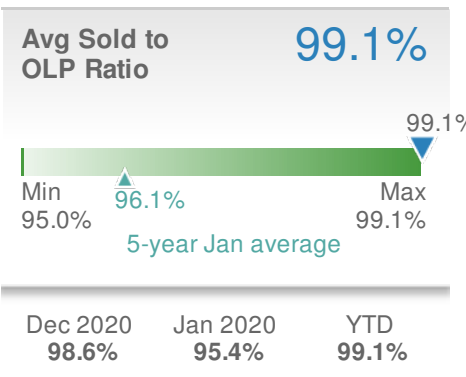
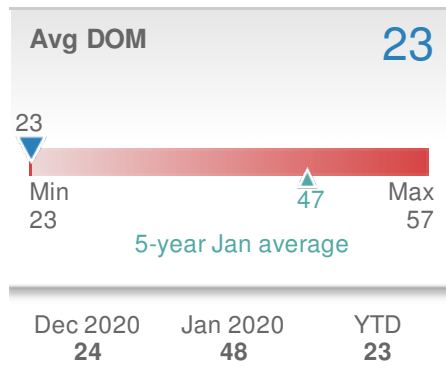
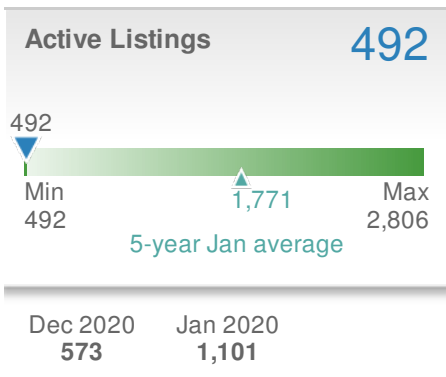
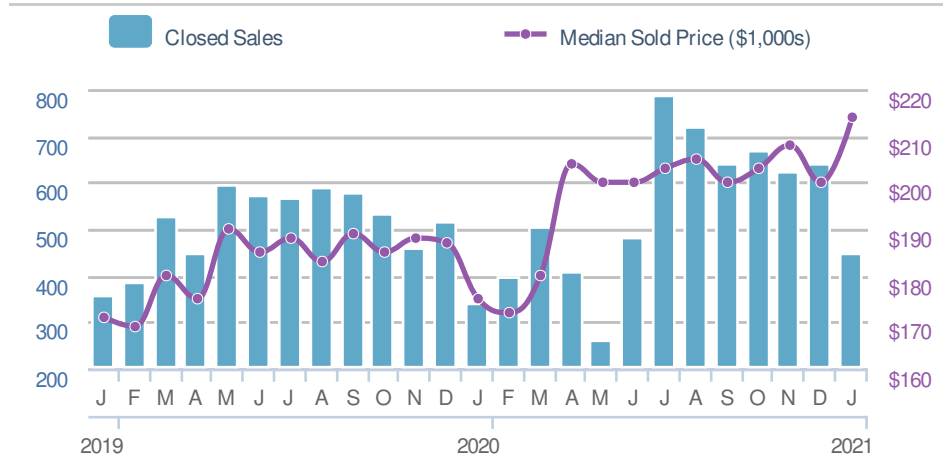
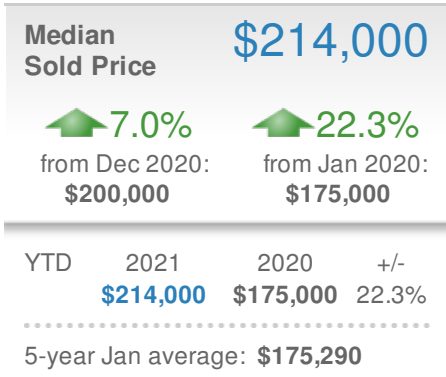
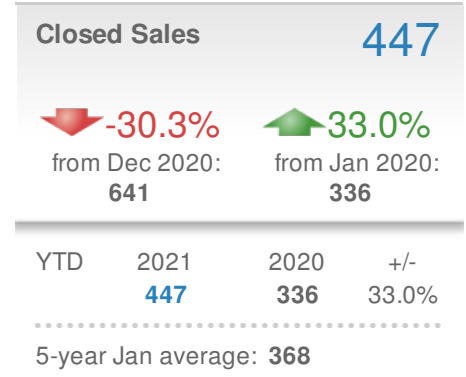
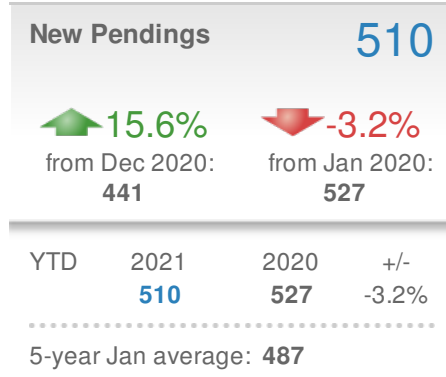
York County, PA



Presented by
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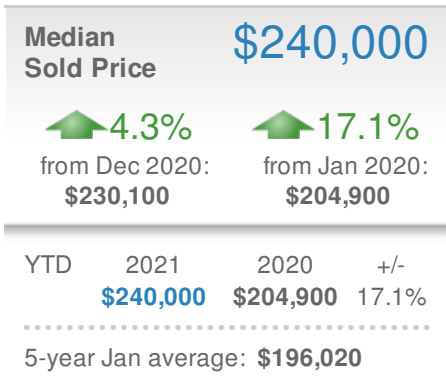
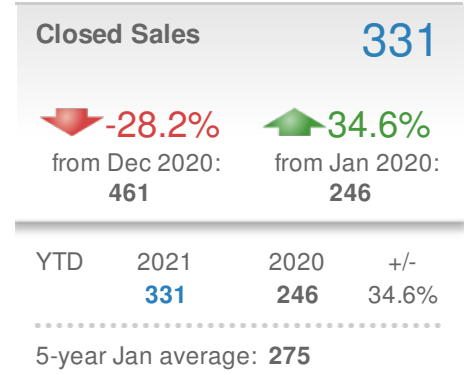
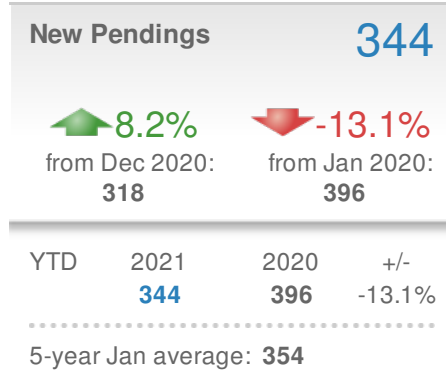
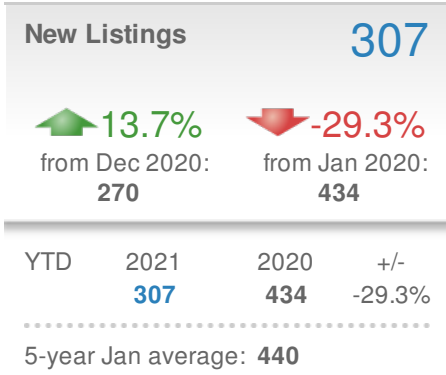
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January 2021

York County, PA - Detached

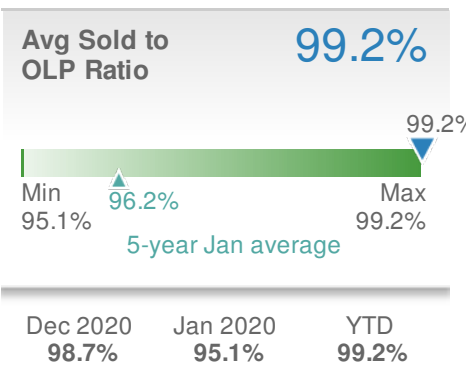
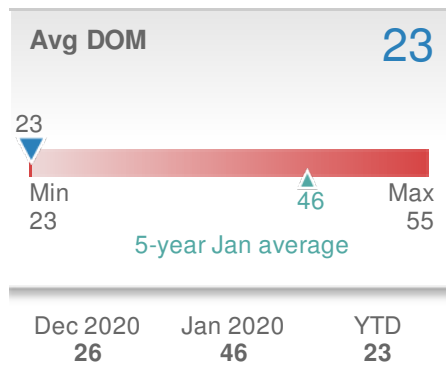
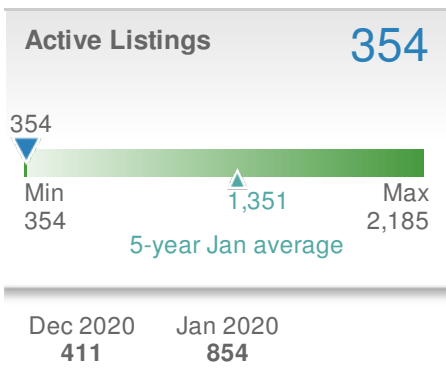
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Summary

In York County, PA, the median sold price for Detached properties for January was \$240,000, representing an increase of 4.3% compared to last month and an increase of 17.1% from Jan 2020. The average days on market for units sold in January was 23 days, 50% below the 5-year January average of 46 days. There was an 8.2% month over month increase in new contract activity with 344 New Pendings; a 2% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 602; and a 13.9% decrease in supply to 354 active units.

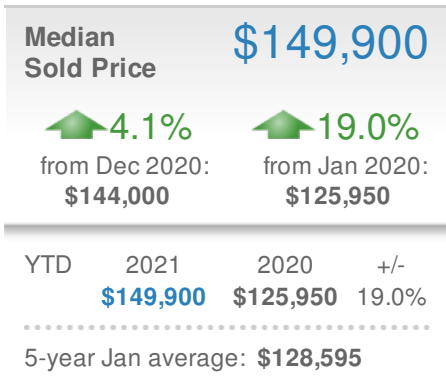
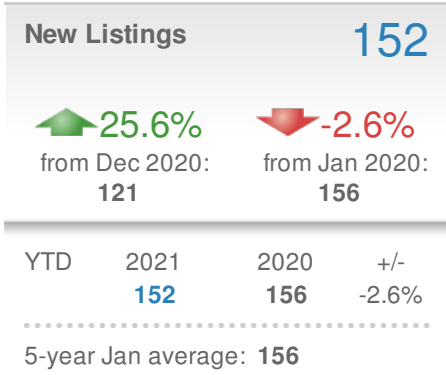
This activity resulted in a Contract Ratio of 1.70 pendings per active listing, up from 1.49 in December and an increase from 0.71 in January 2020. The Contract Ratio is 143% higher than the 5-year January average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2021

York County, PA - Attached

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Summary

In York County, PA, the median sold price for Attached properties for January was \$149,900, representing an increase of 4.1% compared to last month and an increase of 19% from Jan 2020. The average days on market for units sold in January was 22 days, 56% below the 5-year January average of 50 days. There was a 35% month over month increase in new contract activity with 166 New Pendings; a 10.8% MoM increase in All Pendings (new contracts + contracts carried over from December) to 246; and a 14.8% decrease in supply to 138 active units.

This activity resulted in a Contract Ratio of 1.78 pendings per active listing, up from 1.37 in December and an increase from 0.72 in January 2020. The Contract Ratio is 139% higher than the 5-year January 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.

