January 2021

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

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New Listings 307

13.7% -29.3% from Dec 2020: 434

YTD 2021 2020 +/307 434 -29.3%

5-year Jan average: 440

New Pendings		344			
8.2% from Dec 2020: 318		-13.1% from Jan 2020: 396			
YTD	2021 344	2020 396	+/- -13.1%		
5-year Jan average: 354					



\$240,000 Median Sold Price 4.3% from Dec 2020: from Jan 2020: \$230,100 \$204,900 YTD +/-2021 2020 \$240,000 **\$204,900** 17.1% 5-year Jan average: \$196,020

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.







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Closed Sales		116			
-35.6% from Dec 2020:		28.9% from Jan 2020:			
YTD	2021 116	2020 90	+/- 28.9%		
5-year Jan average: 93					



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.





