May 2021

All Home Types
Detached
Attached

Local Market Insight

York County, PA

MarketStats by ShowingTime

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

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May 2021
York County, PA

New Listings 816

-2.0% from Apr 2021: **833**
30.6% from May 2020: **625**

YTD	2021	2020	+/-
	3,337	**2,801**	19.1%

5-year May average: **854**

New Pendings 780

6.1% from Apr 2021: **735**
23.0% from May 2020: **634**

YTD	2021	2020	+/-
	3,103	**2,417**	28.4%

5-year May average: **673**

Closed Sales 609

11.7% from Apr 2021: **545**
134.2% from May 2020: **260**

YTD	2021	2020	+/-
	2,597	**1,999**	29.9%

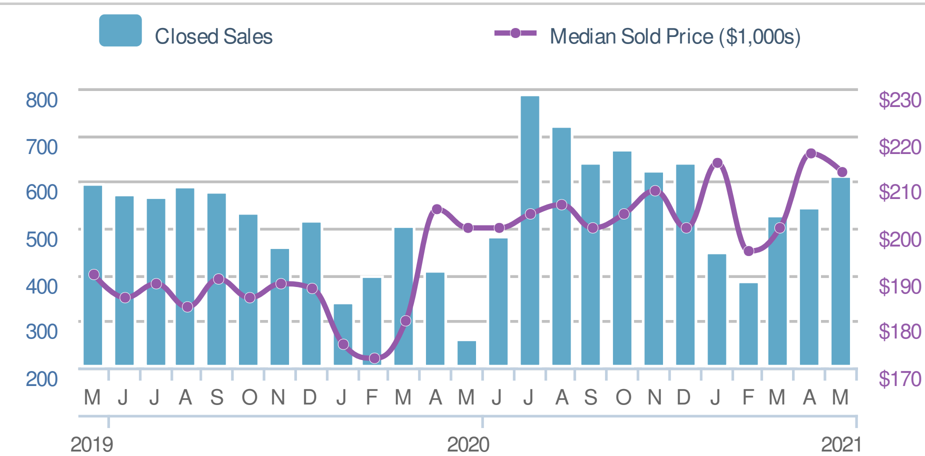
5-year May average: **540**

Median Sold Price $212,250

-2.0% from Apr 2021: **$216,500**
6.0% from May 2020: **$200,250**

YTD	2021	2020	+/-
	$209,900	**$185,500**	13.2%

5-year May average: **$187,700**



Active Listings 527

527
Min 527
1,800
Max 3,259
5-year May average

Apr 2021	May 2020
532	**971**

Avg DOM 16

16
Min 16
42
Max 53
5-year May average

Apr 2021	May 2020	YTD
22	**43**	**23**

Avg Sold to OLP Ratio 102.1%

102.1%
Min 97.0%
98.4%
Max 102.1%
5-year May average

Apr 2021	May 2020	YTD
101.0%	**97.8%**	**100.3%**

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New Listings 620

3.3%	35.7%
from Apr 2021: **600**	from May 2020: **457**

YTD	2021	2020	+/-
	2,381	**2,071**	15.0%

5-year May average: **665**

New Pendings 585

11.9%	20.9%
from Apr 2021: **523**	from May 2020: **484**

YTD	2021	2020	+/-
	2,194	**1,822**	20.4%

5-year May average: **515**

Closed Sales 444

19.7%	111.4%
from Apr 2021: **371**	from May 2020: **210**

YTD	2021	2020	+/-
	1,826	**1,501**	21.7%

5-year May average: **402**

Median Sold Price $245,570

-1.8%	9.4%
from Apr 2021: **$250,000**	from May 2020: **$224,450**

YTD	2021	2020	+/-
	$240,000	**$213,000**	12.7%

5-year May average: **$211,049**

Summary

In York County, PA, the median sold price for Detached properties for May was $245,570, representing a decrease of 1.8% compared to last month and an increase of 9.4% from May 2020. The average days on market for units sold in May was 14 days, 66% below the 5-year May average of 41 days. There was an 11.9% month over month increase in new contract activity with 585 New Pendings; an 11% MoM increase in All Pendings (new contracts + contracts carried over from April) to 942; and a 1% decrease in supply to 387 active units.

This activity resulted in a Contract Ratio of 2.43 pendings per active listing, up from 2.17 in April and an increase from 1.04 in May 2020. The Contract Ratio is 130% higher than the 5-year May average of 1.06. 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.

Active Listings 387

387

Min 387 | 1,393 | Max 2,580

5-year May average

Apr 2021	May 2020
391	**727**

Avg DOM 14

14

Min 14 | 41 | Max 52

5-year May average

Apr 2021	May 2020	YTD
21	**41**	**23**

Avg Sold to OLP Ratio 102.6%

102.6%

Min 97.1% | 98.3% | Max 102.6%

5-year May average

Apr 2021	May 2020	YTD
101.3%	**97.1%**	**100.5%**

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New Listings — 196

-15.9% from Apr 2021: **233**
16.7% from May 2020: **168**

YTD	2021	2020	+/-
	954	**730**	30.7%

5-year May average: **188**

New Pendings — 194

-8.5% from Apr 2021: **212**
29.3% from May 2020: **150**

YTD	2021	2020	+/-
	907	**595**	52.4%

5-year May average: **158**

Closed Sales — 164

-5.7% from Apr 2021: **174**
228.0% from May 2020: **50**

YTD	2021	2020	+/-
	769	**498**	54.4%

5-year May average: **138**

Median Sold Price — $148,000

-10.3% from Apr 2021: **$165,000**
5.5% from May 2020: **$140,250**

YTD	2021	2020	+/-
	$150,000	**$132,950**	12.8%

5-year May average: **$134,940**

Summary

In York County, PA, the median sold price for Attached properties for May was $148,000, representing a decrease of 10.3% compared to last month and an increase of 5.5% from May 2020. The average days on market for units sold in May was 21 days, 51% below the 5-year May average of 43 days. There was an 8.5% month over month decrease in new contract activity with 194 New Pendings; a 2.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 327; and a 0.7% decrease in supply to 140 active units.

This activity resulted in a Contract Ratio of 2.34 pendings per active listing, up from 2.26 in April and an increase from 0.95 in May 2020. The Contract Ratio is 123% higher than the 5-year May average of 1.05. 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.

Active Listings — 140

140

Min 140 | 407 | Max 679

5-year May average

Apr 2021	May 2020
141	**244**

Avg DOM — 21

21

Min 21 | 43 | Max 56

5-year May average

Apr 2021	May 2020	YTD
22	**49**	**24**

Avg Sold to OLP Ratio — 100.7%

100.7%

Min 96.2% | 98.6% | Max 100.7%

5-year May average

Apr 2021	May 2020	YTD
100.5%	**100.7%**	**99.9%**

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