

August 2021

All Home Types
Detached
Attached

Local Market Insight

York County, PA

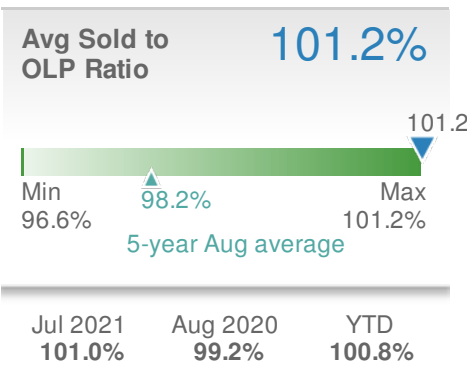
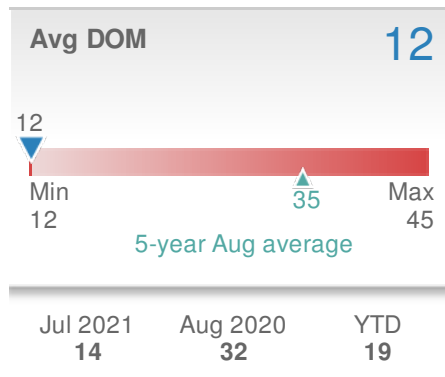
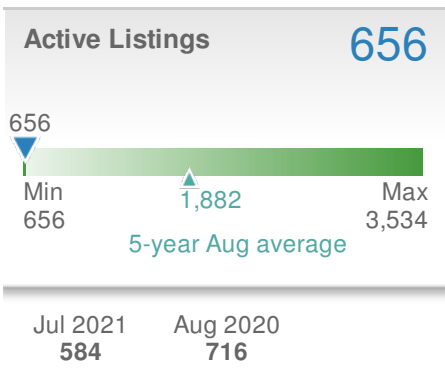
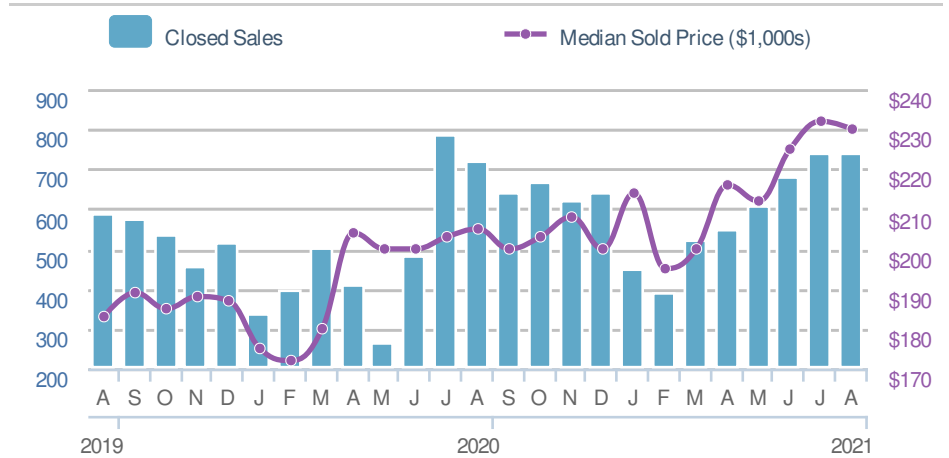
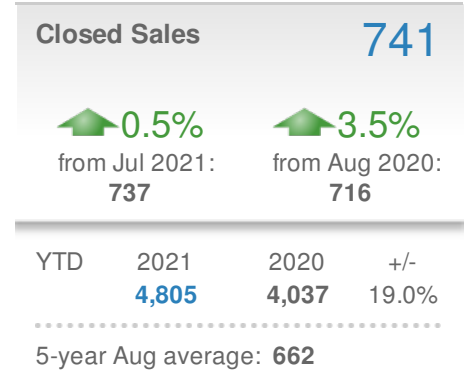
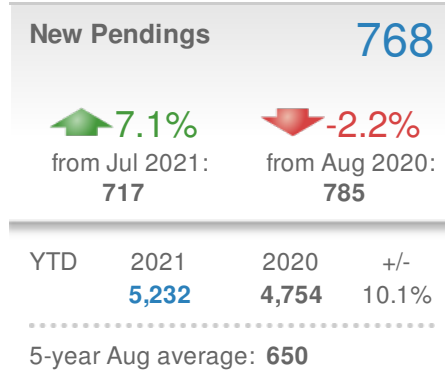


Presented by
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York County, PA

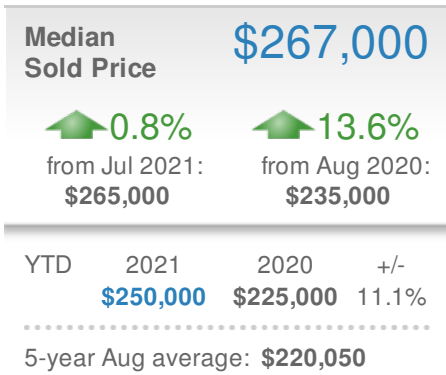
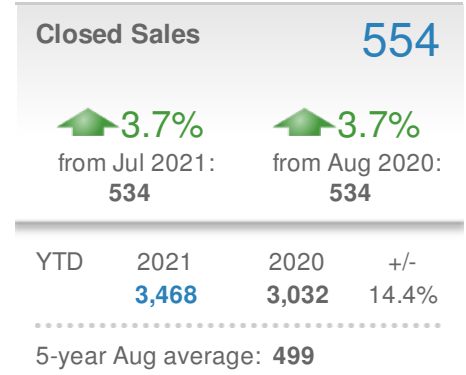
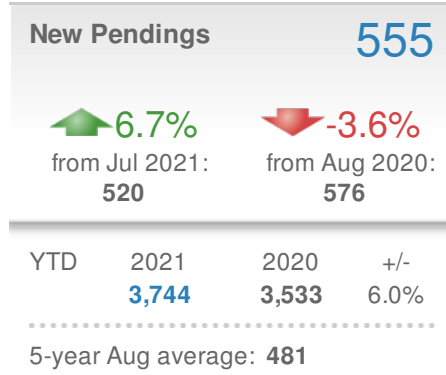
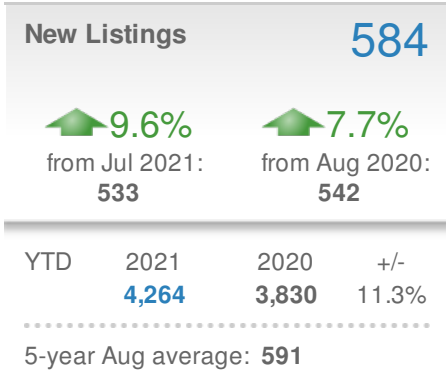
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August 2021

York County, PA - Detached

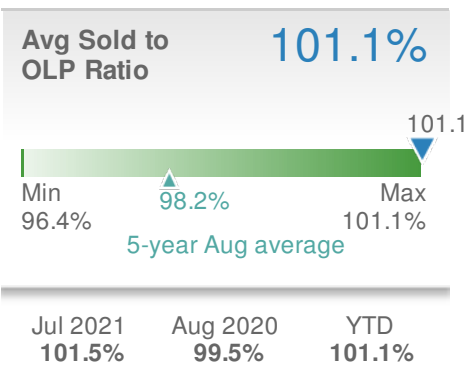
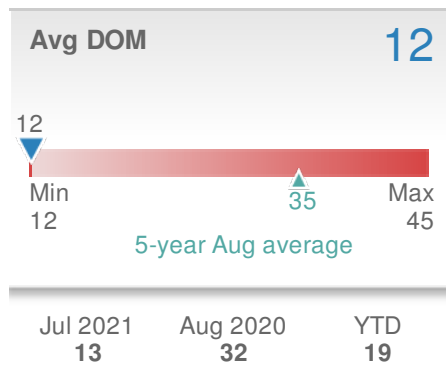
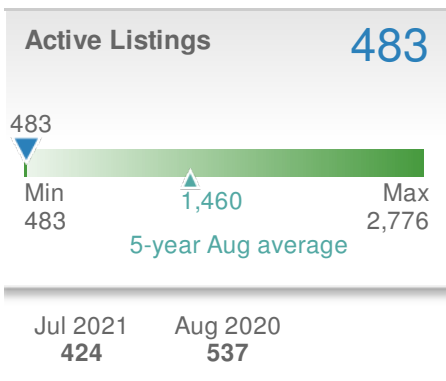
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Summary

In York County, PA, the median sold price for Detached properties for August was \$267,000, representing an increase of 0.8% compared to last month and an increase of 13.6% from Aug 2020. The average days on market for units sold in August was 12 days, 65% below the 5-year August average of 35 days. There was a 6.7% month over month increase in new contract activity with 555 New Pendings; a 4.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 851; and a 13.9% increase in supply to 483 active units.

This activity resulted in a Contract Ratio of 1.76 pendings per active listing, down from 2.09 in July and no change from August 2020. The Contract Ratio is 74% higher than the 5-year August average of 1.01. 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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York County, PA - Attached

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New Listings **202**

↓ **-6.0%** ↓ **-1.9%**
 from Jul 2021: **215** from Aug 2020: **206**

YTD	2021	2020	+/-
	1,629	1,389	17.3%

5-year Aug average: **191**

New Pendings **213**

↑ **8.1%** ↑ **1.9%**
 from Jul 2021: **197** from Aug 2020: **209**

YTD	2021	2020	+/-
	1,486	1,221	21.7%

5-year Aug average: **169**

Closed Sales **187**

↓ **-7.9%** ↑ **2.7%**
 from Jul 2021: **203** from Aug 2020: **182**

YTD	2021	2020	+/-
	1,335	1,005	32.8%

5-year Aug average: **162**

Median Sold Price **\$163,500**

↑ **5.5%** ↑ **16.8%**
 from Jul 2021: **\$155,000** from Aug 2020: **\$139,950**

YTD	2021	2020	+/-
	\$154,900	\$135,000	14.7%

5-year Aug average: **\$140,370**

Summary

In York County, PA, the median sold price for Attached properties for August was \$163,500, representing an increase of 5.5% compared to last month and an increase of 16.8% from Aug 2020. The average days on market for units sold in August was 10 days, 73% below the 5-year August average of 36 days. There was an 8.1% month over month increase in new contract activity with 213 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 337; and an 8.1% increase in supply to 173 active units.

This activity resulted in a Contract Ratio of 1.95 pendings per active listing, down from 1.98 in July and an increase from 1.94 in August 2020. The Contract Ratio is 76% higher than the 5-year August average of 1.11. 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 **173**

Jul 2021	Aug 2020
160	179

Avg DOM **10**

Jul 2021	Aug 2020	YTD
18	33	20

Avg Sold to OLP Ratio **101.3%**

Jul 2021	Aug 2020	YTD
99.9%	98.3%	100.2%