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

York County, PA

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New L	istings.		786					
from	5.1% Jul 2021: 748	from A	5.1% ug 2020: 48					
YTD	2021 5,895	2020 5,219	+/- 13.0%					
5-year	5-year Aug average: 784							

New P	endings		768				
from	7.1% Jul 2021: 717	from Au	2.2% ug 2020: 35				
YTD	2021 5,232	2020 4,754	+/- 10.1%				
5-year	5-year Aug average: 650						











32

19

14



York County, PA - Detached

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New L	ew Listings		584		New Pendings 555		Close	Closed Sales 55		554			
9.6% from Jul 2021: 533		from A	7.7% from Aug 2020: 542		← 6.7% from Jul 2021: 520		from Jul 2021:		from Aug 2020:		3.7% Jul 2021: 534		3.7% ug 2020: 34
YTD	2021 4,264	2020 3,830	+/- 11.3%	YTD	2021 3,744	2020 3,533	+/- 6.0%	YTD	2021 3,468	2020 3,032	+/- 14.4%		
5-year Aug average: 591			5-year Aug average: 481			5-year Aug average: 499							

Medi Sold	an Price	\$267,000						
fror	•0.8% n Jul 2021: 265,000	13.6% from Aug 2020: \$235,000						
YTD	2021 \$250,000	2020 +/- \$225,000 11.1%						
5-yea	5-year Aug average: \$220,050							

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 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	483	Avg DOM		12	Avg Sold OLP Ratio	to 1	01.1%
483 Min 1,460 483 5-year Aug av	Max 2,776 rerage	12 Min 12 5-	35 -year Aug avera	45	Min 96.4% 5-	98.2% year Aug aver	101.1 Max 101.1% rage
Jul 2021 Aug 2020 424 537		Jul 2021 13	Aug 2020 32	YTD 19	Jul 2021 101.5%	Aug 2020 99.5%	YTD 101.1%



York County, PA - Attached

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New L	istings		202	New Pendings			213		d Sales	187	
from	-6.0% Jul 2021: 215	from A	1.9% ug 2020: 06		-8.1% Jul 2021: 1 97	from A	•1.9% Aug 2020: from Jul 2 209 203		Jul 2021:	2.7% from Aug 2020: 182	
YTD	2021 1,629	2020 1,389	+/- 17.3%	YTD	2021 1,486	2020 1,221	+/- 21.7%	YTD	2021 1,335	2020 1,005	+/- 32.8%
5-year	5-year Aug average			5-year	5-year Aug average: 169			5-year Aug average: 162			

Medi Sold	an Price	\$163,500					
fror	5.5% n Jul 2021: 155,000	16.8% from Aug 2020: \$139,950					
YTD	2021 \$154,900	2020 +/- \$135,000 14.7%					
5-yea	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 he market is moving in the buyer's favor.

Active Lis	stings	173	Avg DOM		10	Avg Sold OLP Ratio	to 1	01.3%
173 Min 173	422 i-year Aug avera	Max 758 ge	10 Min 10 5	36 -year Aug avera	Max 50 age	96.5%	▲ 98.1% -year Aug aver	101.3% Max 101.3% rage
Jul 2021 160	Aug 2020 179		Jul 2021 18	Aug 2020 33	YTD 20	Jul 2021 99.9%	Aug 2020 98.3%	YTD 100.2%

