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.		450			
-	- 25.5% Nov 2021: 604	from De 39	ec 2020:			
YTD	2021 8,320	2020 7,705	+/- 8.0%			
5-year Dec average: 410						



Close	d Sales	605				
from	7-3.8% Nov 2021: 629		5.6% ec 2020: 41			
YTD	2021 7,450	2020 6,749	+/- 10.4%			
5-year Dec average: 513						









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York County, PA - Detached

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New L	istings		326	New F	Pendings		311	Close	d Sales		437
from	-24.2% Nov 2021: 430		0.7% ec 2020: 70	from	- 23.4% Nov 2021: 406		2.2% ec 2020: 18	from	-2.5% Nov 2021: 448	from D 4	ec 2020:
YTD	2021 6,009	2020 5,647	+/- 6.4%	YTD	2021 5,313	2020 5,188	+/- 2.4%	YTD	2021 5,374	2020 5,039	+/- 6.6%
5-year	Dec averag	je: 304		5-year	Dec avera	ge: 290		5-year	Dec averag	ge: 380	

Medi Sold	an Price	\$258,000				
from	-1.1% Nov 2021: 261,000	+ 12.1% from Dec 2020: \$230,100				
YTD	2021 \$255,000	2020 +/- \$229,900 10.9%				
5-year Dec average: \$213,950						

Summary

In York County, PA, the median sold price for Detached properties for December was \$258,000, representing a decrease of 1.1% compared to last month and an increase of 12.1% from Dec 2020. The average days on market for units sold in December was 17 days, 56% below the 5-year December average of 38 days. There was a 23.4% month over month decrease in new contract activity with 311 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 510; and a 13.3% decrease in supply to 364 active units.

This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 1.58 in November and a decrease from 1.49 in December 2020. The Contract Ratio is 60% higher than the 5-year December average of 0.87. 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	364	Avg DOM		17	Avg Sold OLP Ratio		01.0%
64		17	٨			A	101
Min 1,040 364	Max 2,235	Min 17	38	Max 54	Min 95.7%	97.5%	Max 101.0%
5-year Dec a	verage	5-	year Dec avera	age	5-	year Dec aver	rage
Nov 2021 Dec 2020 420 411	0	Nov 2021 16	Dec 2020 26	YTD 18	Nov 2021 99.8%	Dec 2020 98.7%	YTD 100.8%



York County, PA - Attached

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New Listings 124		New P	New Pendings		129		Closed Sales		168		
	28.7% ov 2021: 74		2.5% ec 2020: 21	from	- 19.9% Nov 2021: 161	from D	1.9% ec 2020: 23	+-7.2% from Nov 2021: 181		+-6.7% from Dec 2020: 180	
	2021 2,309	2020 2,058	+/- 12.2%	YTD	2021 2,087	2020 1,802	+/- 15.8%	YTD	2021 2,074	2020 1,710	+/- 21.3%
5-year D	ec average	e: 106		5-year	Dec averaç	ge: 105		5-year	Dec averag	e: 133	

Medi Sold	an Price	\$155,000				
from	-1.9% Nov 2021: 158,000	7.6% from Dec 2020: \$144,000				
YTD	2021 \$155,000	2020 \$139,900	+/- 10.8%			
5-year Dec average: \$136,715						

Summary

In York County, PA, the median sold price for Attached properties for December was \$155,000, representing a decrease of 1.9% compared to last month and an increase of 7.6% from Dec 2020. The average days on market for units sold in December was 24 days, 40% below the 5-year December average of 40 days. There was a 19.9% month over month decrease in new contract activity with 129 New Pendings; a 21.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 201; and a 29.6% decrease in supply to 112 active units.

This activity resulted in a Contract Ratio of 1.79 pendings per active listing, up from 1.60 in November and an increase from 1.37 in December 2020. The Contract Ratio is 88% higher than the 5-year December average of 0.95. 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.



