

December 2021

All Home Types
Detached
Attached

Local Market Insight

York County, PA

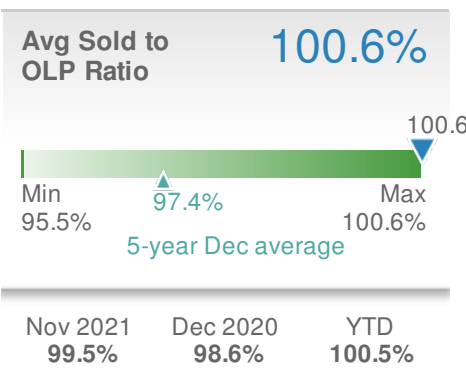
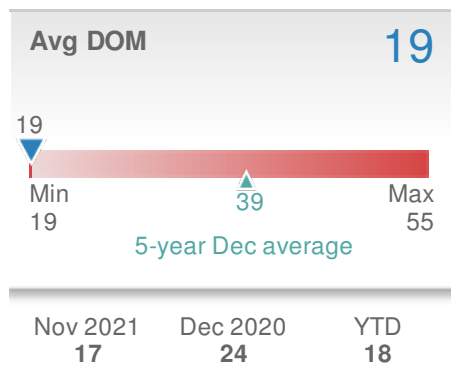
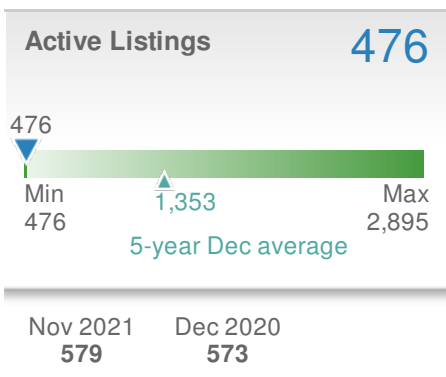
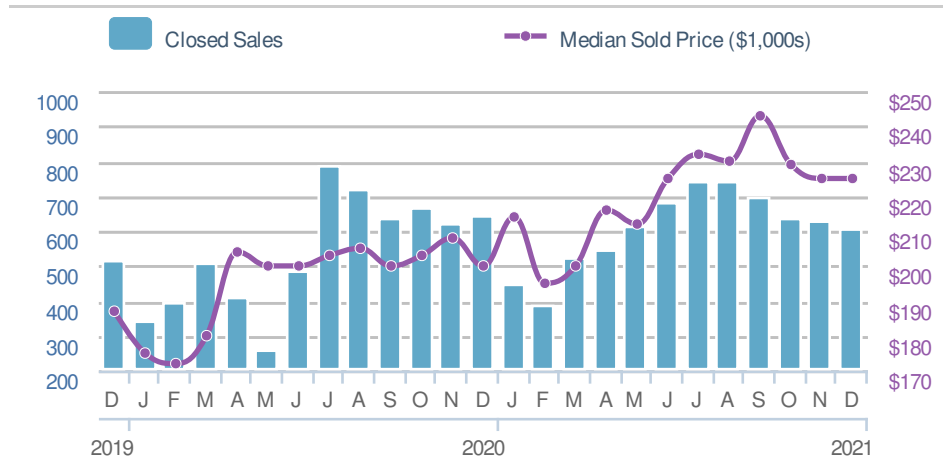
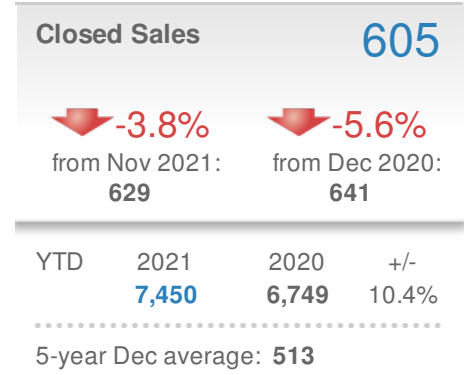
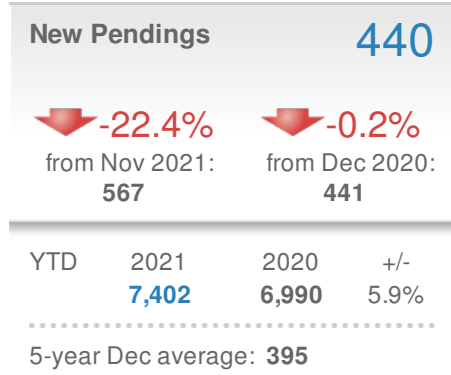


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York County, PA

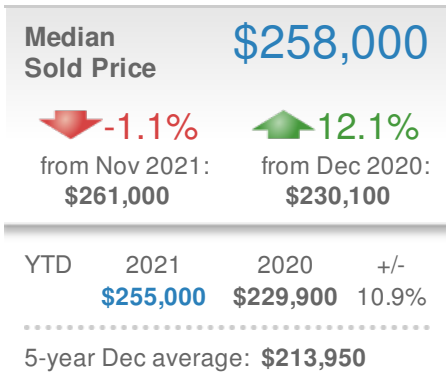
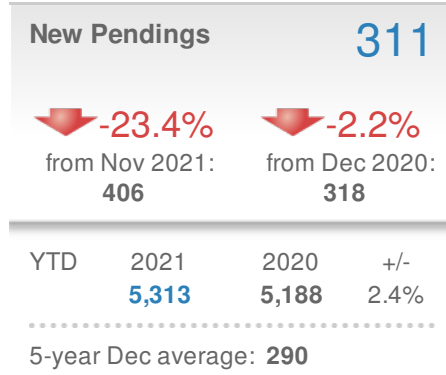
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York County, PA - Detached

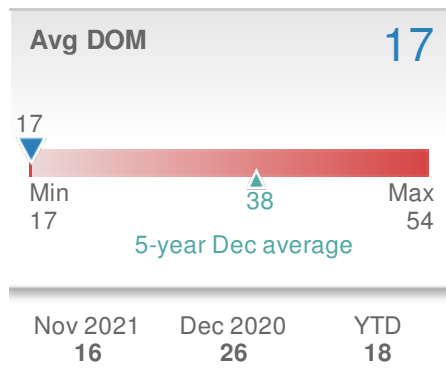
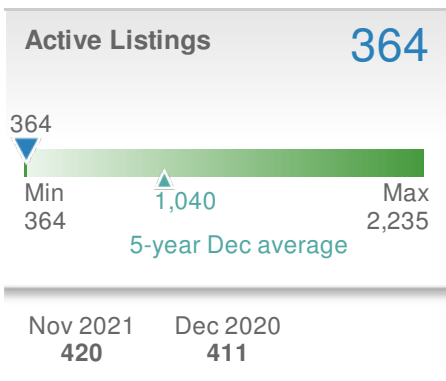
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Summary

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.

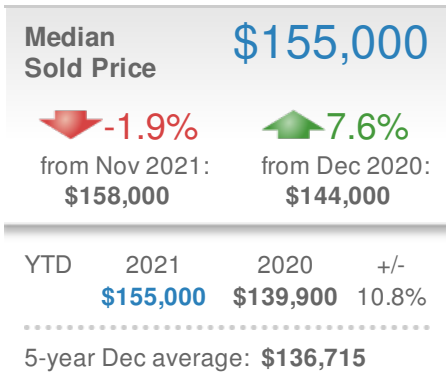
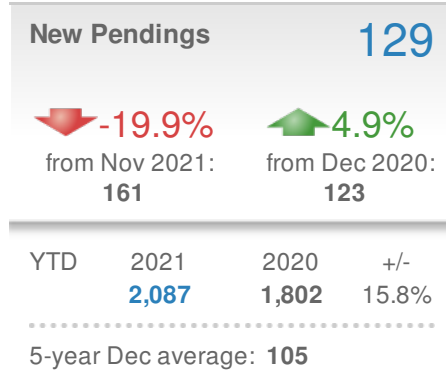
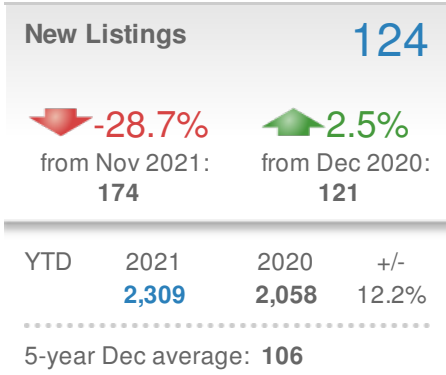


December 2021

York County, PA - Attached

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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.

