

# February 2026

Dauphin County, PA

### New Listings 208

▲ 12.4% from Jan 2026: **185**  
↔ 0.0% from Feb 2025: **208**

YTD	2026	2025	+/-
	<b>425</b>	<b>463</b>	-8.2%

5-year Feb average: **243**

### New Pendings 228

▲ 1.3% from Jan 2026: **225**  
▼ -1.7% from Feb 2025: **232**

YTD	2026	2025	+/-
	<b>445</b>	<b>455</b>	-2.2%

5-year Feb average: **252**

### Closed Sales 187

▲ 3.9% from Jan 2026: **180**  
▼ -2.6% from Feb 2025: **192**

YTD	2026	2025	+/-
	<b>379</b>	<b>415</b>	-8.7%

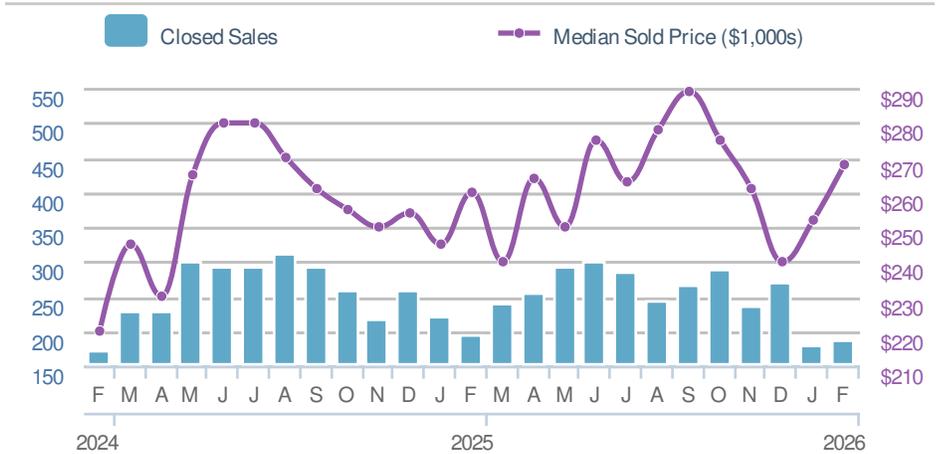
5-year Feb average: **192**

### Median Sold Price \$268,000

▲ 6.3% from Jan 2026: **\$252,000**  
▲ 3.1% from Feb 2025: **\$260,000**

YTD	2026	2025	+/-
	<b>\$259,900</b>	<b>\$253,000</b>	2.7%

5-year Feb average: **\$229,310**



### Active Listings 392

Min 237 | 315 | Max 392  
 5-year Feb average

Jan 2026	Feb 2025
<b>400</b>	<b>347</b>

### Avg DOM 47

Min 28 | 34 | Max 47  
 5-year Feb average

Jan 2026	Feb 2025	YTD
<b>36</b>	<b>33</b>	<b>42</b>

### Avg Sold to OLP Ratio 96.7%

Min 95.8% | 96.7% | Max 98.5%  
 5-year Feb average

Jan 2026	Feb 2025	YTD
<b>96.2%</b>	<b>95.8%</b>	<b>96.4%</b>