Greater Harrisburg Association of REALTORS®

October 2026 · All Home Types

Market Commentary

Homebuyers in Greater Harrisburg Association of REALTORS® are sitting out based on the latest purchase contract data. There were 548 new purchase contracts in October 2026 which were 18.0% lower than last year. Year-to-date, new purchase contracts are ahead of where they were at this point in 2025 by 0.9%.

Mortgage rates and prices influence whether some buyers can participate or stay on the sidelines. The median sold price increased in October 2026 to $299,990. This marks 3 consecutive months of year-over-year increases.

Sellers are acting differently than buyers. New listings in October 2026 expanded compared to the number of fresh listings added a year ago. The 728 new listings added in the month grew 7.4% year-over-year.

The push and pull between buyers and sellers left 1,367 active listings on the market at the end of October 2026, an increase of 17.1% compared to October 2025. The pullback of buyers was the driver of gains in supply. Homes are sitting on the market longer than last year. The median days on market of 12 days means half the homes sold in October 2026 were off the market in 12 days or fewer.

Market Summary

SALES ACTIVITY	OCT 2026	OCT 2025	CHANGE
Closed Sales	**553**	594	▼ 6.9%
New Purchase Contracts	**548**	668	▼ 18.0%
Showings	**5,984**	6,938	▼ 13.8%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE
Median Sale Price	**$299,990**	$295,450	▲ 1.5%
Avg. Sale to Orig. List Price Ratio	**97.9%**	98.7%	▼ 0.8 pp
Median Days on Market	**12 days**	9 days	▲ 3 days

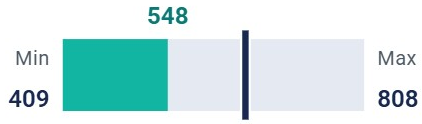
INVENTORY	OCT 2026	OCT 2025	CHANGE
New Listings	**728**	678	▲ 7.4%
Active Listings	**1,367**	1,167	▲ 17.1%
Months of Supply	**2.6**	2.2	▲ 0.4 mos

New Listings



653 (5-year Oct avg.)

New Purchase Contracts



651 (5-year Oct avg.)

Closed Sales



593 (5-year Oct avg.)

Median Sale Price



$261,821 (5-year Oct avg.)

Median Days on Market



8 days (5-year Oct avg.)

Active Listings



908 (5-year Oct avg.)

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Sales Activity

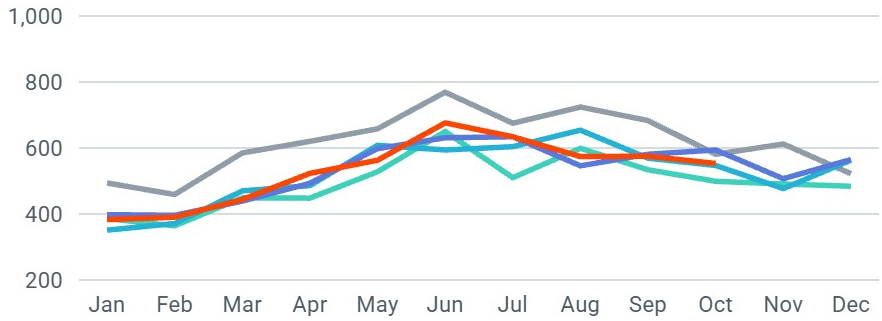
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

553
homes sold

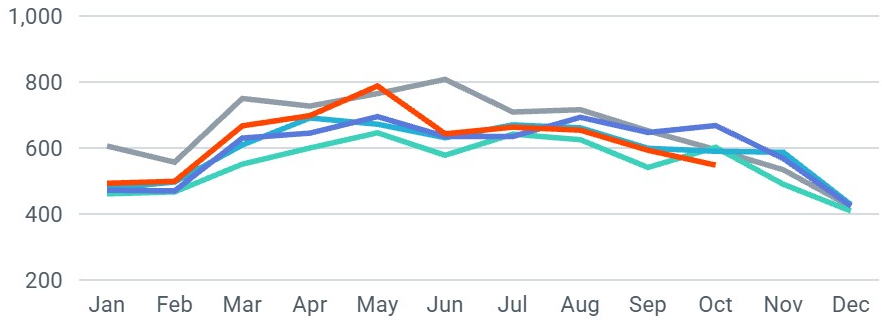
▼ 6.9% vs. Oct 2025
▼ 3.8% vs. Sep 2026
▲ 0.1% 2026 YTD vs. 2025 YTD



New Purchase Contracts

548
homes went under contract

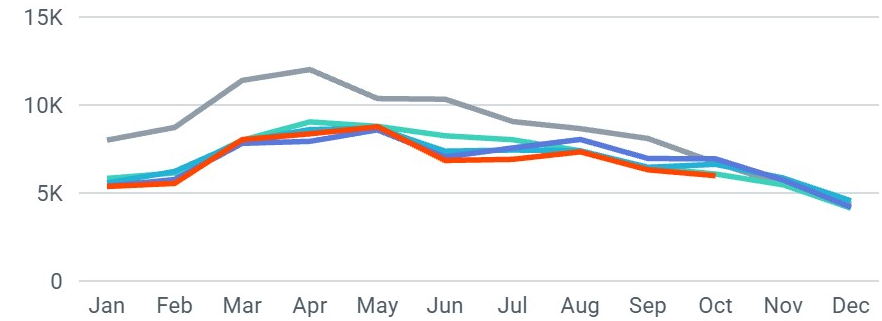
▼ 18.0% vs. Oct 2025
▼ 7.6% vs. Sep 2026
▲ 0.9% 2026 YTD vs. 2025 YTD



Showings

5,984
home showings

▼ 13.8% vs. Oct 2025
▼ 5.3% vs. Sep 2026
▼ 3.6% 2026 YTD vs. 2025 YTD



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Price and Pace

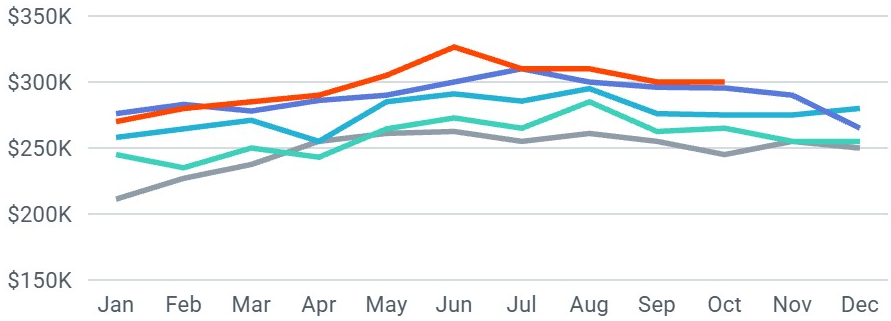
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$299,990
median sale price

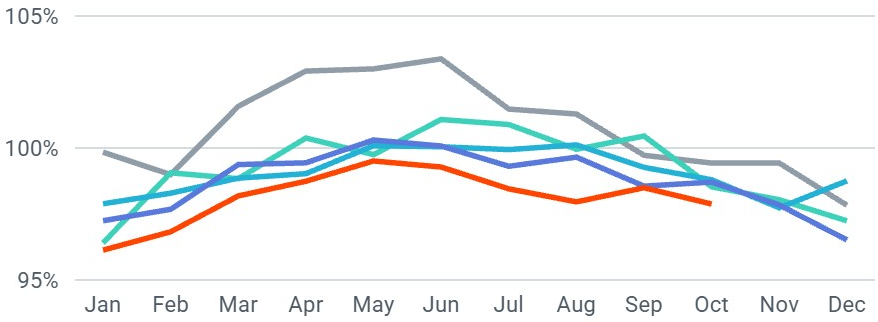
▲ **1.5%** vs. Oct 2025
0.0% vs. Sep 2026
▲ **1.8%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

97.9%
of original list price, on average

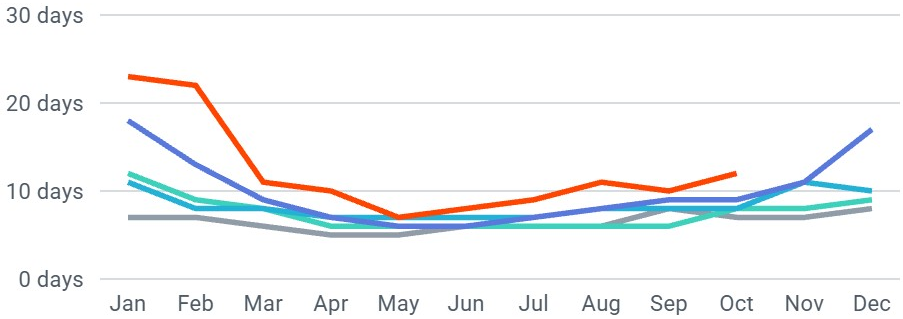
▼ **0.8 pp** vs. Oct 2025
▼ **0.6 pp** vs. Sep 2026
▼ **0.9 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

12 days
median days on market

▲ **3 days** vs. Oct 2025
▲ **2 days** vs. Sep 2026
▲ **2 days** 2026 YTD vs. 2025 YTD



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Inventory

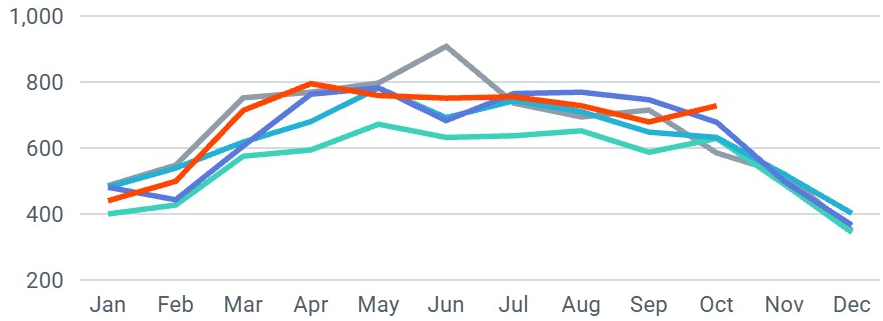
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

728
homes newly listed

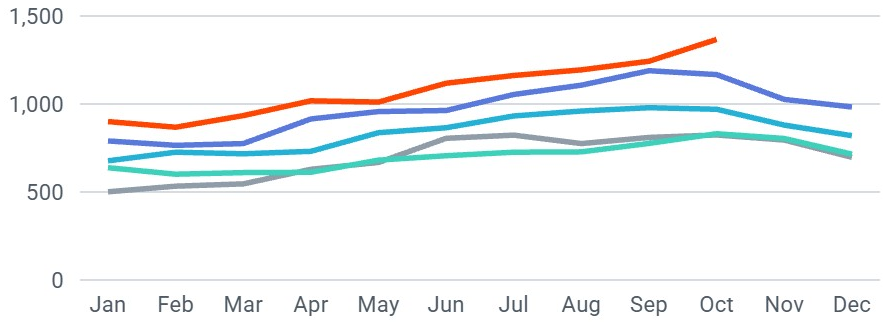
▲ **7.4%** vs. Oct 2025
▲ **7.2%** vs. Sep 2026
▲ **2.0%** 2026 YTD vs. 2025 YTD



Active Listings

1,367
homes for sale at month end

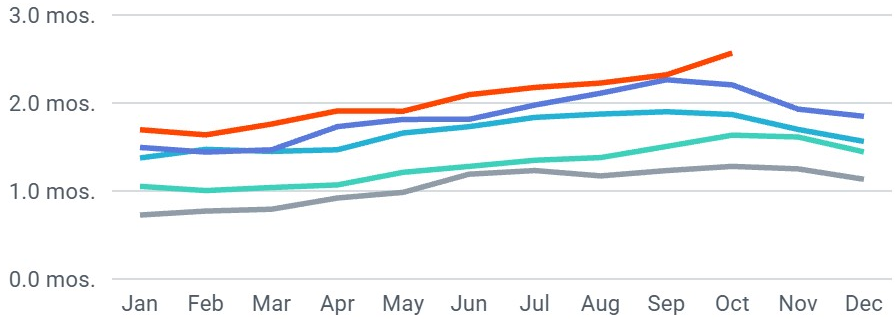
▲ **17.1%** vs. Oct 2025
▲ **10.0%** vs. Sep 2026
▲ **17.1%** 2026 YTD vs. 2025 YTD



Months of Supply

2.6
months of supply at the current sales pace

▲ **0.4 mos** vs. Oct 2025
▲ **0.2 mos** vs. Sep 2026
▲ **0.4 mos** 2026 YTD vs. 2025 YTD



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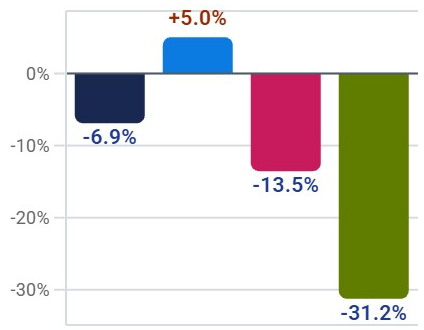
Market Comparison

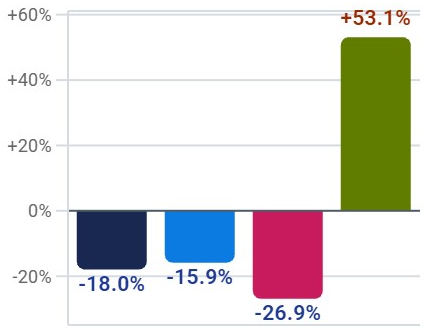
Year-over-year comparison (October 2026 vs October 2025) for Greater Harrisburg Association of REALTORS®.

Greater Harrisburg Association of REALTORS® | Cumberland County, PA | Dauphin County, PA | Perry County, PA

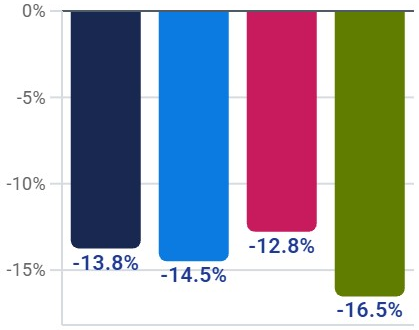
Closed Sales



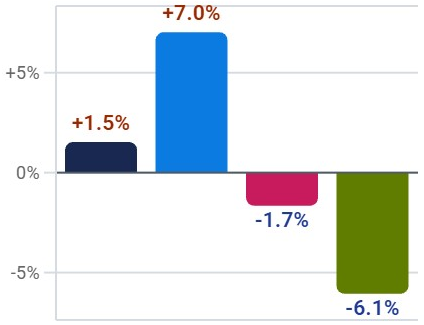
New Purchase Contracts



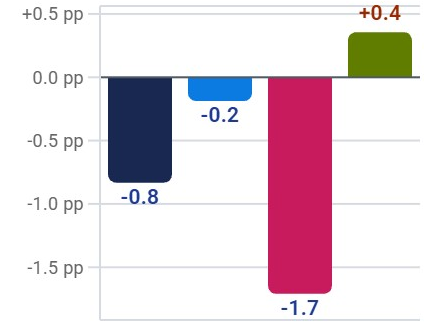
Showings



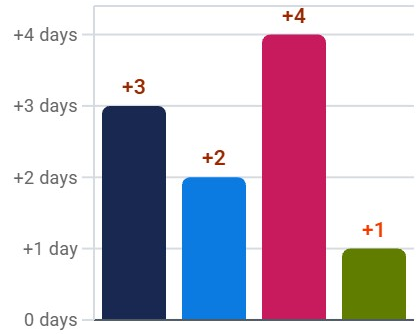
Median Sale Price



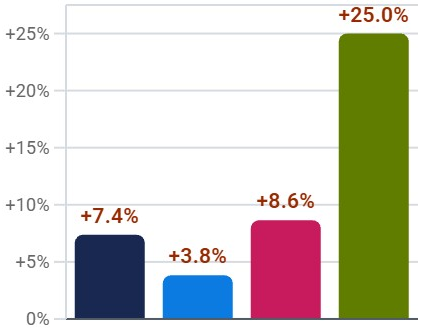
Avg. Sale to Orig. List Price Ratio



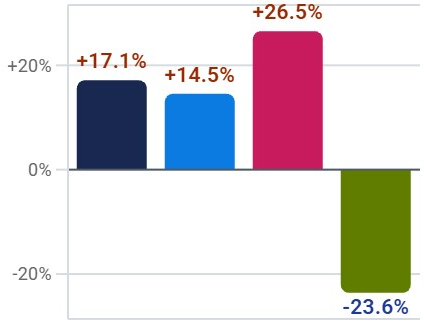
Median Days on Market



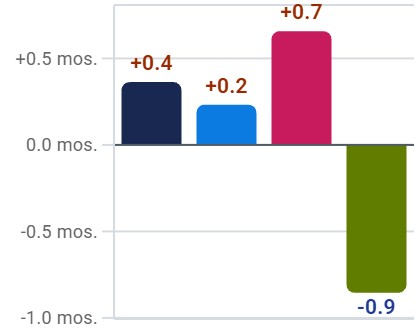
New Listings



Active Listings



Months of Supply



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