

July 2025 Housing Market Report

Prepared by Bright Research

Data as of August 6, 2025

Key Market Statistics	Jul 2025	Jul 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	2,494	2,531	-1.5%	15,202	14,803	+2.7%
Median Sold Price	\$313,900	\$294,700	+6.5%	\$297,500	\$277,000	+7.4%
Median Days on Market	7 days	7 days	+0 days	8 days	8 days	+0 days
New Pending Sales	2,578	2,627	-1.9%	16,362	16,289	+0.4%
New Listings	2,964	2,993	-1.0%	19,847	19,255	+3.1%
Active Listings	4,171	3,622	+15.2%	4,171	3,622	+15.2%
Months of Supply	1.85	1.66	+0.19 mos.	1.85	1.66	+0.19 mos.
Showings	37,922	37,482	+1.2%	255,991	260,050	-1.6%

Housing Market Trends

Home prices hit new record high as inventory remains tight in Central Pennsylvania. The median sold price in July was \$313,900, a 6.5% increase and a record high for the region. Prices rose in nearly all local markets, with double-digit price growth in Cumberland, Lebanon, Perry, and Schuylkill counties.

Prices continue to rise primarily because inventory is still very low. While the number of active listings at the end of July was up 15.2% year-over-year, inventory in the Central Pennsylvania market is still just about half of what it was in 2019.

New listing activity has been slightly stronger in 2025 than it was in 2024, but in July, the number of new listings coming onto the market fell by 1.0% year-over-year.

Buyers still must act very quickly. The median days on market in July was just seven, meaning half of all homes were sold in a week or less.

Market Outlook

The Central Pennsylvania market remains relatively resilient even as market conditions are stalling in other places. Sales are tracking slightly above last year's levels, and there are still ready buyers for new listings that come onto the market. Affordability is a growing challenge in the region and could be the biggest constraint to market activity this fall.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

2,494

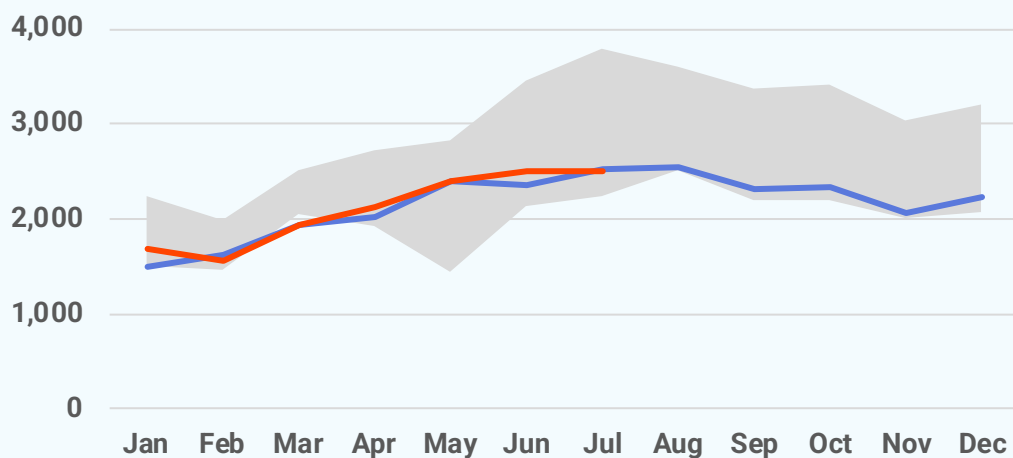
July 2025

-1.5%

Jul '25 vs. Jul '24
(Jul '24: 2,531)

-0.6%

Jul '25 vs. Jun '25
(Jun '25: 2,509)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$313,900

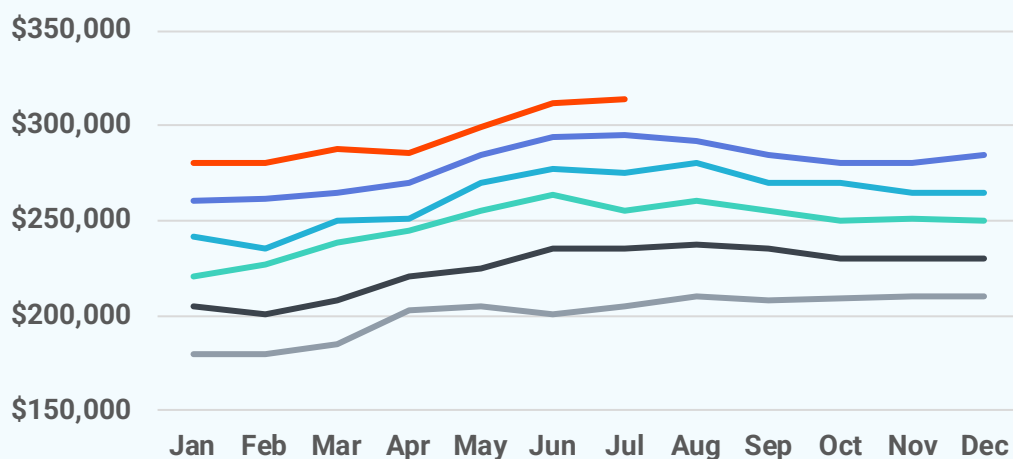
July 2025

+6.5%

Jul '25 vs. Jul '24
(Jul '24: \$294,700)

+0.6%

Jul '25 vs. Jun '25
(Jun '25: \$312,000)



Median Days on Market

7 days

July 2025

+0 days

Jul '25 vs. Jul '24
(Jul '24: 7 days)

+0 days

Jul '25 vs. Jun '25
(Jun '25: 7 days)



New Pending Sales

2025

2024

2020-2023 Range

2,578

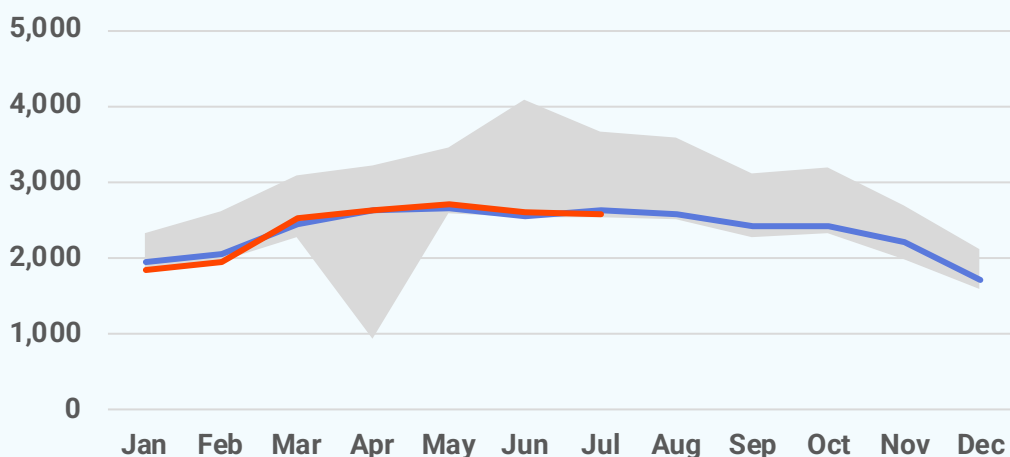
July 2025

-1.9%

Jul '25 vs. Jul '24
(Jul '24: 2,627)

-1.0%

Jul '25 vs. Jun '25
(Jun '25: 2,603)



New Listings

2025

2024

2020-2023 Range

2,964

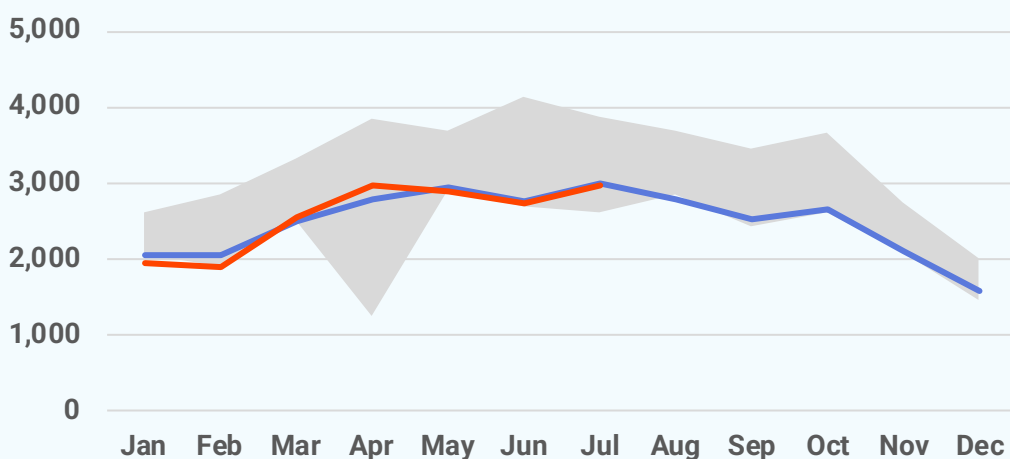
July 2025

-1.0%

Jul '25 vs. Jul '24
(Jul '24: 2,993)

+8.0%

Jul '25 vs. Jun '25
(Jun '25: 2,744)



Active Listings

4,171

July 2025

+15.2%

Jul '25 vs. Jul '24
(Jul '24: 3,622)

+10.3%

Jul '25 vs. Jun '25
(Jun '25: 3,782)



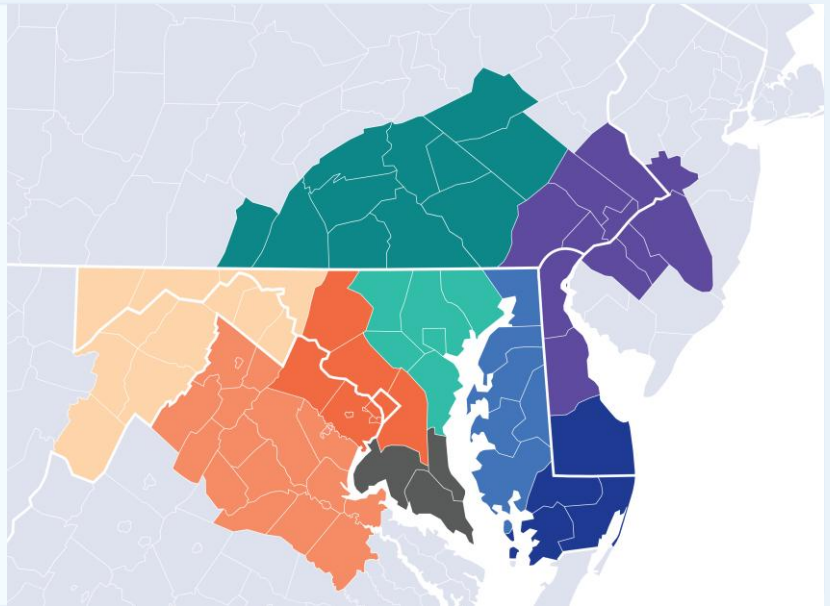
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24
Central PA	2,494	-1.5%	\$313,900	+6.5%	7 days	+0 days
Adams County, PA	104	-4.6%	\$305,000	+4.5%	11 days	+1 day
Berks County, PA	377	+1.3%	\$310,000	+8.8%	6 days	+0 days
Cumberland County, PA	314	+11.7%	\$340,500	+15.4%	6 days	+0 days
Dauphin County, PA	282	-3.8%	\$263,750	-5.8%	9 days	+2 days
Franklin County, PA	161	-3.6%	\$300,000	+7.2%	16 days	+4 days
Fulton County, PA	5	-28.6%	\$284,900	+78.1%	7 days	-19 days
Lancaster County, PA	473	+1.3%	\$360,000	+4.7%	6 days	-1 day
Lebanon County, PA	159	+16.1%	\$320,000	+16.4%	8 days	+1 day
Perry County, PA	37	+15.6%	\$319,900	+16.3%	10 days	-3 days
Schuylkill County, PA	103	-18.3%	\$181,000	+20.7%	13 days	+4 days
York County, PA	479	-11.3%	\$299,900	+3.4%	7 days	-1 day

Local Markets	New Pending Sales		New Listings		Showings	
	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24
Central PA	2,578	-1.9%	2,964	-1.0%	37,922	+1.2%
Adams County, PA	110	+2.8%	139	+13.9%	1,639	+11.9%
Berks County, PA	389	-2.3%	425	-3.8%	6,200	+1.7%
Cumberland County, PA	289	-3.0%	349	-2.2%	5,259	+15.4%
Dauphin County, PA	279	-13.4%	341	-5.3%	4,438	-10.6%
Franklin County, PA	153	-7.3%	184	-4.7%	2,413	+33.2%
Fulton County, PA	6	-45.5%	6	-25.0%	34	-77.3%
Lancaster County, PA	454	+4.6%	499	-4.6%	6,137	-6.5%
Lebanon County, PA	172	+12.4%	180	+1.7%	1,998	-4.7%
Perry County, PA	42	+7.7%	54	+38.5%	445	+0.2%
Schuylkill County, PA	117	-10.0%	155	-1.3%	1,756	+28.4%
York County, PA	567	-0.5%	632	+2.8%	7,603	-4.6%

Local Markets	Active Listings		Months of Supply	
	Jul '25	vs. Jul '24	Jul '25	vs. Jul '24
Central PA	4,171	+15.2%	1.85	+0.19 months
Adams County, PA	267	+44.3%	2.97	+0.82 months
Berks County, PA	430	+7.5%	1.27	+0.07 months
Cumberland County, PA	506	+13.7%	2.00	+0.15 months
Dauphin County, PA	465	+9.2%	1.74	+0.09 months
Franklin County, PA	332	+21.2%	2.32	+0.32 months
Fulton County, PA	14	+0.0%	2.00	-0.8 months
Lancaster County, PA	612	+10.5%	1.47	+0.04 months
Lebanon County, PA	333	+17.7%	2.47	+0.19 months
Perry County, PA	78	+41.8%	2.52	+0.69 months
Schuylkill County, PA	273	+19.7%	2.44	+0.37 months
York County, PA	861	+13.6%	1.86	+0.24 months

Local Market Map

- MD/WV Panhandle
- North Central Virginia
- Washington D.C., Metro
- Central Pennsylvania
- Baltimore Metro
- Southern Maryland
- Maryland Eastern Shore
- Philadelphia Metro
- Del/Mar Coastal



About Bright MLS

Bright MLS was founded in 2016 as a collaboration between 43 visionary associations and two of the nation's most prominent MLSs to transform what an MLS is and what it does, so real estate pros and the people they serve can thrive today and into our data-driven future through an open, clear and competitive housing market for all. Bright is proud to be the source of truth for comprehensive real estate data in the Mid-Atlantic, with market intelligence currently covering six states (Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia) and the District of Columbia.

Please contact **Christy Reap**,
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July 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of August 6, 2025

Key Market Statistics	Jul 2025	Jul 2024	Change
Closed Sales	1,795	1,815	-1.1%
Median Sold Price	\$353,500	\$330,000	+7.1%
Median Days on Market	7 days	7 days	+0 days
New Pending Sales	1,819	1,873	-2.9%
New Listings	2,078	2,131	-2.5%
Active Listings	3,065	2,750	+11.5%
Months of Supply	1.93	1.83	+0.10 mos.

Closed Sales

202520242020-2023 Range

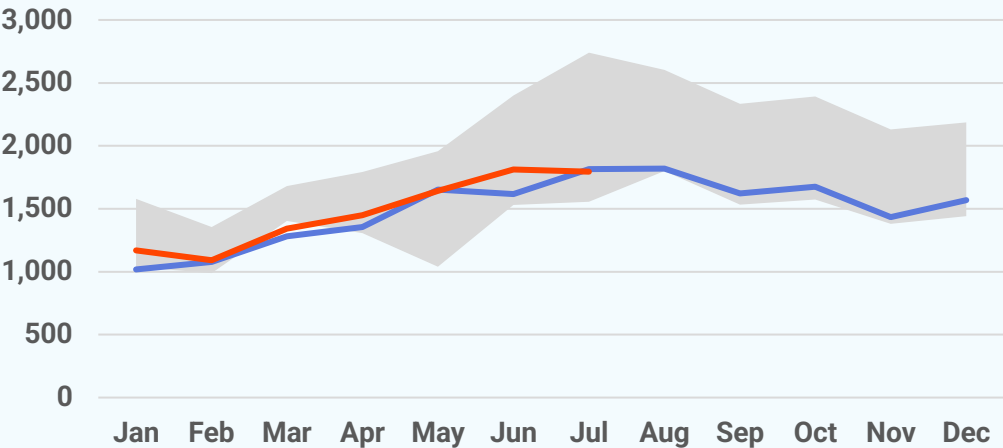
1,795
July 2025

-1.1%

Jul '25 vs. Jul '24
(Jul '24: 1,815)

-0.9%

Jul '25 vs. Jun '25
(Jun '25: 1,812)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$353,500

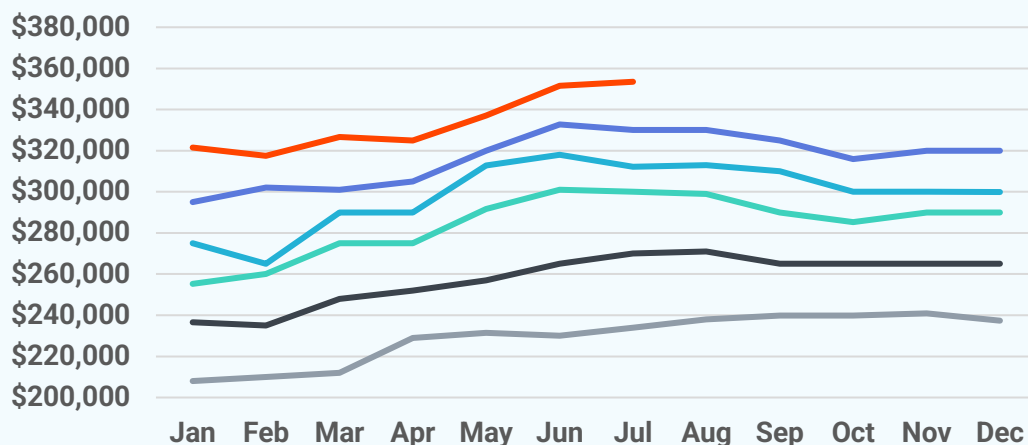
July 2025

+7.1%

Jul '25 vs. Jul '24
(Jul '24: \$330,000)

+0.6%

Jul '25 vs. Jun '25
(Jun '25: \$351,500)



Median Days on Market

7 days

July 2025

+0 days

Jul '25 vs. Jul '24
(Jul '24: 7 days)

+0 days

Jul '25 vs. Jun '25
(Jun '25: 7 days)



New Pending Sales

2025

2024

2020-2023 Range

1,819

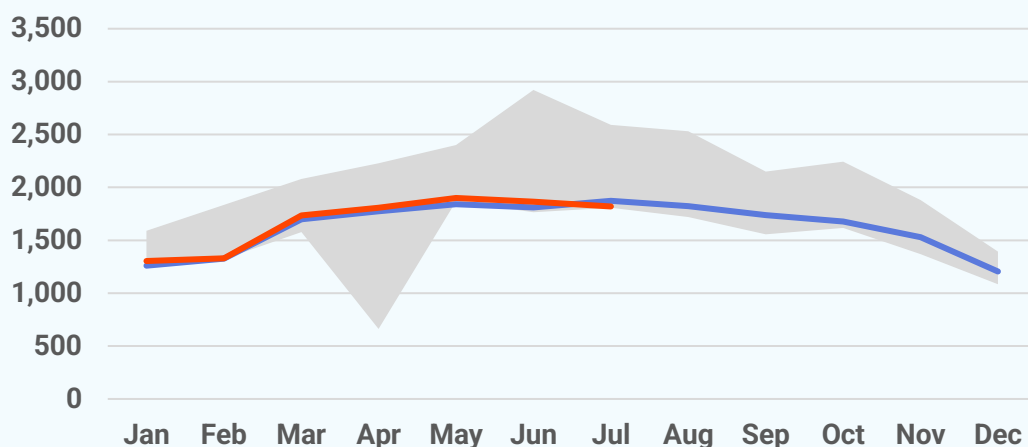
July 2025

-2.9%

Jul '25 vs. Jul '24
(Jul '24: 1,873)

-2.4%

Jul '25 vs. Jun '25
(Jun '25: 1,864)



New Listings

2025

2024

2020-2023 Range

2,078

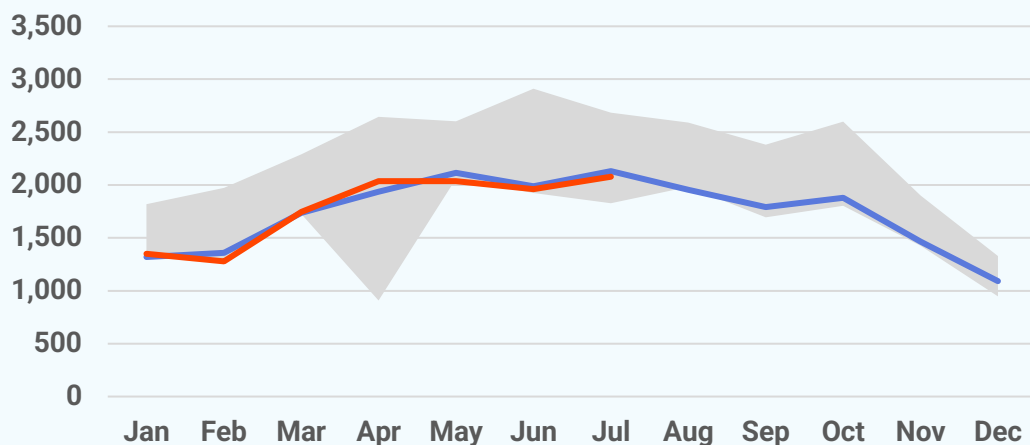
July 2025

-2.5%

Jul '25 vs. Jul '24
(Jul '24: 2,131)

+6.0%

Jul '25 vs. Jun '25
(Jun '25: 1,960)



Active Listings

3,065

July 2025

+11.5%

Jul '25 vs. Jul '24
(Jul '24: 2,750)

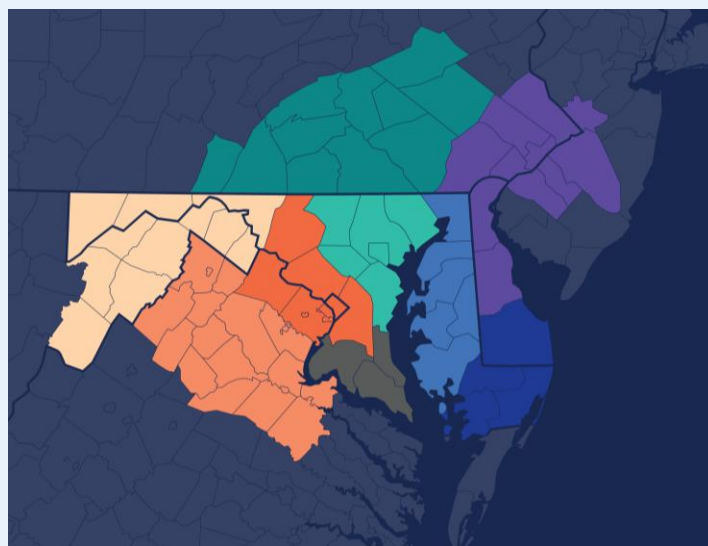
+10.5%

Jul '25 vs. Jun '25
(Jun '25: 2,774)



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July 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of August 6, 2025

Key Market Statistics	Jul 2025	Jul 2024	Change
Closed Sales	634	655	-3.2%
Median Sold Price	\$233,200	\$215,000	+8.5%
Median Days on Market	7 days	7 days	+0 days
New Pending Sales	671	677	-0.9%
New Listings	777	777	+0.0%
Active Listings	980	783	+25.2%
Months of Supply	1.61	1.28	+0.33 mos.

Closed Sales

202520242020-2023 Range

634

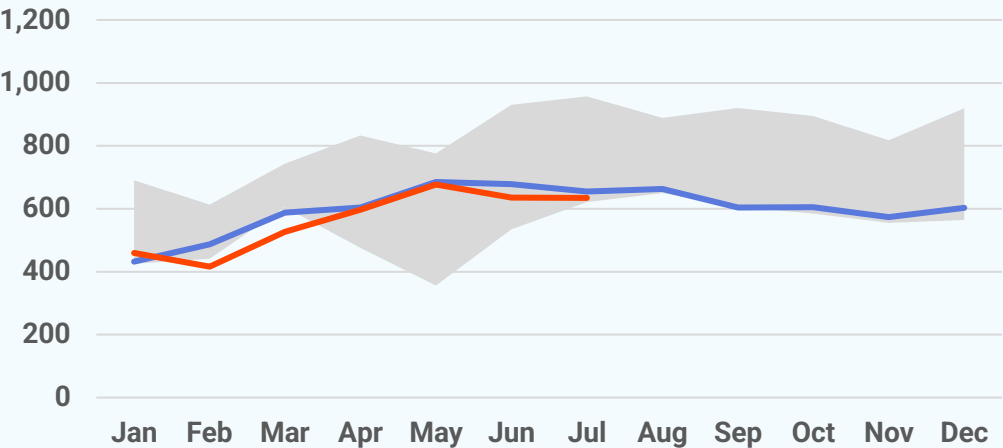
July 2025

-3.2%

Jul '25 vs. Jul '24
(Jul '24: 655)

-0.2%

Jul '25 vs. Jun '25
(Jun '25: 635)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$233,200

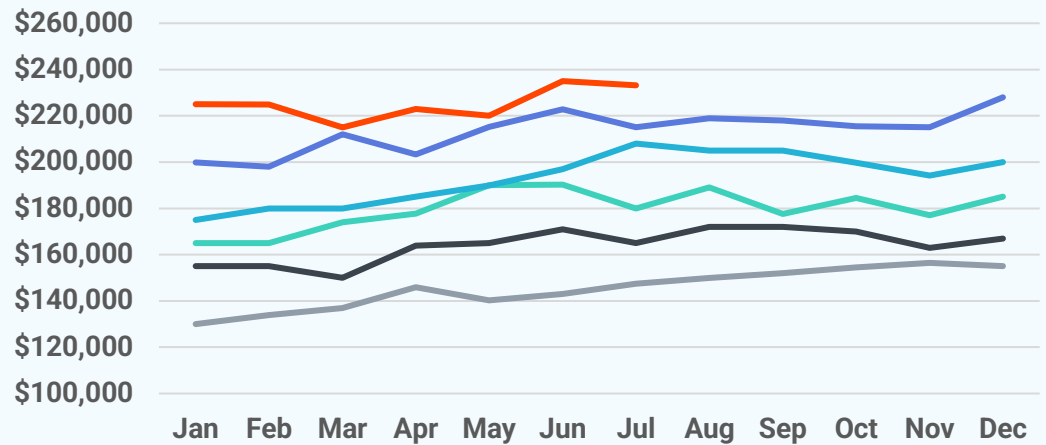
July 2025

+8.5%

Jul '25 vs. Jul '24
(Jul '24: \$215,000)

-0.8%

Jul '25 vs. Jun '25
(Jun '25: \$235,000)



Median Days on Market

7 days

July 2025

+0 days

Jul '25 vs. Jul '24
(Jul '24: 7 days)

+0 days

Jul '25 vs. Jun '25
(Jun '25: 7 days)



New Pending Sales

2025

2024

2020-2023 Range

671

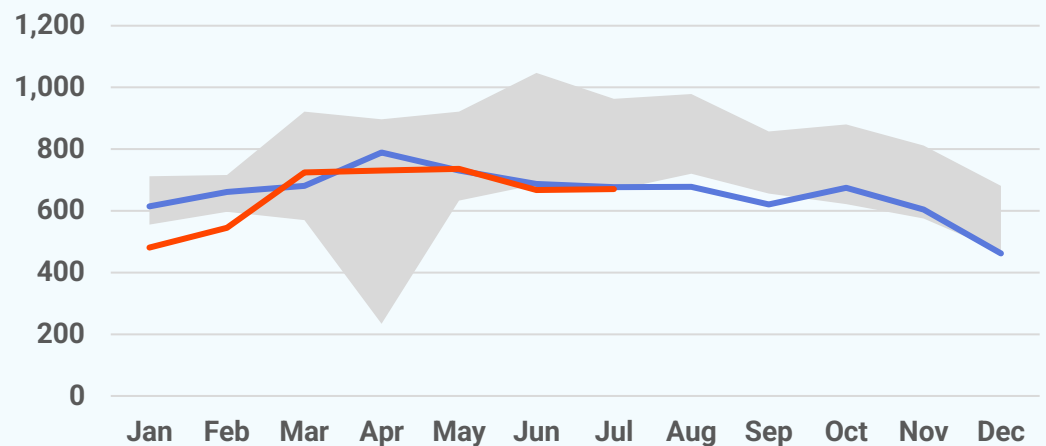
July 2025

-0.9%

Jul '25 vs. Jul '24
(Jul '24: 677)

+0.6%

Jul '25 vs. Jun '25
(Jun '25: 667)



New Listings

2025

2024

2020-2023 Range

777

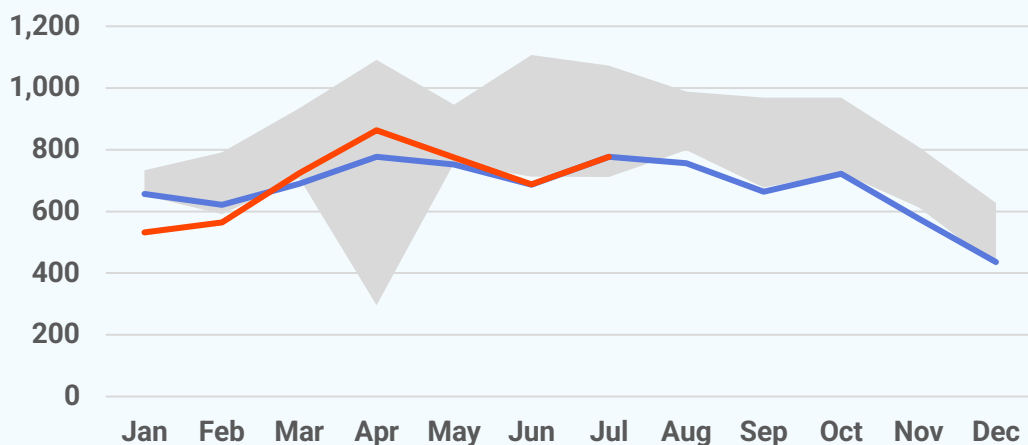
July 2025

+0.0%

Jul '25 vs. Jul '24
(Jul '24: 777)

+12.9%

Jul '25 vs. Jun '25
(Jun '25: 688)



Active Listings

980

July 2025

+25.2%

Jul '25 vs. Jul '24
(Jul '24: 783)

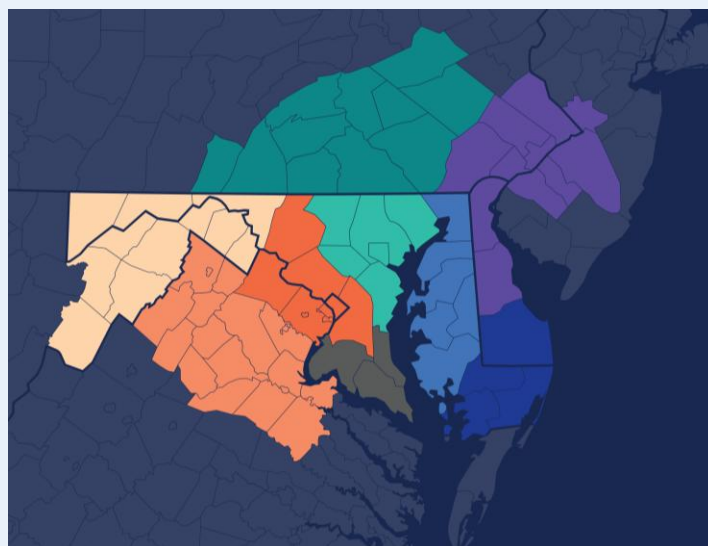
+9.3%

Jul '25 vs. Jun '25
(Jun '25: 897)



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July 2025 Condos Report

Prepared by Bright Research

Data as of August 6, 2025

Key Market Statistics	Jul 2025	Jul 2024	Change
Closed Sales	65	61	+6.6%
Median Sold Price	\$237,000	\$215,000	+10.2%
Median Days on Market	9 days	6 days	+3 days
New Pending Sales	86	76	+13.2%
New Listings	107	85	+25.9%
Active Listings	126	89	+41.6%
Months of Supply	2.03	1.46	+0.57 mos.

Closed Sales

202520242020-2023 Range

65

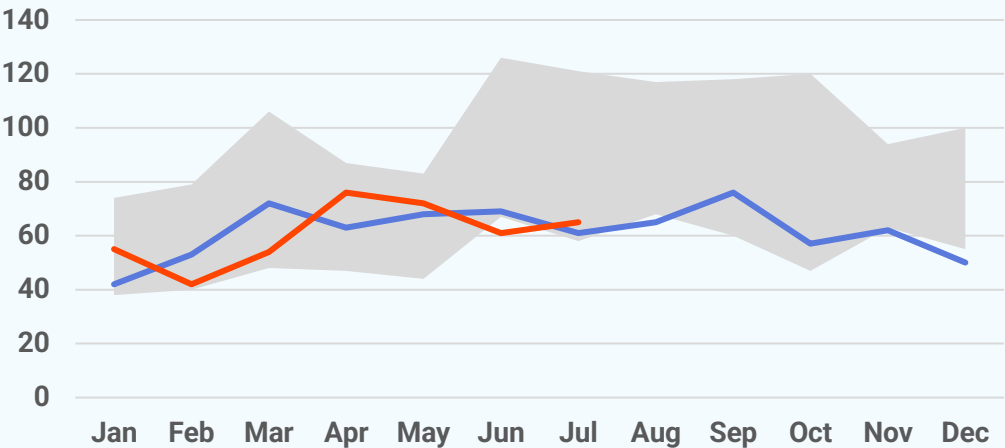
July 2025

+6.6%

Jul '25 vs. Jul '24
(Jul '24: 61)

+6.6%

Jul '25 vs. Jun '25
(Jun '25: 61)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$237,000

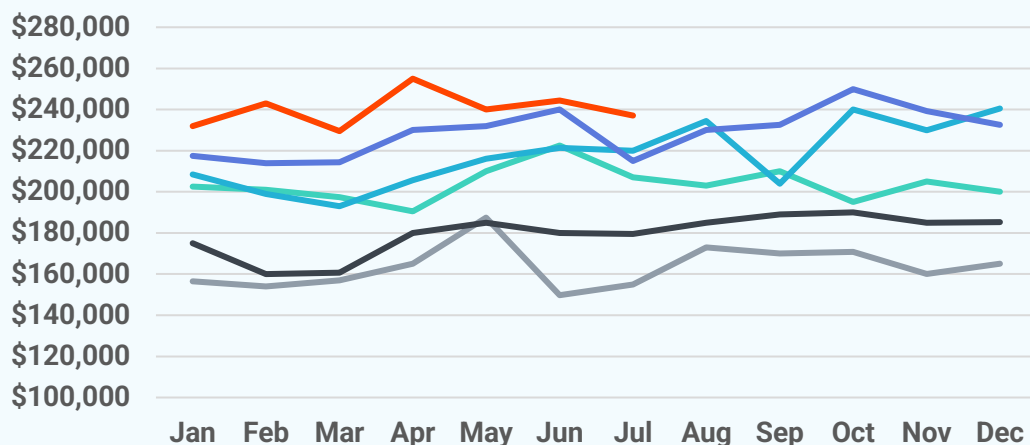
July 2025

+10.2%

Jul '25 vs. Jul '24
(Jul '24: \$215,000)

-3.0%

Jul '25 vs. Jun '25
(Jun '25: \$244,400)



Median Days on Market

9 days

July 2025

+3 days

Jul '25 vs. Jul '24
(Jul '24: 6 days)

+2 days

Jul '25 vs. Jun '25
(Jun '25: 7 days)



New Pending Sales

2025

2024

2020-2023 Range

86

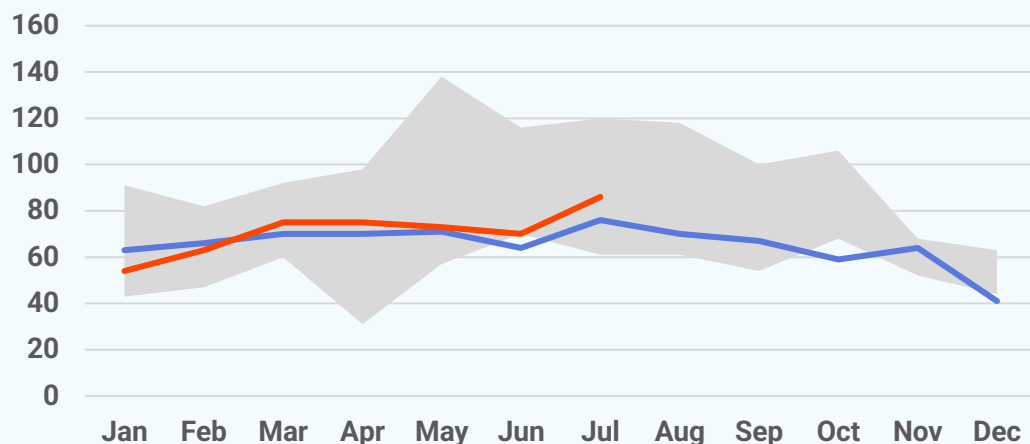
July 2025

+13.2%

Jul '25 vs. Jul '24
(Jul '24: 76)

+22.9%

Jul '25 vs. Jun '25
(Jun '25: 70)



New Listings

2025

2024

2020-2023 Range

107

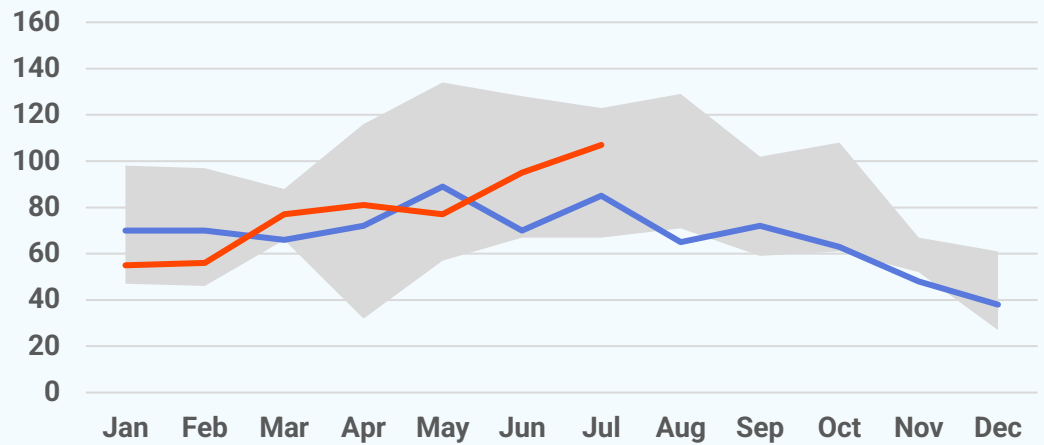
July 2025

+25.9%

Jul '25 vs. Jul '24
(Jul '24: 85)

+12.6%

Jul '25 vs. Jun '25
(Jun '25: 95)



Active Listings

126

July 2025

+41.6%

Jul '25 vs. Jul '24
(Jul '24: 89)

+13.5%

Jul '25 vs. Jun '25
(Jun '25: 111)



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