

January 2026 Housing Market Report

Prepared by Bright Research

Data as of February 5, 2026

Key Market Statistics	Jan 2026	Jan 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	1,617	1,683	-3.9%	1,617	1,683	-3.9%
Median Sold Price	\$290,000	\$279,900	+3.6%	\$290,000	\$279,900	+3.6%
Median Days on Market	18 days	16 days	+2 days	18 days	16 days	+2 days
New Pending Sales	1,958	1,842	+6.3%	1,958	1,842	+6.3%
New Listings	1,914	1,941	-1.4%	1,914	1,941	-1.4%
Active Listings	3,468	3,125	+11.0%	3,468	3,125	+11.0%
Months of Supply	1.51	1.39	+0.12 mos.	1.51	1.39	+0.12 mos.
Showings	27,748	27,995	-0.9%	27,748	27,995	-0.9%

Housing Market Trends

Central Pennsylvania closed sales down to start the year but more on the horizon. Relative to other regions, Central Pennsylvania had a good 2025 with more sales and growing inventory. Sales activity growth reversed for January 2026, with closed sales down 3.9% year-over-year.

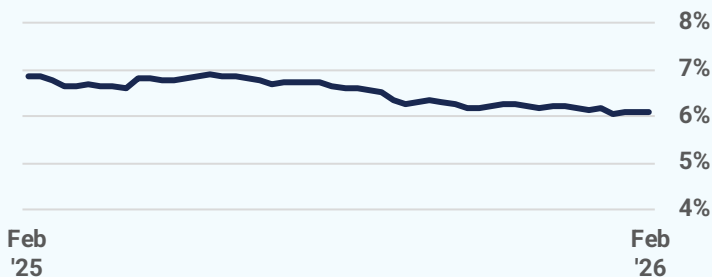
However, there were bright spots, such as Cumberland and Adams counties, where closed sales increased over 9%. Other counties like Berks, Franklin, and Schuylkill also had gains compared to January 2025. More closed sales could be around the corner for these counties and others. Overall new pending sales in Central Pennsylvania were 6.3% higher than last year.

Sellers generally pulled back a bit in January. New listings were down 1.4% as some sellers hold back, waiting for the spring market. Even with lower new listings, active listings remain above a year ago, up 11.0% with all counties having higher supply.

Market Outlook

Winter weather along with continued caution led to a dampened January for sellers. The expectation for 2026 is continued gains in inventory with sellers reemerging and a market that moves toward balance. Buyers are likely to reengage as well as more choices and easing mortgage rates help some that remained on the fence last year.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2026

2025

2024

2023

2022

1,617

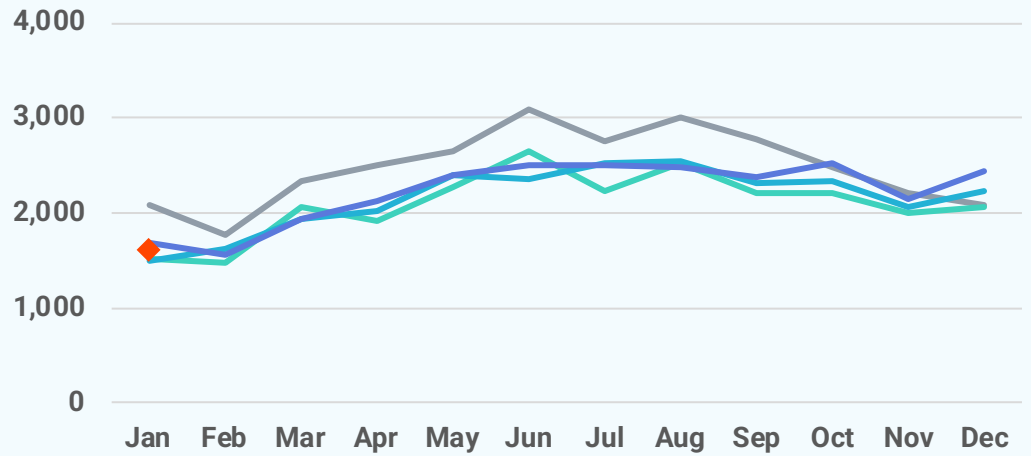
January 2026

-3.9%

Jan '26 vs. Jan '25
(Jan '25: 1,683)

-33.8%

Jan '26 vs. Dec '25
(Dec '25: 2,441)



Median Sold Price

2026

2025

2024

2023

2022

\$290,000

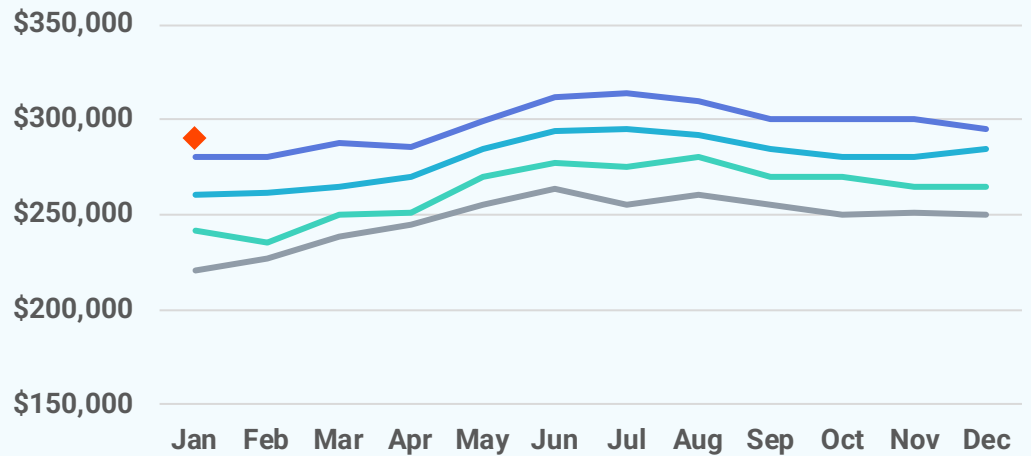
January 2026

+3.6%

Jan '26 vs. Jan '25
(Jan '25: \$279,900)

-1.7%

Jan '26 vs. Dec '25
(Dec '25: \$294,990)



Median Days on Market

2026

2025

2024

2023

2022

18 days

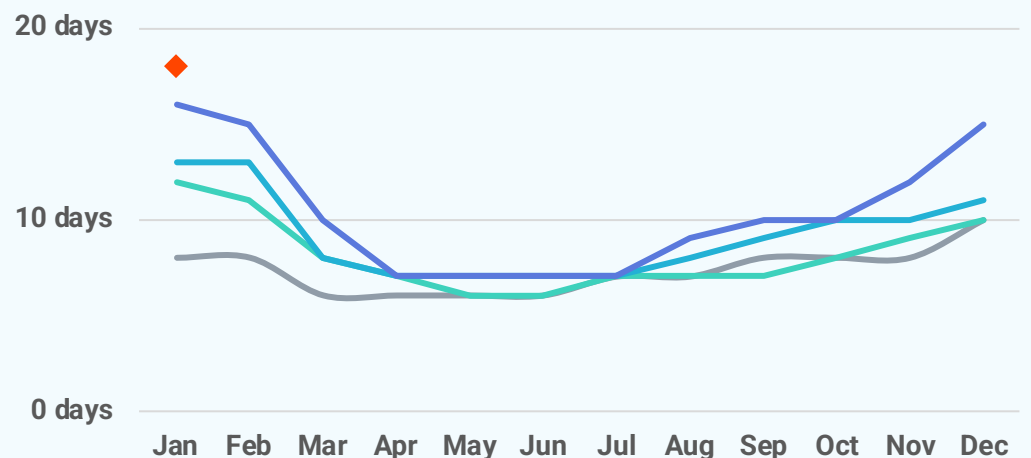
January 2026

+2 days

Jan '26 vs. Jan '25
(Jan '25: 16 days)

+3 days

Jan '26 vs. Dec '25
(Dec '25: 15 days)



New Pending Sales

2026

2025

2024

2023

2022

1,958

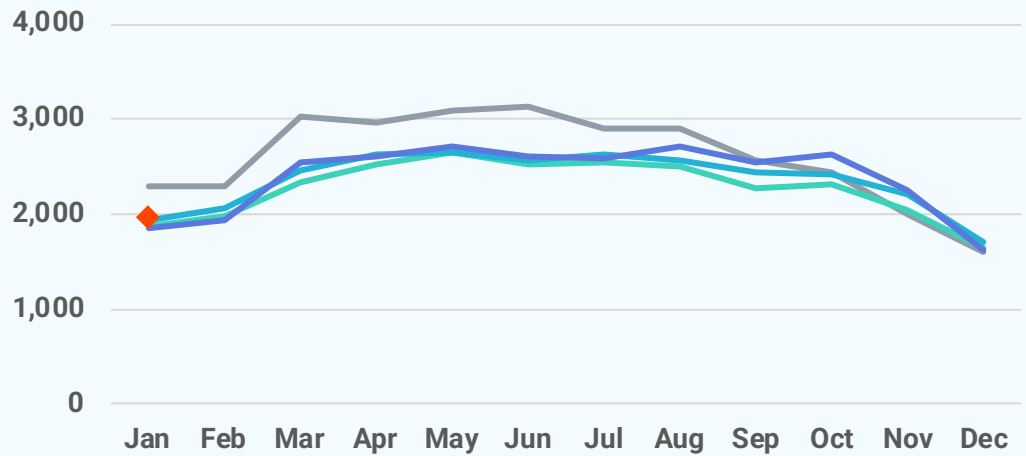
January 2026

+6.3%

Jan '26 vs. Jan '25
(Jan '25: 1,842)

+20.2%

Jan '26 vs. Dec '25
(Dec '25: 1,629)



New Listings

2026

2025

2024

2023

2022

1,914

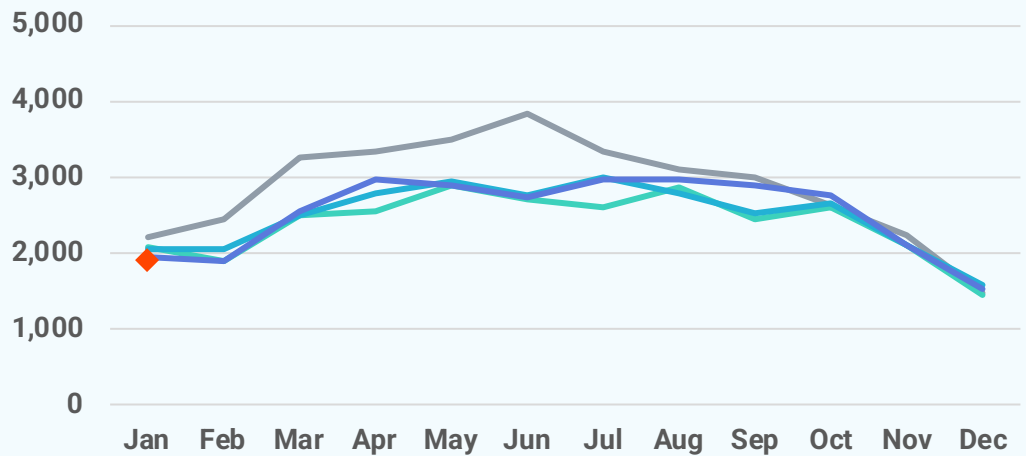
January 2026

-1.4%

Jan '26 vs. Jan '25
(Jan '25: 1,941)

+26.3%

Jan '26 vs. Dec '25
(Dec '25: 1,516)



Active Listings

2026

2025

2024

2023

2022

3,468

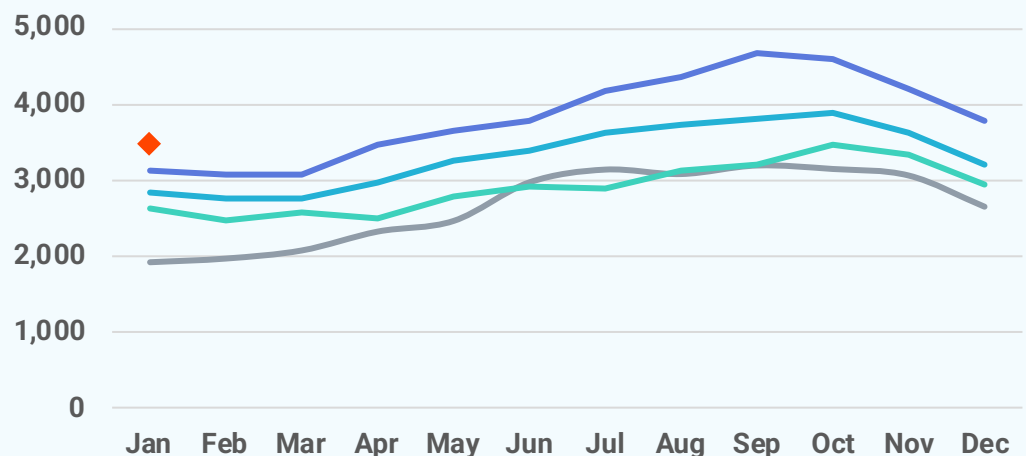
January 2026

+11.0%

Jan '26 vs. Jan '25
(Jan '25: 3,125)

-8.3%

Jan '26 vs. Dec '25
(Dec '25: 3,782)




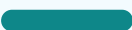







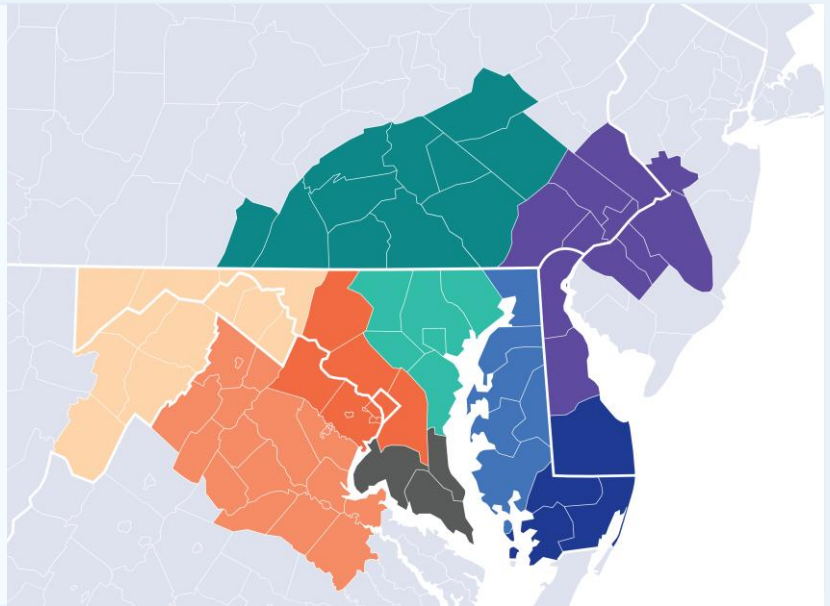
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
Central PA	1,617	-3.9%	\$290,000	+3.6%	18 days	+2 days
Adams County, PA	69	+9.5%	\$303,690	-7.6%	33 days	+18 days
Berks County, PA	240	+3.4%	\$300,000	+7.1%	13 days	+0 days
Cumberland County, PA	171	+9.6%	\$299,750	-10.6%	24 days	+4 days
Dauphin County, PA	180	-17.4%	\$252,000	+2.7%	24 days	+7 days
Franklin County, PA	112	+6.7%	\$277,000	+6.6%	36 days	+7 days
Fulton County, PA	7	+75.0%	\$164,900	-59.0%	45 days	+27 days
Lancaster County, PA	285	-20.2%	\$325,000	-0.8%	11 days	-1 day
Lebanon County, PA	98	+0.0%	\$300,000	+5.3%	14 days	+7 days
Perry County, PA	29	+61.1%	\$249,500	-7.9%	26 days	-6 days
Schuylkill County, PA	83	+5.1%	\$150,000	+9.1%	29 days	+5 days
York County, PA	343	-2.8%	\$302,000	+16.2%	14 days	-4 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
Central PA	1,958	+6.3%	1,914	-1.4%	27,748	-0.9%
Adams County, PA	82	+3.8%	110	+18.3%	1,008	-11.2%
Berks County, PA	298	+21.1%	250	+0.0%	4,331	-4.5%
Cumberland County, PA	211	+4.5%	207	-12.3%	3,128	-6.6%
Dauphin County, PA	225	-3.4%	185	-17.0%	3,396	-4.9%
Franklin County, PA	147	+11.4%	120	-15.5%	1,695	+6.2%
Fulton County, PA	4	-42.9%	6	-33.3%	57	-24.0%
Lancaster County, PA	329	-2.7%	349	+4.8%	5,123	+1.1%
Lebanon County, PA	106	+3.9%	134	+5.5%	1,399	+4.6%
Perry County, PA	34	+54.5%	35	+9.4%	398	+10.9%
Schuylkill County, PA	97	-2.0%	90	-20.4%	943	-23.0%
York County, PA	425	+11.3%	428	+11.7%	6,270	+9.1%

Local Markets	Active Listings		Months of Supply	
	Jan '26	vs. Jan '25	Jan '26	vs. Jan '25
Central PA	3,468	+11.0%	1.51	+0.12 months
Adams County, PA	199	+24.4%	2.09	+0.25 months
Berks County, PA	356	+5.3%	1.04	+0.05 months
Cumberland County, PA	393	+1.8%	1.53	-0.01 months
Dauphin County, PA	400	+12.0%	1.53	+0.19 months
Franklin County, PA	279	+2.6%	1.87	-0.09 months
Fulton County, PA	18	+28.6%	2.25	-0.08 months
Lancaster County, PA	506	+11.9%	1.19	+0.06 months
Lebanon County, PA	332	+29.7%	2.42	+0.47 months
Perry County, PA	57	+1.8%	1.68	-0.07 months
Schuylkill County, PA	230	+1.8%	2.05	+0.03 months
York County, PA	698	+14.8%	1.48	+0.22 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 powers some of the nation's most dynamic real estate markets as the largest MLS in the U.S. Serving over 100,000 professionals across Delaware, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia, and D.C., Bright provides real-time data, deep market intelligence, and tools supporting more than half a million buyers and sellers each month. In 2025, Bright enabled over 460,000 listings. Built to lead, Bright delivers trusted housing insights and industry-leading tools that drive a more transparent, competitive marketplace. Learn more at BrightMLS.com.

Please contact **Christy Reap**,
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interview or information requests:

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- christy.reap@brightmls.com

January 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of February 5, 2026

Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	1,113	1,168	-4.7%
Median Sold Price	\$320,500	\$321,500	-0.3%
Median Days on Market	17 days	16 days	+1 day
New Pending Sales	1,318	1,304	+1.1%
New Listings	1,253	1,350	-7.2%
Active Listings	2,402	2,327	+3.2%
Months of Supply	1.49	1.49	+0.00 mos.

Closed Sales

2026

2025

2024

2023

2022

1,113

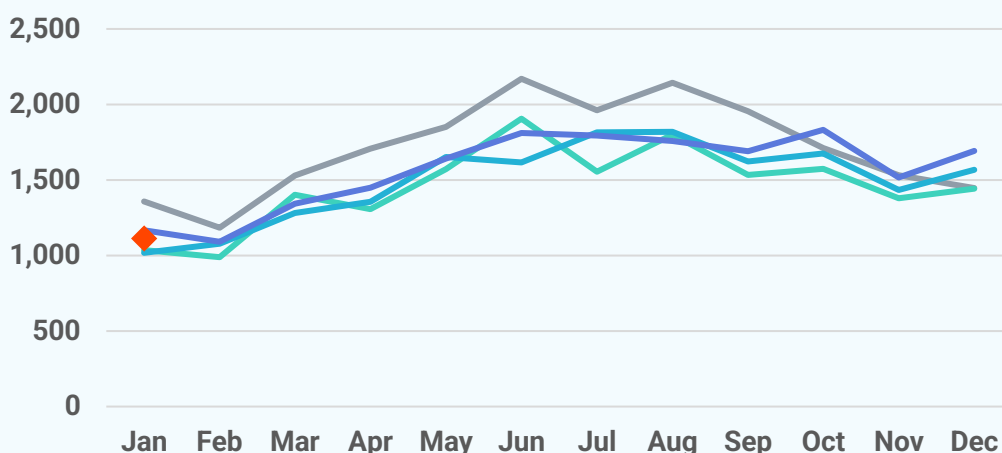
January 2026

-4.7%

Jan '26 vs. Jan '25
(Jan '25: 1,168)

-34.2%

Jan '26 vs. Dec '25
(Dec '25: 1,692)



Median Sold Price

2026 2025 2024 2023 2022

\$320,500

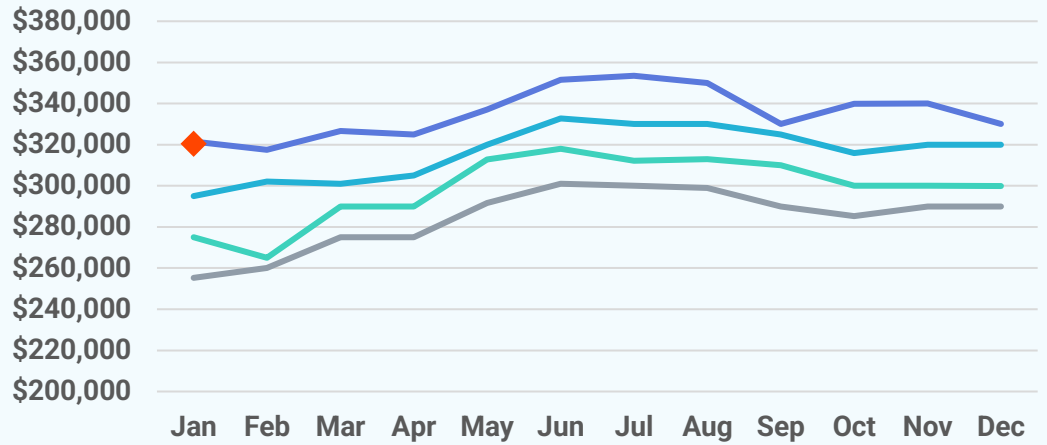
January 2026

-0.3%

Jan '26 vs. Jan '25
(Jan '25: \$321,500)

-2.9%

Jan '26 vs. Dec '25
(Dec '25: \$330,000)



Median Days on Market

2026 2025 2024 2023 2022

17 days

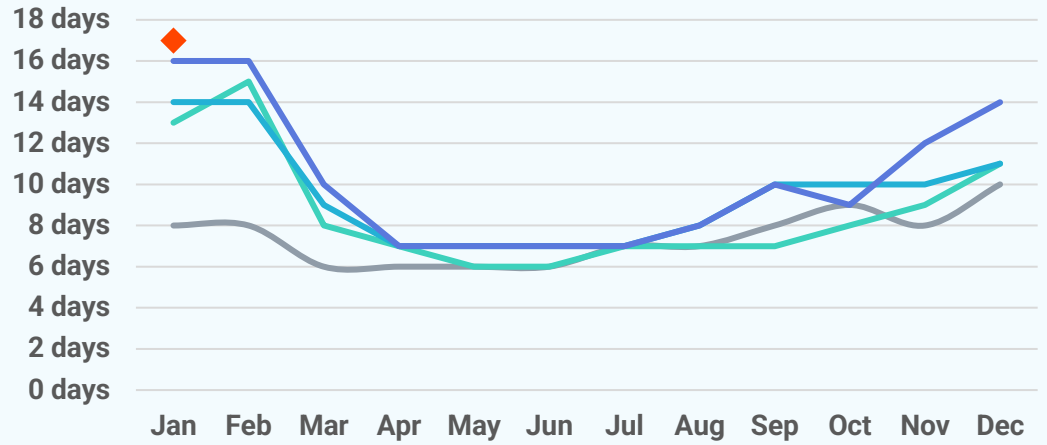
January 2026

+1 day

Jan '26 vs. Jan '25
(Jan '25: 16 days)

+3 days

Jan '26 vs. Dec '25
(Dec '25: 14 days)



New Pending Sales

2026 2025 2024 2023 2022

1,318

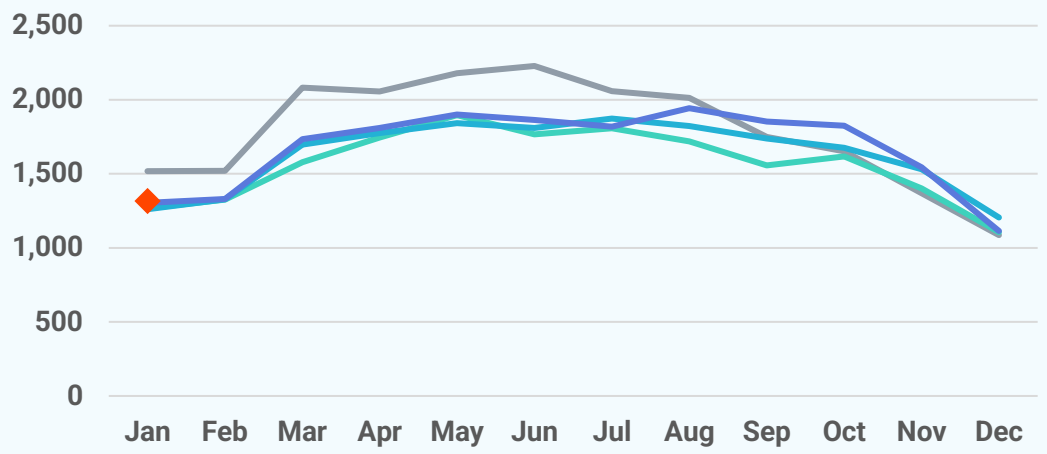
January 2026

+1.1%

Jan '26 vs. Jan '25
(Jan '25: 1,304)

+18.3%

Jan '26 vs. Dec '25
(Dec '25: 1,114)



New Listings

2026

2025

2024

2023

2022

1,253

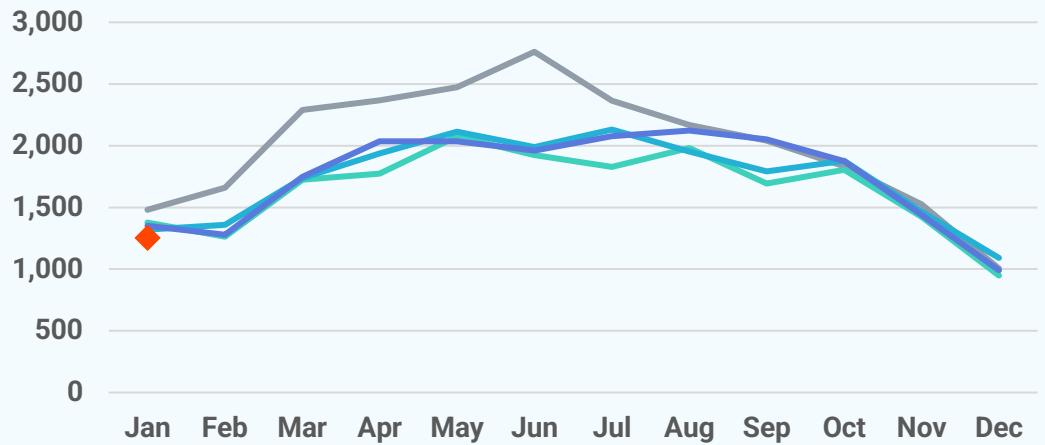
January 2026

-7.2%

Jan '26 vs. Jan '25
(Jan '25: 1,350)

+26.4%

Jan '26 vs. Dec '25
(Dec '25: 991)



Active Listings

2026

2025

2024

2023

2022

2,402

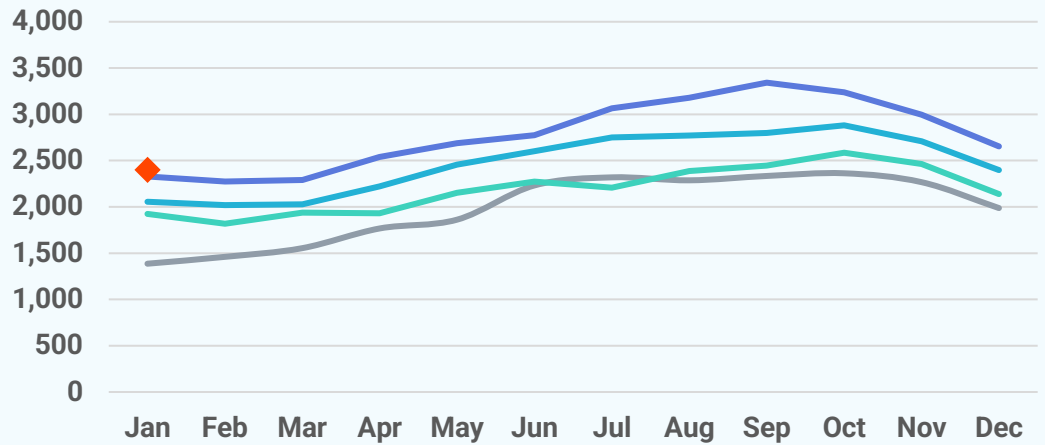
January 2026

+3.2%

Jan '26 vs. Jan '25
(Jan '25: 2,327)

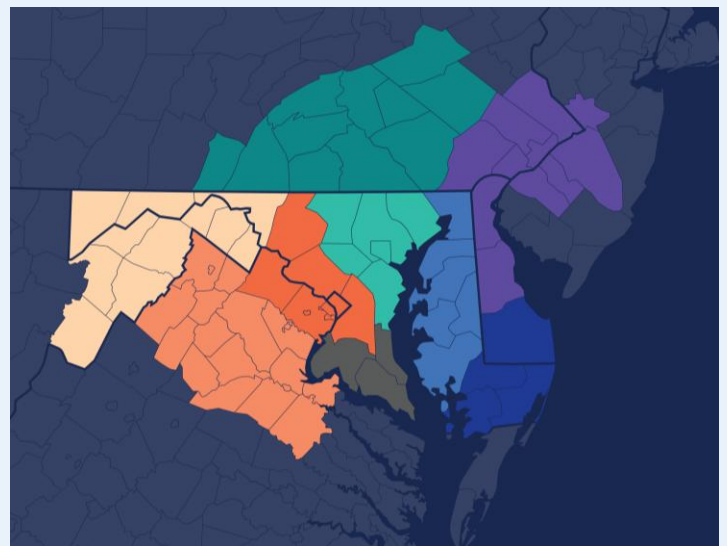
-9.5%

Jan '26 vs. Dec '25
(Dec '25: 2,654)



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January 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of February 5, 2026

Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	452	460	-1.7%
Median Sold Price	\$229,950	\$225,000	+2.2%
Median Days on Market	19 days	14 days	+5 days
New Pending Sales	581	481	+20.8%
New Listings	583	532	+9.6%
Active Listings	960	732	+31.1%
Months of Supply	1.59	1.17	+0.42 mos.

Closed Sales

2026

2025

2024

2023

2022

452

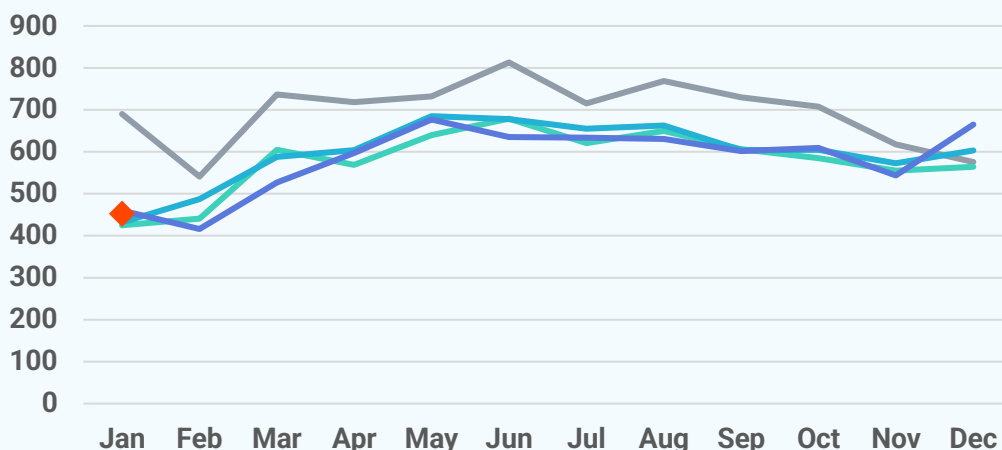
January 2026

-1.7%

Jan '26 vs. Jan '25
(Jan '25: 460)

-32.0%

Jan '26 vs. Dec '25
(Dec '25: 665)



Median Sold Price

2026 2025 2024 2023 2022

\$229,950

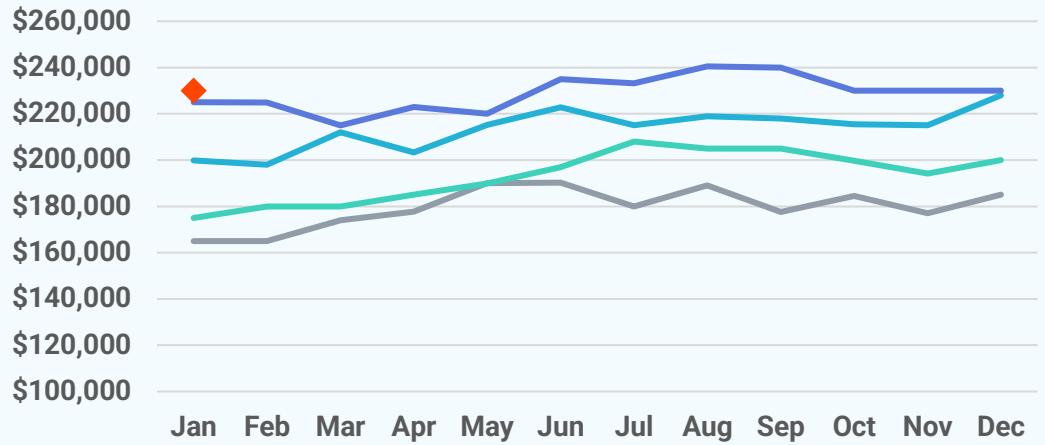
January 2026

+2.2%

Jan '26 vs. Jan '25
(Jan '25: \$225,000)

-0.0%

Jan '26 vs. Dec '25
(Dec '25: \$230,000)



Median Days on Market

2026 2025 2024 2023 2022

19 days

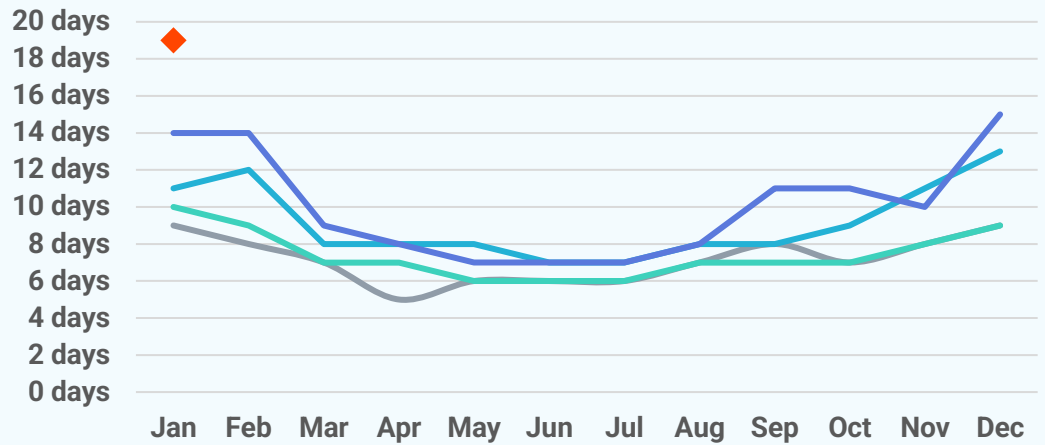
January 2026

+5 days

Jan '26 vs. Jan '25
(Jan '25: 14 days)

+4 days

Jan '26 vs. Dec '25
(Dec '25: 15 days)



New Pending Sales

2026 2025 2024 2023 2022

581

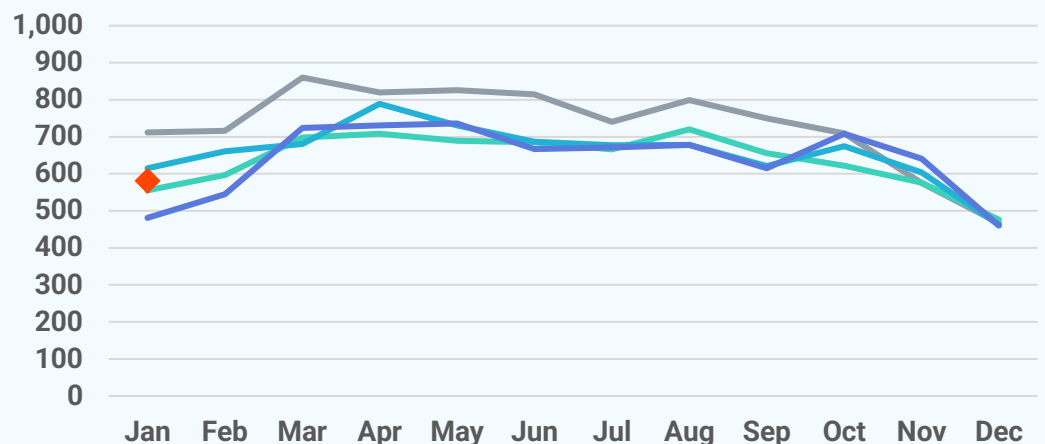
January 2026

+20.8%

Jan '26 vs. Jan '25
(Jan '25: 481)

+26.3%

Jan '26 vs. Dec '25
(Dec '25: 460)



New Listings

2026

2025

2024

2023

2022

583

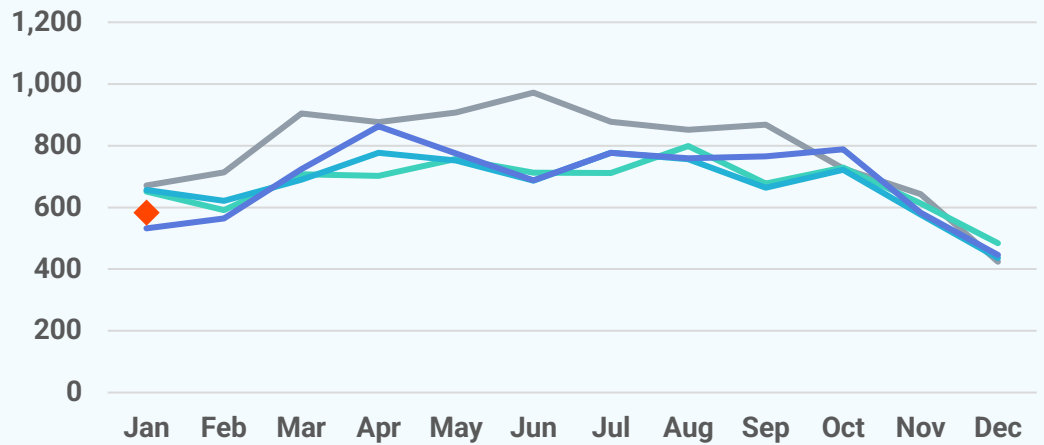
January 2026

+9.6%

Jan '26 vs. Jan '25
(Jan '25: 532)

+30.7%

Jan '26 vs. Dec '25
(Dec '25: 446)



Active Listings

2026

2025

2024

2023

2022

960

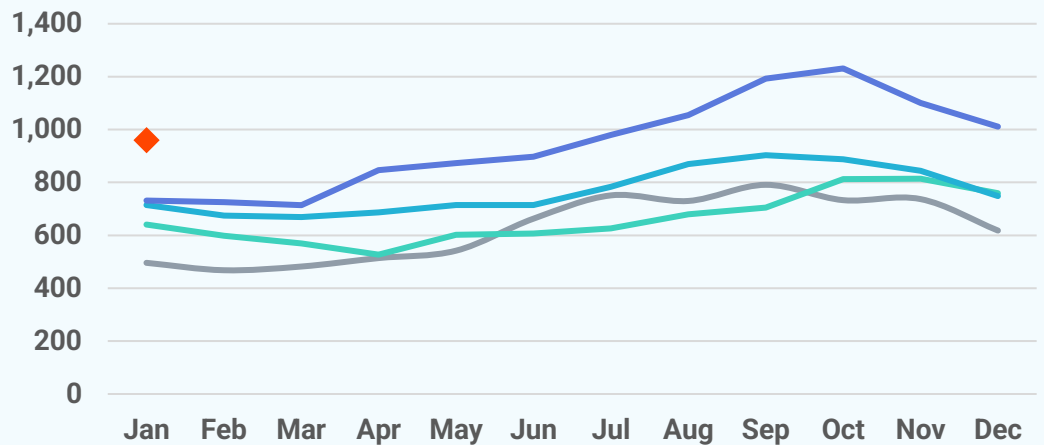
January 2026

+31.1%

Jan '26 vs. Jan '25
(Jan '25: 732)

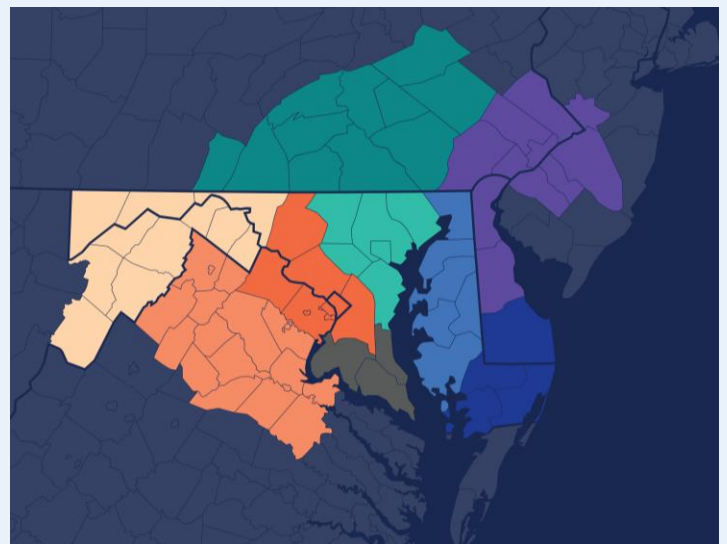
-5.0%

Jan '26 vs. Dec '25
(Dec '25: 1,011)



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January 2026 Condos Report

Prepared by Bright Research

Data as of February 5, 2026

Key Market Statistics	Jan 2026	Jan 2025	Change
Closed Sales	52	55	-5.5%
Median Sold Price	\$262,500	\$232,000	+13.1%
Median Days on Market	21 days	23 days	-2 days
New Pending Sales	59	54	+9.3%
New Listings	77	55	+40.0%
Active Listings	106	66	+60.6%
Months of Supply	1.51	1.03	+0.48 mos.

Closed Sales

2026

2025

2024

2023

2022

52

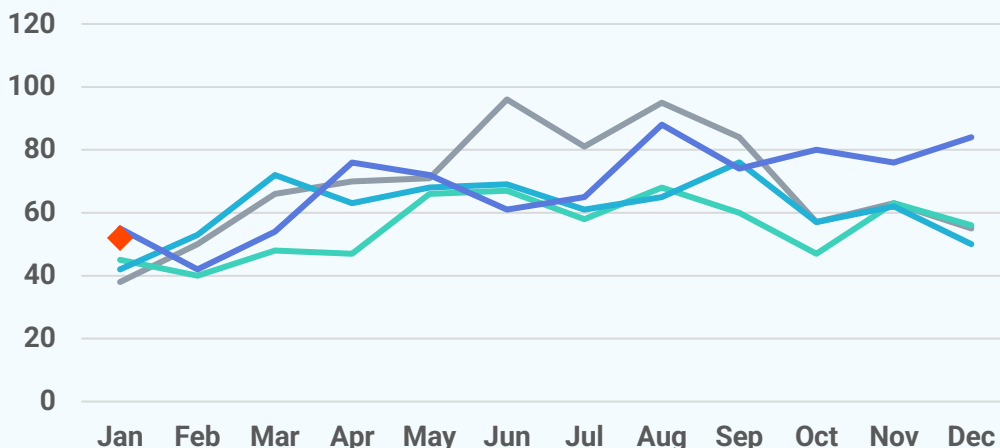
January 2026

-5.5%

Jan '26 vs. Jan '25
(Jan '25: 55)

-38.1%

Jan '26 vs. Dec '25
(Dec '25: 84)



Median Sold Price

2026 2025 2024 2023 2022

\$262,500

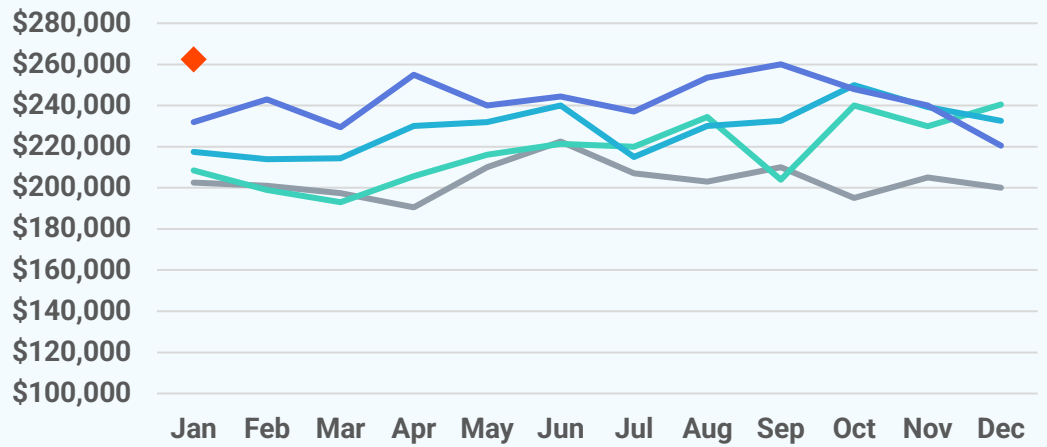
January 2026

+13.1%

Jan '26 vs. Jan '25
(Jan '25: \$232,000)

+19.0%

Jan '26 vs. Dec '25
(Dec '25: \$220,500)



Median Days on Market

2026 2025 2024 2023 2022

21 days

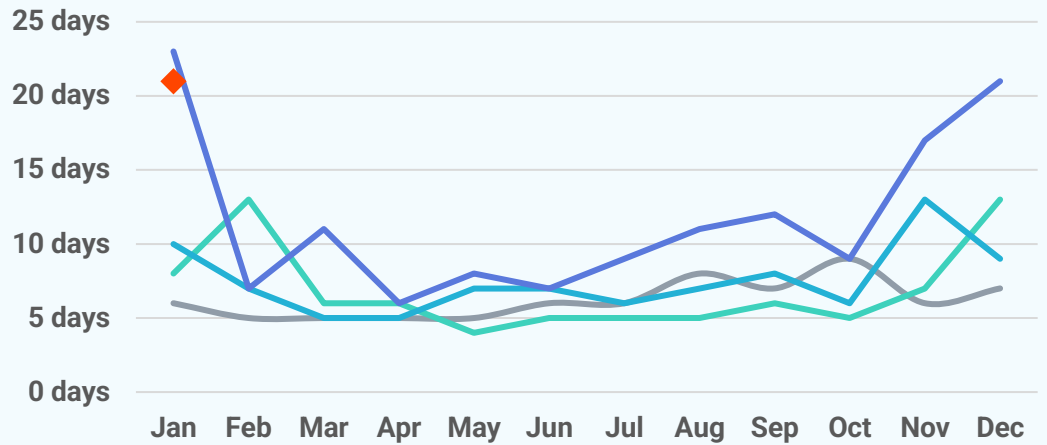
January 2026

-2 days

Jan '26 vs. Jan '25
(Jan '25: 23 days)

+0 days

Jan '26 vs. Dec '25
(Dec '25: 21 days)



New Pending Sales

2026 2025 2024 2023 2022

59

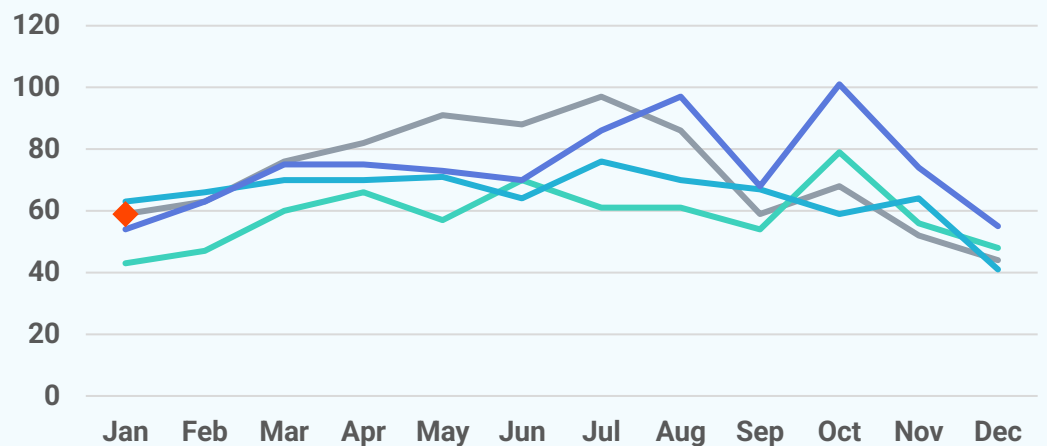
January 2026

+9.3%

Jan '26 vs. Jan '25
(Jan '25: 54)

+7.3%

Jan '26 vs. Dec '25
(Dec '25: 55)



New Listings

2026

2025

2024

2023

2022

77

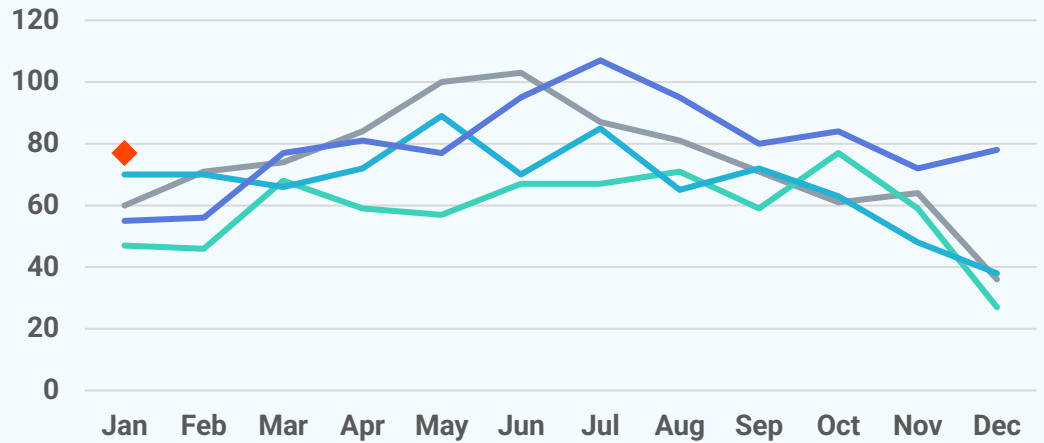
January 2026

+40.0%

Jan '26 vs. Jan '25
(Jan '25: 55)

-1.3%

Jan '26 vs. Dec '25
(Dec '25: 78)



Active Listings

2026

2025

2024

2023

2022

106

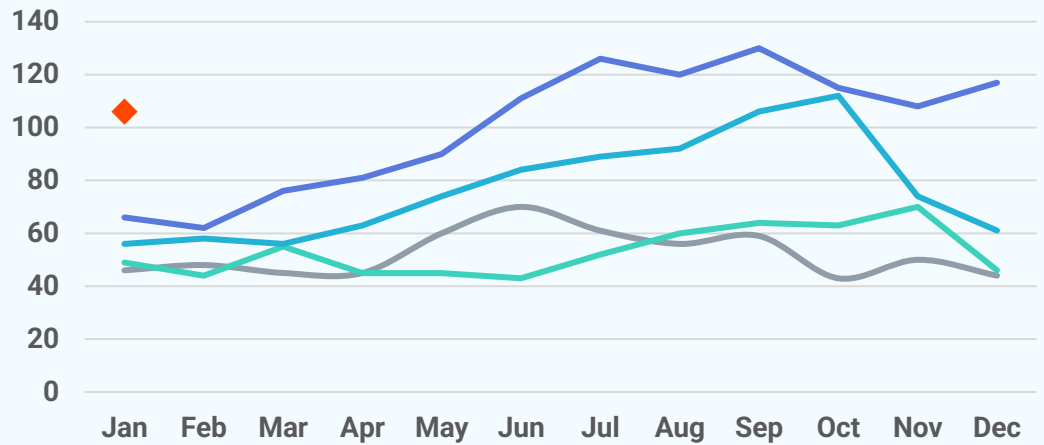
January 2026

+60.6%

Jan '26 vs. Jan '25
(Jan '25: 66)

-9.4%

Jan '26 vs. Dec '25
(Dec '25: 117)



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