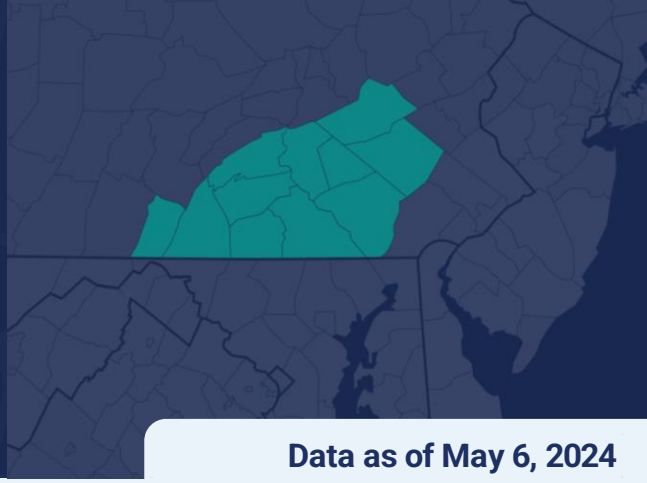
Central Pennsylvania

April 2024 Housing Market Report

Prepared by Bright Research



Data as of May 6, 2024

Key Market Statistics	Apr 2024	Apr 2023	Change	YTD 2024	YTD 2023	Change
Closed Sales	2,023	1,923	+5.2%	7,232	7,115	+1.6%
Median Sold Price	$270,000	$251,000	+7.6%	$265,000	$246,000	+7.7%
Median Days on Market	7 days	7 days	+0 days	10 days	9 days	+1 day
New Pending Sales	2,633	2,522	+4.4%	8,801	8,489	+3.7%
New Listings	2,787	2,539	+9.8%	9,950	9,393	+5.9%
Active Listings	2,970	2,504	+18.6%	2,970	2,504	+18.6%
Months of Supply	1.37	1.04	+0.33 mos.	1.37	1.04	+0.33 mos.
Showings	42,709	47,150	-9.4%	145,064	160,581	-9.7%

Housing Market Trends

Closed sales, pending sales, and new listings outperform 2023. Relative affordability in the Central Pennsylvania market has enticed buyers and sustained a strong housing market in the first part of the year.

Closed sales were 5.2% higher in April 2024 than April 2023 and 1.6% higher year-to-date in 2024. New pending sales between January and April are 3.7% higher than during the same period in 2023.

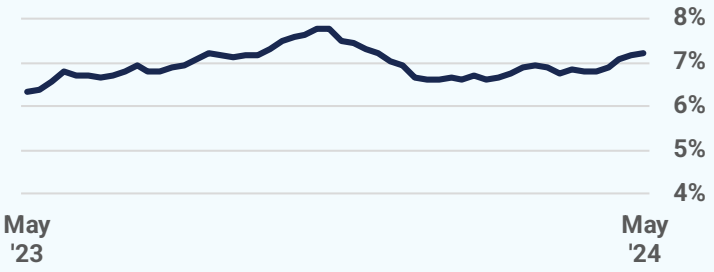
While homes are going off market, more new listings are coming onto the market. New listings increased 9.8% in April and were up 5.9% year-to-date. Inventory has grown with 2,970 active listings available at the end of the month. Across the region, only Berks County has lower inventory than a year ago.

Inventory is roughly 41% of what was on the market in 2019. Because of low inventory, homes are still selling quickly, and prices are still on the rise.

Market Outlook

While some buyers move to the sidelines because of elevated mortgage rates, there are still many in the market. Average rates passed 7% again, the first time since November 2023. Prices will likely continue to increase in Central Pennsylvania through the summer but will still retain its competitive advance compared to Philadelphia, D.C., or Baltimore.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2024 | 2023 | 2019-2022 Range

2,023

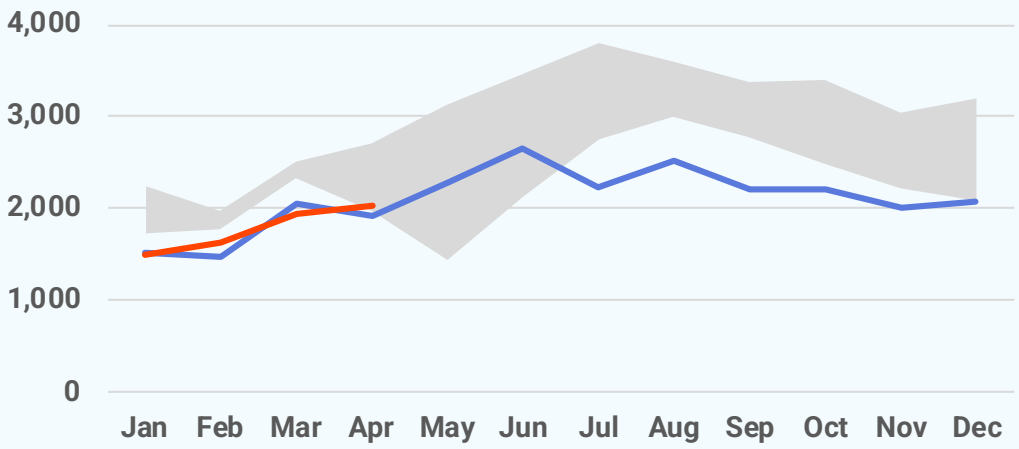
April 2024

+5.2%

Apr '24 vs. Apr '23
(Apr '23: 1,923)

+4.2%

Apr '24 vs. Mar '24
(Mar '24: 1,942)



Median Sold Price

2024 | 2023 | 2022 | 2021 | 2020 | 2019

$270,000

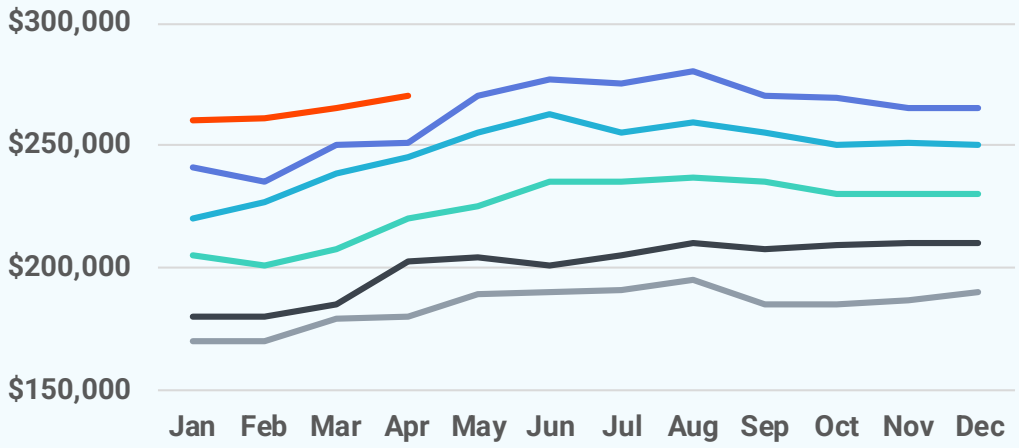
April 2024

+7.6%

Apr '24 vs. Apr '23
(Apr '23: $251,000)

+1.9%

Apr '24 vs. Mar '24
(Mar '24: $265,000)



Median Days on Market

7 days

April 2024

+0 days

Apr '24 vs. Apr '23
(Apr '23: 7 days)

-1 day

Apr '24 vs. Mar '24
(Mar '24: 8 days)



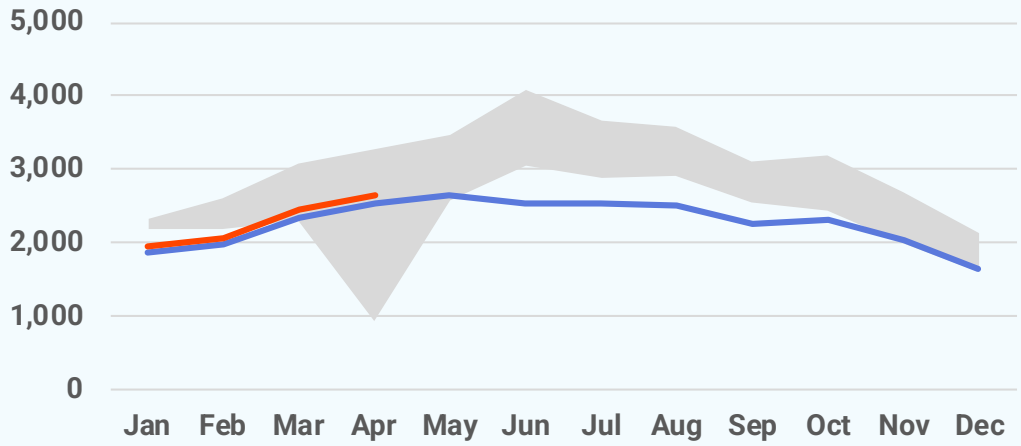
New Pending Sales

2024 | 2023 | 2019-2022 Range

2,633
April 2024

+4.4%
Apr '24 vs. Apr '23
(Apr '23: 2,522)

+7.5%
Apr '24 vs. Mar '24
(Mar '24: 2,449)



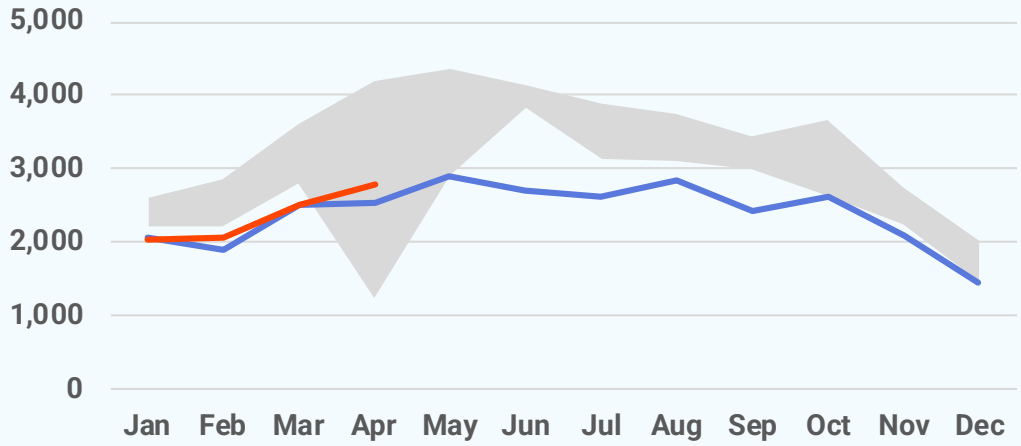
New Listings

2024 | 2023 | 2019-2022 Range

2,787
April 2024

+9.8%
Apr '24 vs. Apr '23
(Apr '23: 2,539)

+11.7%
Apr '24 vs. Mar '24
(Mar '24: 2,494)

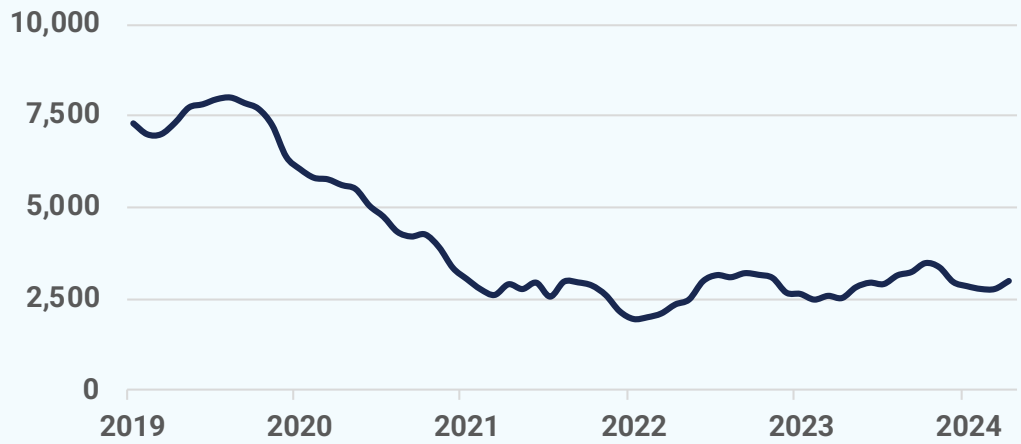


Active Listings

2,970
April 2024

+18.6%
Apr '24 vs. Apr '23
(Apr '23: 2,504)

+7.9%
Apr '24 vs. Mar '24
(Mar '24: 2,752)



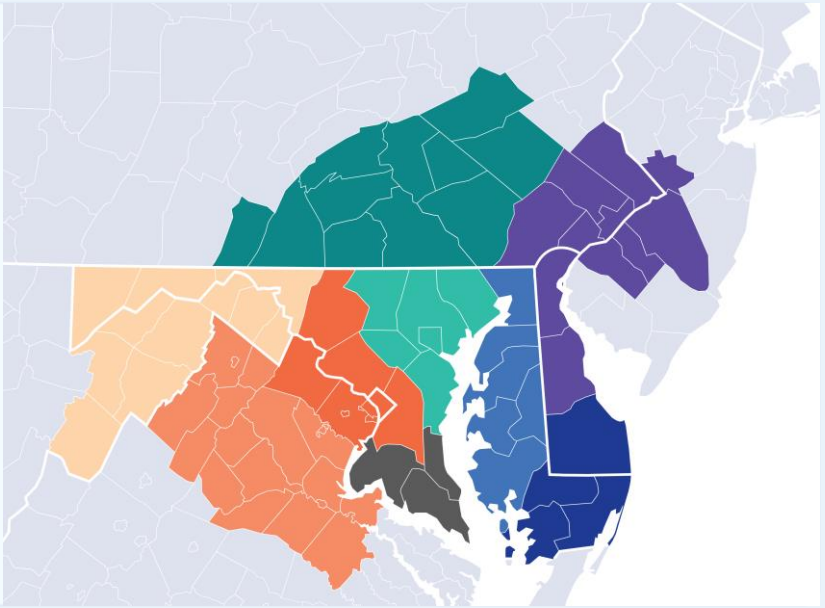
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Apr '24	vs. Apr '23	Apr '24	vs. Apr '23	Apr '24	vs. Apr '23
Central PA	2,023	+5.2%	$270,000	+7.6%	7 days	+0 days
Adams County, PA	72	-7.7%	$324,950	+23.8%	14 days	+7 days
Berks County, PA	305	-2.2%	$255,000	+2.0%	7 days	+1 day
Cumberland County, PA	227	+17.6%	$287,600	+0.9%	6 days	+1 day
Dauphin County, PA	227	-2.6%	$230,000	+7.5%	7 days	+0 days
Franklin County, PA	134	+27.6%	$261,400	+0.6%	10 days	-4 days
Fulton County, PA	2	-33.3%	$249,250	+14.9%	141 days	+106 days
Lancaster County, PA	327	+2.2%	$325,000	+8.3%	6 days	+0 days
Lebanon County, PA	125	+6.8%	$265,000	+9.1%	6 days	+0 days
Perry County, PA	35	+84.2%	$220,000	+0.5%	13 days	+3 days
Schuylkill County, PA	117	+23.2%	$156,000	+7.6%	9 days	-6 days
York County, PA	452	+0.9%	$274,950	+10.0%	7 days	+1 day

Local Markets	New Pending Sales		New Listings		Showings	
	Apr '24	vs. Apr '23	Apr '24	vs. Apr '23	Apr '24	vs. Apr '23
Central PA	2,633	+4.4%	2,787	+9.8%	42,709	-9.4%
Adams County, PA	101	+7.4%	102	-5.6%	1,256	-21.7%
Berks County, PA	410	-2.8%	426	+4.4%	7,535	-13.1%
Cumberland County, PA	299	+9.1%	315	+5.4%	5,521	-6.7%
Dauphin County, PA	335	+17.5%	323	+19.2%	5,705	-7.1%
Franklin County, PA	166	+11.4%	173	-4.9%	2,274	+6.4%
Fulton County, PA	6	-45.5%	8	+14.3%	96	+14.3%
Lancaster County, PA	428	-7.4%	499	+15.5%	7,397	-13.2%
Lebanon County, PA	145	+26.1%	172	+24.6%	1,871	-16.9%
Perry County, PA	40	-7.0%	37	+15.6%	412	-22.1%
Schuylkill County, PA	124	-6.1%	128	+9.4%	1,469	-12.1%
York County, PA	579	+8.2%	604	+10.8%	9,173	-4.7%

Local Markets	Active Listings		Months of Supply	
	Apr '24	vs. Apr '23	Apr '24	vs. Apr '23
Central PA	2,970	+18.6%	1.37	+0.33 months
Adams County, PA	154	+15.8%	1.71	+0.3 months
Berks County, PA	302	-7.6%	0.91	+0.04 months
Cumberland County, PA	361	+28.5%	1.54	+0.51 months
Dauphin County, PA	317	+17.4%	1.26	+0.32 months
Franklin County, PA	214	+3.9%	1.60	+0.2 months
Fulton County, PA	14	+40.0%	2.80	+1.37 months
Lancaster County, PA	501	+25.3%	1.27	+0.34 months
Lebanon County, PA	234	+42.7%	1.95	+0.65 months
Perry County, PA	48	+9.1%	1.66	+0.28 months
Schuylkill County, PA	171	+44.9%	1.55	+0.54 months
York County, PA	654	+18.7%	1.43	+0.35 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.

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