

April 2025 Housing Market Report

Prepared by Bright Research

Data as of May 6, 2025

Key Market Statistics	Apr 2025	Apr 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	2,123	2,023	+4.9%	7,483	7,232	+3.5%
Median Sold Price	\$285,850	\$270,000	+5.9%	\$285,000	\$265,000	+7.5%
Median Days on Market	7 days	7 days	+0 days	11 days	10 days	+1 day
New Pending Sales	2,615	2,633	-0.7%	8,719	8,801	-0.9%
New Listings	2,980	2,787	+6.9%	10,088	9,950	+1.4%
Active Listings	3,468	2,970	+16.8%	3,468	2,970	+16.8%
Months of Supply	1.54	1.37	+0.17 mos.	1.54	1.37	+0.17 mos.
Showings	40,669	42,709	-4.8%	138,679	145,064	-4.4%

Housing Market Trends

Sellers continue to give buyers selection in Central Pennsylvania. Closed sales were up 4.9% in April in Central Pennsylvania, as a result of strong March contract activity. Overall, in the region, new pending sales activity in April was down 0.7% compared to a year ago. However, there was variation across the region, with stronger pending sales activity in Adams, Lancaster, Lebanon, and Schuylkill counties in April.

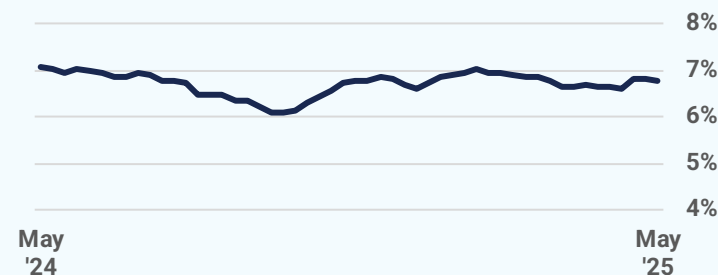
Areas with more new listings tended to have more new contract activity in April. The number of new listings in Central Pennsylvania in April 2025 was up 6.9% above last April. Active listings at the end of the month were 16.8% higher than last year.

Even though buyers have more leverage, home prices are continuing to rise. The median sold price in April was \$285,850, a 5.9% annual gain. Homes are still selling quickly, with half of the homes sold in April selling in a week or less.

Market Outlook

Buyers in Central Pennsylvania have more choices than they did a year ago, but the region needs more supply for more transactions this spring. While inventory is rising, the gain in supply in Central Pennsylvania is smaller than other regions in the Mid-Atlantic. Whether Central Pennsylvania's housing market will continue to outperform the Mid-Atlantic depends on the trajectory of the economy and mortgage rates.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

2,123

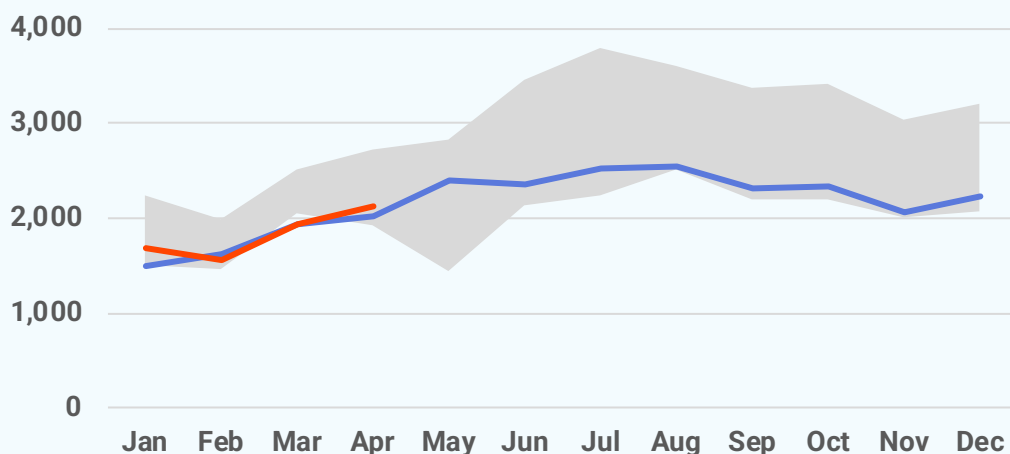
April 2025

+4.9%

Apr '25 vs. Apr '24
(Apr '24: 2,023)

+10.3%

Apr '25 vs. Mar '25
(Mar '25: 1,924)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$285,850

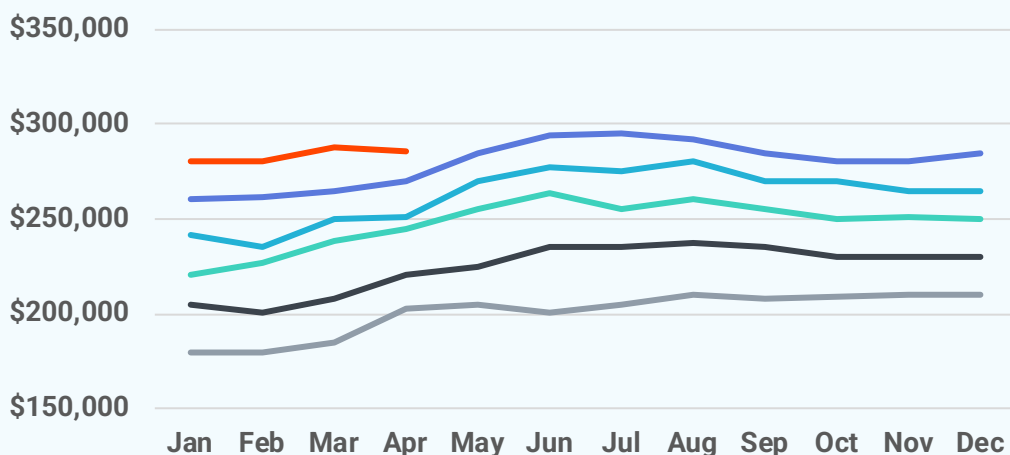
April 2025

+5.9%

Apr '25 vs. Apr '24
(Apr '24: \$270,000)

-0.7%

Apr '25 vs. Mar '25
(Mar '25: \$288,000)



Median Days on Market

7 days

April 2025

+0 days

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

-3 days

Apr '25 vs. Mar '25
(Mar '25: 10 days)



New Pending Sales

2025

2024

2020-2023 Range

2,615

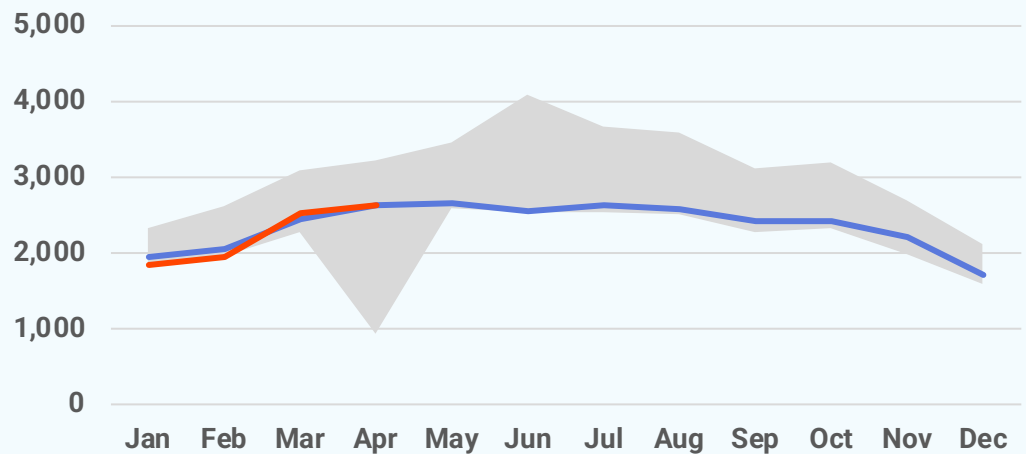
April 2025

-0.7%

Apr '25 vs. Apr '24
(Apr '24: 2,633)

+3.2%

Apr '25 vs. Mar '25
(Mar '25: 2,534)



New Listings

2025

2024

2020-2023 Range

2,980

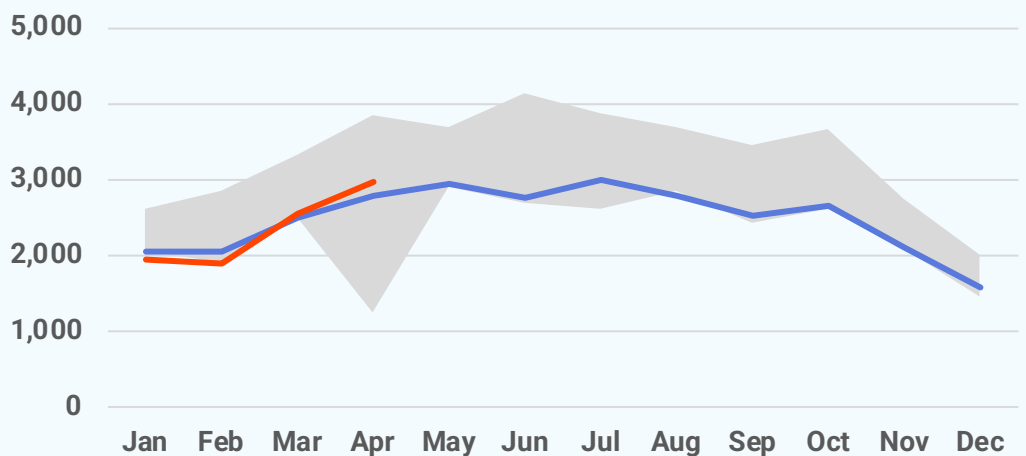
April 2025

+6.9%

Apr '25 vs. Apr '24
(Apr '24: 2,787)

+16.9%

Apr '25 vs. Mar '25
(Mar '25: 2,550)



Active Listings

3,468

April 2025

+16.8%

Apr '25 vs. Apr '24
(Apr '24: 2,970)

+12.6%

Apr '25 vs. Mar '25
(Mar '25: 3,080)



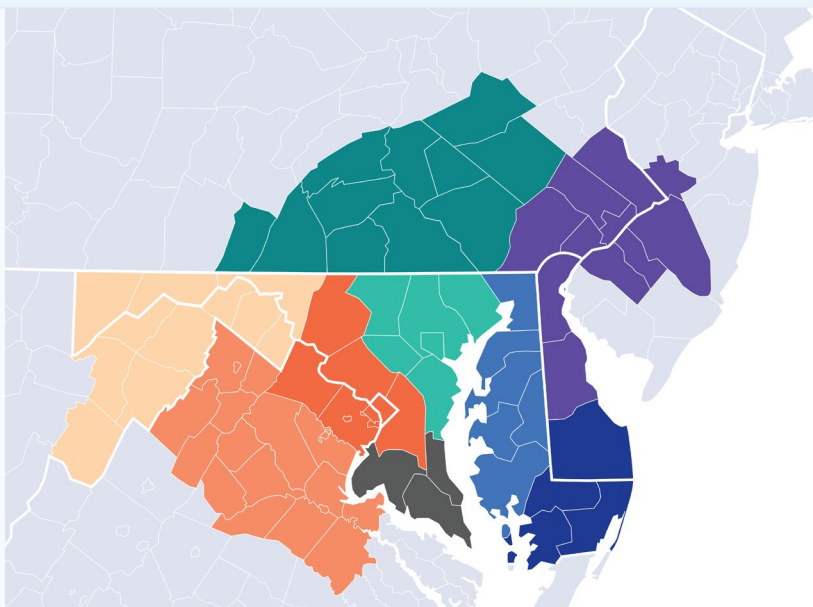
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Apr '25	vs. Apr '24	Apr '25	vs. Apr '24	Apr '25	vs. Apr '24
Central PA	2,123	+4.9%	\$285,850	+5.9%	7 days	+0 days
Adams County, PA	74	+2.8%	\$315,000	-3.1%	12 days	-2 days
Berks County, PA	328	+7.5%	\$281,050	+10.2%	7 days	+0 days
Cumberland County, PA	205	-9.7%	\$315,000	+9.5%	6 days	+0 days
Dauphin County, PA	253	+11.5%	\$264,261	+14.9%	8 days	+1 day
Franklin County, PA	148	+10.4%	\$285,500	+9.2%	9 days	-1 day
Fulton County, PA	5	+150.0%	\$250,000	+0.3%	20 days	-121 days
Lancaster County, PA	365	+11.6%	\$338,500	+4.2%	6 days	+0 days
Lebanon County, PA	139	+11.2%	\$291,250	+9.9%	6 days	+0 days
Perry County, PA	34	-2.9%	\$292,450	+32.9%	18 days	+5 days
Schuylkill County, PA	123	+5.1%	\$155,555	-0.3%	15 days	+6 days
York County, PA	449	-0.7%	\$270,000	-1.8%	7 days	+0 days

Local Markets	New Pending Sales		New Listings		Showings	
	Apr '25	vs. Apr '24	Apr '25	vs. Apr '24	Apr '25	vs. Apr '24
Central PA	2,615	-0.7%	2,980	+6.9%	40,669	-4.8%
Adams County, PA	119	+17.8%	153	+50.0%	1,610	+28.2%
Berks County, PA	376	-8.3%	414	-2.8%	6,593	-12.5%
Cumberland County, PA	288	-3.7%	323	+2.5%	5,392	-2.3%
Dauphin County, PA	297	-11.3%	344	+6.5%	4,778	-16.2%
Franklin County, PA	170	+2.4%	183	+5.8%	1,954	-14.1%
Fulton County, PA	12	+100.0%	16	+100.0%	83	-13.5%
Lancaster County, PA	468	+9.3%	550	+10.2%	7,556	+2.1%
Lebanon County, PA	174	+20.0%	220	+27.9%	1,951	+4.3%
Perry County, PA	35	-12.5%	45	+21.6%	484	+17.5%
Schuylkill County, PA	151	+21.8%	154	+20.3%	1,580	+7.6%
York County, PA	525	-9.3%	578	-4.3%	8,688	-5.3%

Local Markets	Active Listings		Months of Supply	
	Apr '25	vs. Apr '24	Apr '25	vs. Apr '24
Central PA	3,468	+16.8%	1.54	+0.17 months
Adams County, PA	213	+38.3%	2.45	+0.74 months
Berks County, PA	344	+13.9%	1.01	+0.1 months
Cumberland County, PA	437	+21.1%	1.78	+0.24 months
Dauphin County, PA	377	+18.9%	1.40	+0.14 months
Franklin County, PA	288	+34.6%	2.03	+0.43 months
Fulton County, PA	17	+21.4%	2.83	+0.03 months
Lancaster County, PA	537	+7.2%	1.34	+0.07 months
Lebanon County, PA	300	+28.2%	2.26	+0.31 months
Perry County, PA	56	+16.7%	1.81	+0.15 months
Schuylkill County, PA	197	+15.2%	1.77	+0.22 months
York County, PA	702	+7.3%	1.47	+0.04 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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April 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of May 6, 2025

Key Market Statistics	Apr 2025	Apr 2024	Change
Closed Sales	1,449	1,356	+6.9%
Median Sold Price	\$325,000	\$305,000	+6.6%
Median Days on Market	7 days	7 days	+0 days
New Pending Sales	1,809	1,774	+2.0%
New Listings	2,036	1,936	+5.2%
Active Listings	2,540	2,220	+14.4%
Months of Supply	1.61	1.48	+0.13 mos.

Closed Sales

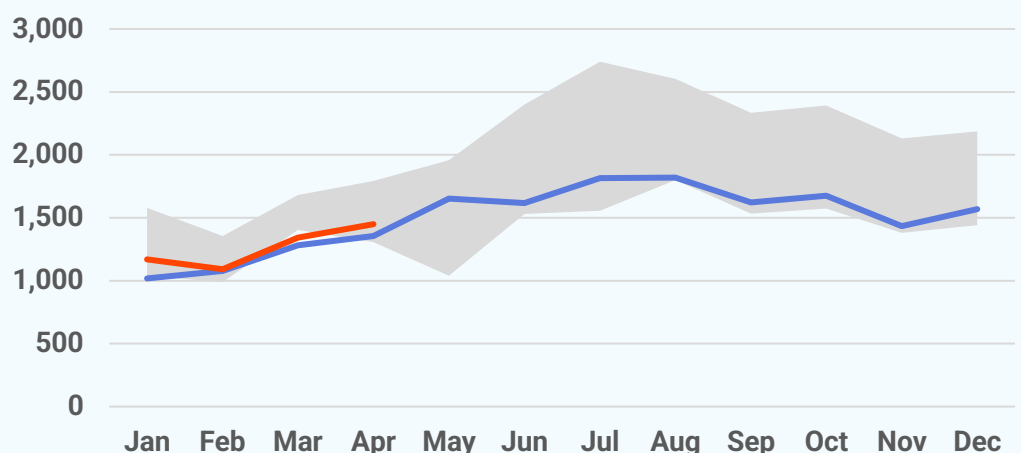
2025

2024

2020-2023 Range

1,449

April 2025

+6.9%Apr '25 vs. Apr '24
(Apr '24: 1,356)**+7.9%**Apr '25 vs. Mar '25
(Mar '25: 1,343)

Median Sold Price

2025

2024

2023

2022

2021

2020

\$325,000

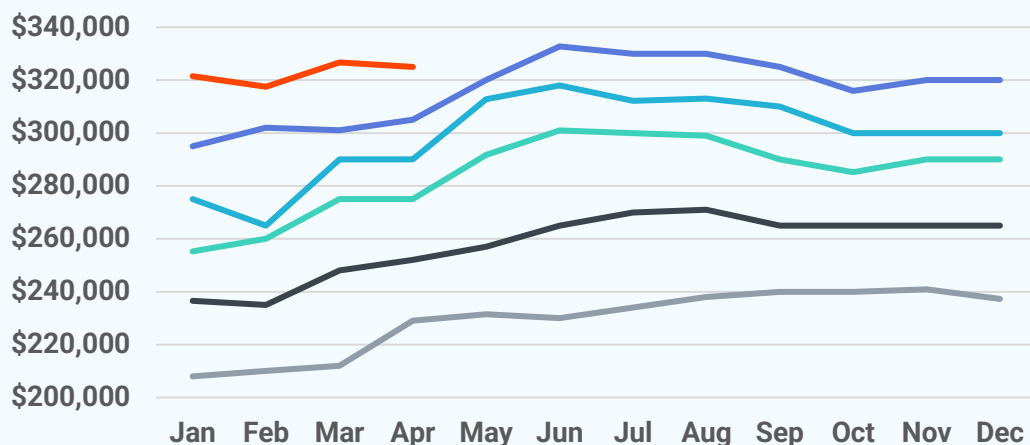
April 2025

+6.6%

Apr '25 vs. Apr '24
(Apr '24: \$305,000)

-0.5%

Apr '25 vs. Mar '25
(Mar '25: \$326,700)



Median Days on Market

7 days

April 2025

+0 days

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

-3 days

Apr '25 vs. Mar '25
(Mar '25: 10 days)



New Pending Sales

2025

2024

2020-2023 Range

1,809

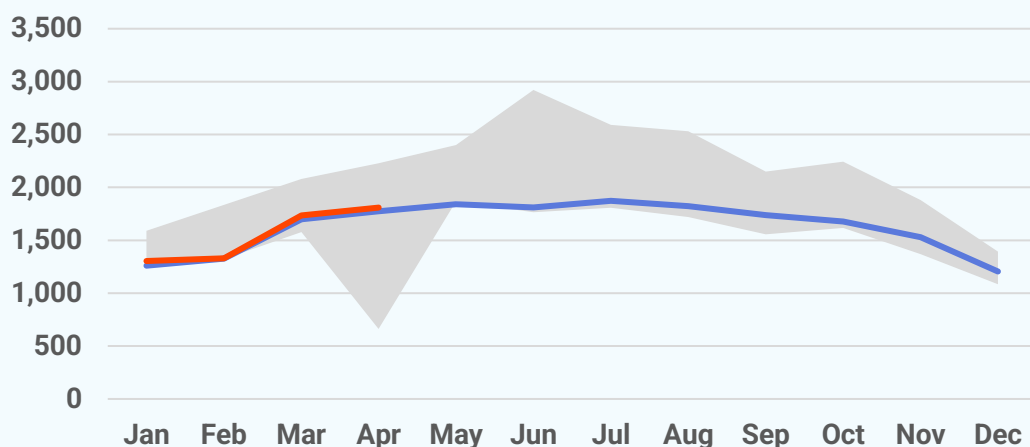
April 2025

+2.0%

Apr '25 vs. Apr '24
(Apr '24: 1,774)

+4.3%

Apr '25 vs. Mar '25
(Mar '25: 1,734)



New Listings

2025

2024

2020-2023 Range

2,036

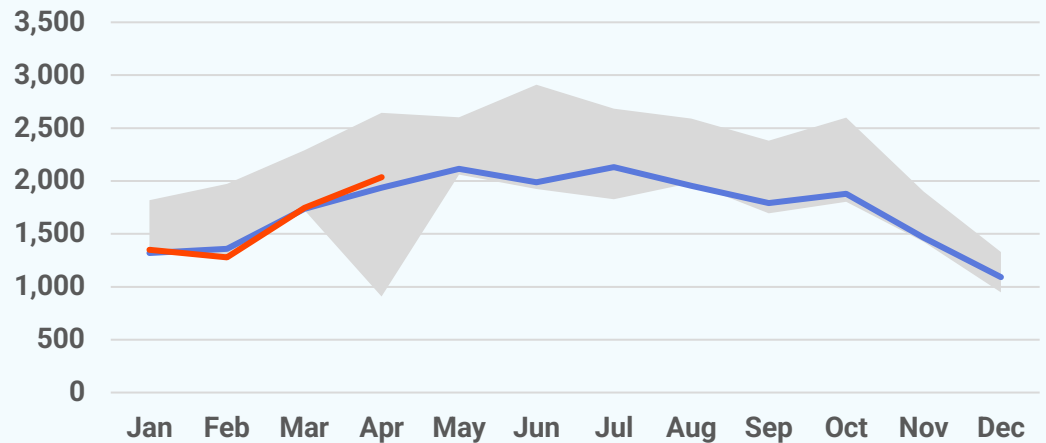
April 2025

+5.2%

Apr '25 vs. Apr '24
(Apr '24: 1,936)

+16.5%

Apr '25 vs. Mar '25
(Mar '25: 1,747)



Active Listings

2,540

April 2025

+14.4%

Apr '25 vs. Apr '24
(Apr '24: 2,220)

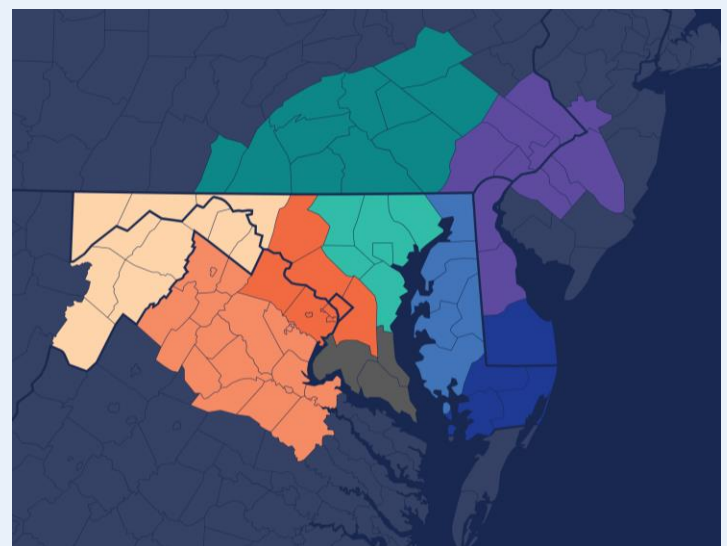
+10.9%

Apr '25 vs. Mar '25
(Mar '25: 2,290)



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April 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of May 6, 2025

Key Market Statistics	Apr 2025	Apr 2024	Change
Closed Sales	597	604	-1.2%
Median Sold Price	\$223,000	\$203,350	+9.7%
Median Days on Market	8 days	8 days	+0 days
New Pending Sales	731	789	-7.4%
New Listings	863	777	+11.1%
Active Listings	847	687	+23.3%
Months of Supply	1.38	1.14	+0.24 mos.

Closed Sales

202520242020-2023 Range

597

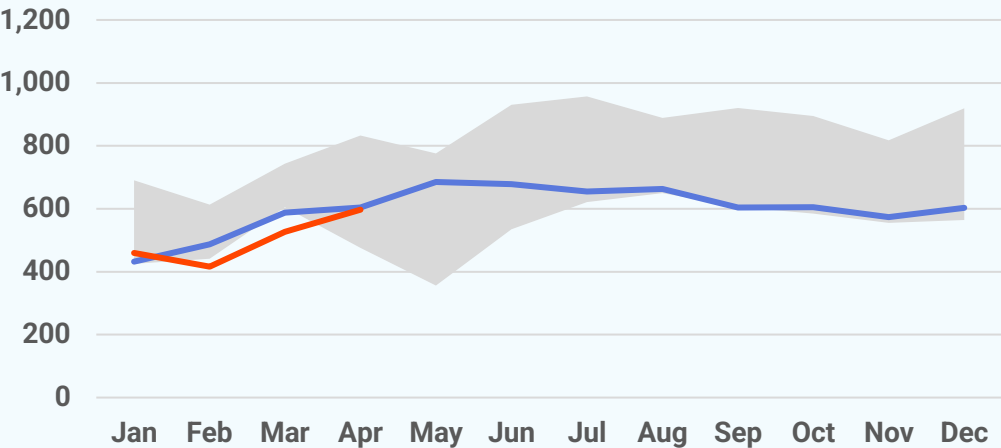
April 2025

-1.2%

Apr '25 vs. Apr '24
(Apr '24: 604)

+13.3%

Apr '25 vs. Mar '25
(Mar '25: 527)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$223,000

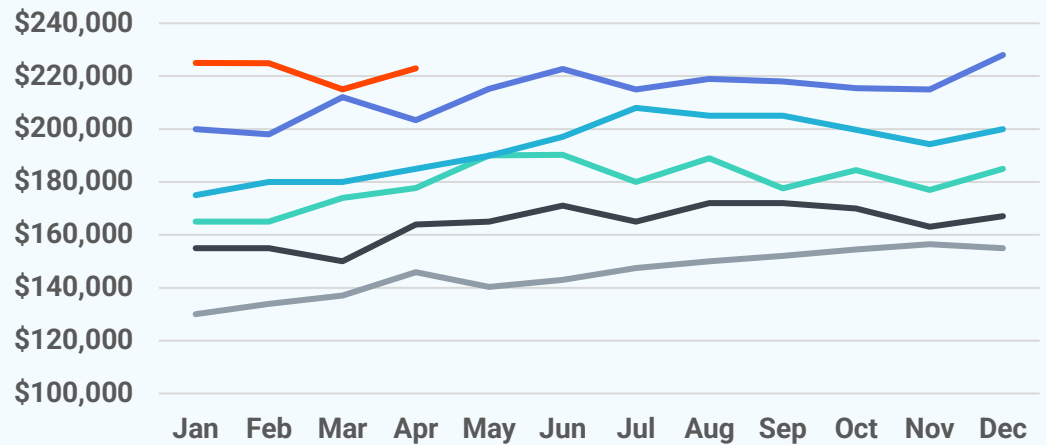
April 2025

+9.7%

Apr '25 vs. Apr '24
(Apr '24: \$203,350)

+3.7%

Apr '25 vs. Mar '25
(Mar '25: \$215,000)



Median Days on Market

8 days

April 2025

+0 days

Apr '25 vs. Apr '24
(Apr '24: 8 days)

-1 day

Apr '25 vs. Mar '25
(Mar '25: 9 days)



New Pending Sales

2025

2024

2020-2023 Range

731

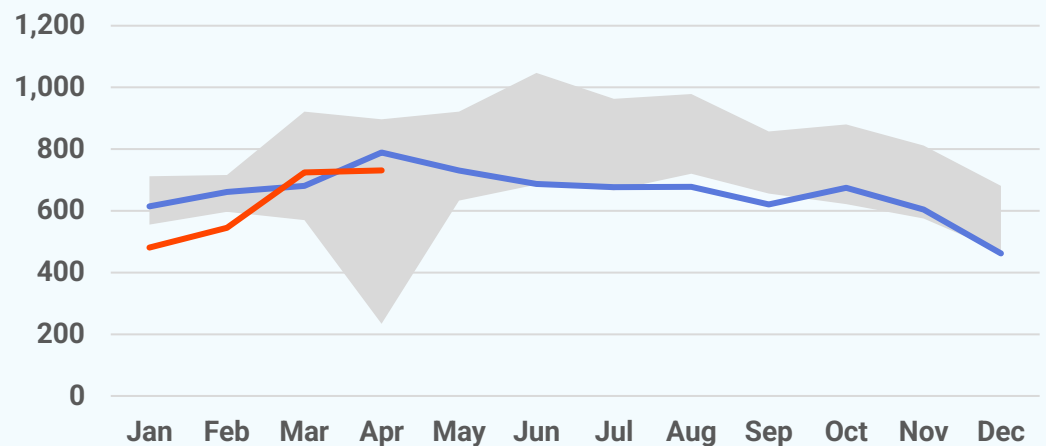
April 2025

-7.4%

Apr '25 vs. Apr '24
(Apr '24: 789)

+1.0%

Apr '25 vs. Mar '25
(Mar '25: 724)



New Listings

2025

2024

2020-2023 Range

863

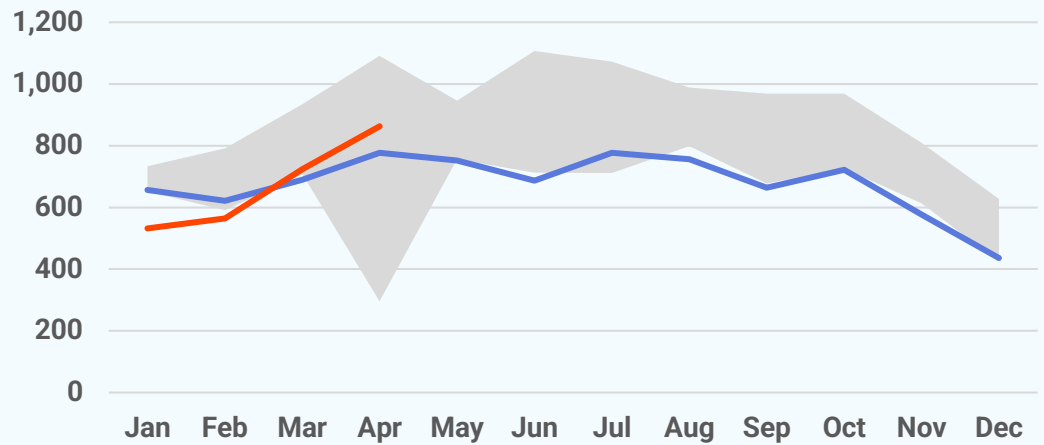
April 2025

+11.1%

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

+19.2%

Apr '25 vs. Mar '25
(Mar '25: 724)



Active Listings

847

April 2025

+23.3%

Apr '25 vs. Apr '24
(Apr '24: 687)

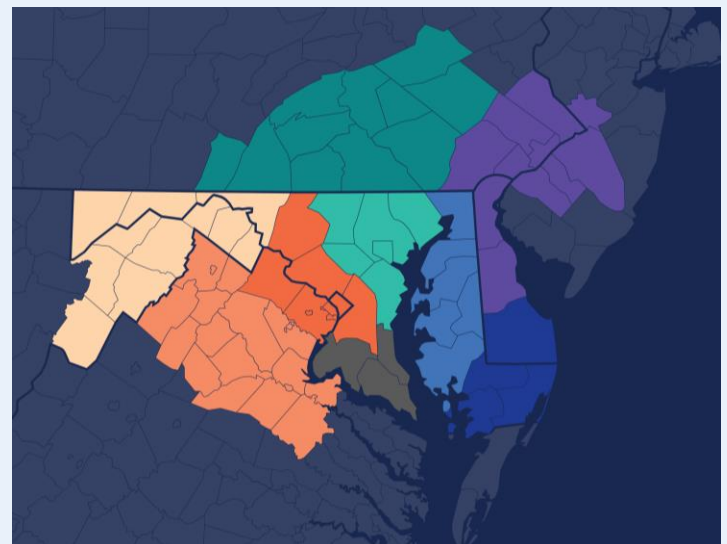
+18.6%

Apr '25 vs. Mar '25
(Mar '25: 714)



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April 2025 Condos Report

Prepared by Bright Research

Data as of May 6, 2025

Key Market Statistics	Apr 2025	Apr 2024	Change
Closed Sales	76	63	+20.6%
Median Sold Price	\$255,000	\$230,000	+10.9%
Median Days on Market	6 days	5 days	+1 day
New Pending Sales	75	70	+7.1%
New Listings	81	72	+12.5%
Active Listings	81	63	+28.6%
Months of Supply	1.31	1.05	+0.26 mos.

Closed Sales

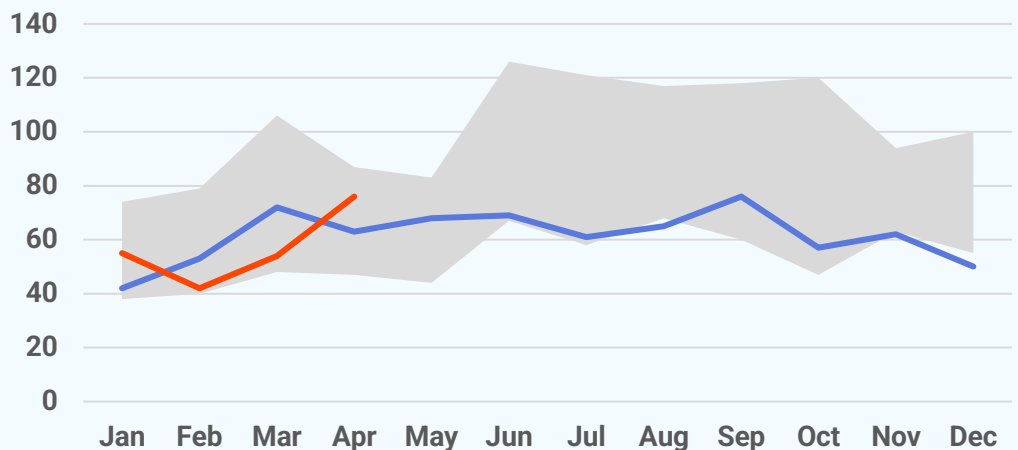
2025

2024

2020-2023 Range

76

April 2025

+20.6%Apr '25 vs. Apr '24
(Apr '24: 63)**+40.7%**Apr '25 vs. Mar '25
(Mar '25: 54)

Median Sold Price

2025

2024

2023

2022

2021

2020

\$255,000

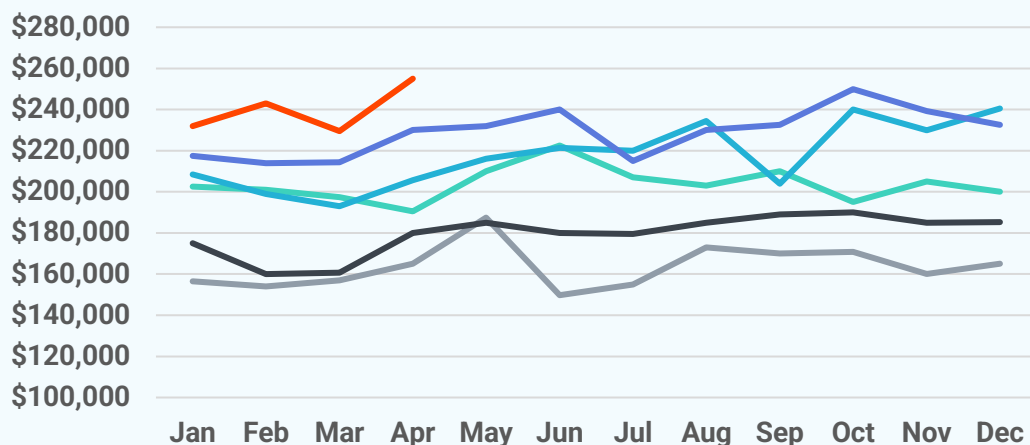
April 2025

+10.9%

Apr '25 vs. Apr '24
(Apr '24: \$230,000)

+11.1%

Apr '25 vs. Mar '25
(Mar '25: \$229,500)



Median Days on Market

6 days

April 2025

+1 day

Apr '25 vs. Apr '24
(Apr '24: 5 days)

-5 days

Apr '25 vs. Mar '25
(Mar '25: 11 days)



New Pending Sales

2025

2024

2020-2023 Range

75

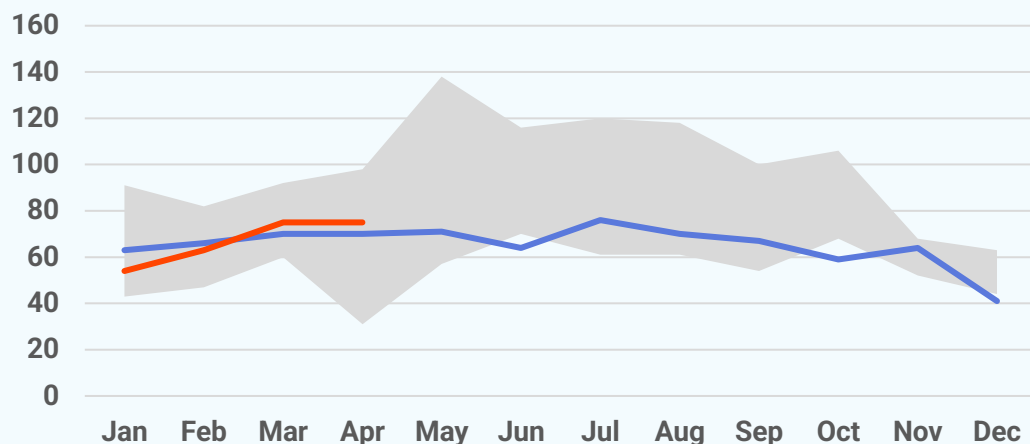
April 2025

+7.1%

Apr '25 vs. Apr '24
(Apr '24: 70)

+0.0%

Apr '25 vs. Mar '25
(Mar '25: 75)



New Listings

2025

2024

2020-2023 Range

81

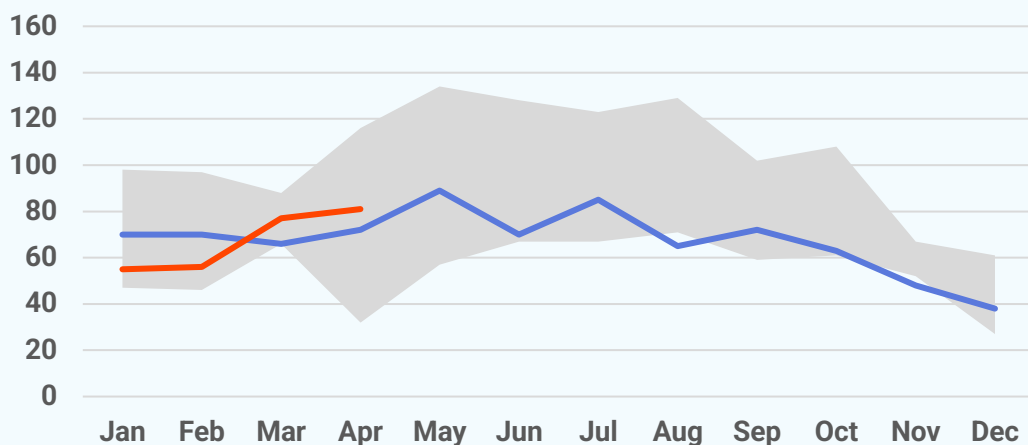
April 2025

+12.5%

Apr '25 vs. Apr '24
(Apr '24: 72)

+5.2%

Apr '25 vs. Mar '25
(Mar '25: 77)



Active Listings

81

April 2025

+28.6%

Apr '25 vs. Apr '24
(Apr '24: 63)

+6.6%

Apr '25 vs. Mar '25
(Mar '25: 76)



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