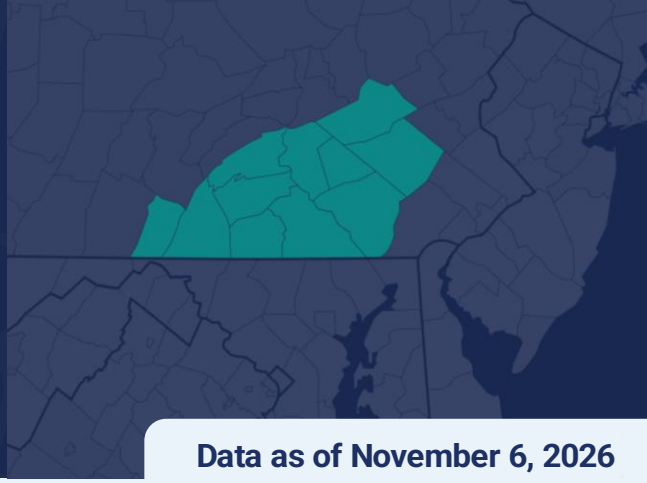
Central Pennsylvania

October 2026 Housing Market Report

Prepared by Bright Research



Data as of November 6, 2026

Key Market Statistics	Oct 2026	Oct 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	2,355	2,531	-7.0%	22,514	22,233	+1.3%
Median Sold Price	$310,000	$300,000	+3.3%	$312,500	$300,000	+4.2%
Median Days on Market	12 days	9 days	+3 days	9 days	8 days	+1 day
New Purchase Contracts	2,377	2,761	-13.9%	26,093	25,811	+1.1%
New Listings	3,073	2,920	+5.2%	29,260	28,131	+4.0%
Active Listings	5,728	4,646	+23.3%	5,728	4,646	+23.3%
Months of Supply	2.54	2.10	+0.44 mos.	2.54	2.10	+0.44 mos.
Showings	23,678	26,806	-11.7%	267,679	271,500	-1.4%

Housing Market Trends

Central PA sellers continue to list despite pullback in demand. Elevated mortgage rates continue to dissuade buyers in the Central Pennsylvania area. New purchase contracts fell drastically in October, down 13.9%, after declining in both August and September.

Sellers, however, remained relatively active, with new listings in October 2026 up 5.2% compared to October 2025.. The combination of slower demand and more new listings led to higher inventory. As of the end of October 2026, there were 5,728 homes on the market, up 23.3% compared to last year.

The Central Pennsylvania market is slowing. The median days on market was 12 days for homes that closed in October, meaning half sold in 12 days or fewer while the other half took longer. The pace is three days slower than October 2025.

Market Outlook

If sellers continue to list as buyers move to the sidelines, the market dynamics in Central Pennsylvania could shift. Buyers who are still in the market will gain more leverage and prices could soften. While both price and pace are expected to ease, the area's market continues to be resilient. Closed sales may still manage to squeak ahead of last year despite a slower 4th quarter.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

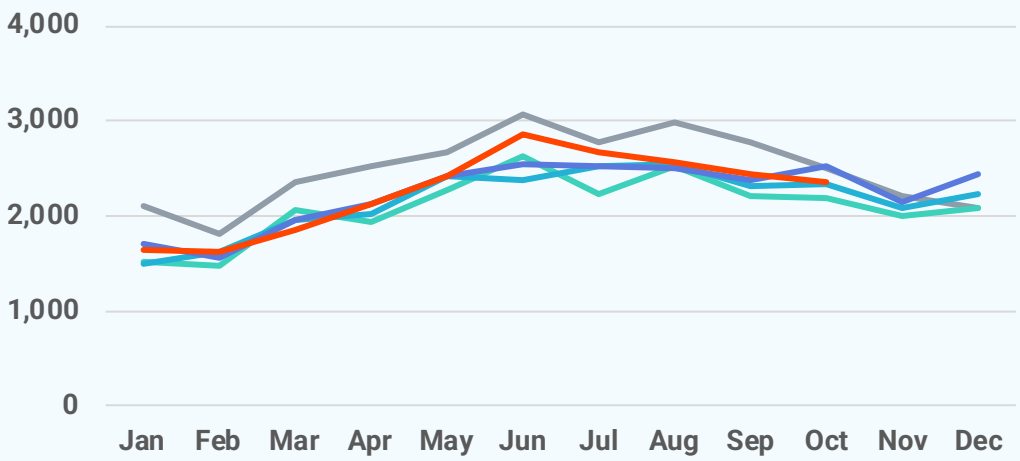
Closed Sales

2026 2025 2024 2023 2022

2,355
October 2026

-7.0%
Oct '26 vs. Oct '25
(Oct '25: 2,531)

-3.0%
Oct '26 vs. Sep '26
(Sep '26: 2,429)



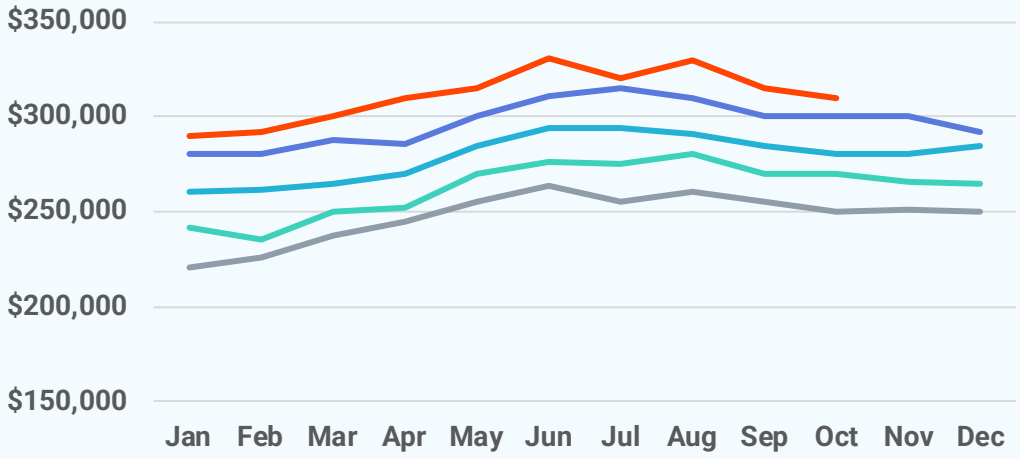
Median Sold Price

2026 2025 2024 2023 2022

$310,000
October 2026

+3.3%
Oct '26 vs. Oct '25
(Oct '25: $300,000)

-1.6%
Oct '26 vs. Sep '26
(Sep '26: $315,000)



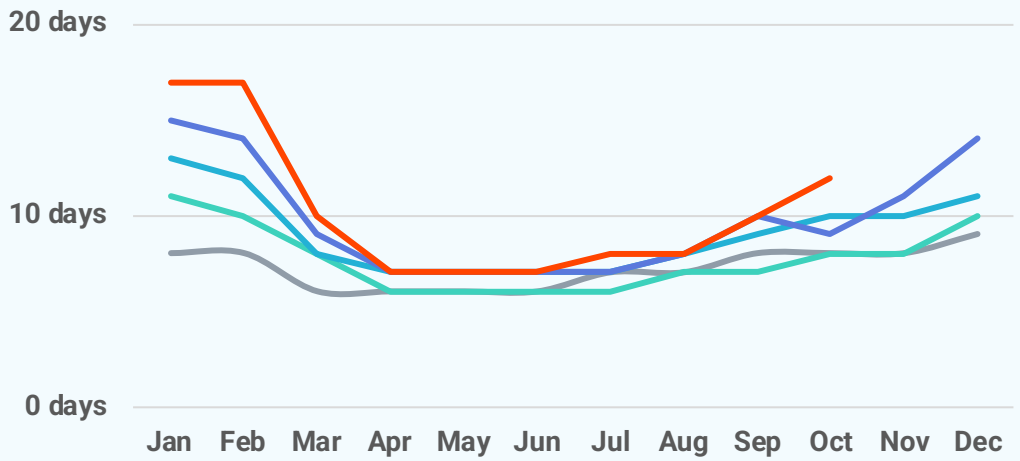
Median Days on Market

2026 2025 2024 2023 2022

12 days
October 2026

+3 days
Oct '26 vs. Oct '25
(Oct '25: 9 days)

+2 days
Oct '26 vs. Sep '26
(Sep '26: 10 days)



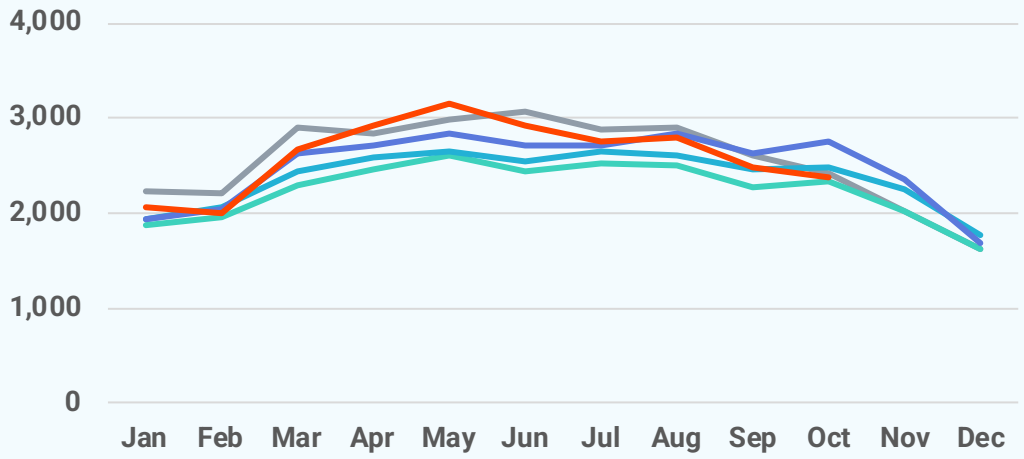
New Purchase Contracts

2026 2025 2024 2023 2022

2,377
October 2026

-13.9%
Oct '26 vs. Oct '25
(Oct '25: 2,761)

-3.8%
Oct '26 vs. Sep '26
(Sep '26: 2,472)



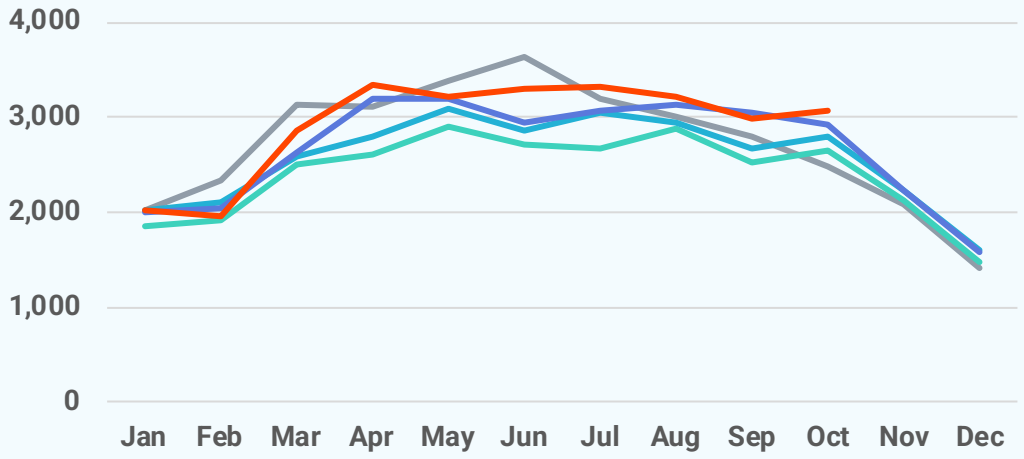
New Listings

2026 2025 2024 2023 2022

3,073
October 2026

+5.2%
Oct '26 vs. Oct '25
(Oct '25: 2,920)

+3.3%
Oct '26 vs. Sep '26
(Sep '26: 2,974)



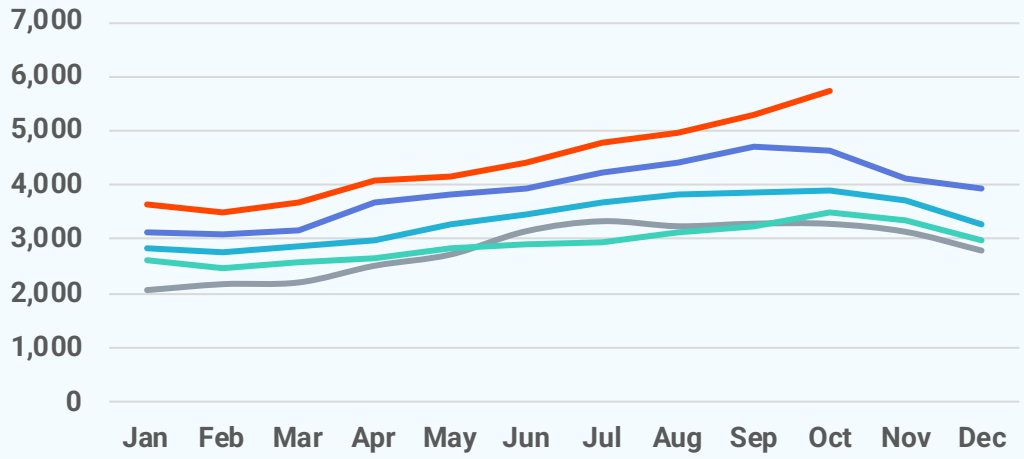
Active Listings

2026 2025 2024 2023 2022

5,728
October 2026

+23.3%
Oct '26 vs. Oct '25
(Oct '25: 4,646)

+8.2%
Oct '26 vs. Sep '26
(Sep '26: 5,292)



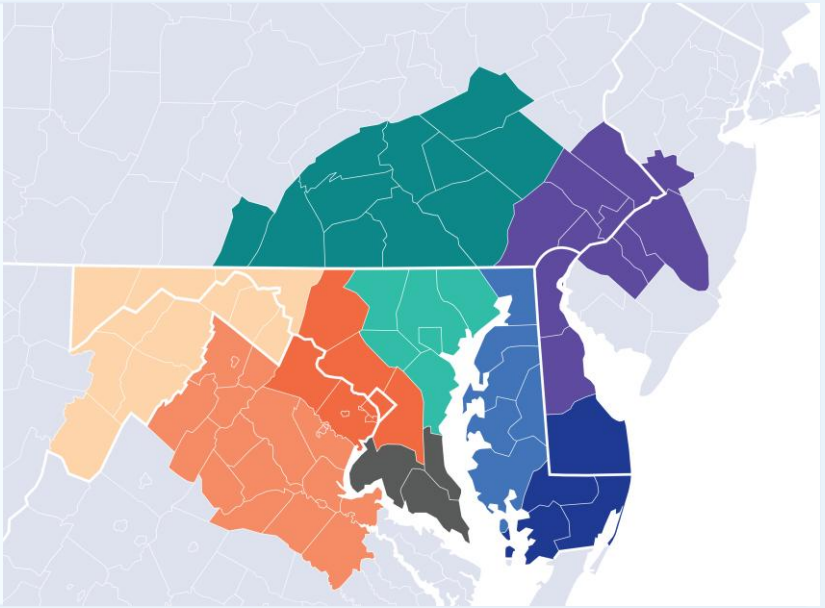
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Central PA	2,355	-7.0%	$310,000	+3.3%	12 days	+3 days
Adams County, PA	106	-7.8%	$337,000	-3.7%	14 days	+0 days
Berks County, PA	364	-13.9%	$315,000	+8.2%	9 days	+1 day
Cumberland County, PA	271	+5.0%	$342,500	+7.0%	10 days	+2 days
Dauphin County, PA	249	-13.5%	$270,450	-1.7%	14 days	+4 days
Franklin County, PA	148	+1.4%	$284,500	-2.9%	25 days	+9 days
Fulton County, PA	4	-78.9%	$232,000	-3.3%	41 days	+32 days
Lancaster County, PA	484	+7.6%	$353,500	+1.0%	11 days	+4 days
Lebanon County, PA	142	+6.8%	$337,777	+16.5%	22 days	+14 days
Perry County, PA	33	-31.3%	$263,500	-6.1%	12 days	+1 day
Schuylkill County, PA	104	-25.2%	$175,050	-10.7%	21 days	+8 days
York County, PA	450	-12.1%	$299,000	-0.3%	11 days	+1 day

Local Markets	New Purchase Contracts		New Listings		Showings	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Central PA	2,377	-13.9%	3,073	+5.2%	23,678	-11.7%
Adams County, PA	122	-9.0%	147	+5.0%	1,047	-16.8%
Berks County, PA	355	-13.8%	445	+7.5%	3,873	-8.5%
Cumberland County, PA	260	-15.9%	326	+3.8%	2,708	-14.5%
Dauphin County, PA	239	-26.9%	352	+8.6%	2,983	-12.8%
Franklin County, PA	167	+0.0%	179	-8.7%	1,371	-8.0%
Fulton County, PA	8	+0.0%	8	-27.3%	32	-36.0%
Lancaster County, PA	434	-15.2%	603	+8.8%	4,163	-15.0%
Lebanon County, PA	135	-13.5%	185	+25.0%	1,284	+12.7%
Perry County, PA	49	+53.1%	50	+25.0%	293	-16.5%
Schuylkill County, PA	129	+2.4%	179	+9.1%	953	-2.5%
York County, PA	479	-17.1%	599	-2.6%	4,971	-14.6%

Local Markets	Active Listings		Months of Supply	
	Oct '26	vs. Oct '25	Oct '26	vs. Oct '25
Central PA	5,728	+23.3%	2.54	+0.44 months
Adams County, PA	327	+17.2%	3.14	+0.18 months
Berks County, PA	671	+22.2%	1.93	+0.27 months
Cumberland County, PA	622	+14.5%	2.47	+0.23 months
Dauphin County, PA	677	+26.5%	2.75	+0.66 months
Franklin County, PA	451	+13.3%	3.16	+0.35 months
Fulton County, PA	21	+0.0%	2.77	-0.09 months
Lancaster County, PA	881	+33.9%	2.07	+0.47 months
Lebanon County, PA	447	+19.5%	3.54	+0.74 months
Perry County, PA	68	-23.6%	1.93	-0.85 months
Schuylkill County, PA	419	+41.6%	4.02	+1.32 months
York County, PA	1,144	+26.5%	2.45	+0.46 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, Media Relations Director** with interview or information requests:

- (202) 309-9362
- christy.reap@brightmls.com

Central Pennsylvania

October 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of November 6, 2026

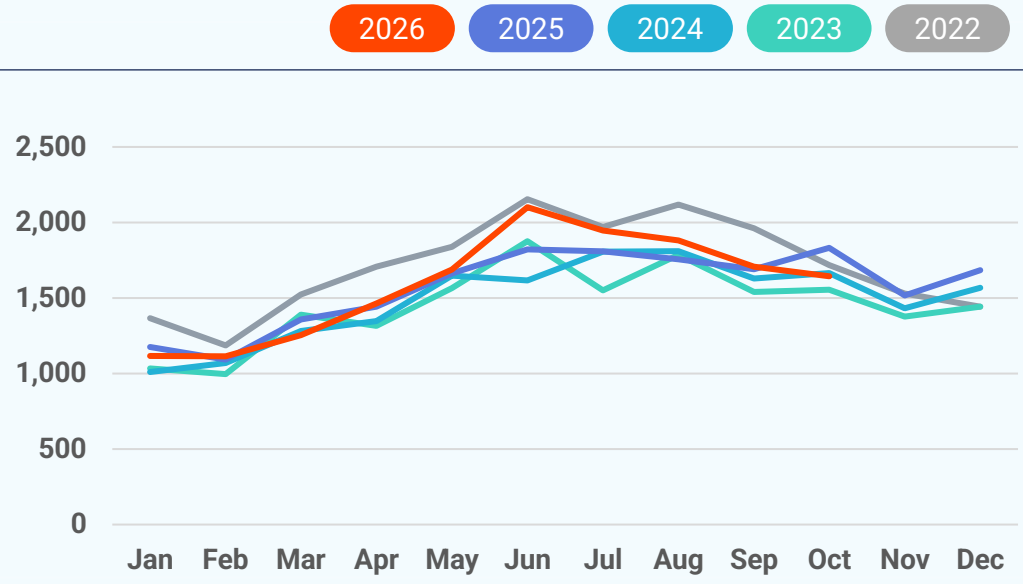
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	1,644	1,832	-10.3%
Median Sold Price	$350,000	$339,900	+3.0%
Median Days on Market	11 days	9 days	+2 days
New Purchase Contracts	1,716	1,909	-10.1%
New Listings	2,166	1,994	+8.6%
Active Listings	3,987	3,262	+22.2%
Months of Supply	2.50	2.10	+0.40 mos.

Closed Sales

1,644
October 2026

-10.3%
Oct '26 vs. Oct '25
(Oct '25: 1,832)

-3.7%
Oct '26 vs. Sep '26
(Sep '26: 1,707)



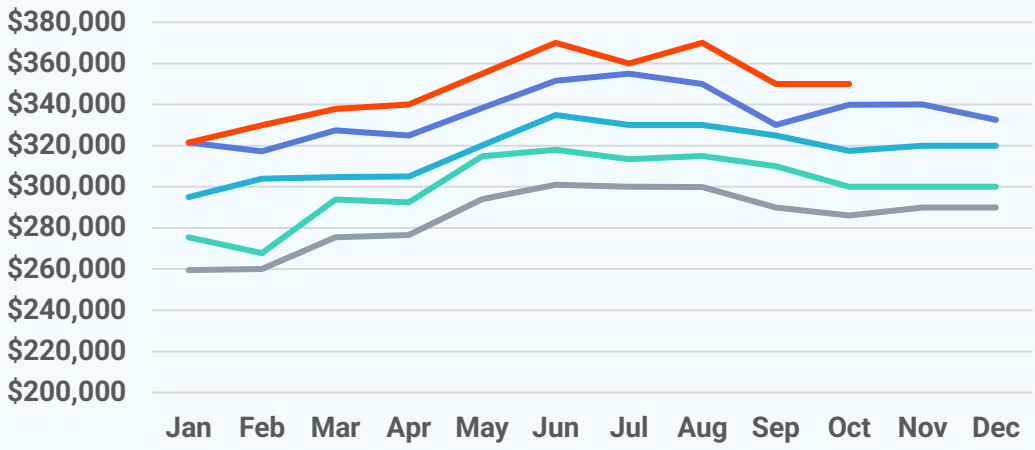
Median Sold Price

2026 2025 2024 2023 2022

$350,000
October 2026

+3.0%
Oct '26 vs. Oct '25
(Oct '25: $339,900)

+0.0%
Oct '26 vs. Sep '26
(Sep '26: $350,000)



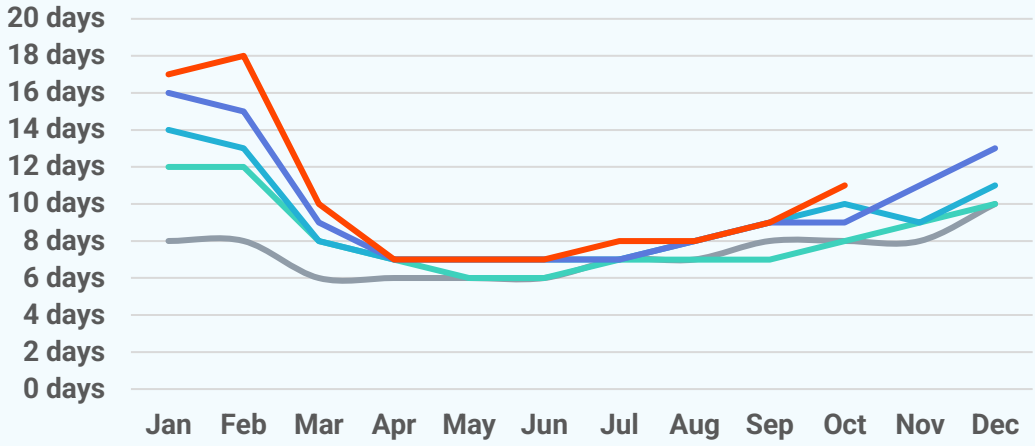
Median Days on Market

2026 2025 2024 2023 2022

11 days
October 2026

+2 days
Oct '26 vs. Oct '25
(Oct '25: 9 days)

+2 days
Oct '26 vs. Sep '26
(Sep '26: 9 days)



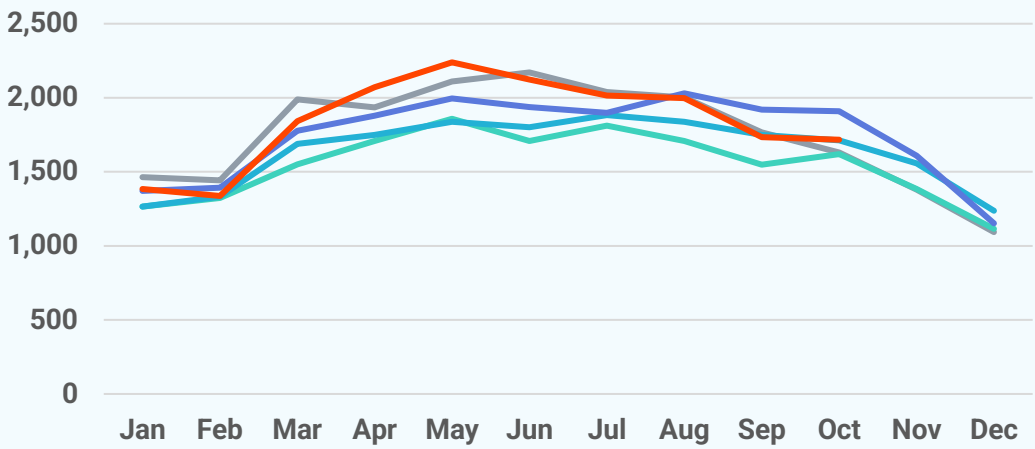
New Purchase Contracts

2026 2025 2024 2023 2022

1,716
October 2026

-10.1%
Oct '26 vs. Oct '25
(Oct '25: 1,909)

-1.0%
Oct '26 vs. Sep '26
(Sep '26: 1,734)



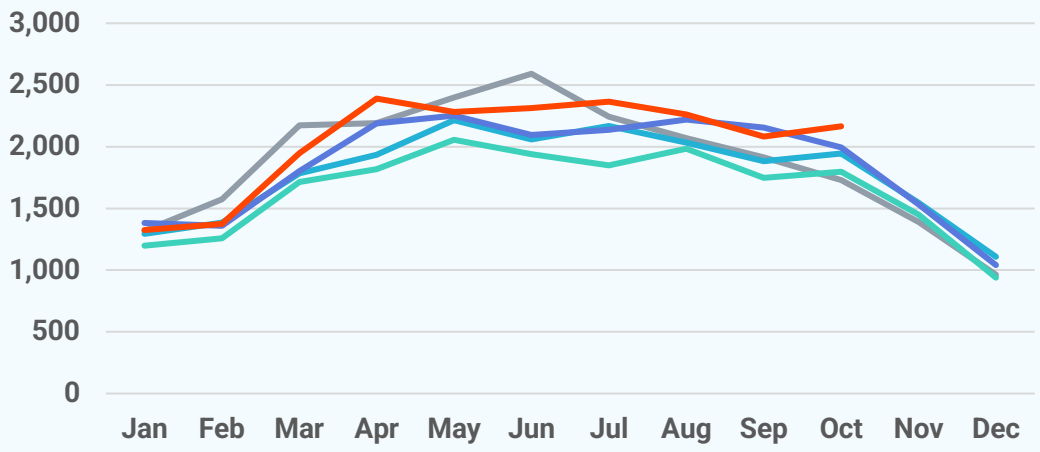
New Listings

2026 2025 2024 2023 2022

2,166
October 2026

+8.6%
Oct '26 vs. Oct '25
(Oct '25: 1,994)

+4.0%
Oct '26 vs. Sep '26
(Sep '26: 2,082)



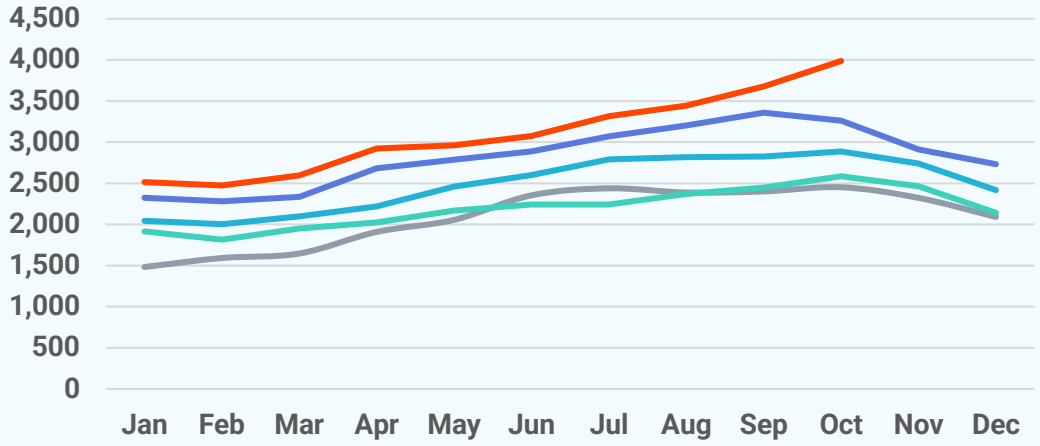
Active Listings

2026 2025 2024 2023 2022

3,987
October 2026

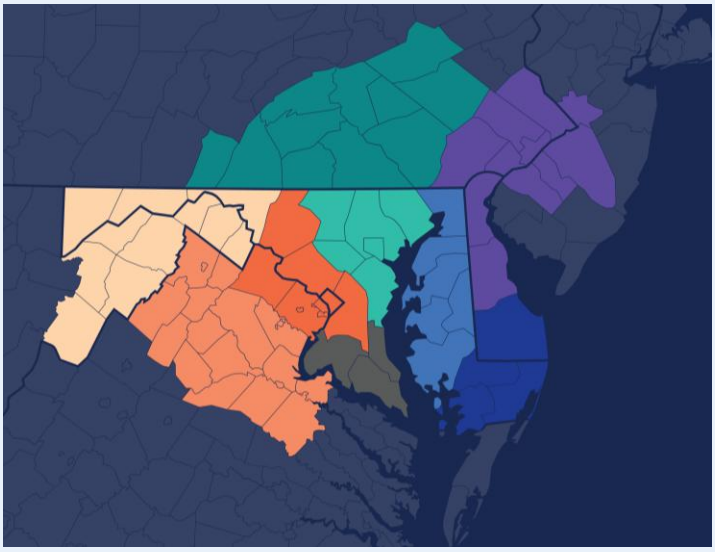
+22.2%
Oct '26 vs. Oct '25
(Oct '25: 3,262)

+8.4%
Oct '26 vs. Sep '26
(Sep '26: 3,679)



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**.



Central Pennsylvania

October 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of November 6, 2026

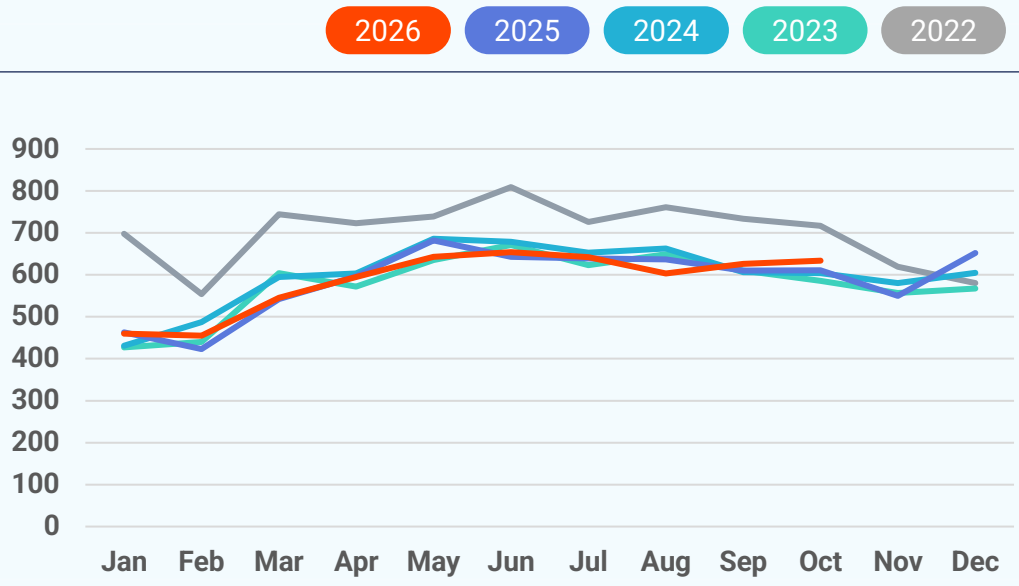
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	634	611	+3.8%
Median Sold Price	$245,000	$230,000	+6.5%
Median Days on Market	14 days	10 days	+4 days
New Purchase Contracts	600	741	-19.0%
New Listings	820	821	-0.1%
Active Listings	1,545	1,252	+23.4%
Months of Supply	2.63	2.14	+0.49 mos.

Closed Sales

634
October 2026

+3.8%
Oct '26 vs. Oct '25
(Oct '25: 611)

+1.3%
Oct '26 vs. Sep '26
(Sep '26: 626)



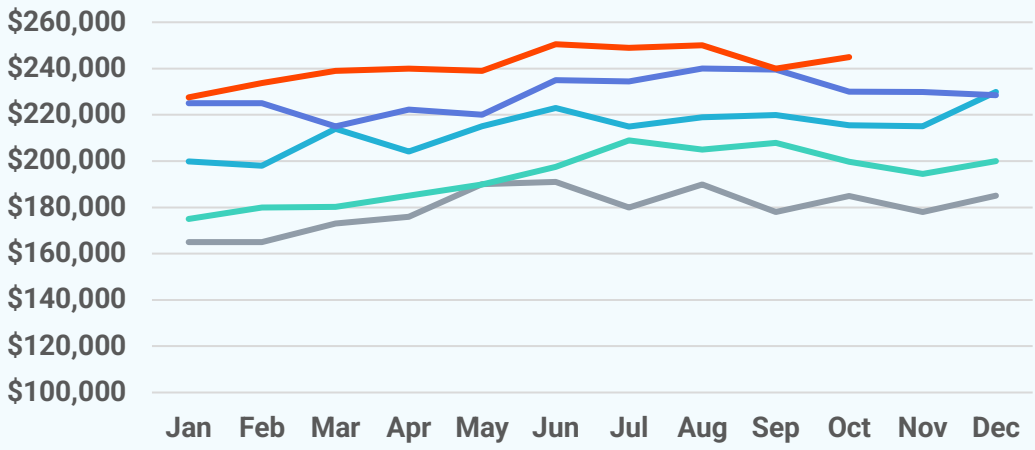
Median Sold Price

2026 2025 2024 2023 2022

$245,000
October 2026

+6.5%
Oct '26 vs. Oct '25
(Oct '25: $230,000)

+2.1%
Oct '26 vs. Sep '26
(Sep '26: $240,000)



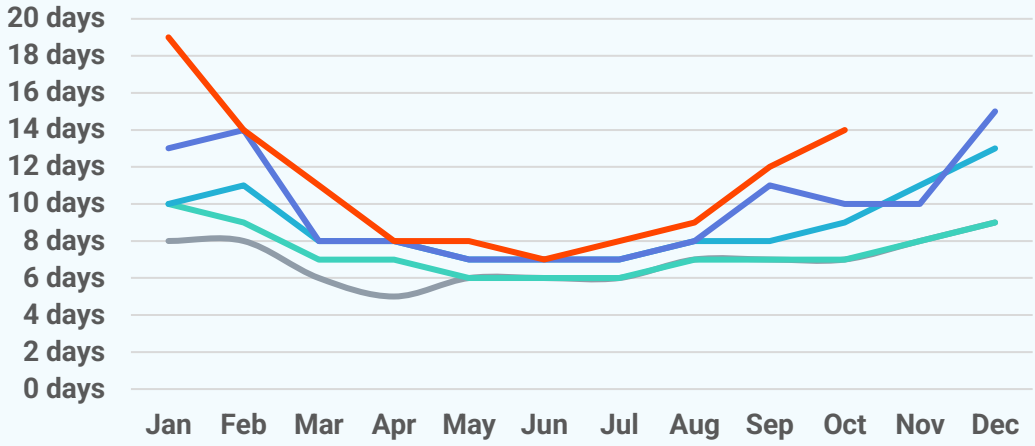
Median Days on Market

2026 2025 2024 2023 2022

14 days
October 2026

+4 days
Oct '26 vs. Oct '25
(Oct '25: 10 days)

+2 days
Oct '26 vs. Sep '26
(Sep '26: 12 days)



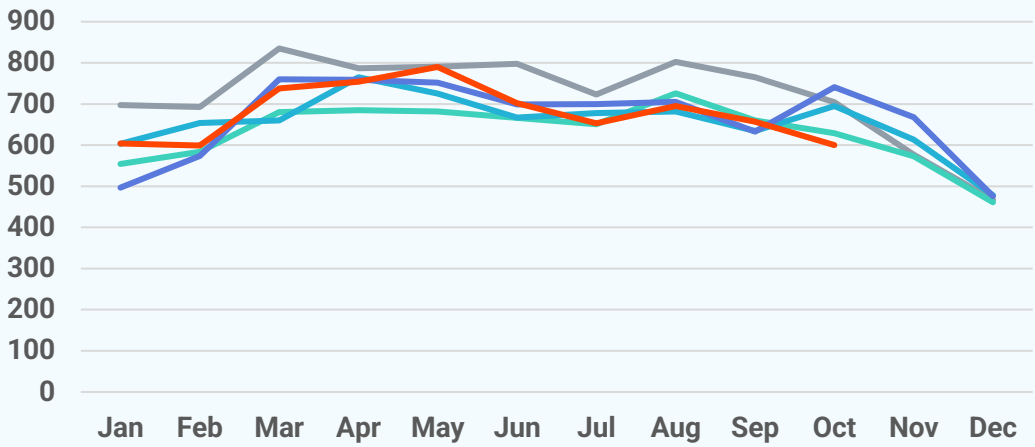
New Purchase Contracts

2026 2025 2024 2023 2022

600
October 2026

-19.0%
Oct '26 vs. Oct '25
(Oct '25: 741)

-8.7%
Oct '26 vs. Sep '26
(Sep '26: 657)



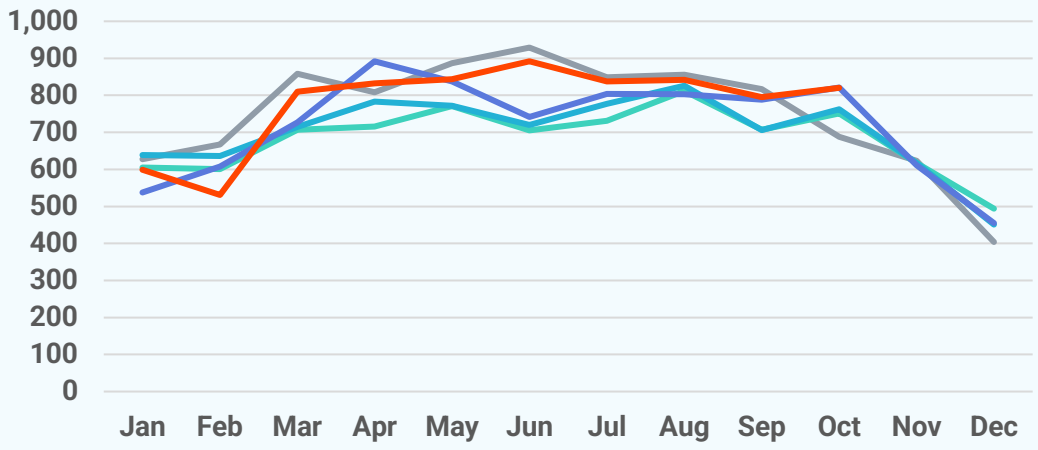
New Listings

2026 2025 2024 2023 2022

820
October 2026

-0.1%
Oct '26 vs. Oct '25
(Oct '25: 821)

+3.1%
Oct '26 vs. Sep '26
(Sep '26: 795)



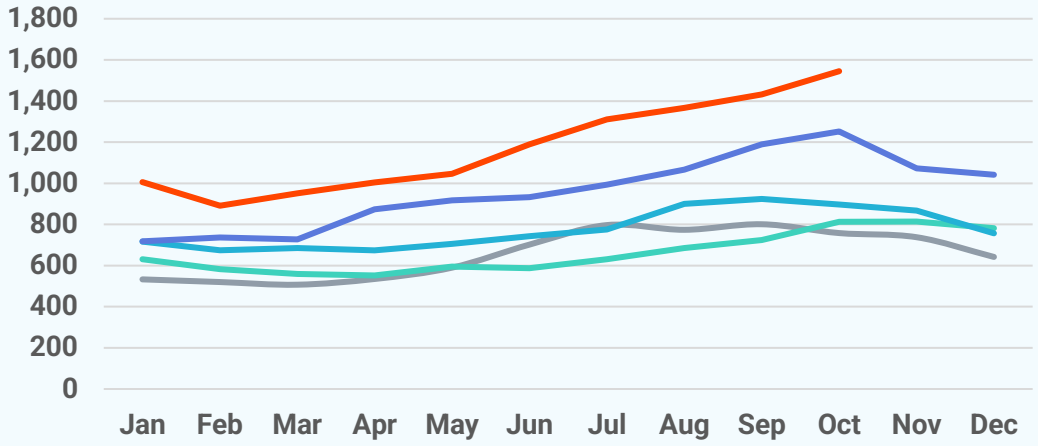
Active Listings

2026 2025 2024 2023 2022

1,545
October 2026

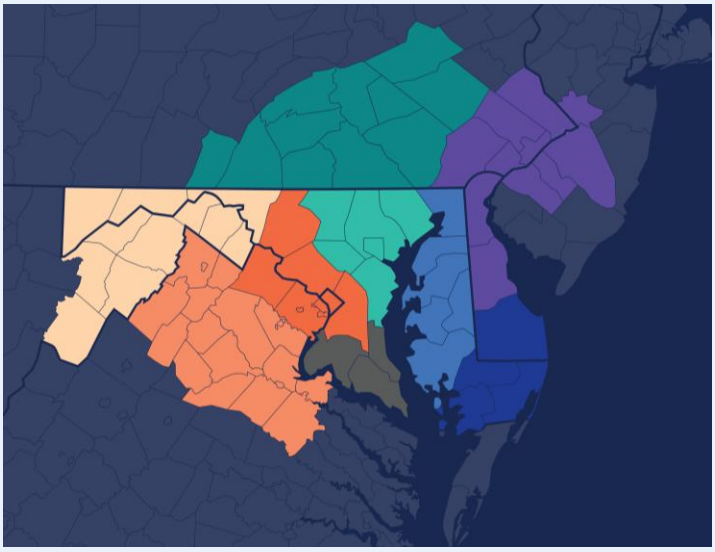
+23.4%
Oct '26 vs. Oct '25
(Oct '25: 1,252)

+7.9%
Oct '26 vs. Sep '26
(Sep '26: 1,432)



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**.



Central Pennsylvania

October 2026 Condos Report

Prepared by Bright Research

Data as of November 6, 2026

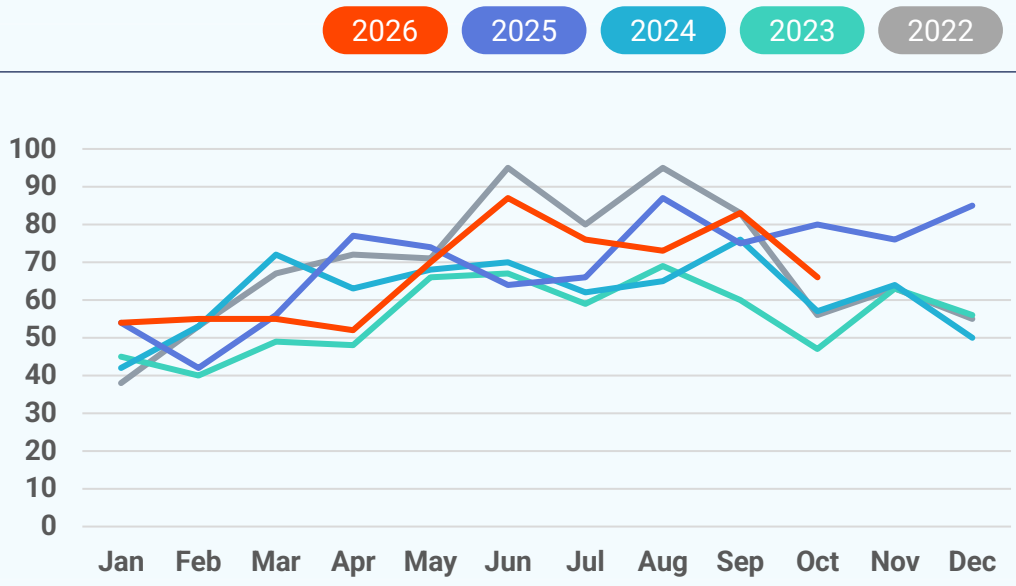
Key Market Statistics	Oct 2026	Oct 2025	Change
Closed Sales	66	80	-17.5%
Median Sold Price	$271,625	$247,950	+9.5%
Median Days on Market	13 days	8 days	+5 days
New Purchase Contracts	49	102	-52.0%
New Listings	73	91	-19.8%
Active Listings	160	112	+42.9%
Months of Supply	2.31	1.70	+0.60 mos.

Closed Sales

66
October 2026

-17.5%
Oct '26 vs. Oct '25
(Oct '25: 80)

-20.5%
Oct '26 vs. Sep '26
(Sep '26: 83)



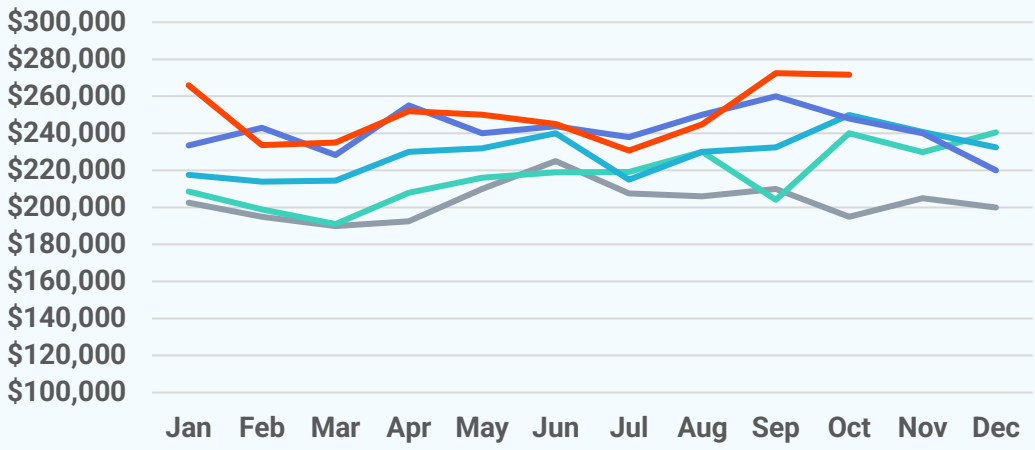
Median Sold Price

2026 2025 2024 2023 2022

$271,625
October 2026

+9.5%
Oct '26 vs. Oct '25
(Oct '25: $247,950)

-0.3%
Oct '26 vs. Sep '26
(Sep '26: $272,500)



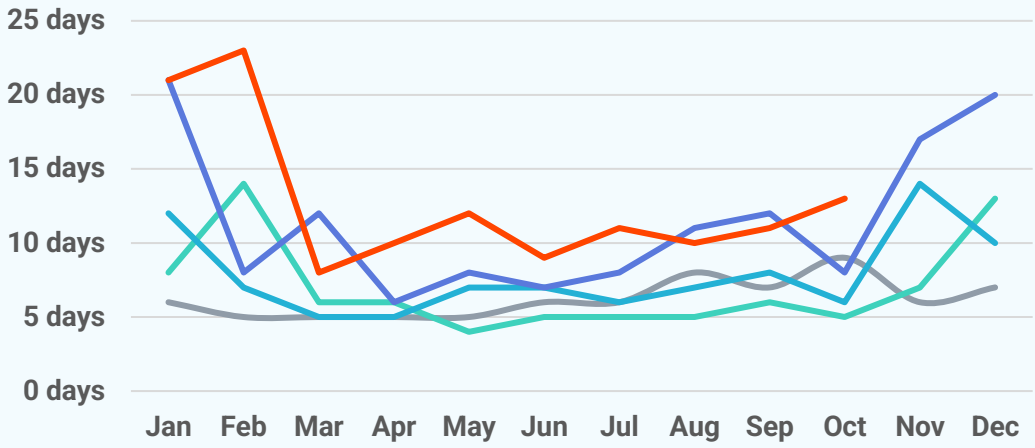
Median Days on Market

2026 2025 2024 2023 2022

13 days
October 2026

+5 days
Oct '26 vs. Oct '25
(Oct '25: 8 days)

+2 days
Oct '26 vs. Sep '26
(Sep '26: 11 days)



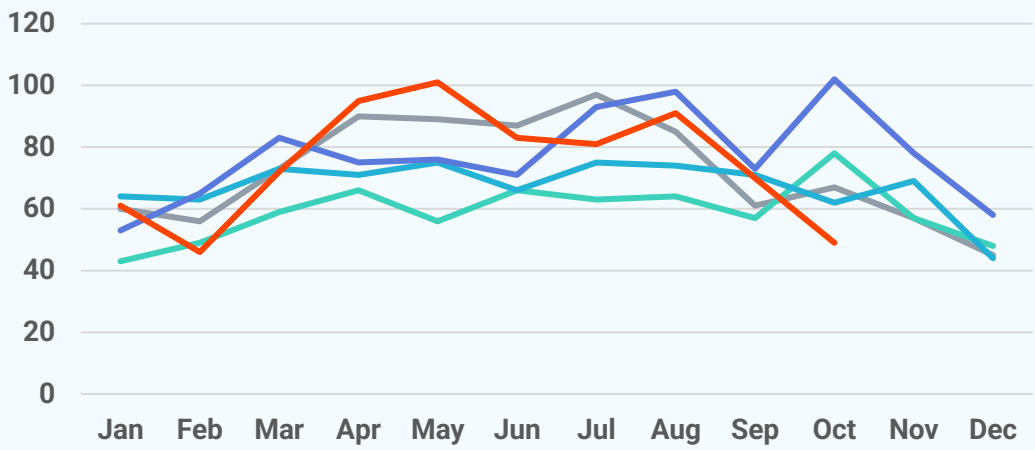
New Purchase Contracts

2026 2025 2024 2023 2022

49
October 2026

-52.0%
Oct '26 vs. Oct '25
(Oct '25: 102)

-30.0%
Oct '26 vs. Sep '26
(Sep '26: 70)



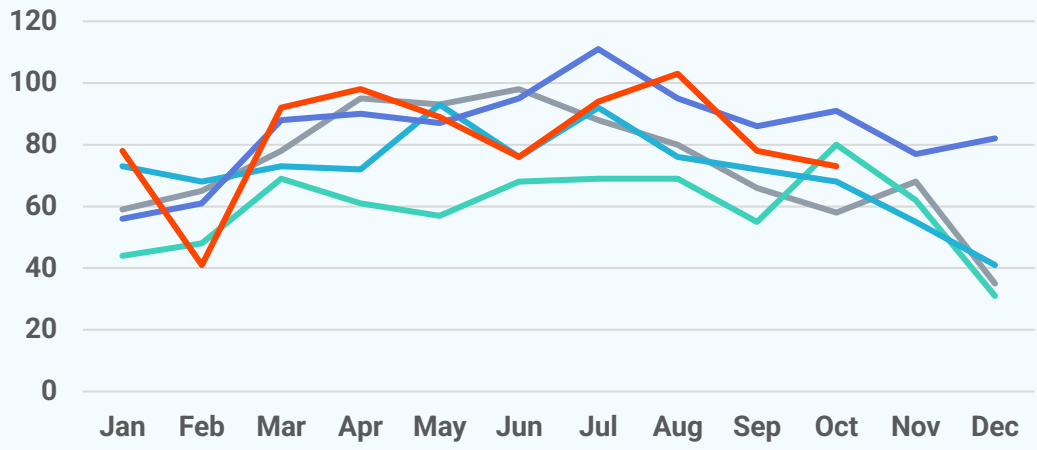
New Listings

2026 2025 2024 2023 2022

73
October 2026

-19.8%
Oct '26 vs. Oct '25
(Oct '25: 91)

-6.4%
Oct '26 vs. Sep '26
(Sep '26: 78)



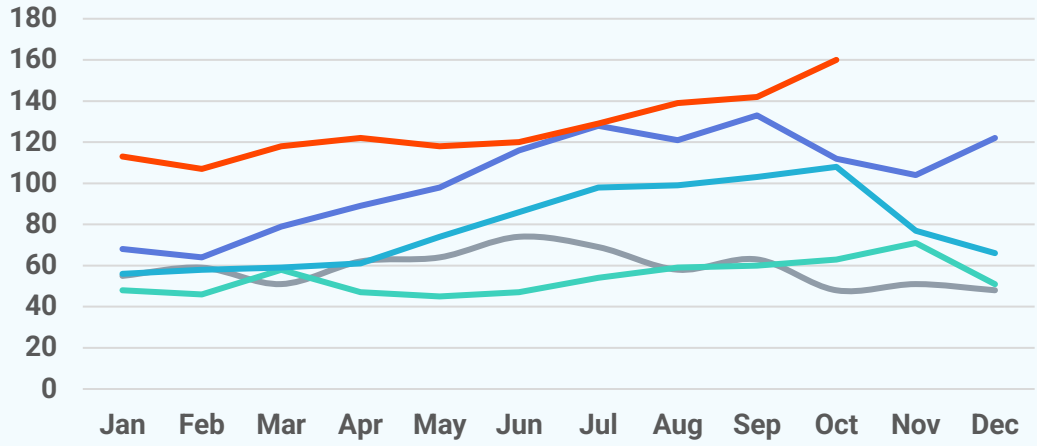
Active Listings

2026 2025 2024 2023 2022

160
October 2026

+42.9%
Oct '26 vs. Oct '25
(Oct '25: 112)

+12.7%
Oct '26 vs. Sep '26
(Sep '26: 142)



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**.

