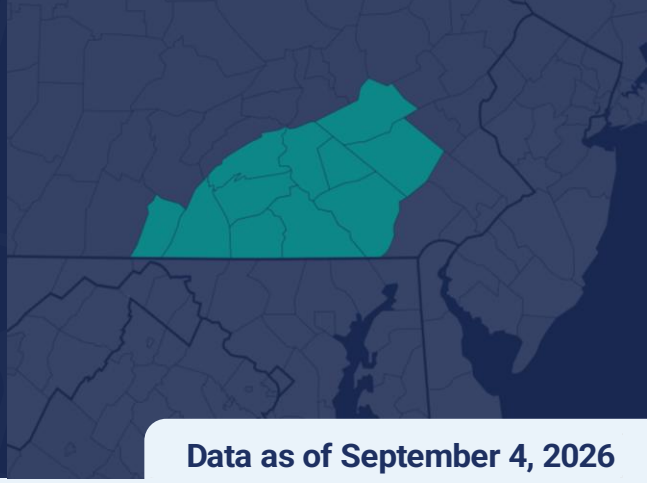
Central Pennsylvania

# August 2026 Housing Market Report

Prepared by Bright Research



Data as of September 4, 2026

| Key Market Statistics | Aug 2026 | Aug 2025 | Change | YTD 2026 | YTD 2025 | Change |
|---|---|---|---|---|---|---|
| Closed Sales | 2,539 | 2,478 | +2.5% | 18,297 | 17,752 | +3.1% |
| Median Sold Price | $330,000 | $310,000 | +6.5% | $312,000 | $299,900 | +4.0% |
| Median Days on Market | 8 days | 9 days | -1 day | 9 days | 8 days | +1 day |
| New Pending Sales | 2,659 | 2,720 | -2.2% | 19,685 | 18,999 | +3.6% |
| New Listings | 3,014 | 2,977 | +1.2% | 24,022 | 23,134 | +3.8% |
| Active Listings | 4,876 | 4,353 | +12.0% | 4,876 | 4,353 | +12.0% |
| Months of Supply | 2.08 | 1.93 | +0.15 mos. | 2.08 | 1.93 | +0.15 mos. |
| Showings | 37,497 | 39,367 | -4.8% | 296,439 | 295,358 | +0.4% |

## Housing Market Trends

**Buyer interest falters as mortgage rates climb.** Closed sales in Central Pennsylvania have been higher in 2026 than 2025, both year-to-date (+3.1%) and in August (+2.5%). Looking ahead, a drop in pending sales, down 2.2% year-over-year, suggests the housing market is slowing down. Only Adams, Berks, Lancaster and Perry counties had more new pending sales in August indicating buyers in Central Pennsylvania have started to pull back compared to last year.

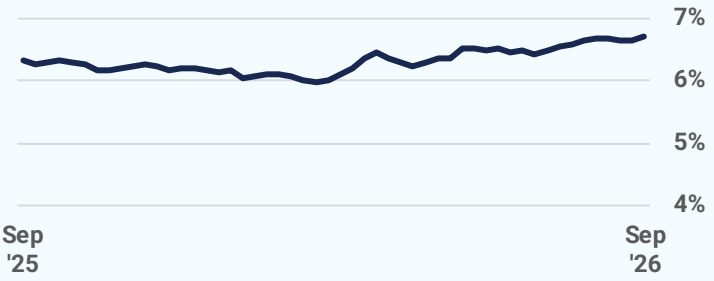
Showing activity was also lower in August. The number of showings was 4.8% lower than a year ago, even though there are more homes on the market now than last year. As of the end of August, there were 4,876 homes available for sale, which was a 12.0% increase compared to a year ago.

Sellers in Central Pennsylvania have been cautious but are listing their homes. In August, 3,014 new listings were added which was 1.2% higher than August 2025. Overall, there have been 3.8% more new listings in 2026.

## Market Outlook

Rising mortgage rates along with continuing high prices in the market will impact how buyers act this fall. Serious buyers will proceed with their purchases while those simply thinking about a home purchase may wait for more favorable conditions. As the market slows, buyers could gain some leverage; however, sellers are listing cautiously and inventory is still limited.

### Weekly Avg. Mortgage Rate 30-yr fixed rate




Source: Freddie Mac

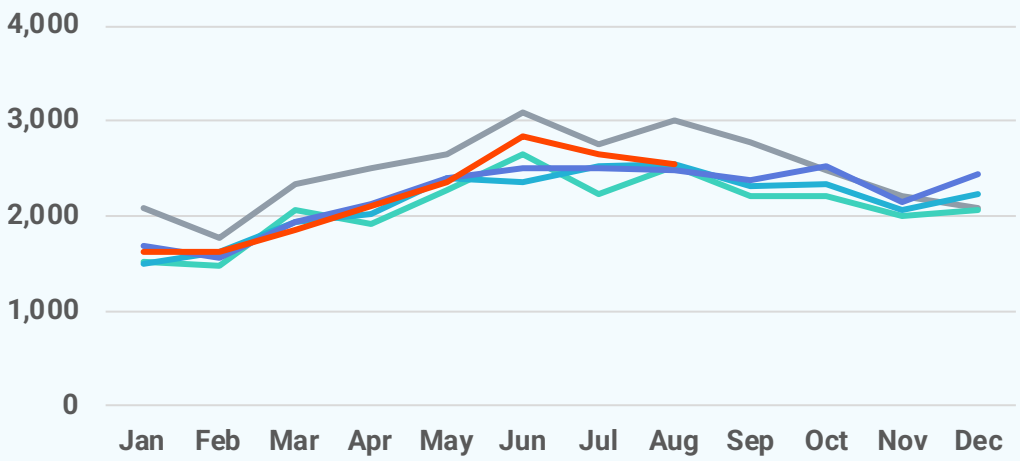
## Closed Sales

2026 2025 2024 2023 2022

**2,539**
August 2026

**+2.5%**
Aug '26 vs. Aug '25
**(Aug '25: 2,478)**

**-4.4%**
Aug '26 vs. Jul '26
**(Jul '26: 2,657)**



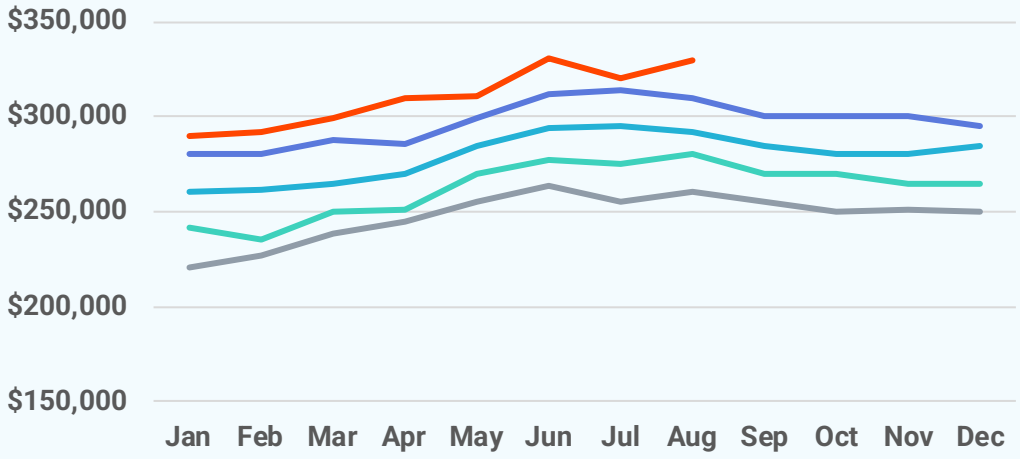

## Median Sold Price

2026 2025 2024 2023 2022

**$330,000**
August 2026

**+6.5%**
Aug '26 vs. Aug '25
**(Aug '25: $310,000)**

**+3.1%**
Aug '26 vs. Jul '26
**(Jul '26: $320,050)**



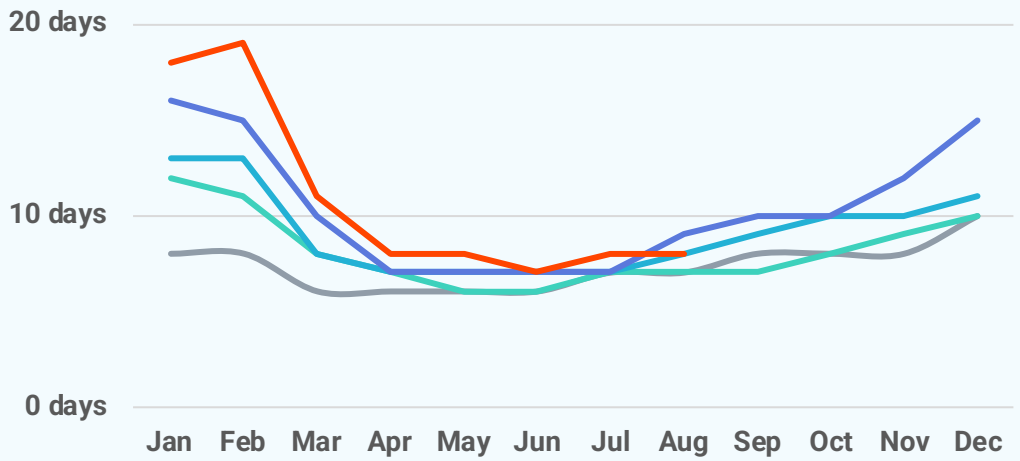

## Median Days on Market

2026 2025 2024 2023 2022

**8 days**
August 2026

**-1 day**
Aug '26 vs. Aug '25
**(Aug '25: 9 days)**

**+0 days**
Aug '26 vs. Jul '26
**(Jul '26: 8 days)**



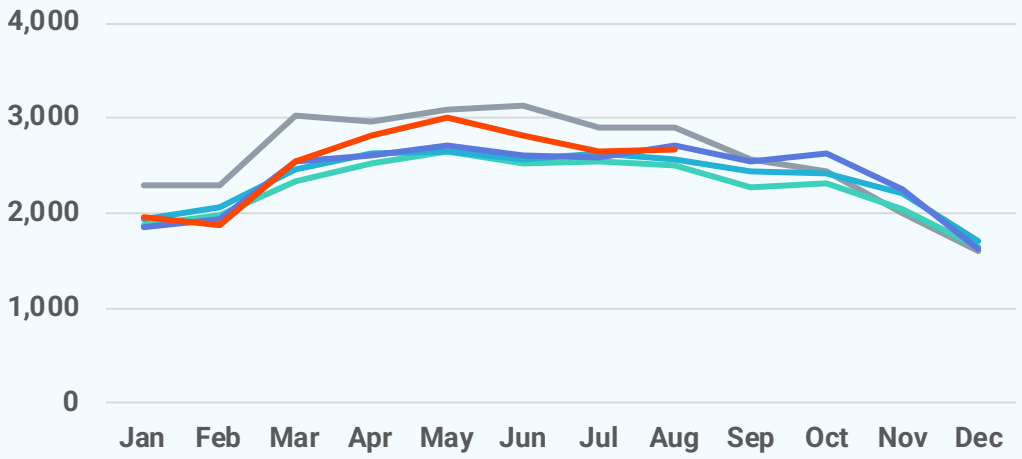
## New Pending Sales

2026 2025 2024 2023 2022

**2,659**
August 2026

**-2.2%**
Aug '26 vs. Aug '25
**(Aug '25: 2,720)**

**+0.8%**
Aug '26 vs. Jul '26
**(Jul '26: 2,638)**



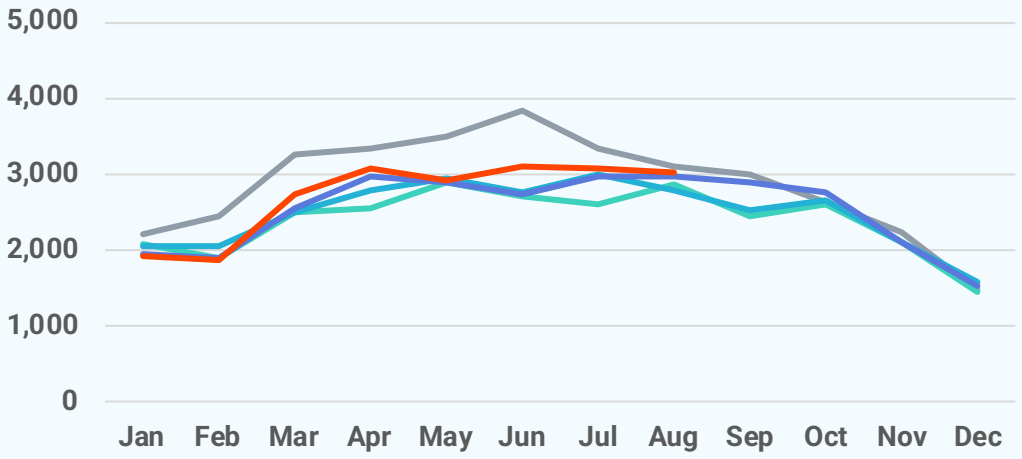

## New Listings

2026 2025 2024 2023 2022

**3,014**
August 2026

**+1.2%**
Aug '26 vs. Aug '25
**(Aug '25: 2,977)**

**-2.2%**
Aug '26 vs. Jul '26
**(Jul '26: 3,083)**



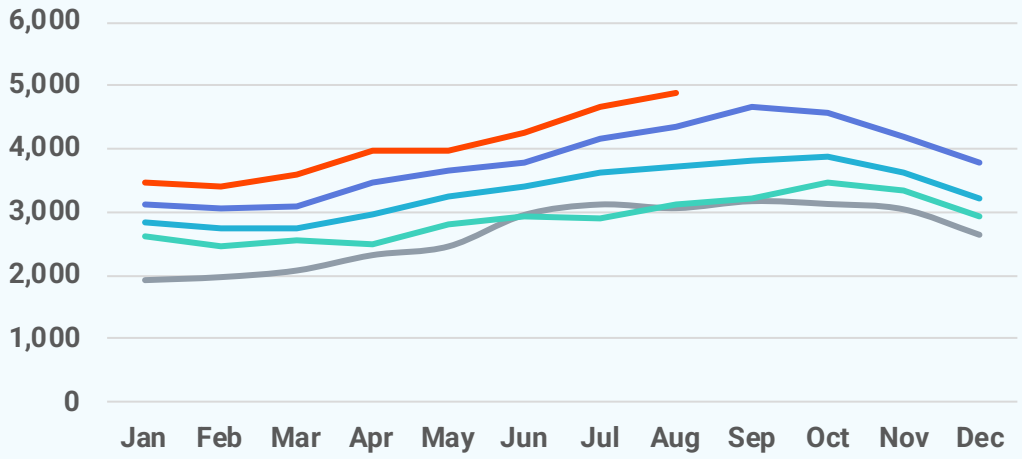

## Active Listings

2026 2025 2024 2023 2022

**4,876**
August 2026

**+12.0%**
Aug '26 vs. Aug '25
**(Aug '25: 4,353)**

**+4.6%**
Aug '26 vs. Jul '26
**(Jul '26: 4,660)**



| Local Markets | Closed Sales | | Median Sales Price | | Median Days on Market | |
|---|---|---|---|---|---|---|
| | Aug '26 | vs. Aug '25 | Aug '26 | vs. Aug '25 | Aug '26 | vs. Aug '25 |
| Central PA | 2,539 | +2.5% | $330,000 | +6.5% | 8 days | -1 day |
| Adams County, PA | 137 | +31.7% | $360,000 | +2.8% | 8 days | -10 days |
| Berks County, PA | 394 | +1.5% | $325,000 | +5.5% | 6 days | -1 day |
| Cumberland County, PA | 274 | +1.5% | $361,630 | +7.9% | 9 days | +2 days |
| Dauphin County, PA | 250 | +3.3% | $278,700 | +0.3% | 14 days | +6 days |
| Franklin County, PA | 142 | -7.2% | $300,575 | -0.7% | 12 days | +1 day |
| Fulton County, PA | 9 | +80.0% | $241,000 | +9.5% | 13 days | -1 day |
| Lancaster County, PA | 502 | +3.1% | $385,000 | +5.5% | 7 days | -1 day |
| Lebanon County, PA | 148 | -3.9% | $341,759 | +13.6% | 11 days | +1 day |
| Perry County, PA | 48 | +33.3% | $299,000 | +17.3% | 10 days | -1 day |
| Schuylkill County, PA | 116 | +4.5% | $204,025 | +14.0% | 12 days | -8 days |
| York County, PA | 519 | -1.7% | $320,000 | +6.7% | 7 days | -1 day |

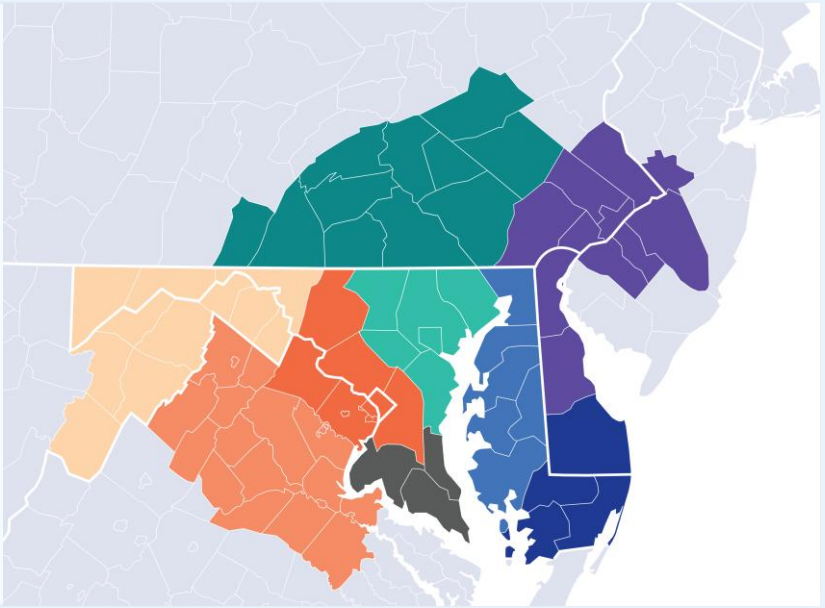
| Local Markets | New Pending Sales | | New Listings | | Showings | |
|---|---|---|---|---|---|---|
| | Aug '26 | vs. Aug '25 | Aug '26 | vs. Aug '25 | Aug '26 | vs. Aug '25 |
| Central PA | 2,659 | -2.2% | 3,014 | +1.2% | 37,497 | -4.8% |
| Adams County, PA | 132 | +7.3% | 149 | +24.2% | 1,724 | +7.8% |
| Berks County, PA | 409 | +4.9% | 395 | -11.8% | 6,151 | -1.6% |
| Cumberland County, PA | 290 | -9.4% | 302 | -17.0% | 4,249 | -14.1% |
| Dauphin County, PA | 283 | -4.4% | 349 | +6.1% | 4,600 | -8.5% |
| Franklin County, PA | 169 | -2.3% | 211 | +0.0% | 2,154 | -3.3% |
| Fulton County, PA | 5 | -54.5% | 11 | -38.9% | 57 | -41.8% |
| Lancaster County, PA | 492 | +7.2% | 523 | +10.3% | 6,786 | +5.6% |
| Lebanon County, PA | 140 | -11.4% | 232 | +37.3% | 1,575 | -15.8% |
| Perry County, PA | 41 | +2.5% | 51 | +8.5% | 540 | +4.2% |
| Schuylkill County, PA | 127 | -11.2% | 150 | +0.7% | 1,531 | -12.7% |
| York County, PA | 571 | -5.9% | 641 | -1.1% | 8,130 | -6.0% |

## Local Markets

| | Active Listings | | Months of Supply | |
|---|---|---|---|---|
| | Aug '26 | vs. Aug '25 | Aug '26 | vs. Aug '25 |
| Central PA | 4,876 | +12.0% | 2.08 | +0.15 months |
| Adams County, PA | 301 | +14.0% | 2.95 | +0.02 months |
| Berks County, PA | 512 | +3.0% | 1.44 | -0.04 months |
| Cumberland County, PA | 556 | +6.3% | 2.12 | +0.04 months |
| Dauphin County, PA | 591 | +19.4% | 2.31 | +0.42 months |
| Franklin County, PA | 435 | +18.2% | 3.00 | +0.43 months |
| Fulton County, PA | 24 | +9.1% | 2.67 | -0.47 months |
| Lancaster County, PA | 685 | +11.9% | 1.58 | +0.11 months |
| Lebanon County, PA | 416 | +23.1% | 3.13 | +0.68 months |
| Perry County, PA | 66 | -29.0% | 1.74 | -1.36 months |
| Schuylkill County, PA | 341 | +36.4% | 3.10 | +0.87 months |
| York County, PA | 949 | +6.5% | 1.93 | +0 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

# August 2026
# Detached Single-Family Home Report

Prepared by Bright Research

**Data as of September 4, 2026**

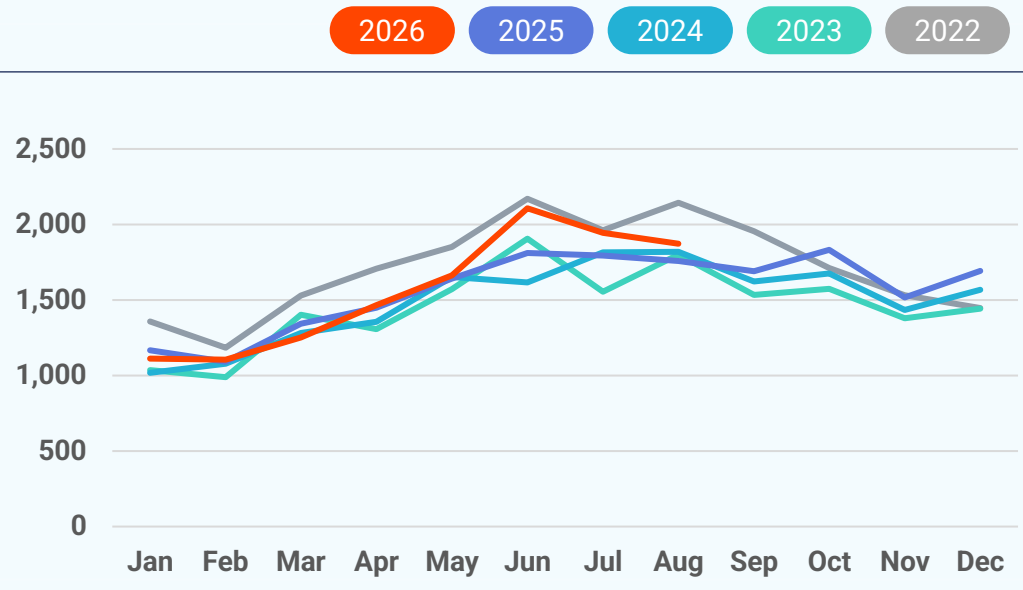
| Key Market Statistics | Aug 2026 | Aug 2025 | Change |
|---|---|---|---|
| **Closed Sales** | 1,872 | 1,758 | +6.5% |
| **Median Sold Price** | $370,000 | $350,000 | +5.7% |
| **Median Days on Market** | 8 days | 8 days | +0 days |
| **New Pending Sales** | 1,909 | 1,943 | -1.7% |
| **New Listings** | 2,112 | 2,123 | -0.5% |
| **Active Listings** | 3,396 | 3,178 | +6.9% |
| **Months of Supply** | 2.04 | 2.01 | +0.03 mos. |

## Closed Sales

**1,872**
August 2026

**+6.5%**
Aug '26 vs. Aug '25
**(Aug '25: 1,758)**

**-3.7%**
Aug '26 vs. Jul '26
**(Jul '26: 1,944)**



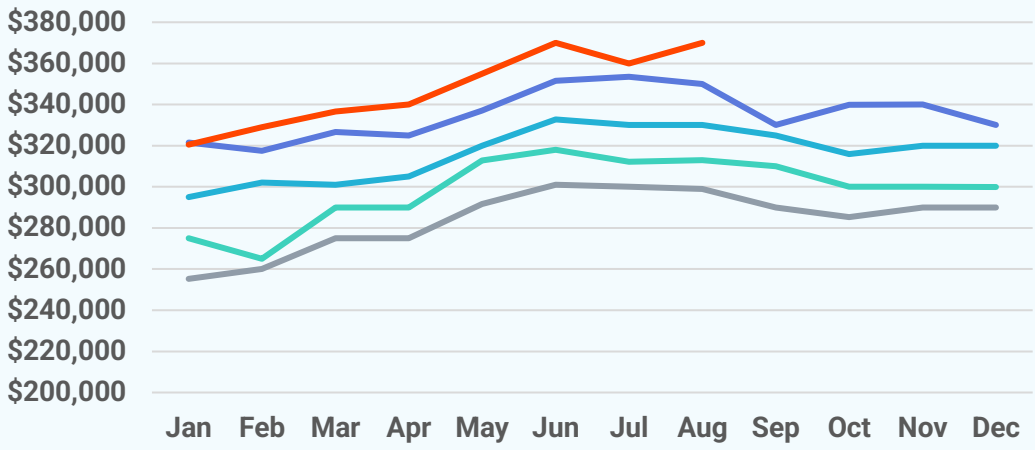
## Median Sold Price

2026 2025 2024 2023 2022

**$370,000**
August 2026

**+5.7%**
Aug '26 vs. Aug '25
**(Aug '25: $350,000)**

**+2.8%**
Aug '26 vs. Jul '26
**(Jul '26: $360,000)**



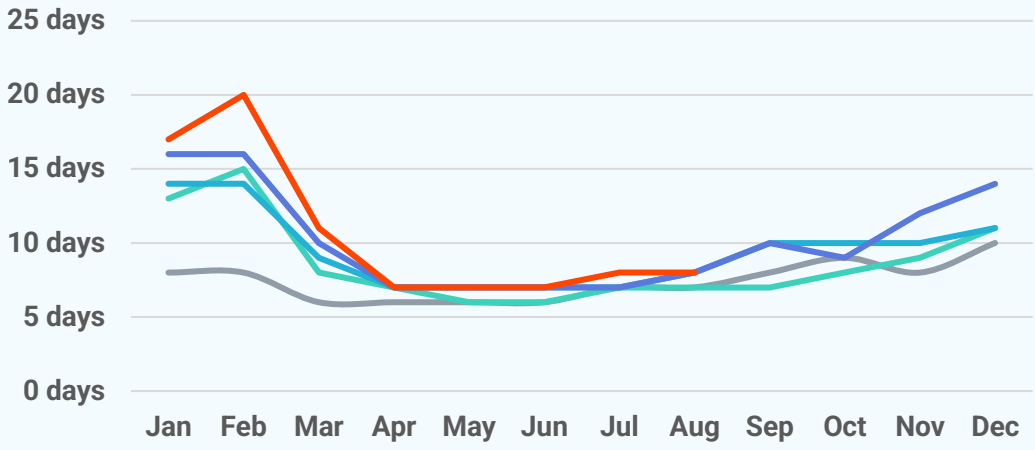

## Median Days on Market

2026 2025 2024 2023 2022

**8 days**
August 2026

**+0 days**
Aug '26 vs. Aug '25
**(Aug '25: 8 days)**

**+0 days**
Aug '26 vs. Jul '26
**(Jul '26: 8 days)**



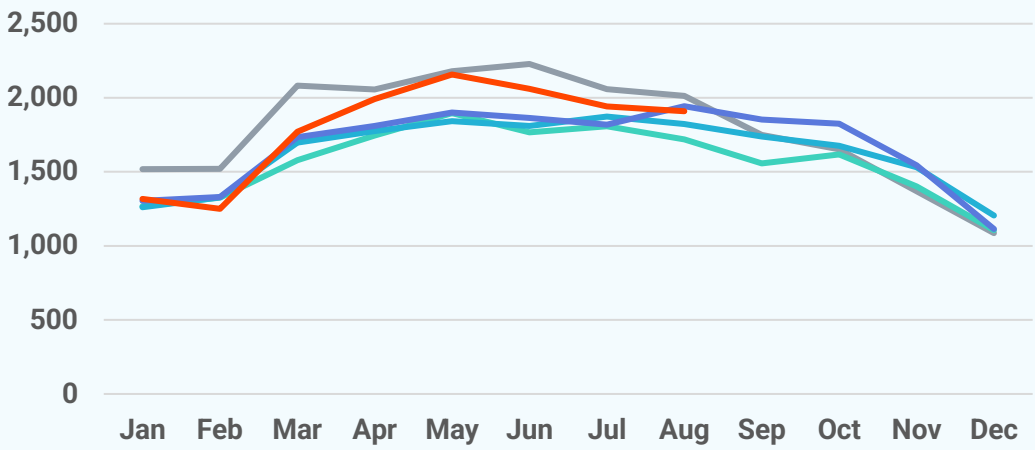

## New Pending Sales

2026 2025 2024 2023 2022

**1,909**
August 2026

**-1.7%**
Aug '26 vs. Aug '25
**(Aug '25: 1,943)**

**-1.6%**
Aug '26 vs. Jul '26
**(Jul '26: 1,941)**



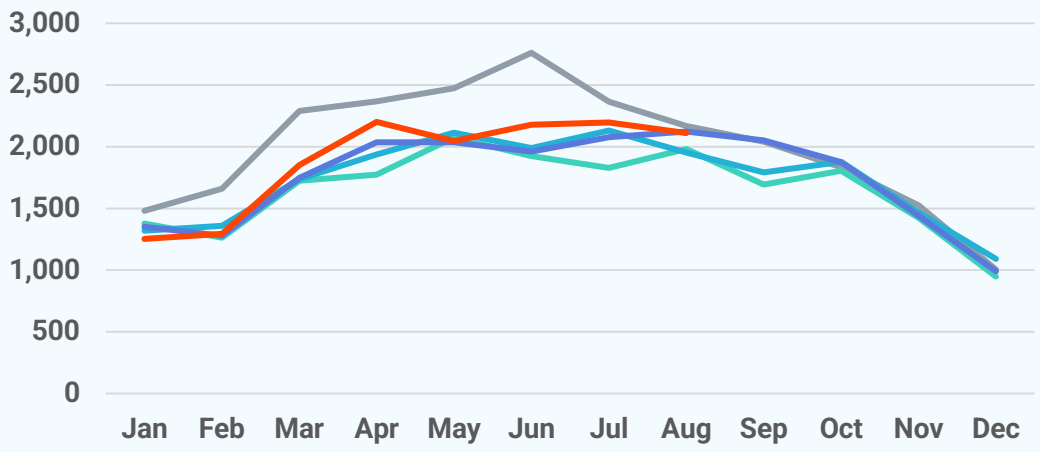
## New Listings

2026 2025 2024 2023 2022

**2,112**
August 2026

**-0.5%**
Aug '26 vs. Aug '25
**(Aug '25: 2,123)**

**-3.9%**
Aug '26 vs. Jul '26
**(Jul '26: 2,197)**



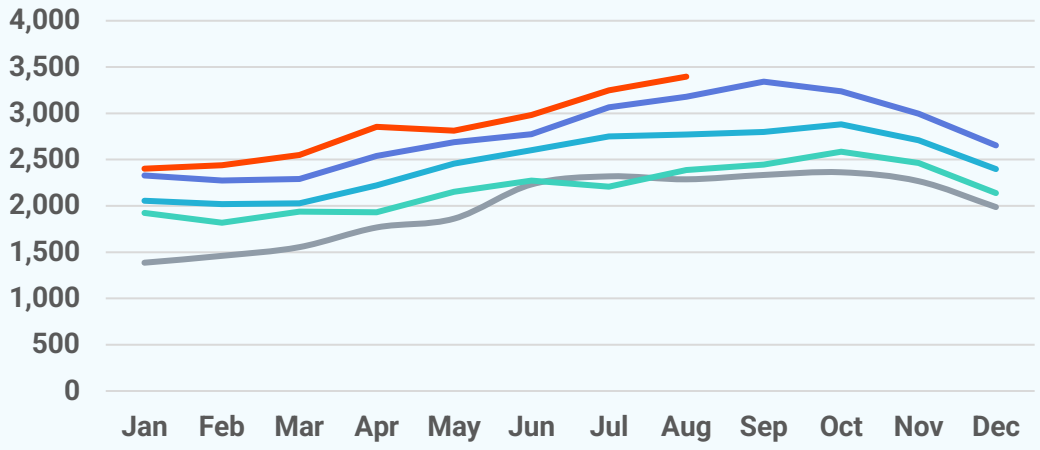

## Active Listings

2026 2025 2024 2023 2022

**3,396**
August 2026

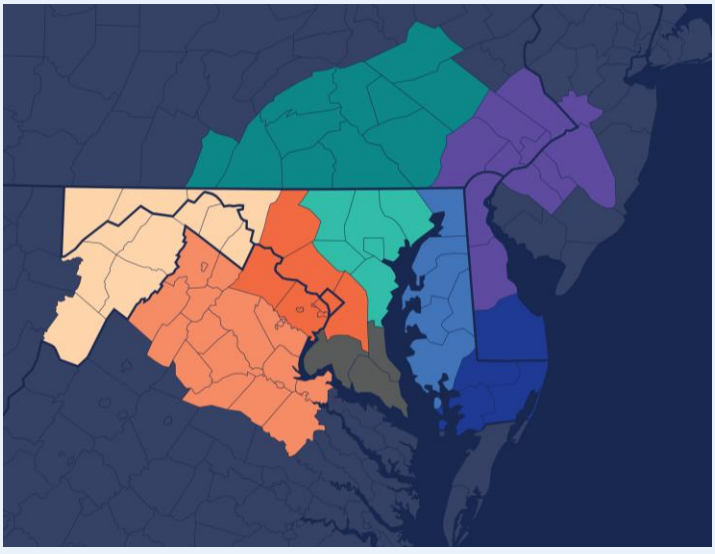
**+6.9%**
Aug '26 vs. Aug '25
**(Aug '25: 3,178)**

**+4.6%**
Aug '26 vs. Jul '26
**(Jul '26: 3,247)**




## 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

# August 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of September 4, 2026

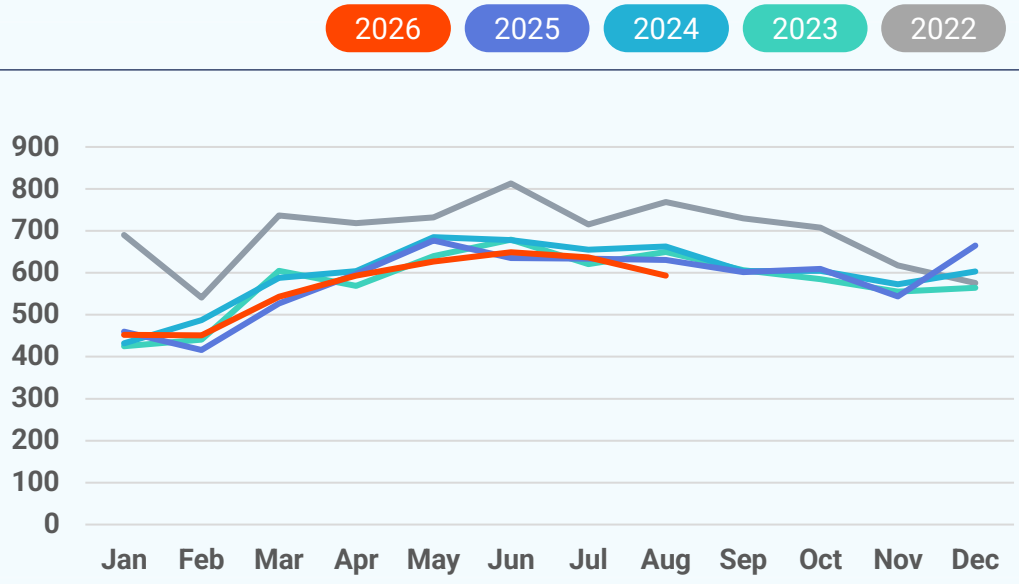
| Key Market Statistics | Aug 2026 | Aug 2025 | Change |
|---|---|---|---|
| Closed Sales | 593 | 631 | -6.0% |
| Median Sold Price | $250,000 | $240,500 | +4.0% |
| Median Days on Market | 9 days | 8 days | +1 day |
| New Pending Sales | 665 | 678 | -1.9% |
| New Listings | 800 | 759 | +5.4% |
| Active Listings | 1,341 | 1,055 | +27.1% |
| Months of Supply | 2.22 | 1.75 | +0.47 mos. |

## Closed Sales

**593**
August 2026

**-6.0%**
Aug '26 vs. Aug '25
**(Aug '25: 631)**

**-6.9%**
Aug '26 vs. Jul '26
**(Jul '26: 637)**



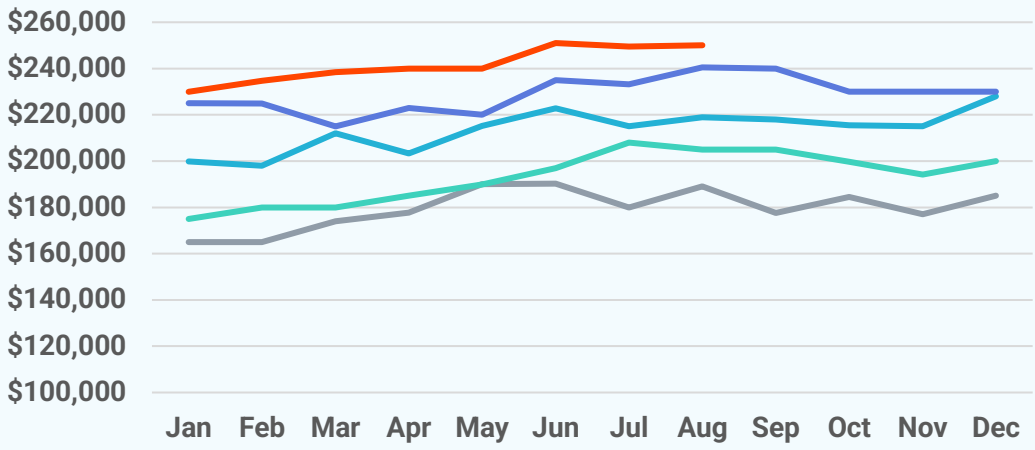
## Median Sold Price

2026 2025 2024 2023 2022

**$250,000**
August 2026

**+4.0%**
Aug '26 vs. Aug '25
**(Aug '25: $240,500)**

**+0.2%**
Aug '26 vs. Jul '26
**(Jul '26: $249,500)**



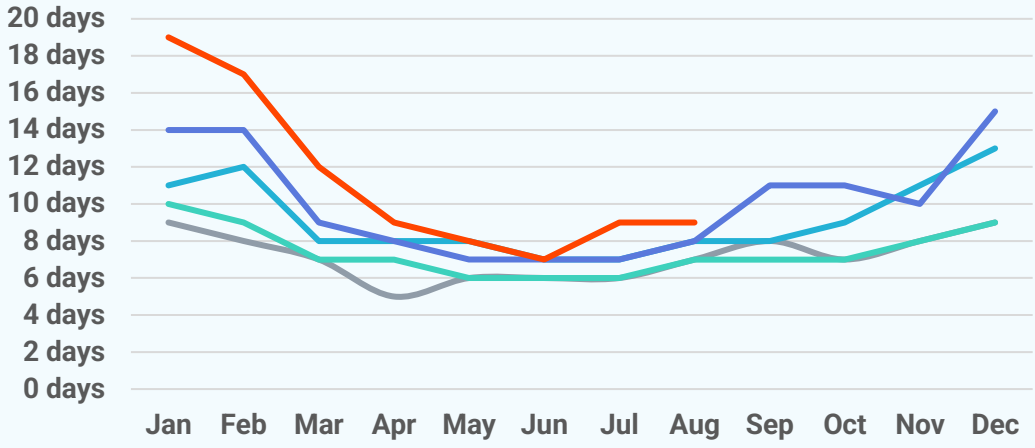

## Median Days on Market

2026 2025 2024 2023 2022

**9 days**
August 2026

**+1 day**
Aug '26 vs. Aug '25
**(Aug '25: 8 days)**

**+0 days**
Aug '26 vs. Jul '26
**(Jul '26: 9 days)**



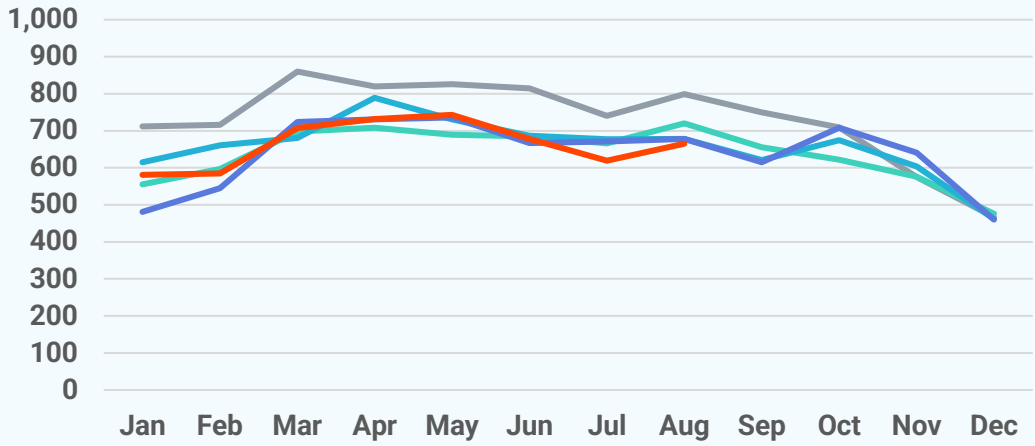

## New Pending Sales

2026 2025 2024 2023 2022

**665**
August 2026

**-1.9%**
Aug '26 vs. Aug '25
**(Aug '25: 678)**

**+7.4%**
Aug '26 vs. Jul '26
**(Jul '26: 619)**



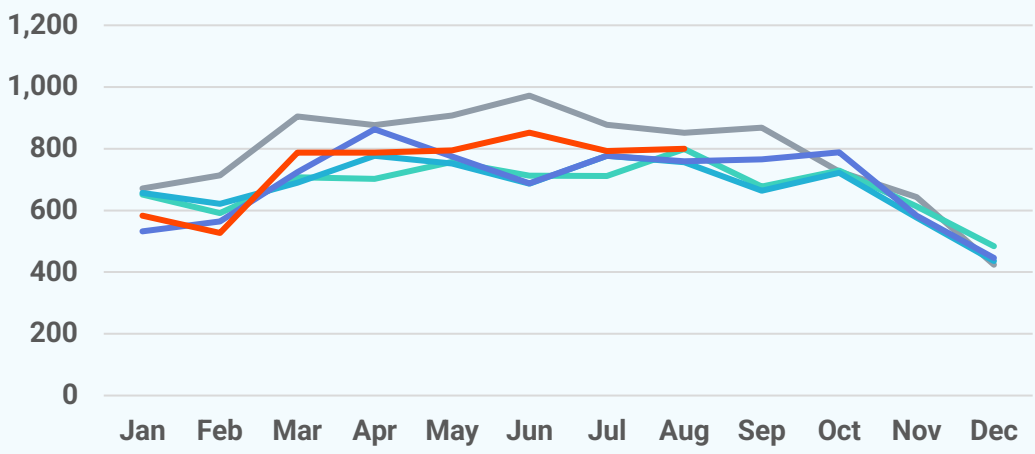
## New Listings

2026 2025 2024 2023 2022

**800**
August 2026

**+5.4%**
Aug '26 vs. Aug '25
**(Aug '25: 759)**

**+1.0%**
Aug '26 vs. Jul '26
**(Jul '26: 792)**



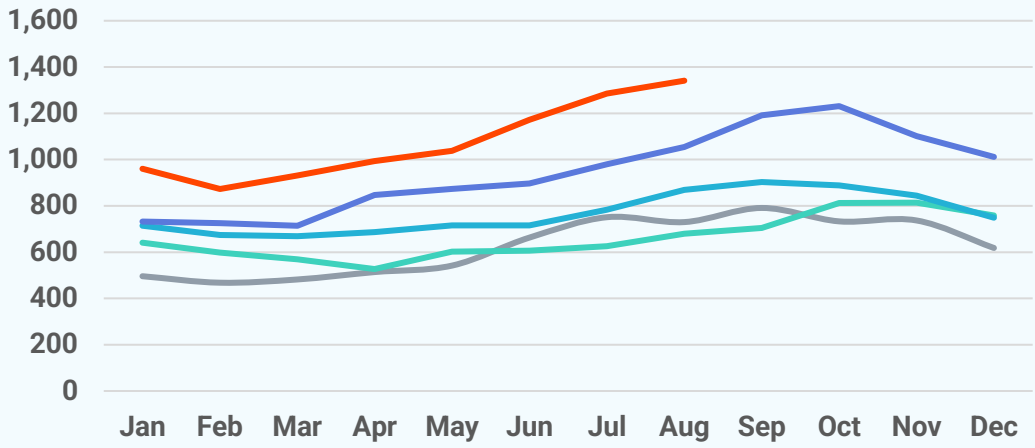

## Active Listings

2026 2025 2024 2023 2022

**1,341**
August 2026

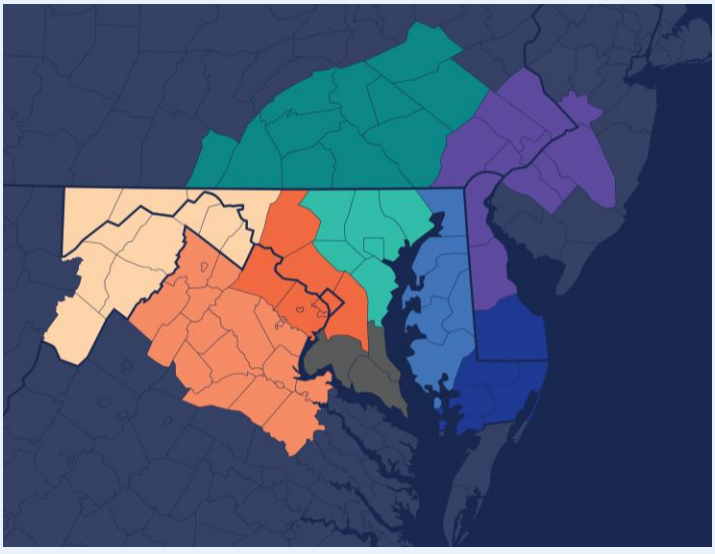
**+27.1%**
Aug '26 vs. Aug '25
**(Aug '25: 1,055)**

**+4.3%**
Aug '26 vs. Jul '26
**(Jul '26: 1,286)**




## 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

# August 2026 Condos Report

Prepared by Bright Research

Data as of September 4, 2026

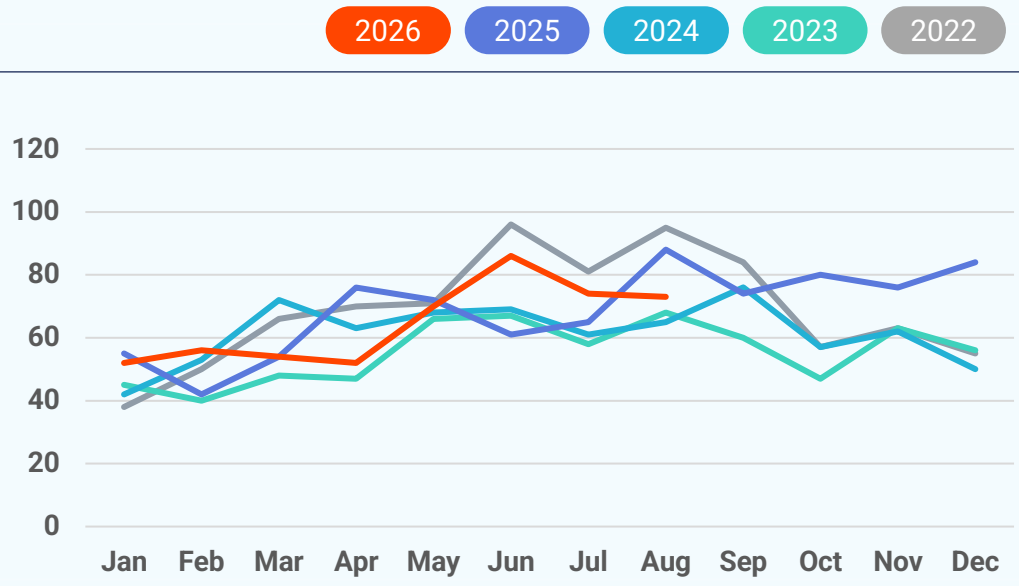
| Key Market Statistics | Aug 2026 | Aug 2025 | Change |
|---|---|---|---|
| Closed Sales | 73 | 88 | -17.0% |
| Median Sold Price | $244,900 | $253,500 | -3.4% |
| Median Days on Market | 10 days | 11 days | -1 day |
| New Pending Sales | 84 | 97 | -13.4% |
| New Listings | 99 | 95 | +4.2% |
| Active Listings | 139 | 120 | +15.8% |
| Months of Supply | 1.99 | 1.88 | +0.11 mos. |

## Closed Sales

**73**
August 2026

**-17.0%**
Aug '26 vs. Aug '25
**(Aug '25: 88)**

**-1.4%**
Aug '26 vs. Jul '26
**(Jul '26: 74)**



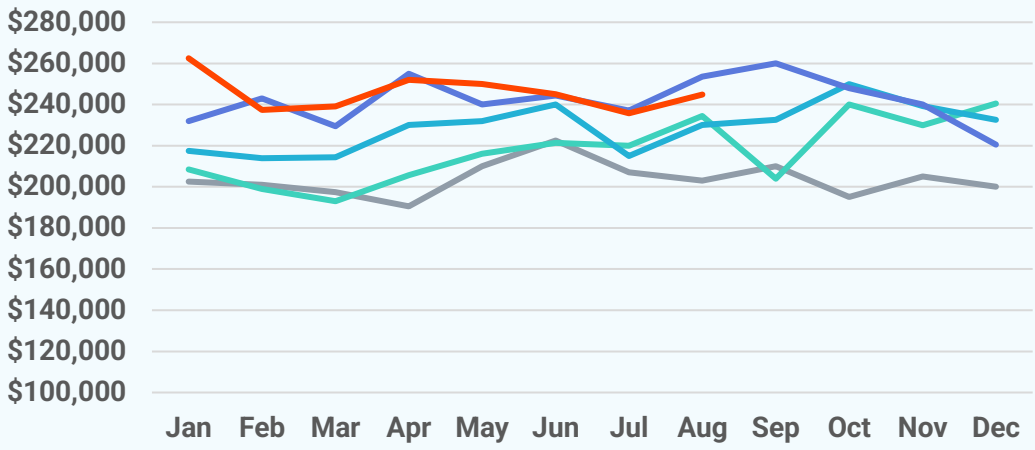
## Median Sold Price

2026 2025 2024 2023 2022

**$244,900**
August 2026

**-3.4%**
Aug '26 vs. Aug '25
**(Aug '25: $253,500)**

**+3.9%**
Aug '26 vs. Jul '26
**(Jul '26: $235,750)**



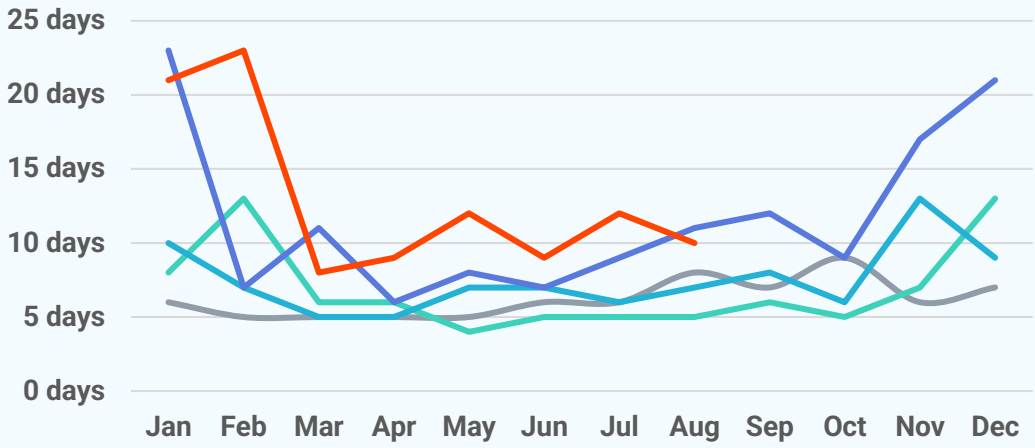

## Median Days on Market

2026 2025 2024 2023 2022

**10 days**
August 2026

**-1 day**
Aug '26 vs. Aug '25
**(Aug '25: 11 days)**

**-2 days**
Aug '26 vs. Jul '26
**(Jul '26: 12 days)**



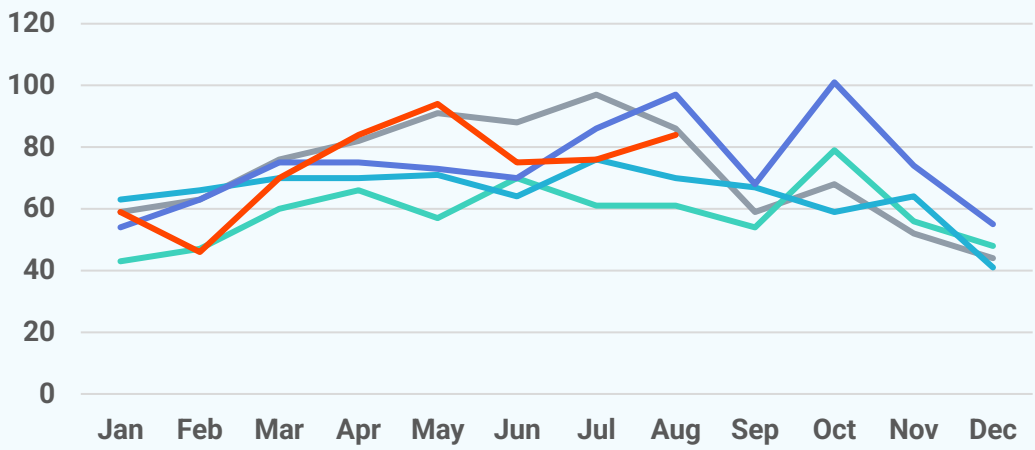

## New Pending Sales

2026 2025 2024 2023 2022

**84**
August 2026

**-13.4%**
Aug '26 vs. Aug '25
**(Aug '25: 97)**

**+10.5%**
Aug '26 vs. Jul '26
**(Jul '26: 76)**



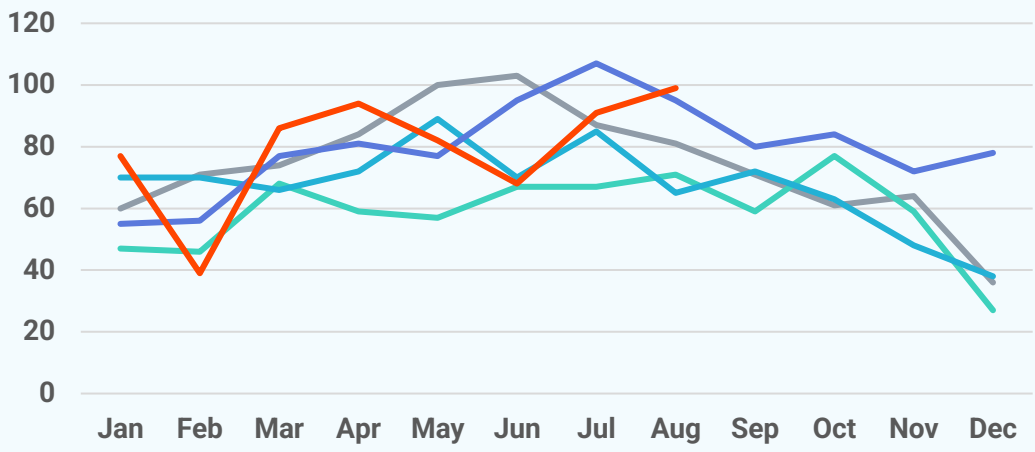
## New Listings

2026 2025 2024 2023 2022

**99**
August 2026

**+4.2%**
Aug '26 vs. Aug '25
**(Aug '25: 95)**

**+8.8%**
Aug '26 vs. Jul '26
**(Jul '26: 91)**



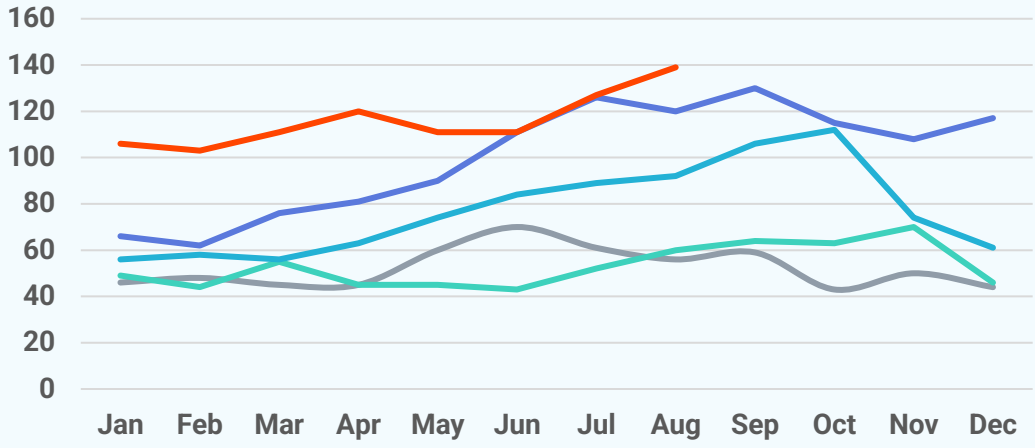

## Active Listings

2026 2025 2024 2023 2022

**139**
August 2026

**+15.8%**
Aug '26 vs. Aug '25
**(Aug '25: 120)**

**+9.4%**
Aug '26 vs. Jul '26
**(Jul '26: 127)**




## 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**.

