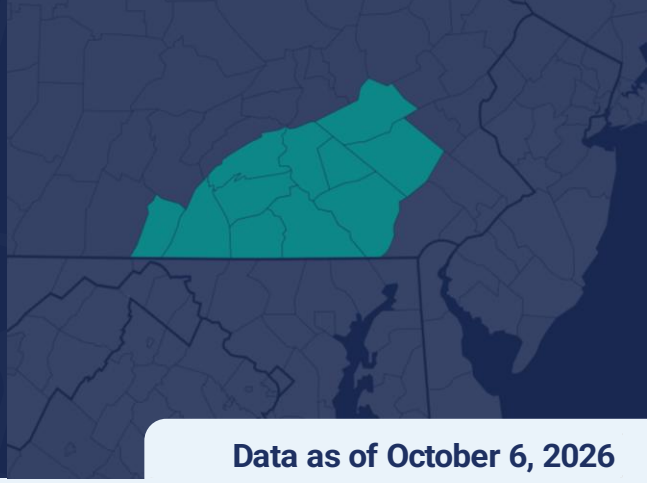
Central Pennsylvania

September 2026 Housing Market Report

Prepared by Bright Research



Data as of October 6, 2026

Key Market Statistics	Sep 2026	Sep 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	2,418	2,369	+2.1%	20,845	20,205	+3.2%
Median Sold Price	$315,000	$300,000	+5.0%	$312,500	$299,900	+4.2%
Median Days on Market	11 days	10 days	+1 day	9 days	8 days	+1 day
New Pending Sales	2,352	2,535	-7.2%	21,938	21,422	+2.4%
New Listings	2,851	2,898	-1.6%	27,213	26,366	+3.2%
Active Listings	5,290	4,664	+13.4%	5,290	4,664	+13.4%
Months of Supply	2.25	2.07	+0.18 mos.	2.25	2.07	+0.18 mos.
Showings	30,956	35,412	-12.6%	327,395	330,770	-1.0%

Housing Market Trends

Signs of a slowing Central Pennsylvania housing market. While September closed sales surpassed last year, indications of future sales have turned negative. There were 2,418 sales in the Central Pennsylvania region last month, a 2.1% increase from a year ago. However, the number of new pending sales declined by 7.2% year-over year. Showing activity was even more depressed, down 12.6% compared to last year.

Sellers are also hesitating. There were 2,851 new listings that came onto the market in September, which is down 1.6% compared to September 2025.

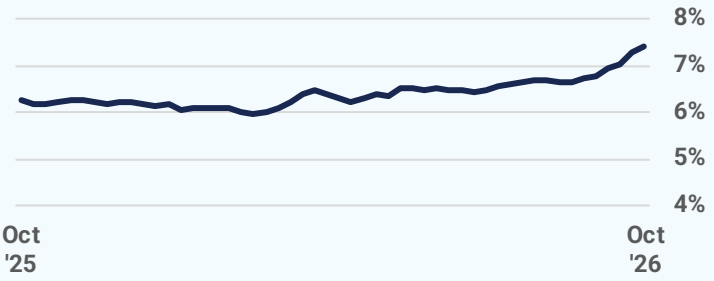
Home price growth is still strong. The median sold price in September was $315,000, a 5.0% gain from a year ago.

Active listings at the end of the month are up 13.4% year-over-year but inventory remains significantly below pre-pandemic levels in most local markets in the Central Pennsylvania region.

Market Outlook

As mortgage rates have edged past 7%, more buyers are hitting affordability ceilings. The drop in showings suggest that casual buyers are sitting on the sidelines while only committed buyers remain active. Transactions will be slow this fall, but prices are likely to remain firm as inventory remains low.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

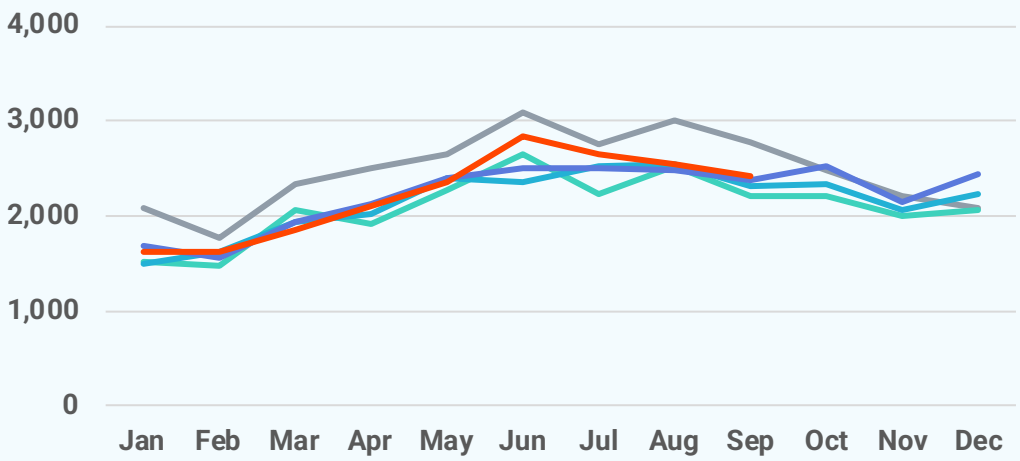
Closed Sales

2026 2025 2024 2023 2022

2,418
September 2026

+2.1%
Sep '26 vs. Sep '25
(Sep '25: 2,369)

-4.8%
Sep '26 vs. Aug '26
(Aug '26: 2,539)



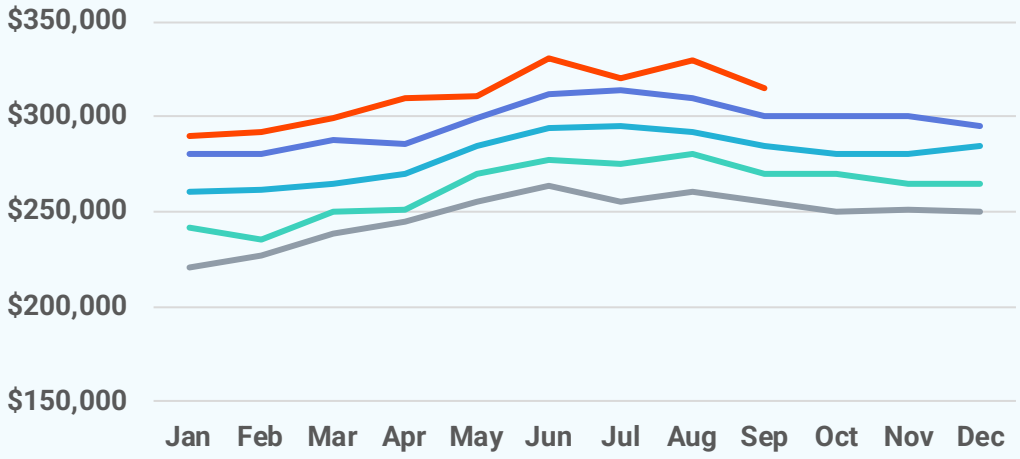
Median Sold Price

2026 2025 2024 2023 2022

$315,000
September 2026

+5.0%
Sep '26 vs. Sep '25
(Sep '25: $300,000)

-4.5%
Sep '26 vs. Aug '26
(Aug '26: $330,000)



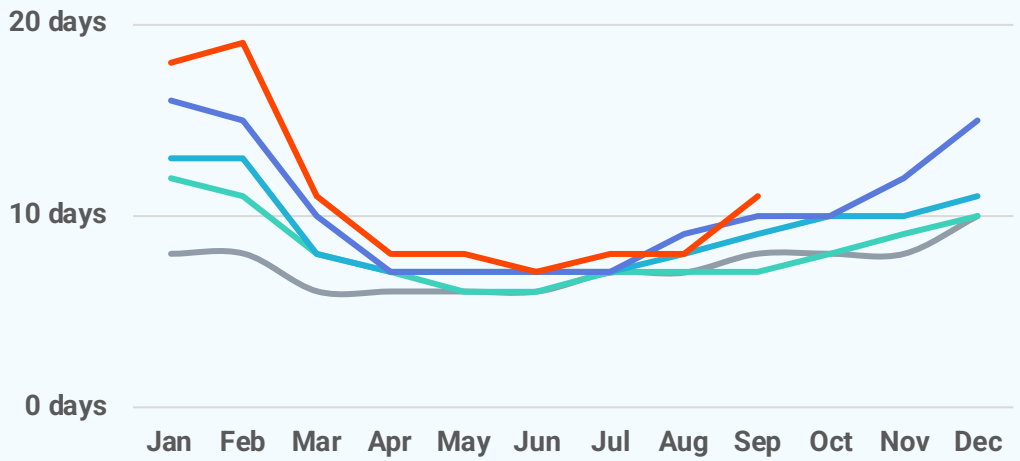
Median Days on Market

2026 2025 2024 2023 2022

11 days
September 2026

+1 day
Sep '26 vs. Sep '25
(Sep '25: 10 days)

+3 days
Sep '26 vs. Aug '26
(Aug '26: 8 days)



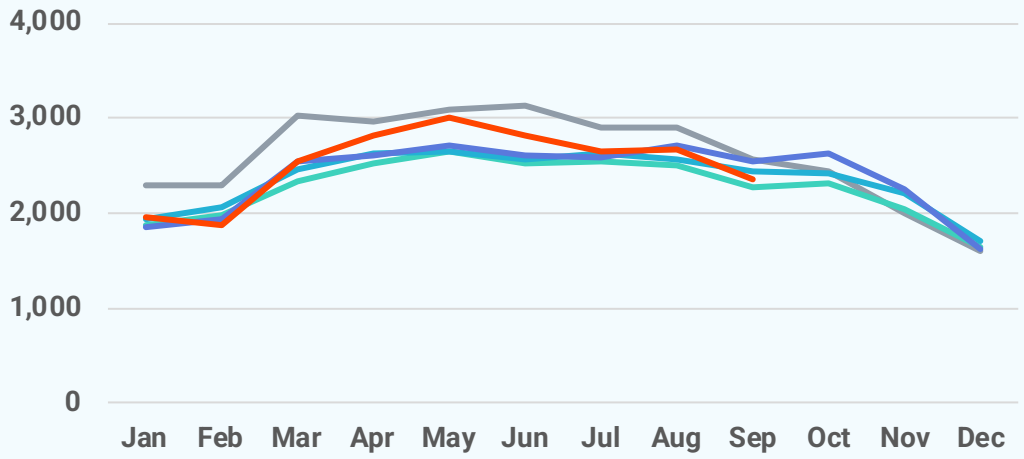
New Pending Sales

2026 2025 2024 2023 2022

2,352
September 2026

-7.2%
Sep '26 vs. Sep '25
(Sep '25: 2,535)

-11.5%
Sep '26 vs. Aug '26
(Aug '26: 2,659)



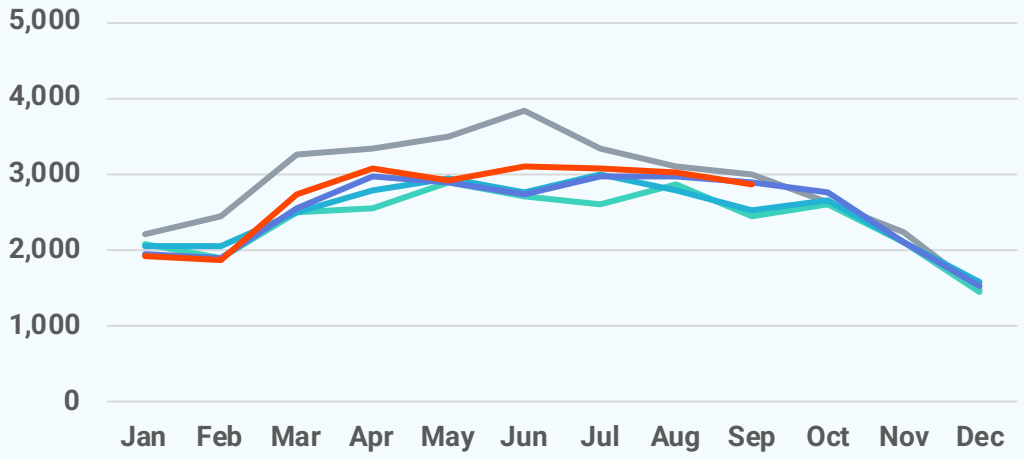
New Listings

2026 2025 2024 2023 2022

2,851
September 2026

-1.6%
Sep '26 vs. Sep '25
(Sep '25: 2,898)

-5.4%
Sep '26 vs. Aug '26
(Aug '26: 3,014)



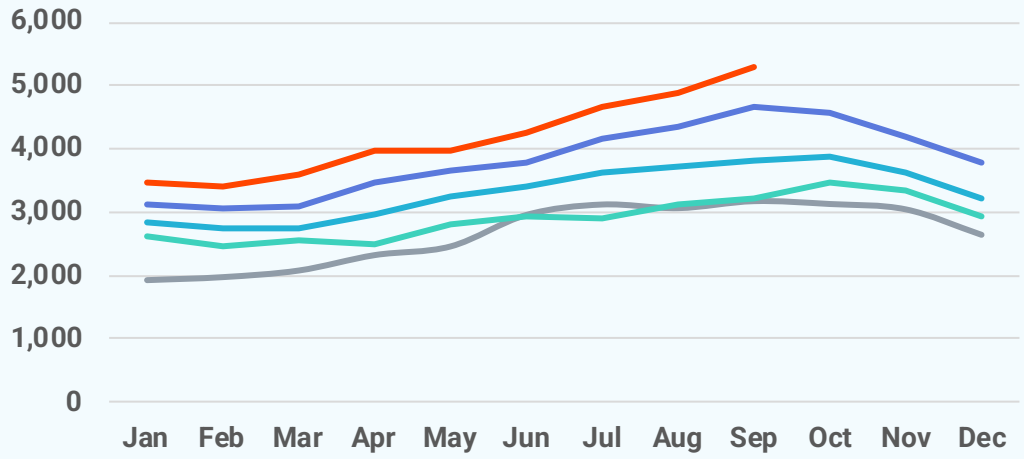
Active Listings

2026 2025 2024 2023 2022

5,290
September 2026

+13.4%
Sep '26 vs. Sep '25
(Sep '25: 4,664)

+8.5%
Sep '26 vs. Aug '26
(Aug '26: 4,876)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
Central PA	2,418	+2.1%	$315,000	+5.0%	11 days	+1 day
Adams County, PA	112	+14.3%	$349,649	+8.0%	14 days	-1 day
Berks County, PA	376	+15.7%	$306,750	+2.9%	9 days	+1 day
Cumberland County, PA	265	-5.7%	$335,000	+4.7%	8 days	+0 days
Dauphin County, PA	274	+3.0%	$284,950	-1.7%	12 days	+2 days
Franklin County, PA	173	+7.5%	$294,223	+7.0%	18 days	+5 days
Fulton County, PA	5	+0.0%	$268,000	-12.1%	56 days	+48 days
Lancaster County, PA	457	+6.5%	$370,000	+4.2%	8 days	-3 days
Lebanon County, PA	121	-11.7%	$299,949	+0.7%	14 days	+4 days
Perry County, PA	35	+2.9%	$240,950	-1.5%	11 days	-2 days
Schuylkill County, PA	113	+10.8%	$170,900	+4.8%	14 days	-6 days
York County, PA	487	-8.3%	$316,000	+10.9%	11 days	+2 days

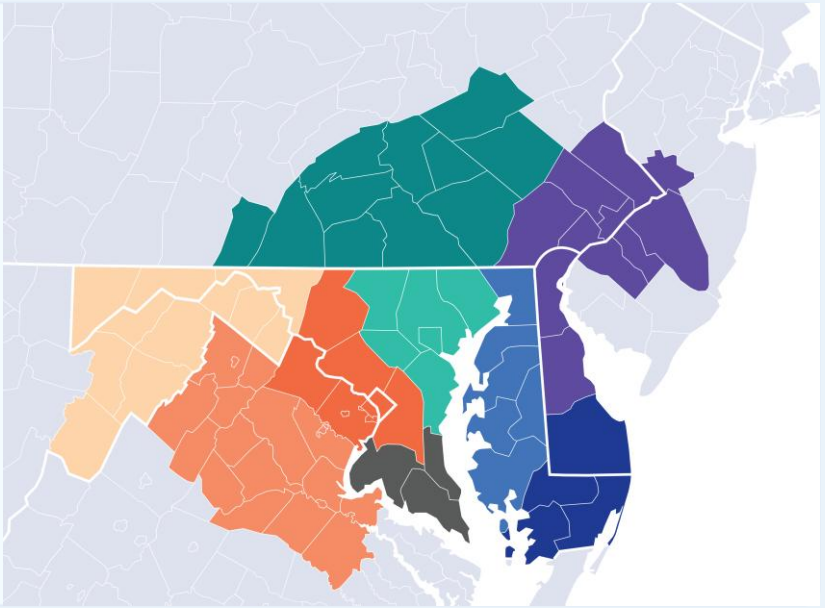
Local Markets	New Pending Sales		New Listings		Showings	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
Central PA	2,352	-7.2%	2,851	-1.6%	30,956	-12.6%
Adams County, PA	94	-1.1%	132	+13.8%	1,435	+1.3%
Berks County, PA	369	-3.1%	445	+8.5%	5,314	-11.0%
Cumberland County, PA	264	-5.0%	323	-3.0%	3,871	-3.1%
Dauphin County, PA	267	-11.3%	311	-7.2%	3,977	-17.2%
Franklin County, PA	162	-0.6%	192	+11.0%	1,668	-10.8%
Fulton County, PA	4	-73.3%	2	-77.8%	34	-56.4%
Lancaster County, PA	453	-3.2%	551	+4.8%	5,435	-22.8%
Lebanon County, PA	148	+18.4%	155	-16.7%	1,409	-5.2%
Perry County, PA	31	-27.9%	33	-21.4%	347	-4.7%
Schuylkill County, PA	120	-11.1%	151	-1.9%	1,138	-20.3%
York County, PA	440	-17.1%	556	-9.4%	6,328	-9.1%

Local Markets

	Active Listings		Months of Supply	
	Sep '26	vs. Sep '25	Sep '26	vs. Sep '25
Central PA	5,290	+13.4%	2.25	+0.18 months
Adams County, PA	325	+14.0%	3.19	+0.09 months
Berks County, PA	590	+12.8%	1.63	+0.05 months
Cumberland County, PA	595	+8.4%	2.28	+0.13 months
Dauphin County, PA	614	+12.5%	2.39	+0.29 months
Franklin County, PA	443	+14.2%	3.03	+0.35 months
Fulton County, PA	20	+25.0%	2.22	-0.45 months
Lancaster County, PA	779	+17.3%	1.79	+0.21 months
Lebanon County, PA	429	+8.9%	3.25	+0.37 months
Perry County, PA	72	-15.3%	1.89	-0.85 months
Schuylkill County, PA	372	+37.3%	3.35	+0.89 months
York County, PA	1,051	+11.5%	2.15	+0.11 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

September 2026 Detached Single-Family Home Report

Prepared by Bright Research

Data as of October 6, 2026

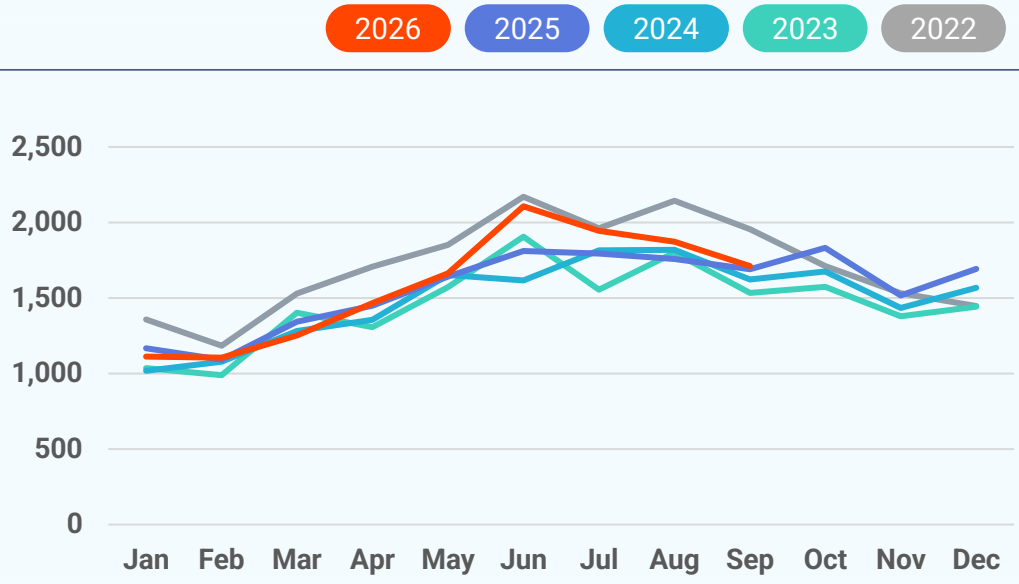
Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	1,712	1,691	+1.2%
Median Sold Price	$350,000	$330,000	+6.1%
Median Days on Market	9 days	10 days	-1 day
New Pending Sales	1,645	1,852	-11.2%
New Listings	1,992	2,052	-2.9%
Active Listings	3,717	3,342	+11.2%
Months of Supply	2.23	2.10	+0.13 mos.

Closed Sales

1,712
September 2026

+1.2%
Sep '26 vs. Sep '25
(Sep '25: 1,691)

-8.5%
Sep '26 vs. Aug '26
(Aug '26: 1,872)



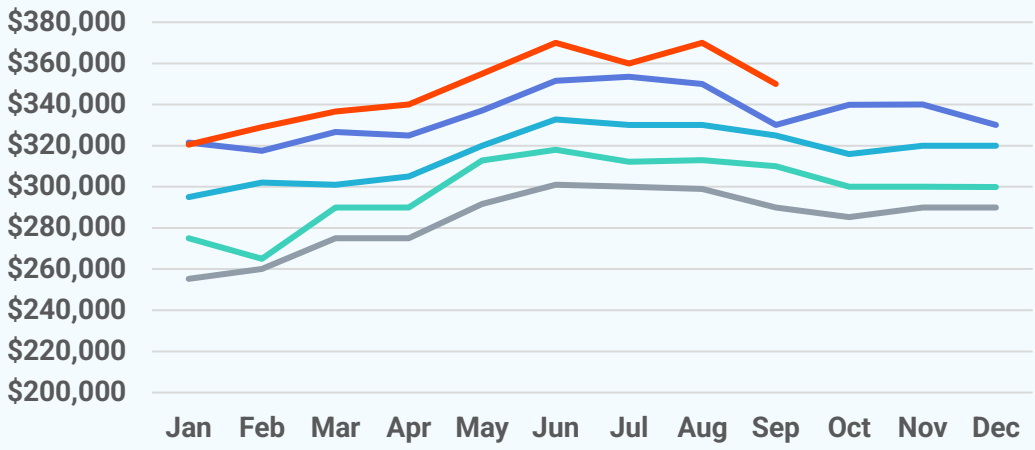
Median Sold Price

2026 2025 2024 2023 2022

$350,000
September 2026

+6.1%
Sep '26 vs. Sep '25
(Sep '25: $330,000)

-5.4%
Sep '26 vs. Aug '26
(Aug '26: $370,000)



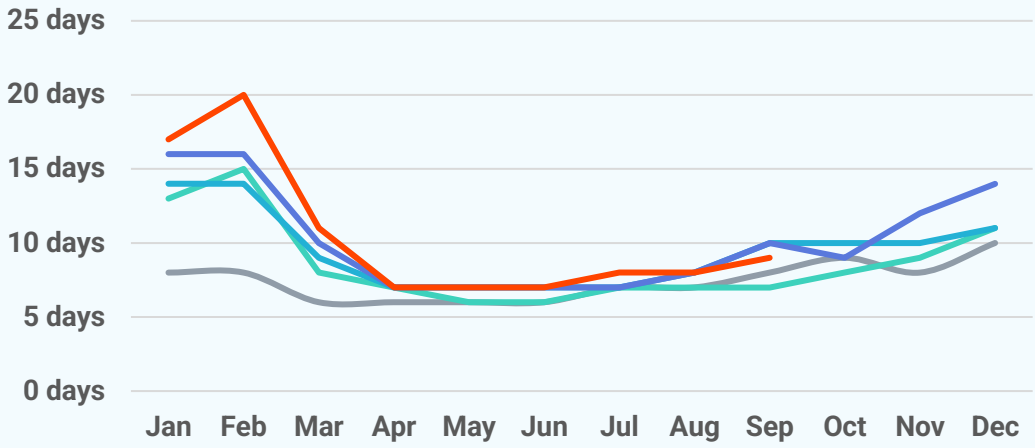
Median Days on Market

2026 2025 2024 2023 2022

9 days
September 2026

-1 day
Sep '26 vs. Sep '25
(Sep '25: 10 days)

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



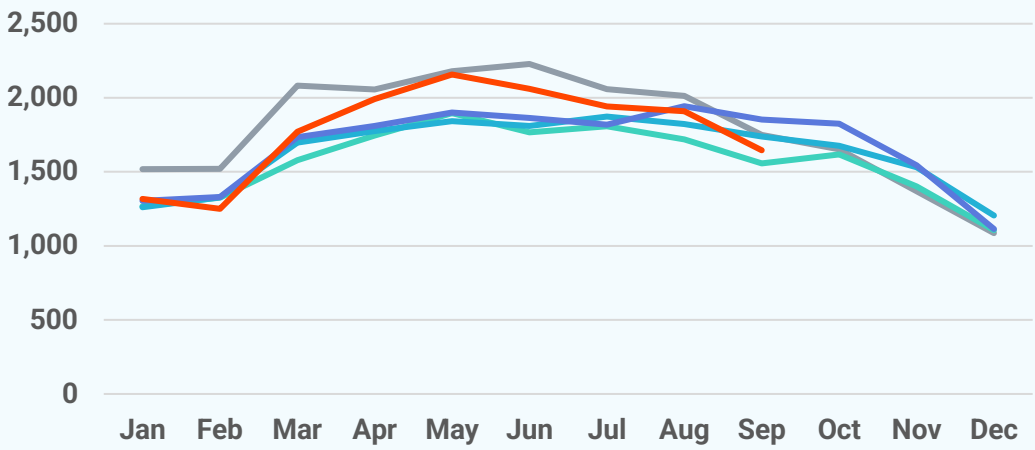
New Pending Sales

2026 2025 2024 2023 2022

1,645
September 2026

-11.2%
Sep '26 vs. Sep '25
(Sep '25: 1,852)

-13.8%
Sep '26 vs. Aug '26
(Aug '26: 1,909)



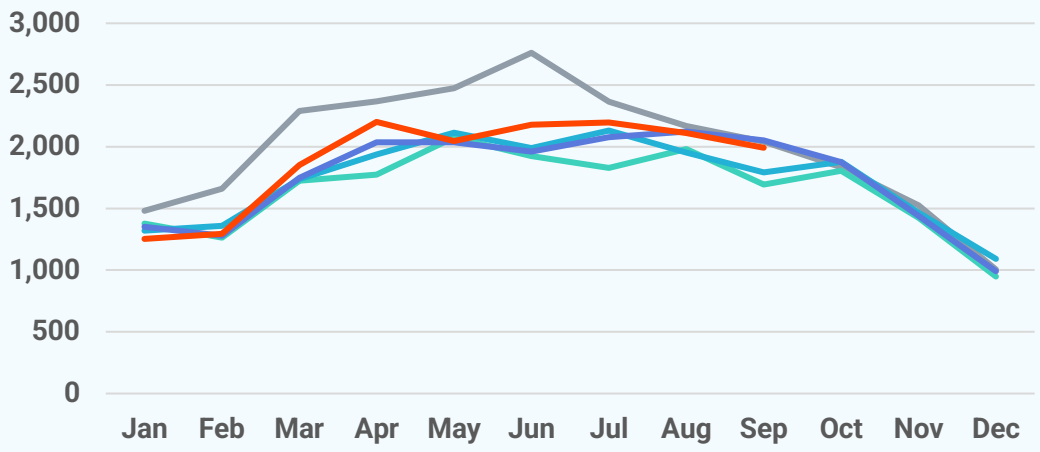
New Listings

2026 2025 2024 2023 2022

1,992
September 2026

-2.9%
Sep '26 vs. Sep '25
(Sep '25: 2,052)

-5.7%
Sep '26 vs. Aug '26
(Aug '26: 2,112)



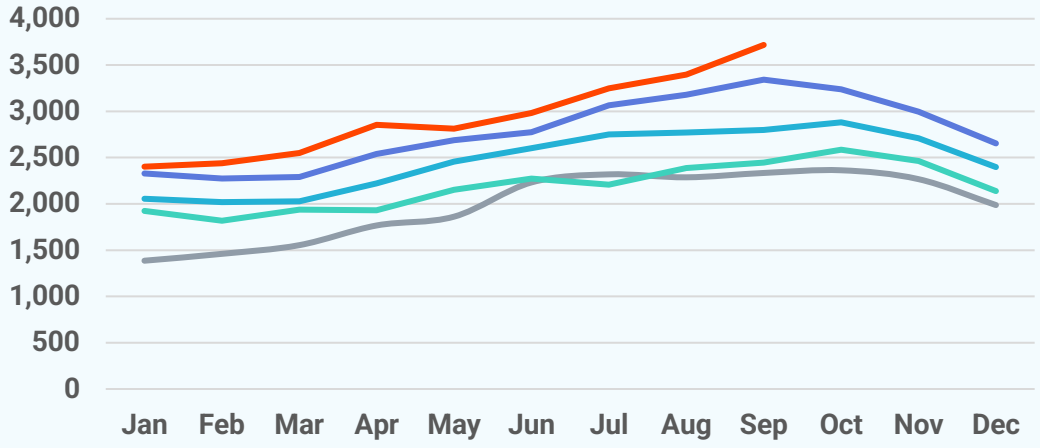
Active Listings

2026 2025 2024 2023 2022

3,717
September 2026

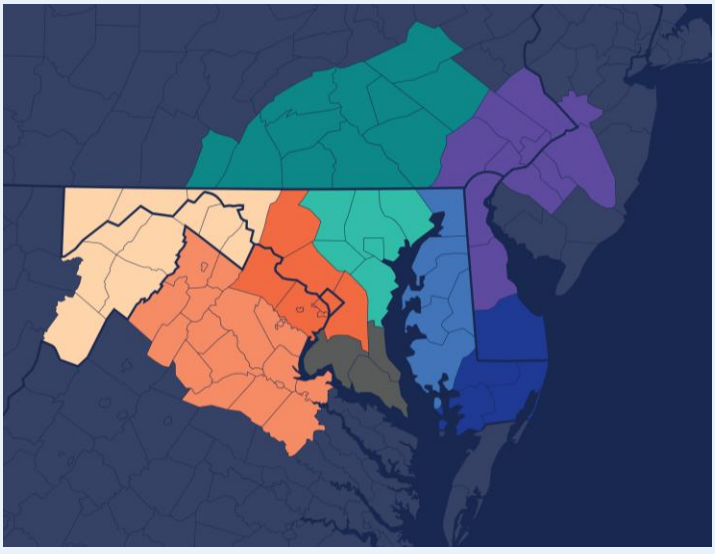
+11.2%
Sep '26 vs. Sep '25
(Sep '25: 3,342)

+9.5%
Sep '26 vs. Aug '26
(Aug '26: 3,396)



About Bright MLS

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Central Pennsylvania

September 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of October 6, 2026

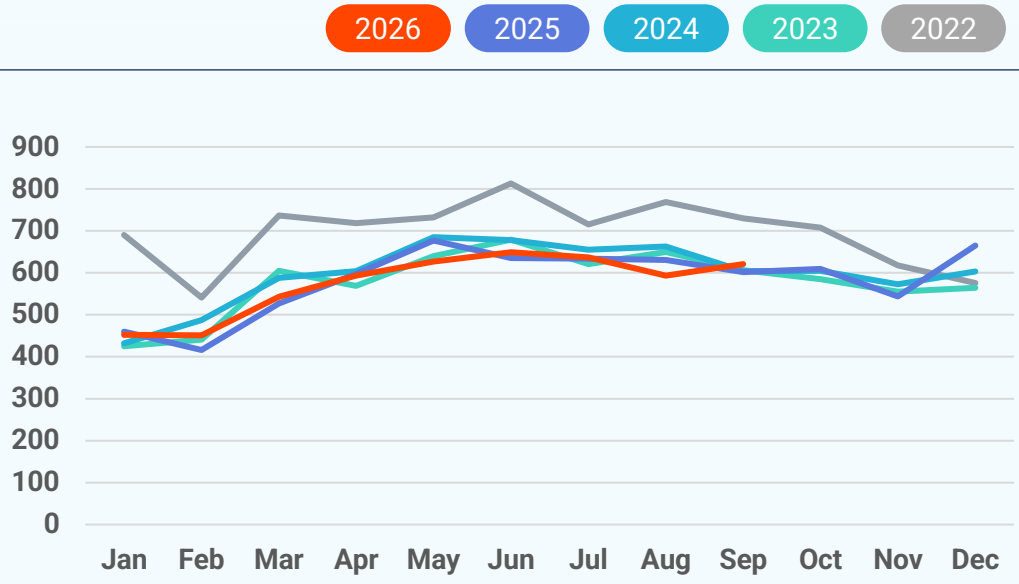
Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	621	602	+3.2%
Median Sold Price	$240,000	$239,900	+0.0%
Median Days on Market	13 days	11 days	+2 days
New Pending Sales	639	615	+3.9%
New Listings	781	766	+2.0%
Active Listings	1,423	1,192	+19.4%
Months of Supply	2.34	1.98	+0.36 mos.

Closed Sales

621
September 2026

+3.2%
Sep '26 vs. Sep '25
(Sep '25: 602)

+4.7%
Sep '26 vs. Aug '26
(Aug '26: 593)



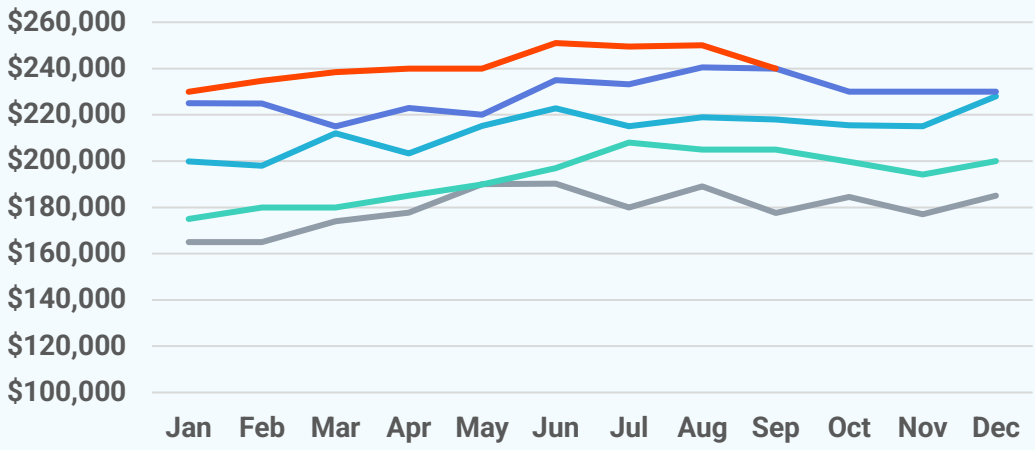
Median Sold Price

2026 2025 2024 2023 2022

$240,000
September 2026

+0.0%
Sep '26 vs. Sep '25
(Sep '25: $239,900)

-4.0%
Sep '26 vs. Aug '26
(Aug '26: $250,000)



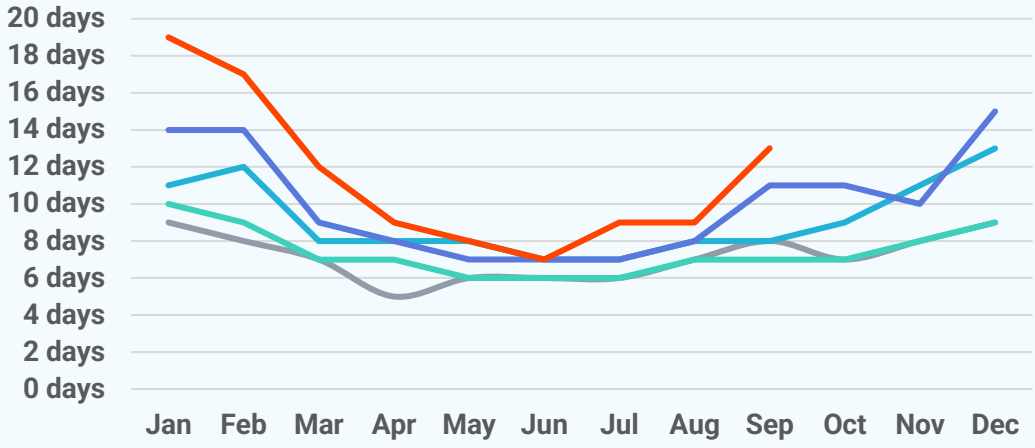
Median Days on Market

2026 2025 2024 2023 2022

13 days
September 2026

+2 days
Sep '26 vs. Sep '25
(Sep '25: 11 days)

+4 days
Sep '26 vs. Aug '26
(Aug '26: 9 days)



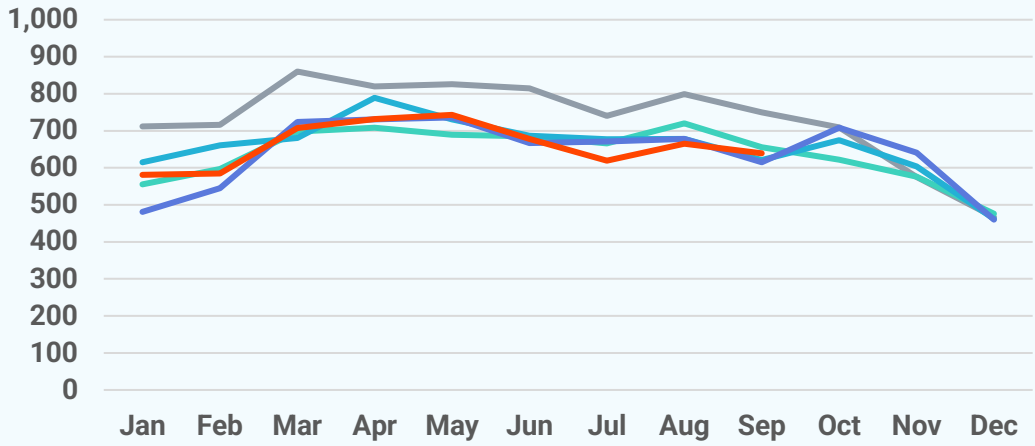
New Pending Sales

2026 2025 2024 2023 2022

639
September 2026

+3.9%
Sep '26 vs. Sep '25
(Sep '25: 615)

-3.9%
Sep '26 vs. Aug '26
(Aug '26: 665)



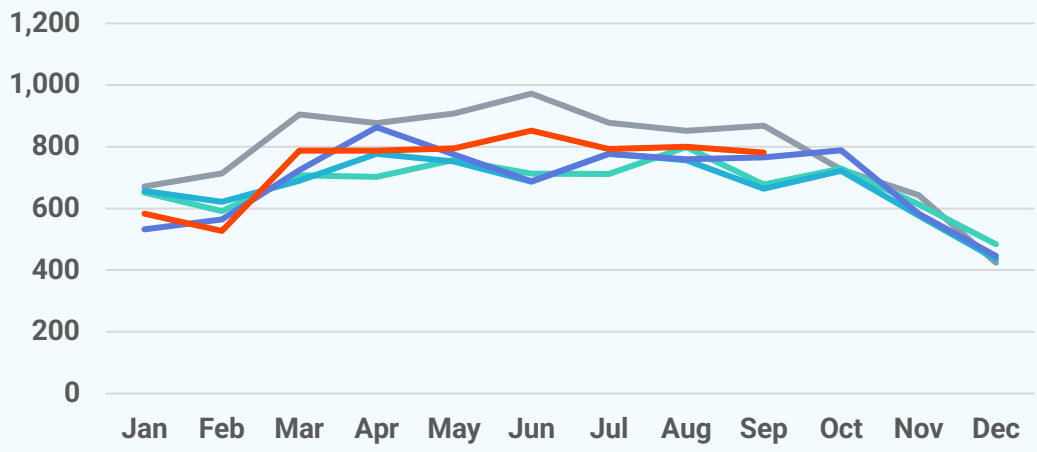
New Listings

2026 2025 2024 2023 2022

781
September 2026

+2.0%
Sep '26 vs. Sep '25
(Sep '25: 766)

-2.4%
Sep '26 vs. Aug '26
(Aug '26: 800)



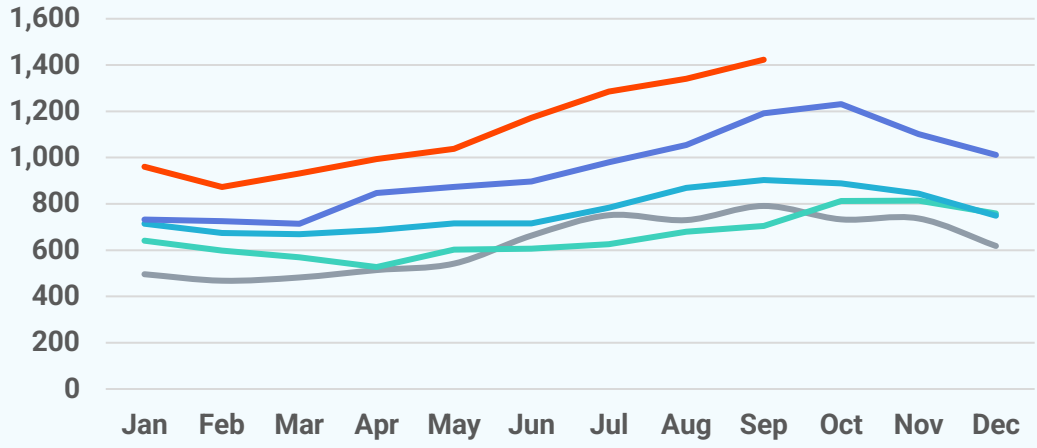
Active Listings

2026 2025 2024 2023 2022

1,423
September 2026

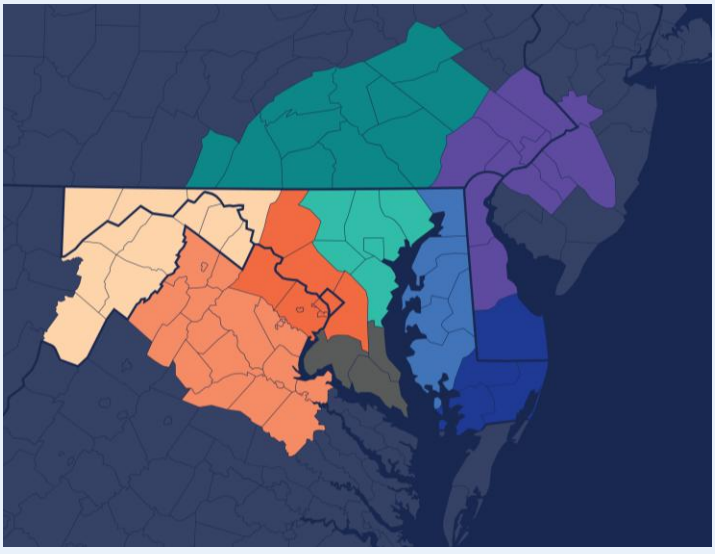
+19.4%
Sep '26 vs. Sep '25
(Sep '25: 1,192)

+6.1%
Sep '26 vs. Aug '26
(Aug '26: 1,341)



About Bright MLS

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Central Pennsylvania

September 2026 Condos Report

Prepared by Bright Research

Data as of October 6, 2026

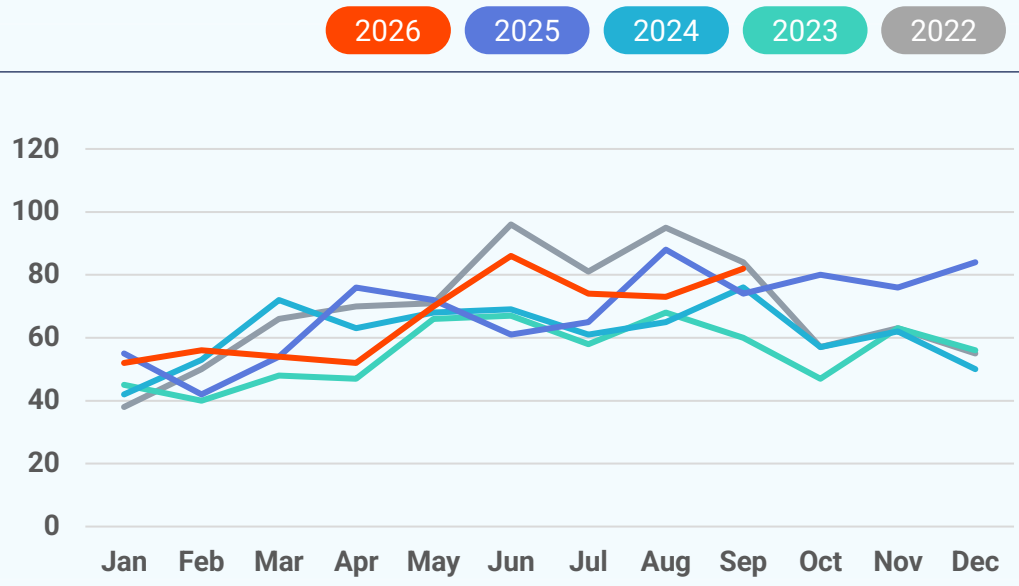
Key Market Statistics	Sep 2026	Sep 2025	Change
Closed Sales	82	74	+10.8%
Median Sold Price	$274,000	$260,027	+5.4%
Median Days on Market	16 days	12 days	+4 days
New Pending Sales	66	68	-2.9%
New Listings	77	80	-3.8%
Active Listings	150	130	+15.4%
Months of Supply	2.11	2.03	+0.08 mos.

Closed Sales

82
September 2026

+10.8%
Sep '26 vs. Sep '25
(Sep '25: 74)

+12.3%
Sep '26 vs. Aug '26
(Aug '26: 73)



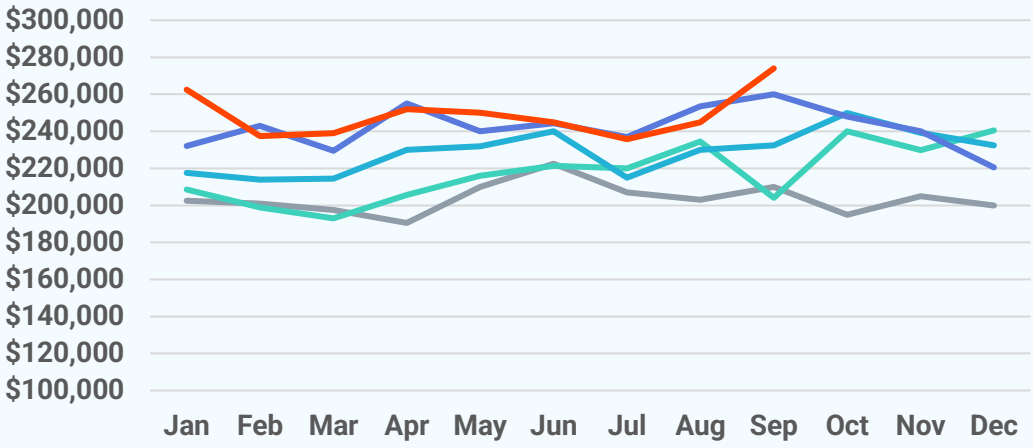
Median Sold Price

2026 2025 2024 2023 2022

$274,000
September 2026

+5.4%
Sep '26 vs. Sep '25
(Sep '25: $260,027)

+11.9%
Sep '26 vs. Aug '26
(Aug '26: $244,900)



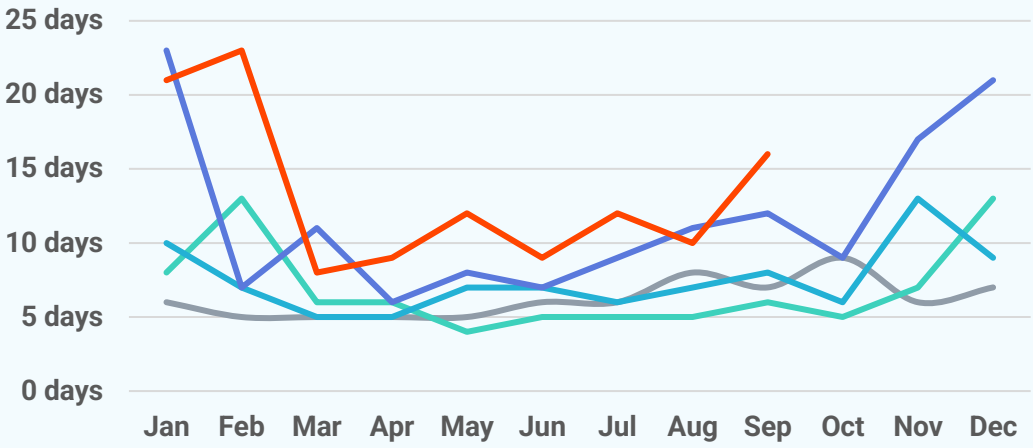
Median Days on Market

2026 2025 2024 2023 2022

16 days
September 2026

+4 days
Sep '26 vs. Sep '25
(Sep '25: 12 days)

+6 days
Sep '26 vs. Aug '26
(Aug '26: 10 days)



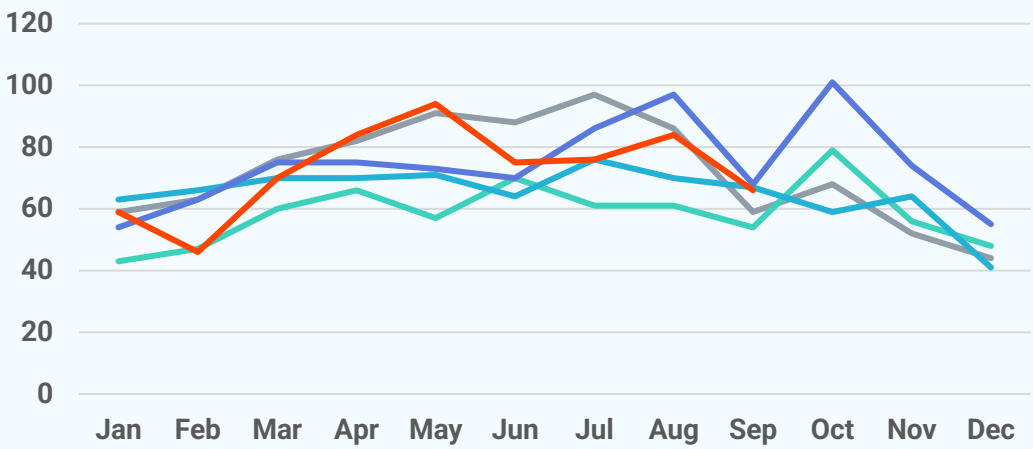
New Pending Sales

2026 2025 2024 2023 2022

66
September 2026

-2.9%
Sep '26 vs. Sep '25
(Sep '25: 68)

-21.4%
Sep '26 vs. Aug '26
(Aug '26: 84)



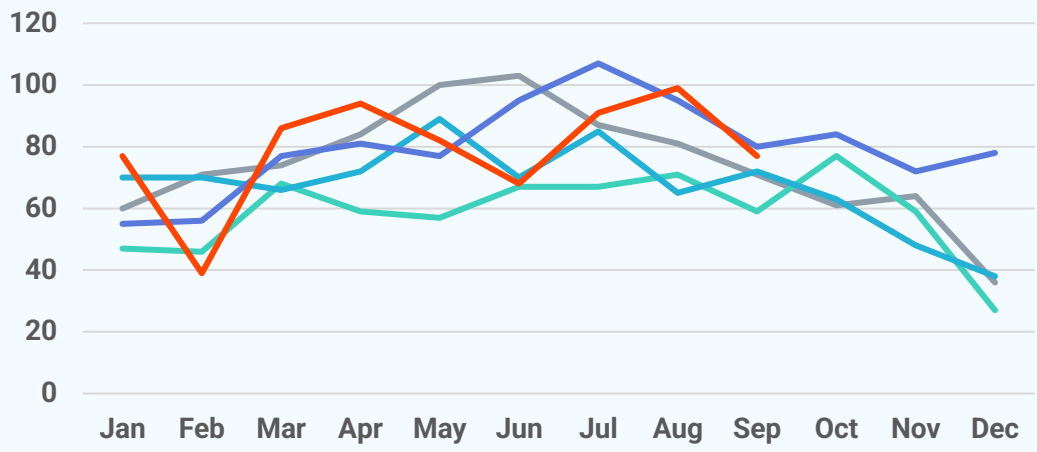
New Listings

2026 2025 2024 2023 2022

77
September 2026

-3.8%
Sep '26 vs. Sep '25
(Sep '25: 80)

-22.2%
Sep '26 vs. Aug '26
(Aug '26: 99)



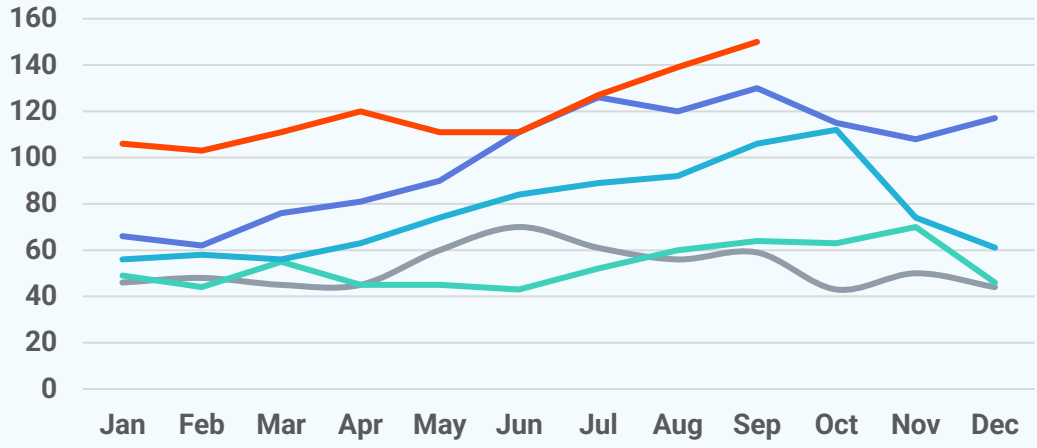
Active Listings

2026 2025 2024 2023 2022

150
September 2026

+15.4%
Sep '26 vs. Sep '25
(Sep '25: 130)

+7.9%
Sep '26 vs. Aug '26
(Aug '26: 139)



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**.

