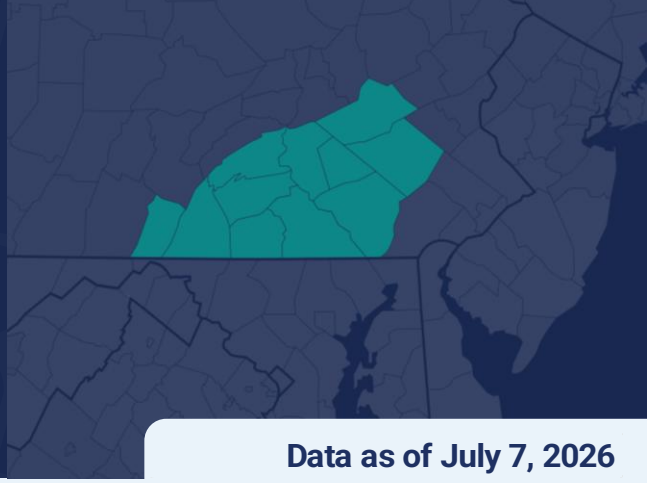
Central Pennsylvania

June 2026 Housing Market Report

Prepared by Bright Research



Data as of July 7, 2026

Key Market Statistics	Jun 2026	Jun 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	2,842	2,509	+13.3%	12,854	12,561	+2.3%
Median Sold Price	$330,995	$312,000	+6.1%	$308,000	$294,000	+4.8%
Median Days on Market	7 days	7 days	+0 days	10 days	9 days	+1 day
New Pending Sales	2,814	2,603	+8.1%	14,608	13,841	+5.5%
New Listings	3,099	2,744	+12.9%	17,245	16,377	+5.3%
Active Listings	4,266	3,782	+12.8%	4,266	3,782	+12.8%
Months of Supply	1.84	1.67	+0.17 mos.	1.84	1.67	+0.17 mos.
Showings	38,010	36,807	+3.3%	221,692	218,069	+1.7%

Housing Market Trends

Buyers keep signing contracts in Central Pennsylvania. Marking a third month of solid gains, new pending sales increased 8.1% year-over-year in June 2026. The trend was widespread with only Dauphin and Perry counties having fewer new pending sales in June.

There was a total of 2,842 closed transactions reported for June. After flat sales in both April and May, overall closed sales were up strongly in June (+13.3%) .

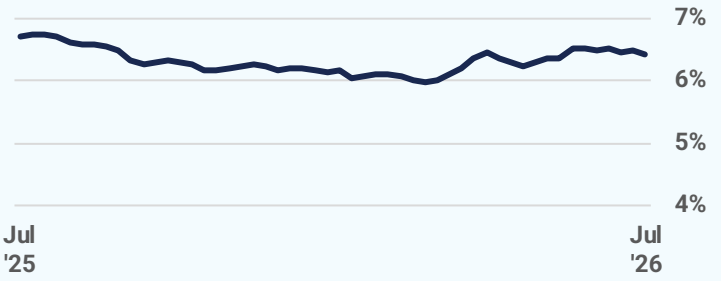
Sellers are supporting buyer activity in the region. There were 3,099 new listings in June 2026 outpacing the number of homes moving off the market through pending sales. New listings were also up 12.9% compared to a year ago.

The median days on market in the region remained unchanged at seven days. Home prices continue to rise with the median for June 2026 hitting a record high of $330,995.

Market Outlook

Halfway through 2026, the outlook is looking good for the Central Pennsylvania market. New listings, new pending sales, and closed sales are all higher than they were at this point in 2025. While we expect continued resilience for the region, it is important to recognize there are headwinds that could dampen activity, including persistently higher mortgage rates and economic uncertainty.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

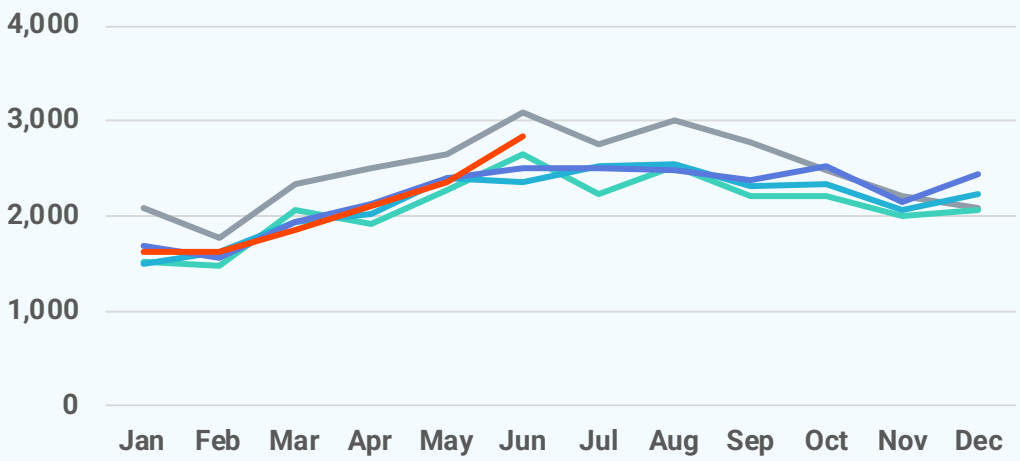
Closed Sales

2026 2025 2024 2023 2022

2,842
June 2026

+13.3%
Jun '26 vs. Jun '25
(Jun '25: 2,509)

+20.4%
Jun '26 vs. May '26
(May '26: 2,361)



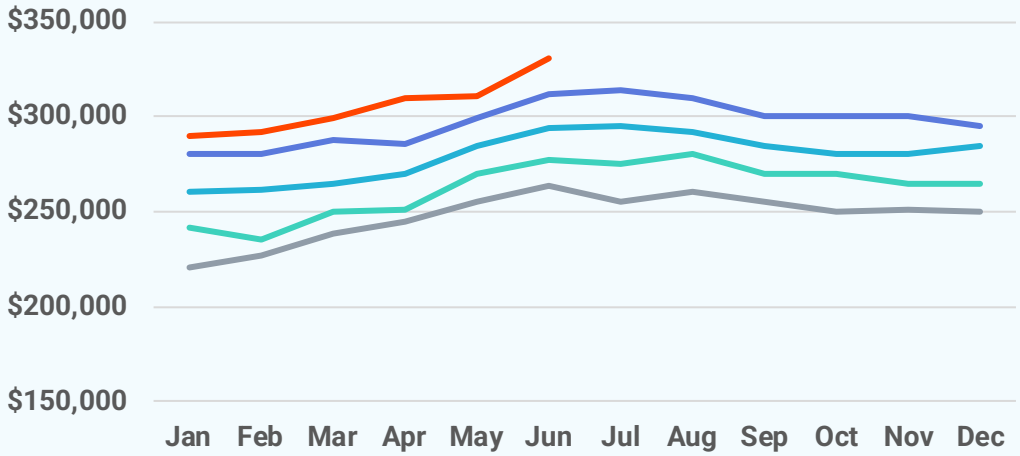
Median Sold Price

2026 2025 2024 2023 2022

$330,995
June 2026

+6.1%
Jun '26 vs. Jun '25
(Jun '25: $312,000)

+6.4%
Jun '26 vs. May '26
(May '26: $311,000)



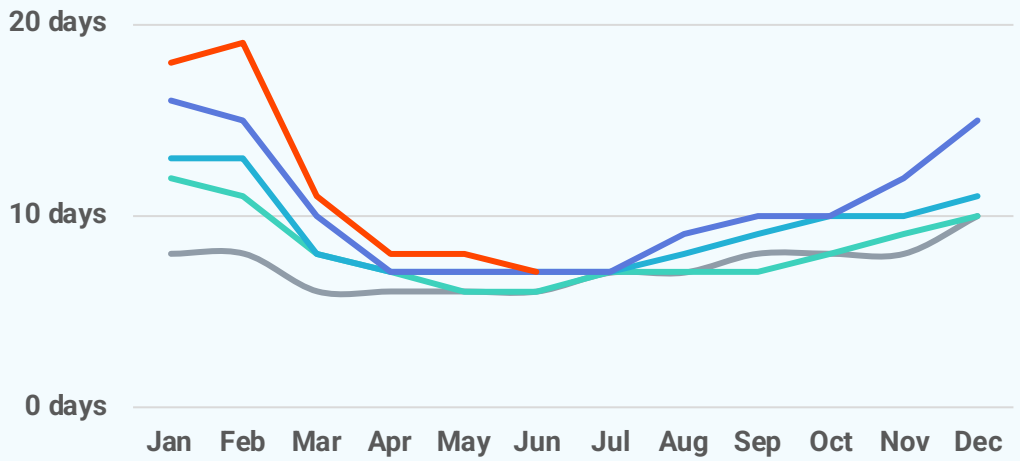
Median Days on Market

2026 2025 2024 2023 2022

7 days
June 2026

+0 days
Jun '26 vs. Jun '25
(Jun '25: 7 days)

-1 day
Jun '26 vs. May '26
(May '26: 8 days)



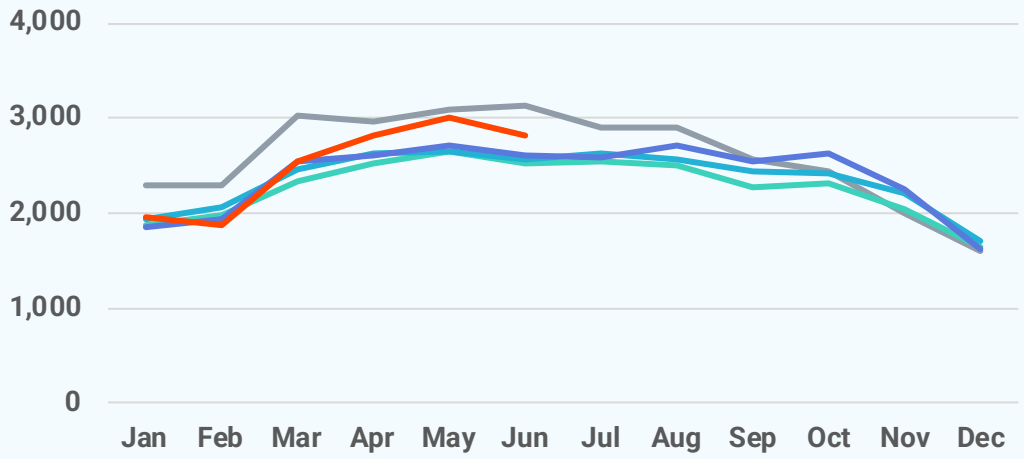
New Pending Sales

2026 2025 2024 2023 2022

2,814
June 2026

+8.1%
Jun '26 vs. Jun '25
(Jun '25: 2,603)

-6.0%
Jun '26 vs. May '26
(May '26: 2,995)



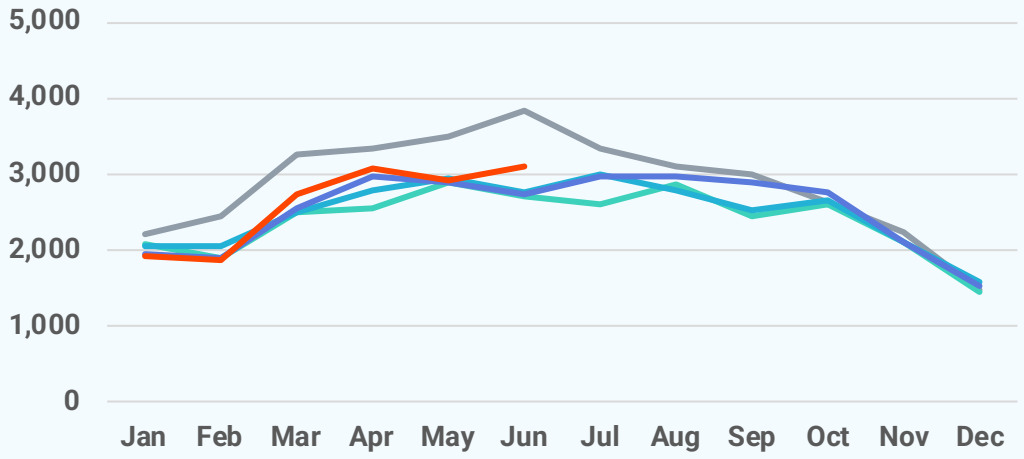
New Listings

2026 2025 2024 2023 2022

3,099
June 2026

+12.9%
Jun '26 vs. Jun '25
(Jun '25: 2,744)

+6.1%
Jun '26 vs. May '26
(May '26: 2,922)



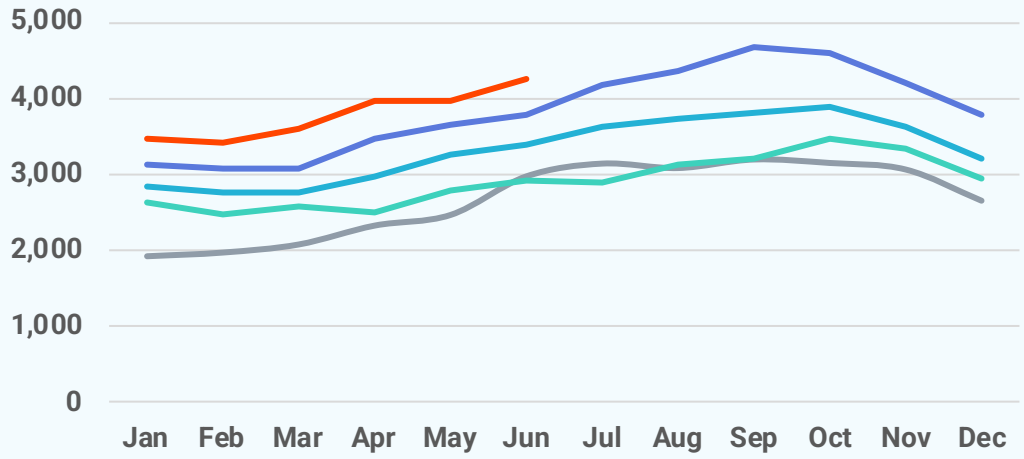
Active Listings

2026 2025 2024 2023 2022

4,266
June 2026

+12.8%
Jun '26 vs. Jun '25
(Jun '25: 3,782)

+7.7%
Jun '26 vs. May '26
(May '26: 3,962)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Central PA	2,842	+13.3%	$330,995	+6.1%	7 days	+0 days
Adams County, PA	126	+5.9%	$350,000	+6.1%	10 days	-3 days
Berks County, PA	413	+12.8%	$320,500	+1.7%	6 days	+0 days
Cumberland County, PA	336	+15.9%	$369,995	+9.5%	7 days	+1 day
Dauphin County, PA	296	-0.7%	$290,500	+5.6%	8 days	+1 day
Franklin County, PA	179	+2.3%	$292,100	-6.9%	16 days	+7 days
Fulton County, PA	13	+18.2%	$233,500	+11.2%	12 days	-3 days
Lancaster County, PA	570	+16.8%	$385,000	+6.9%	7 days	+1 day
Lebanon County, PA	167	+17.6%	$332,456	+25.5%	8 days	+1 day
Perry County, PA	46	+27.8%	$309,000	+11.0%	6 days	+0 days
Schuylkill County, PA	122	+8.0%	$202,450	+6.6%	9 days	-1 day
York County, PA	574	+21.9%	$320,000	+6.9%	6 days	+0 days

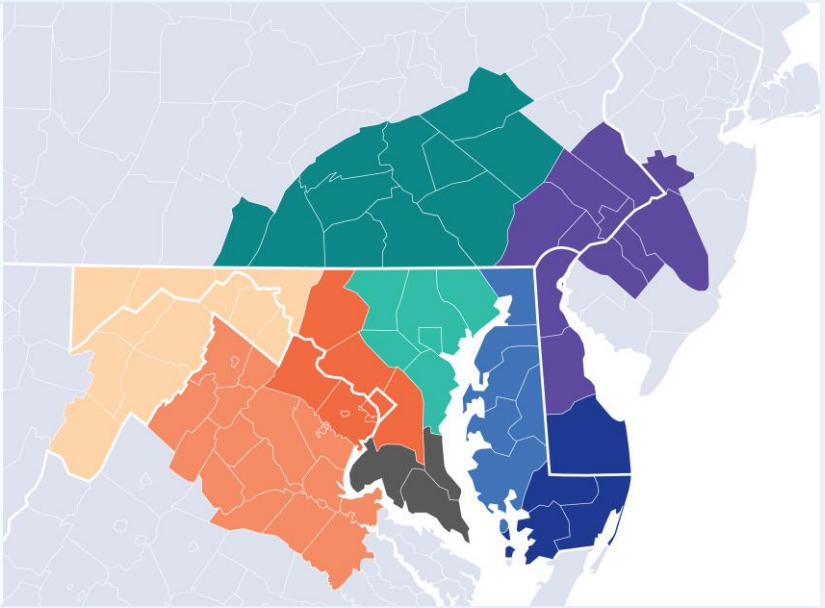
Local Markets	New Pending Sales		New Listings		Showings	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Central PA	2,814	+8.1%	3,099	+12.9%	38,010	+3.3%
Adams County, PA	166	+61.2%	173	+47.9%	1,862	+39.6%
Berks County, PA	431	+5.6%	468	+16.7%	6,323	+5.1%
Cumberland County, PA	309	+5.5%	351	+12.5%	4,684	-3.1%
Dauphin County, PA	264	-1.9%	325	+12.8%	4,000	-1.3%
Franklin County, PA	173	+23.6%	199	+40.1%	2,159	+27.8%
Fulton County, PA	13	+62.5%	5	-37.5%	80	+110.5%
Lancaster County, PA	536	+1.9%	544	+6.3%	6,875	+0.6%
Lebanon County, PA	163	+5.2%	224	+29.5%	1,720	-13.4%
Perry County, PA	40	-14.9%	38	-20.8%	395	-15.8%
Schuylkill County, PA	143	+22.2%	184	+38.3%	1,589	+1.5%
York County, PA	576	+7.3%	588	-3.6%	8,323	+4.1%

Local Markets

	Active Listings		Months of Supply	
	Jun '26	vs. Jun '25	Jun '26	vs. Jun '25
Central PA	4,266	+12.8%	1.84	+0.17 months
Adams County, PA	254	+3.7%	2.65	-0.07 months
Berks County, PA	453	+17.4%	1.29	+0.14 months
Cumberland County, PA	499	+9.2%	1.91	+0.07 months
Dauphin County, PA	532	+32.0%	2.08	+0.58 months
Franklin County, PA	385	+30.5%	2.66	+0.61 months
Fulton County, PA	17	+21.4%	2.13	+0.13 months
Lancaster County, PA	587	+3.0%	1.36	-0.02 months
Lebanon County, PA	357	+8.5%	2.68	+0.22 months
Perry County, PA	61	-12.9%	1.65	-0.61 months
Schuylkill County, PA	302	+30.7%	2.82	+0.78 months
York County, PA	819	+4.7%	1.69	+0.01 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

June 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of July 7, 2026

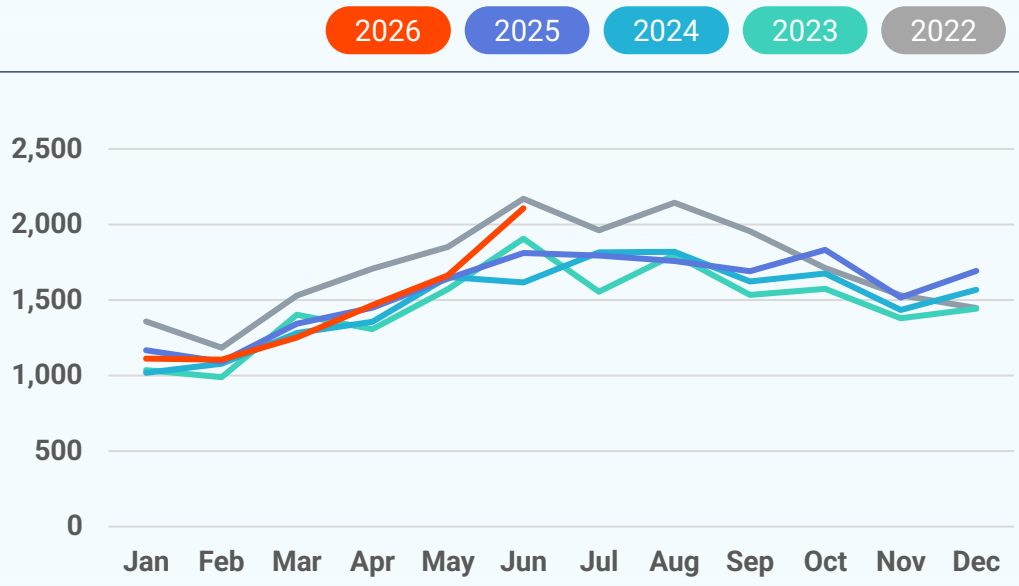
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	2,107	1,812	+16.3%
Median Sold Price	$370,000	$351,500	+5.3%
Median Days on Market	7 days	7 days	+0 days
New Pending Sales	2,060	1,864	+10.5%
New Listings	2,178	1,960	+11.1%
Active Listings	2,983	2,774	+7.5%
Months of Supply	1.82	1.75	+0.07 mos.

Closed Sales

2,107
June 2026

+16.3%
Jun '26 vs. Jun '25
(Jun '25: 1,812)

+26.7%
Jun '26 vs. May '26
(May '26: 1,663)



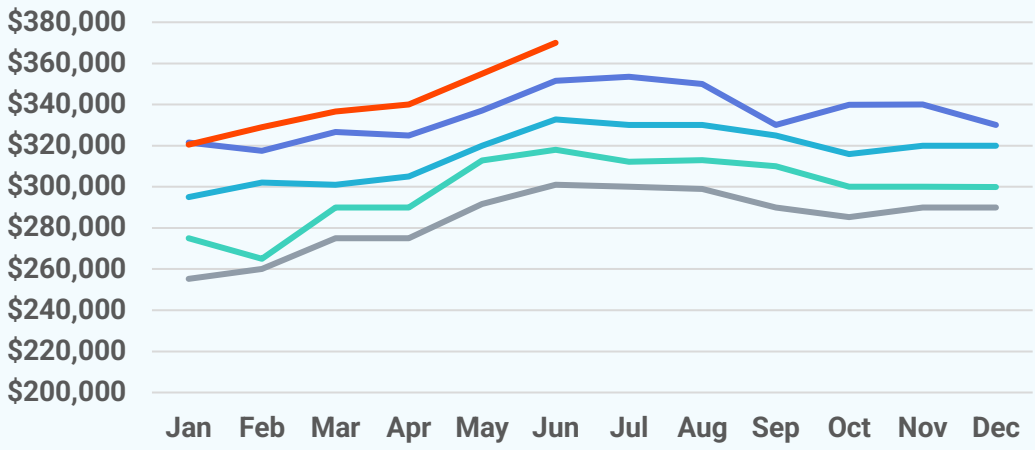
Median Sold Price

2026 2025 2024 2023 2022

$370,000
June 2026

+5.3%
Jun '26 vs. Jun '25
(Jun '25: $351,500)

+4.2%
Jun '26 vs. May '26
(May '26: $355,000)



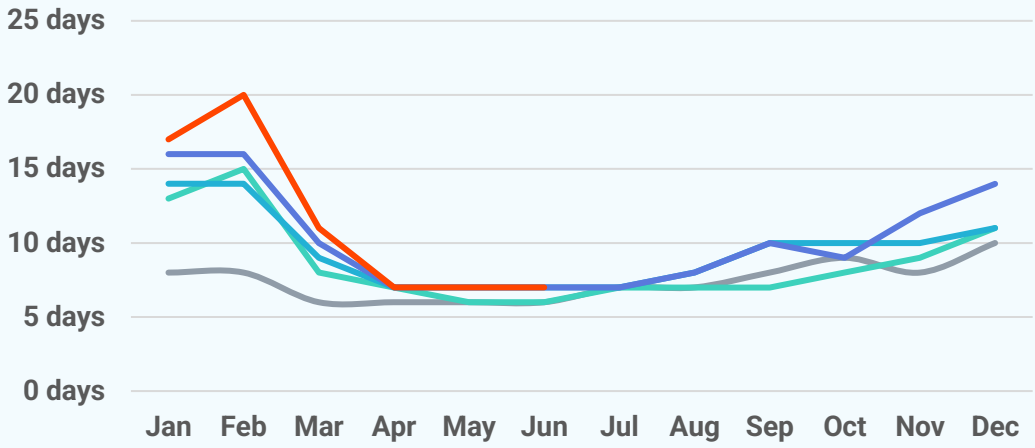
Median Days on Market

2026 2025 2024 2023 2022

7 days
June 2026

+0 days
Jun '26 vs. Jun '25
(Jun '25: 7 days)

+0 days
Jun '26 vs. May '26
(May '26: 7 days)



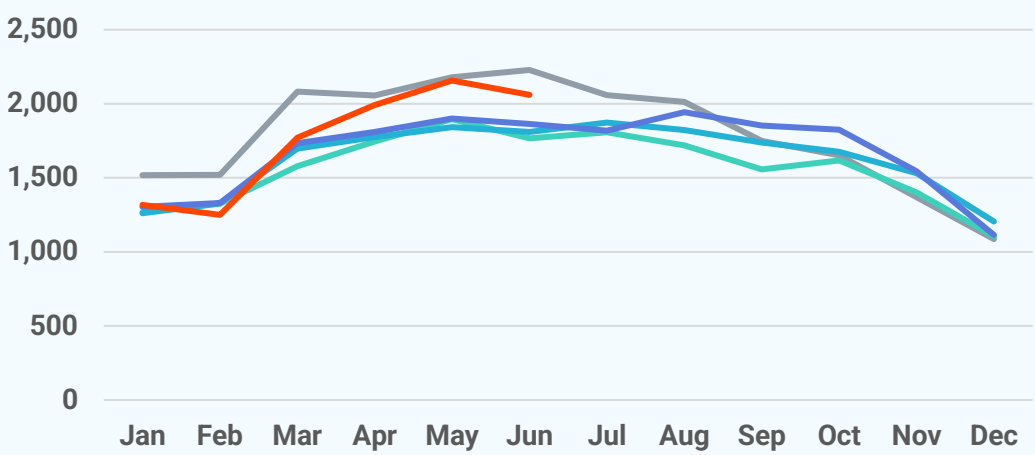
New Pending Sales

2026 2025 2024 2023 2022

2,060
June 2026

+10.5%
Jun '26 vs. Jun '25
(Jun '25: 1,864)

-4.5%
Jun '26 vs. May '26
(May '26: 2,157)



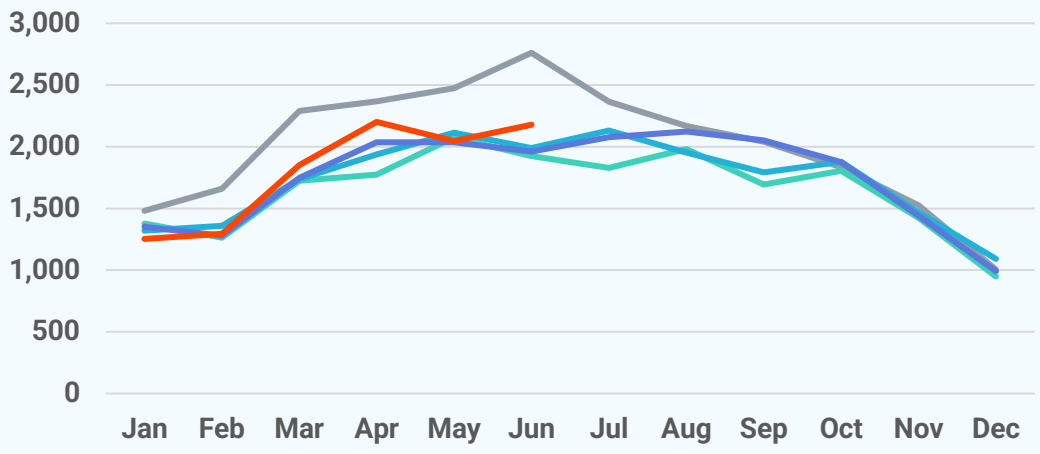
New Listings

2026 2025 2024 2023 2022

2,178
June 2026

+11.1%
Jun '26 vs. Jun '25
(Jun '25: 1,960)

+6.5%
Jun '26 vs. May '26
(May '26: 2,045)



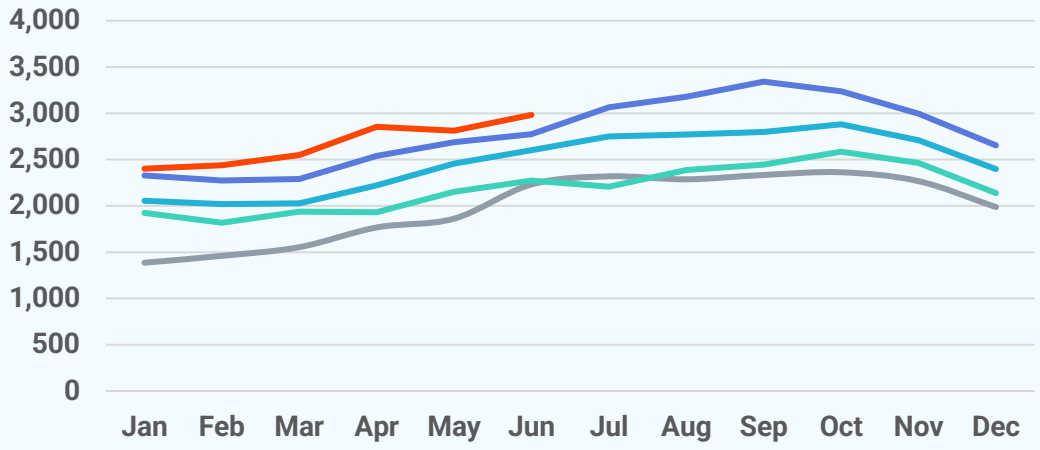
Active Listings

2026 2025 2024 2023 2022

2,983
June 2026

+7.5%
Jun '26 vs. Jun '25
(Jun '25: 2,774)

+6.0%
Jun '26 vs. May '26
(May '26: 2,813)



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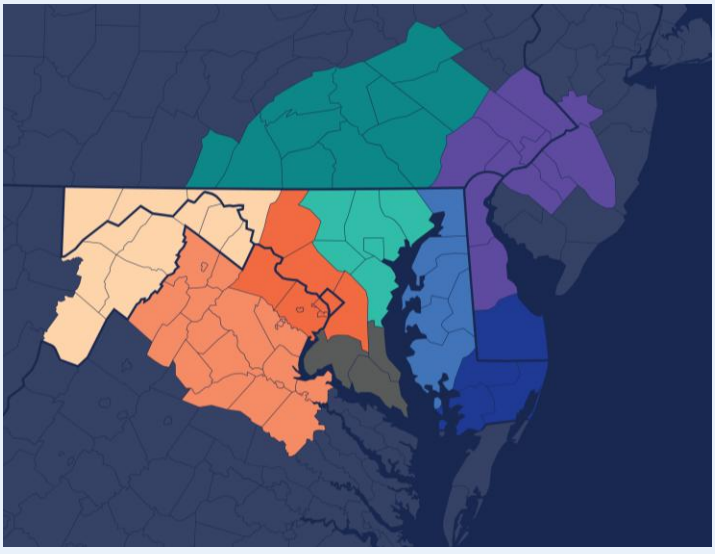


Central Pennsylvania

June 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of July 7, 2026

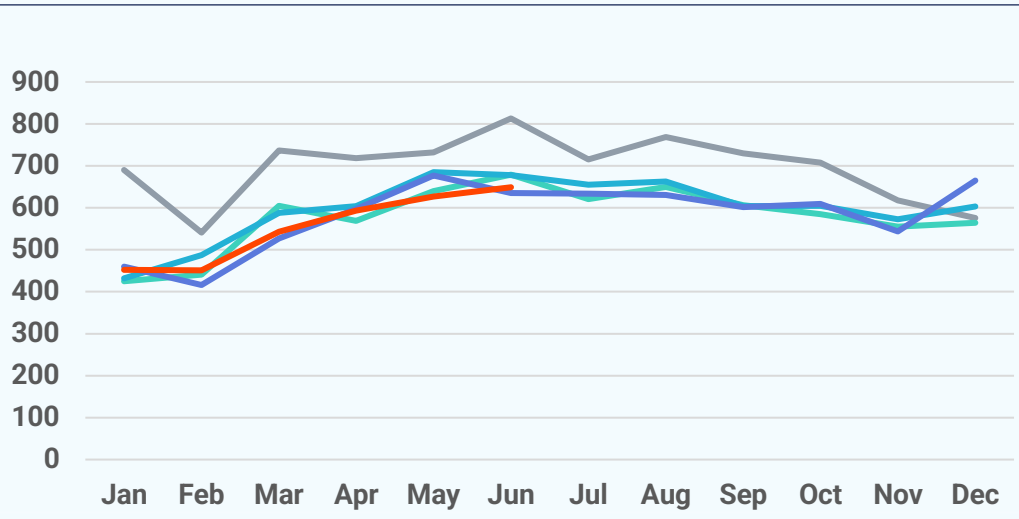
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	649	635	+2.2%
Median Sold Price	$251,013	$235,000	+6.8%
Median Days on Market	7 days	7 days	+0 days
New Pending Sales	678	667	+1.6%
New Listings	852	688	+23.8%
Active Listings	1,172	897	+30.7%
Months of Supply	1.93	1.48	+0.45 mos.

Closed Sales

649
June 2026

+2.2%
Jun '26 vs. Jun '25
(Jun '25: 635)

+3.5%
Jun '26 vs. May '26
(May '26: 627)



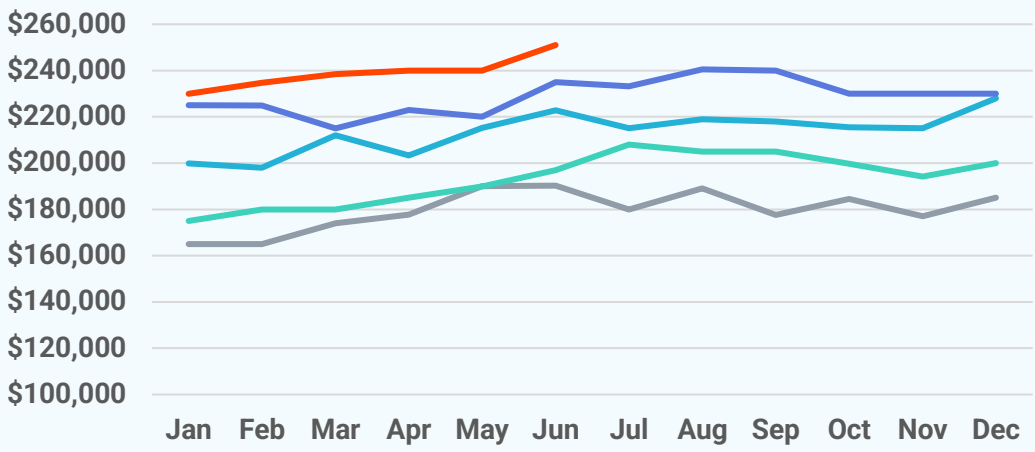
Median Sold Price

2026 2025 2024 2023 2022

$251,013
June 2026

+6.8%
Jun '26 vs. Jun '25
(Jun '25: $235,000)

+4.6%
Jun '26 vs. May '26
(May '26: $239,900)



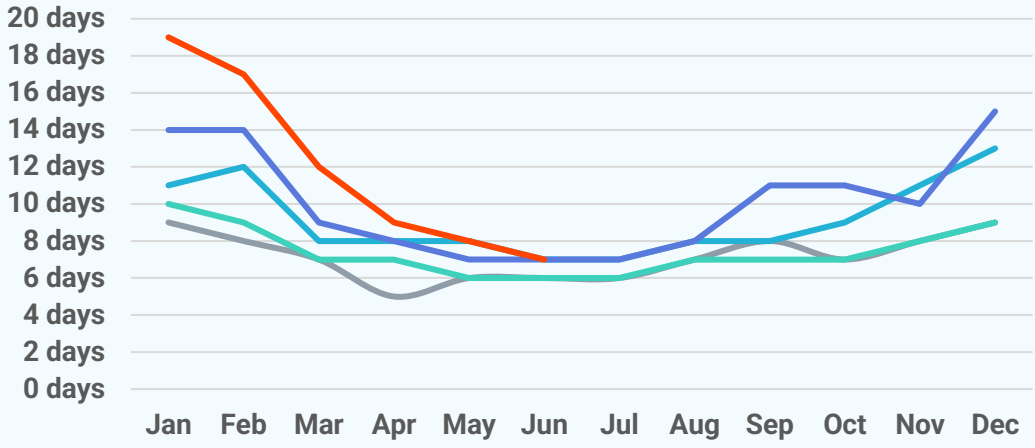
Median Days on Market

2026 2025 2024 2023 2022

7 days
June 2026

+0 days
Jun '26 vs. Jun '25
(Jun '25: 7 days)

-1 day
Jun '26 vs. May '26
(May '26: 8 days)



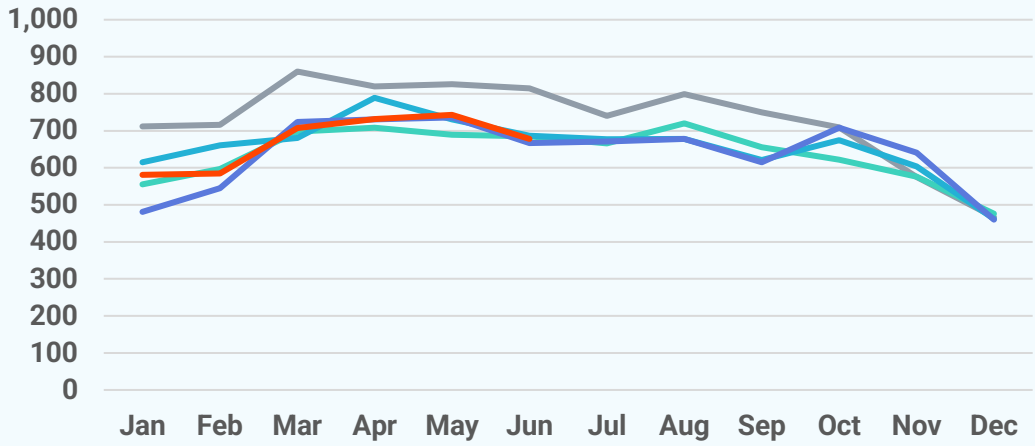
New Pending Sales

2026 2025 2024 2023 2022

678
June 2026

+1.6%
Jun '26 vs. Jun '25
(Jun '25: 667)

-8.7%
Jun '26 vs. May '26
(May '26: 743)



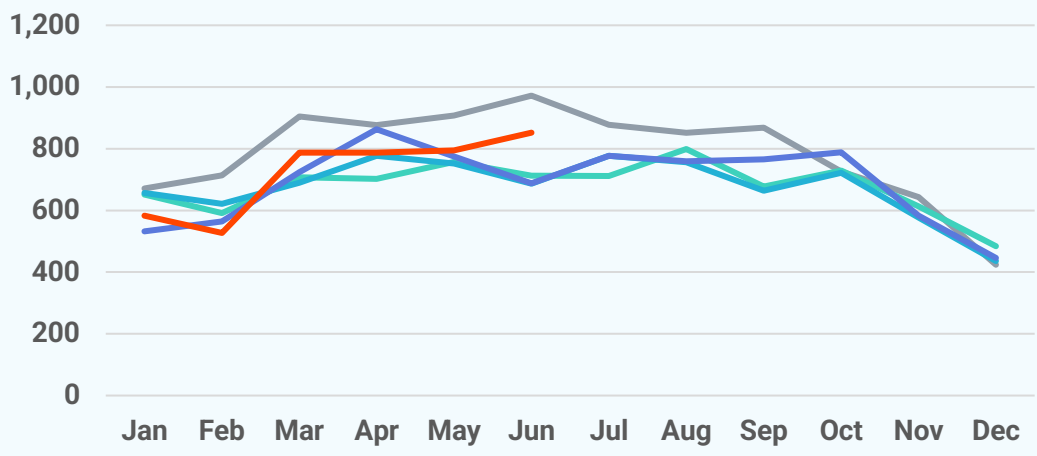
New Listings

2026 2025 2024 2023 2022

852
June 2026

+23.8%
Jun '26 vs. Jun '25
(Jun '25: 688)

+7.2%
Jun '26 vs. May '26
(May '26: 795)



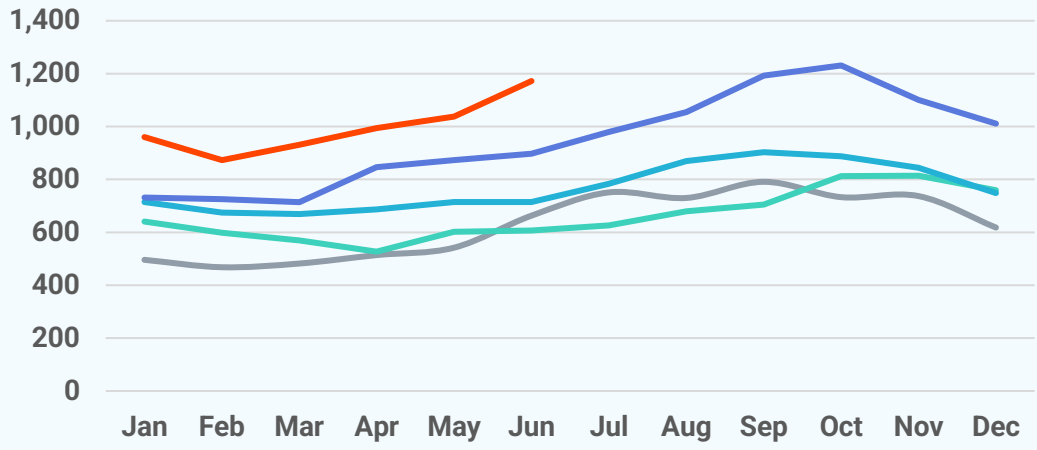
Active Listings

2026 2025 2024 2023 2022

1,172
June 2026

+30.7%
Jun '26 vs. Jun '25
(Jun '25: 897)

+12.9%
Jun '26 vs. May '26
(May '26: 1,038)



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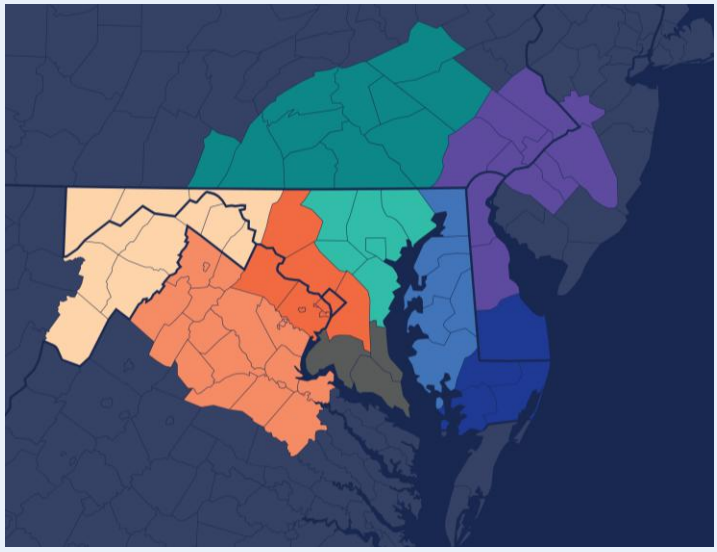


Central Pennsylvania

June 2026 Condos Report

Prepared by Bright Research

Data as of July 7, 2026

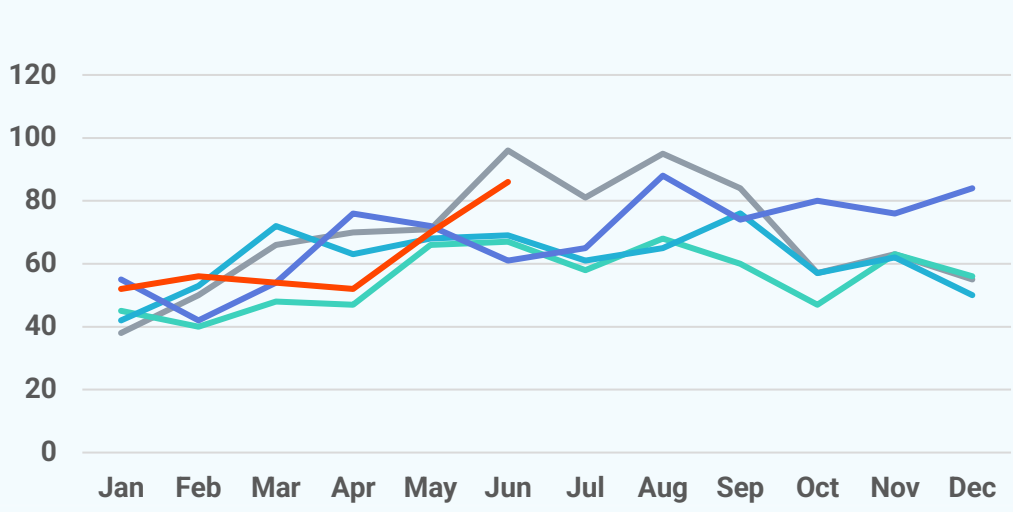
Key Market Statistics	Jun 2026	Jun 2025	Change
Closed Sales	86	61	+41.0%
Median Sold Price	$244,950	$244,400	+0.2%
Median Days on Market	9 days	7 days	+2 days
New Pending Sales	75	70	+7.1%
New Listings	68	95	-28.4%
Active Listings	111	111	+0.0%
Months of Supply	1.59	1.79	-0.20 mos.

Closed Sales

86
June 2026

+41.0%
Jun '26 vs. Jun '25
(Jun '25: 61)

+22.9%
Jun '26 vs. May '26
(May '26: 70)



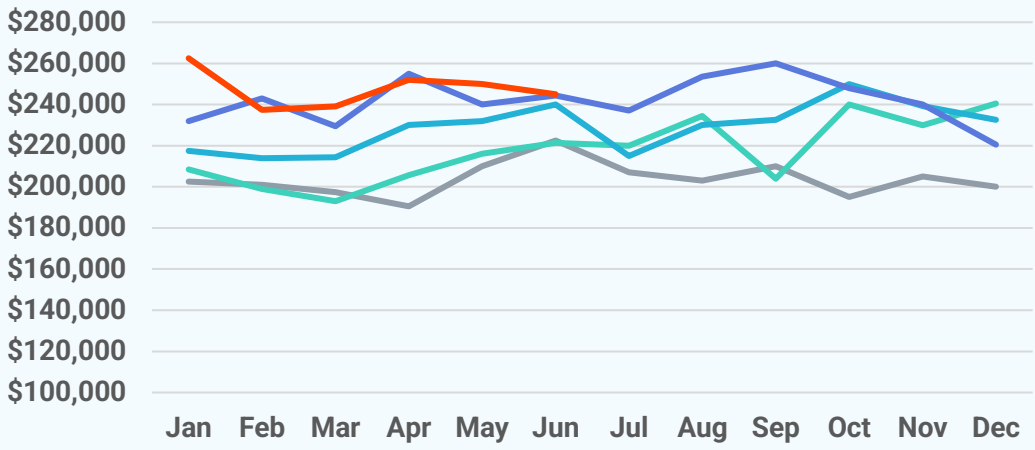
Median Sold Price

2026 2025 2024 2023 2022

$244,950
June 2026

+0.2%
Jun '26 vs. Jun '25
(Jun '25: $244,400)

-2.0%
Jun '26 vs. May '26
(May '26: $250,000)



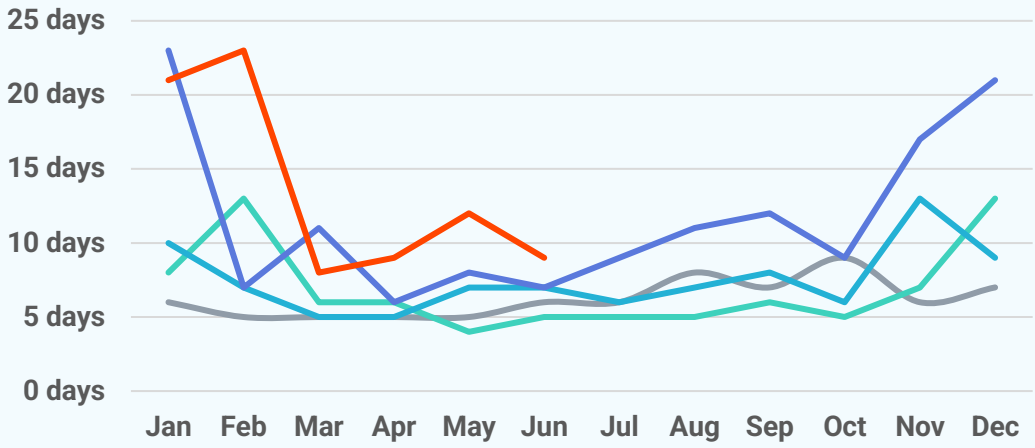
Median Days on Market

2026 2025 2024 2023 2022

9 days
June 2026

+2 days
Jun '26 vs. Jun '25
(Jun '25: 7 days)

-3 days
Jun '26 vs. May '26
(May '26: 12 days)



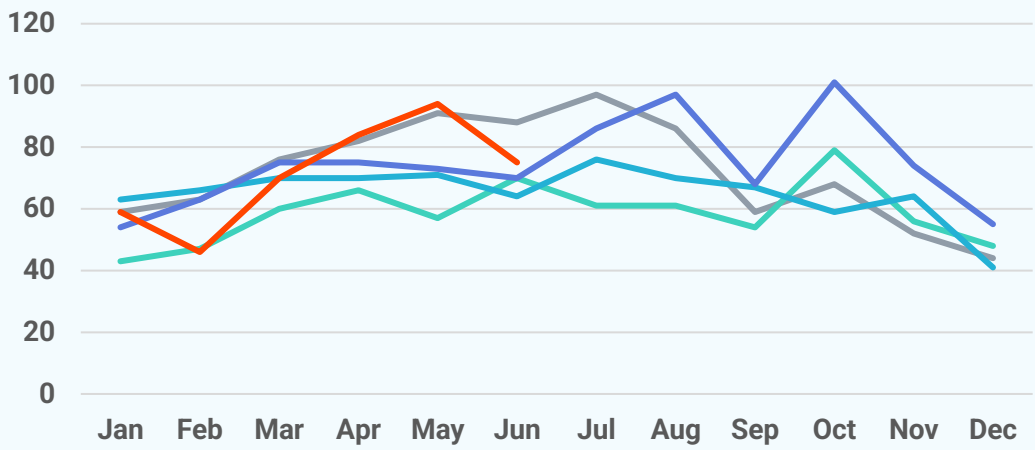
New Pending Sales

2026 2025 2024 2023 2022

75
June 2026

+7.1%
Jun '26 vs. Jun '25
(Jun '25: 70)

-20.2%
Jun '26 vs. May '26
(May '26: 94)



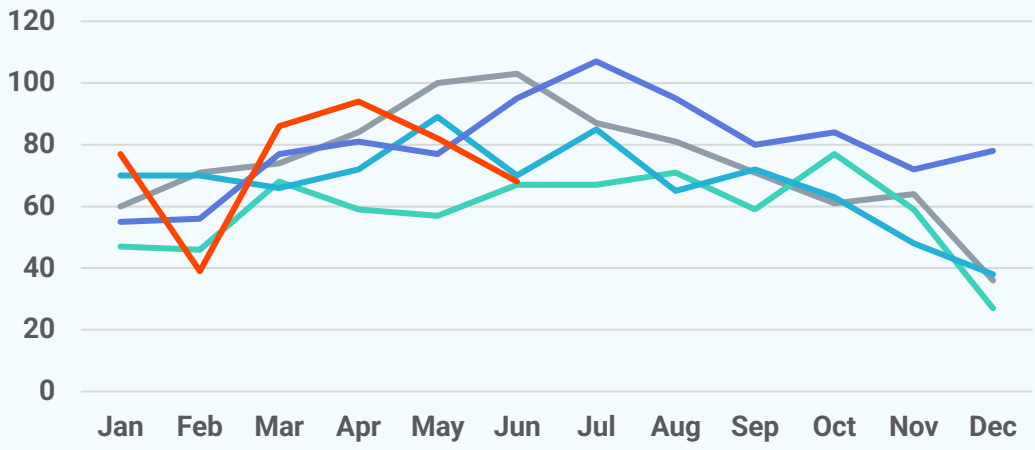
New Listings

2026 2025 2024 2023 2022

68
June 2026

-28.4%
Jun '26 vs. Jun '25
(Jun '25: 95)

-17.1%
Jun '26 vs. May '26
(May '26: 82)



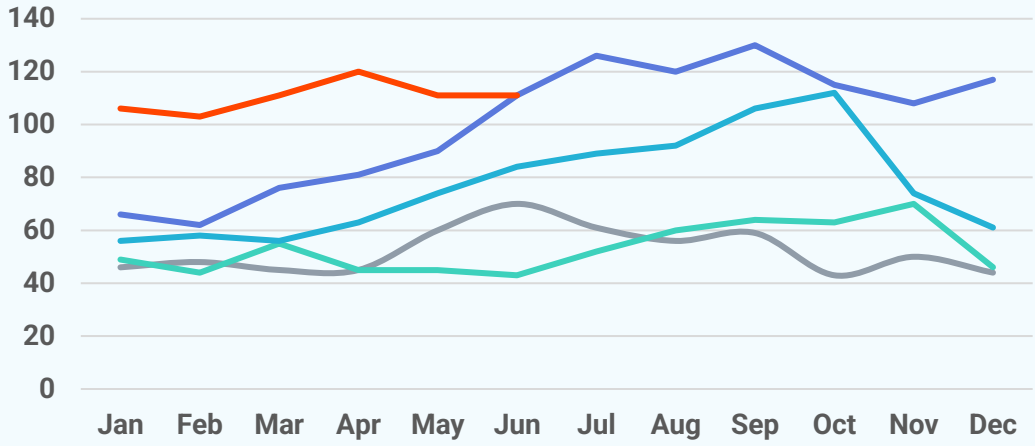
Active Listings

2026 2025 2024 2023 2022

111
June 2026

+0.0%
Jun '26 vs. Jun '25
(Jun '25: 111)

+0.0%
Jun '26 vs. May '26
(May '26: 111)



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**.

