

June 2025 Housing Market Report

Prepared by Bright Research

Data as of July 7, 2025

Key Market Statistics	Jun 2025	Jun 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	2,509	2,364	+6.1%	12,561	12,182	+3.1%
Median Sold Price	\$312,000	\$294,000	+6.1%	\$294,000	\$275,000	+6.9%
Median Days on Market	7 days	7 days	+0 days	9 days	8 days	+1 day
New Pending Sales	2,603	2,561	+1.6%	13,841	13,786	+0.4%
New Listings	2,744	2,747	-0.1%	16,377	16,054	+2.0%
Active Listings	3,782	3,399	+11.3%	3,782	3,399	+11.3%
Months of Supply	1.67	1.58	+0.09 mos.	1.67	1.58	+0.09 mos.
Showings	36,807	36,507	+0.8%	218,069	222,568	-2.0%

Housing Market Trends

Sales relatively strong in the Central Pennsylvania region.

In Central Pennsylvania, there were 2,509 closed sales in June 2025, increasing 6.1% year-over-year. Through the first half of the year, closed sales are 3.1% higher than last year. New pending sales were up 1.6% which could mean another month of improved closed sales in July.

Buyers are benefitting from more listings coming onto the market. There were 2,744 new listings in June. While the number of homes added was relatively flat compared to last year, down 0.1%, new listings outpaced new pending sales which is leading to growing inventory.

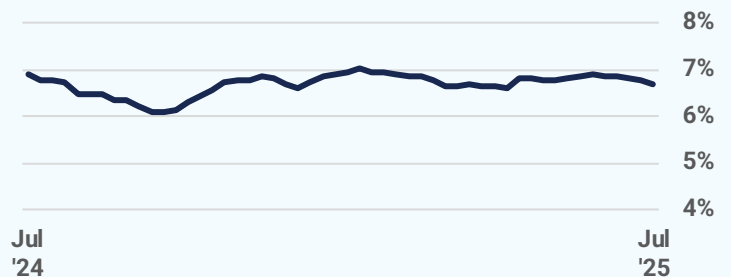
As of the end of June 2025, there were 3,782 homes on the market. Inventory is 11.3% higher than it was at the end of June 2024.

The median price was at a new record high of \$312,000 in June. Prices of both detached single-family homes and attached townhomes were at record highs.

Market Outlook

Housing market activity in the Central Pennsylvania region has surpassed last year for both buyers and sellers at the mid-point of 2025. However, affordability challenges are growing as inventory growth has been more moderate here than other areas of the Mid-Atlantic. The second half of the year will be influenced by the economy, particularly mortgage rates and the labor market.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

Closed Sales

2025

2024

2020-2023 Range

2,509

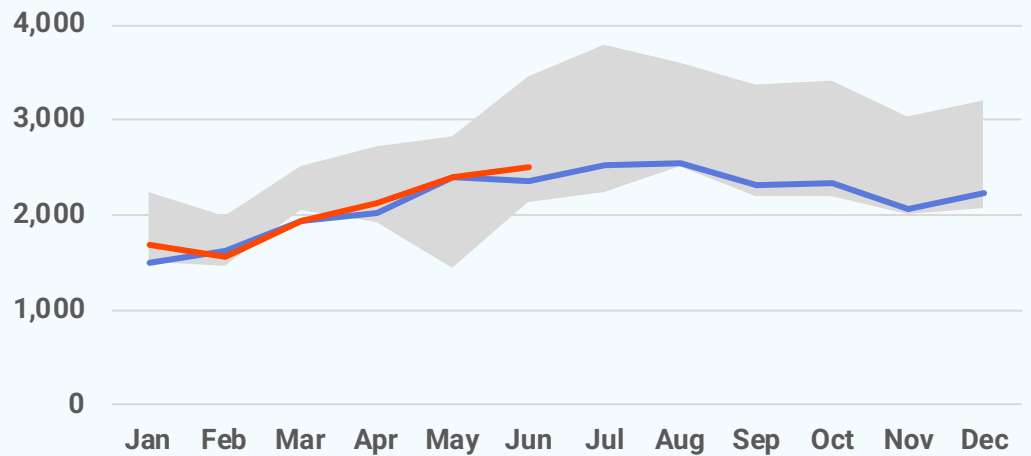
June 2025

+6.1%

Jun '25 vs. Jun '24
(Jun '24: 2,364)

+4.9%

Jun '25 vs. May '25
(May '25: 2,391)



Median Sold Price

2025

2024

2023

2022

2021

2020

\$312,000

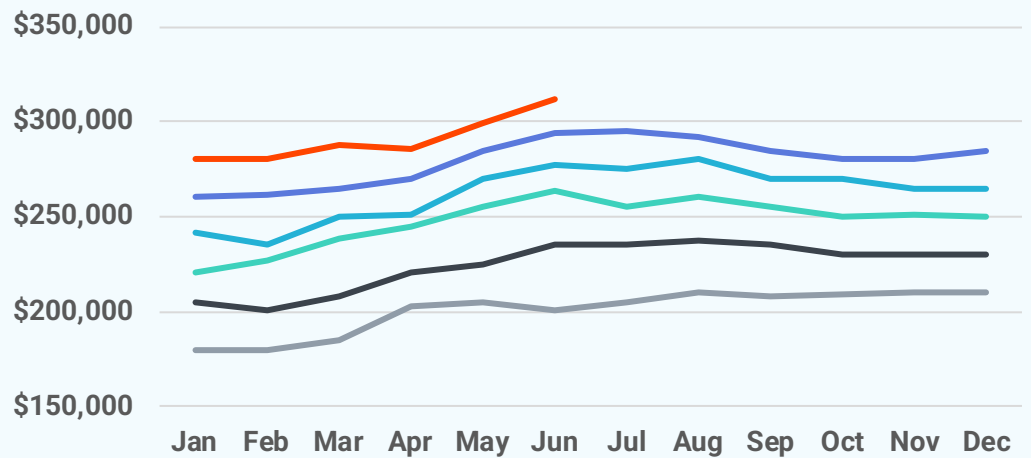
June 2025

+6.1%

Jun '25 vs. Jun '24
(Jun '24: \$294,000)

+4.3%

Jun '25 vs. May '25
(May '25: \$299,175)



Median Days on Market

7 days

June 2025

+0 days

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

+0 days

Jun '25 vs. May '25
(May '25: 7 days)



New Pending Sales

2025

2024

2020-2023 Range

2,603

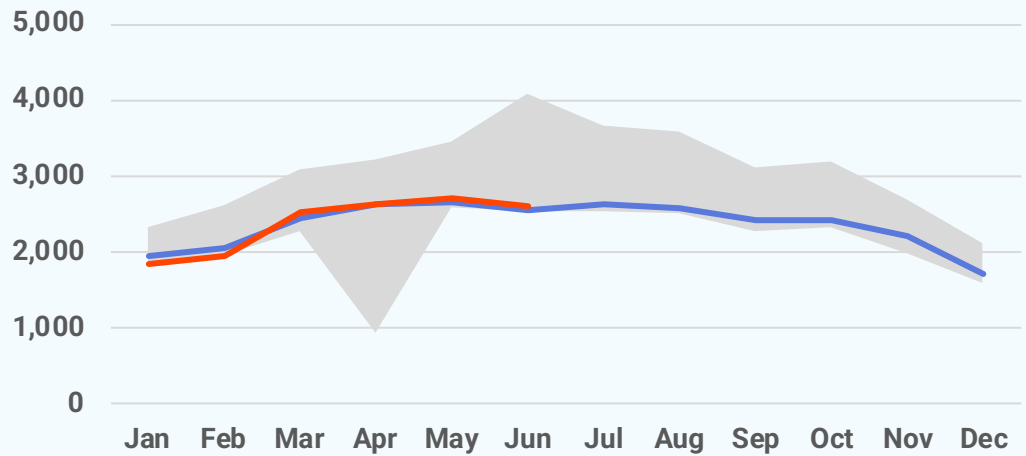
June 2025

+1.6%

Jun '25 vs. Jun '24
(Jun '24: 2,561)

-3.9%

Jun '25 vs. May '25
(May '25: 2,710)



New Listings

2025

2024

2020-2023 Range

2,744

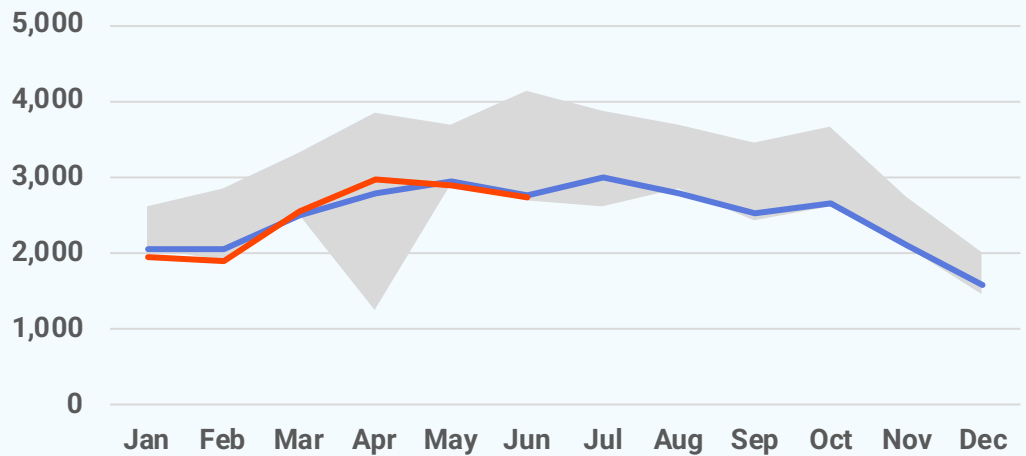
June 2025

-0.1%

Jun '25 vs. Jun '24
(Jun '24: 2,747)

-5.0%

Jun '25 vs. May '25
(May '25: 2,888)



Active Listings

3,782

June 2025

+11.3%

Jun '25 vs. Jun '24
(Jun '24: 3,399)

+3.6%

Jun '25 vs. May '25
(May '25: 3,650)



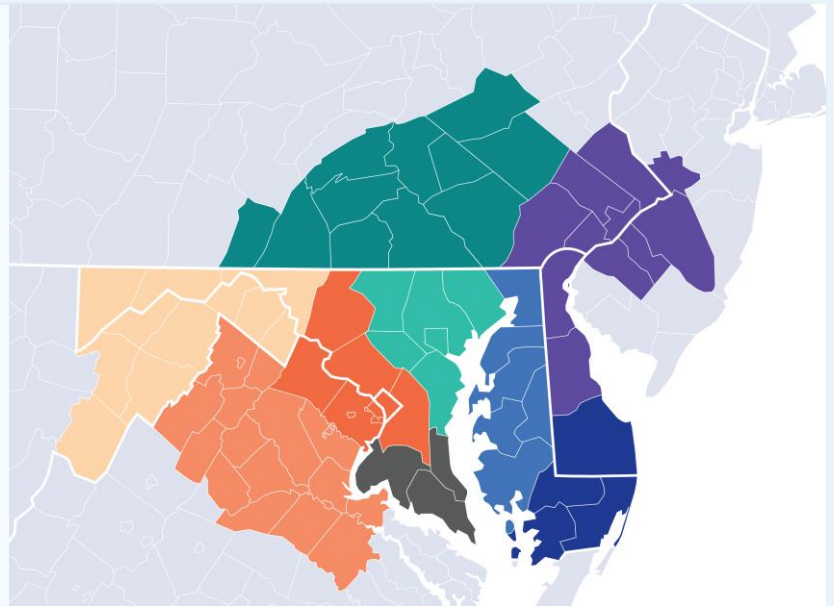
Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
Central PA	2,509	+6.1%	\$312,000	+6.1%	7 days	+0 days
Adams County, PA	119	+29.3%	\$330,000	-7.7%	13 days	+2 days
Berks County, PA	366	+4.6%	\$315,000	+15.6%	6 days	+0 days
Cumberland County, PA	290	+9.8%	\$338,000	+5.6%	6 days	+0 days
Dauphin County, PA	298	+2.4%	\$275,000	-1.8%	7 days	-1 day
Franklin County, PA	175	+29.6%	\$313,900	+19.4%	9 days	-1 day
Fulton County, PA	11	+175.0%	\$210,000	-43.8%	15 days	-41 days
Lancaster County, PA	488	+18.4%	\$360,000	+3.5%	6 days	+0 days
Lebanon County, PA	142	+0.0%	\$265,000	-14.4%	7 days	+1 day
Perry County, PA	36	-5.3%	\$278,500	+21.1%	6 days	-10 days
Schuylkill County, PA	113	+6.6%	\$190,000	+5.6%	10 days	-1 day
York County, PA	471	-11.1%	\$299,250	+5.7%	6 days	+0 days

Local Markets	New Pending Sales		New Listings		Showings	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
Central PA	2,603	+1.6%	2,744	-0.1%	36,807	+0.8%
Adams County, PA	103	+8.4%	117	+6.4%	1,334	+5.3%
Berks County, PA	408	+1.0%	401	-5.9%	6,017	-5.8%
Cumberland County, PA	293	+2.8%	312	+5.8%	4,833	+5.9%
Dauphin County, PA	269	-12.1%	288	-15.3%	4,051	-15.8%
Franklin County, PA	140	-18.1%	142	-16.0%	1,689	-7.7%
Fulton County, PA	8	+60.0%	8	-27.3%	38	-44.1%
Lancaster County, PA	526	+15.9%	512	+6.2%	6,831	+7.4%
Lebanon County, PA	155	+28.1%	173	+17.7%	1,985	+21.0%
Perry County, PA	47	+62.1%	48	+17.1%	469	+29.6%
Schuylkill County, PA	117	-11.4%	133	-11.9%	1,565	+13.7%
York County, PA	537	-3.9%	610	+6.1%	7,995	+2.0%

Local Markets	Active Listings		Months of Supply	
	Jun '25	vs. Jun '24	Jun '25	vs. Jun '24
Central PA	3,782	+11.3%	1.67	+0.09 months
Adams County, PA	245	+34.6%	2.72	+0.6 months
Berks County, PA	386	+12.2%	1.15	+0.11 months
Cumberland County, PA	457	+12.8%	1.84	+0.12 months
Dauphin County, PA	403	+1.0%	1.50	-0.08 months
Franklin County, PA	295	+13.9%	2.05	+0.13 months
Fulton County, PA	14	-6.7%	2.00	-1 months
Lancaster County, PA	570	+9.4%	1.38	+0.03 months
Lebanon County, PA	329	+19.6%	2.46	+0.21 months
Perry County, PA	70	+18.6%	2.26	+0.23 months
Schuylkill County, PA	231	+10.0%	2.04	+0.1 months
York County, PA	782	+7.1%	1.68	+0.1 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

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Please contact **Christy Reap**,
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June 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of July 7, 2025

Key Market Statistics	Jun 2025	Jun 2024	Change
Closed Sales	1,812	1,617	+12.1%
Median Sold Price	\$351,500	\$332,750	+5.6%
Median Days on Market	7 days	7 days	+0 days
New Pending Sales	1,864	1,810	+3.0%
New Listings	1,960	1,989	-1.5%
Active Listings	2,774	2,600	+6.7%
Months of Supply	1.75	1.75	+0.00 mos.

Closed Sales

2025

2024

2020-2023 Range

1,812

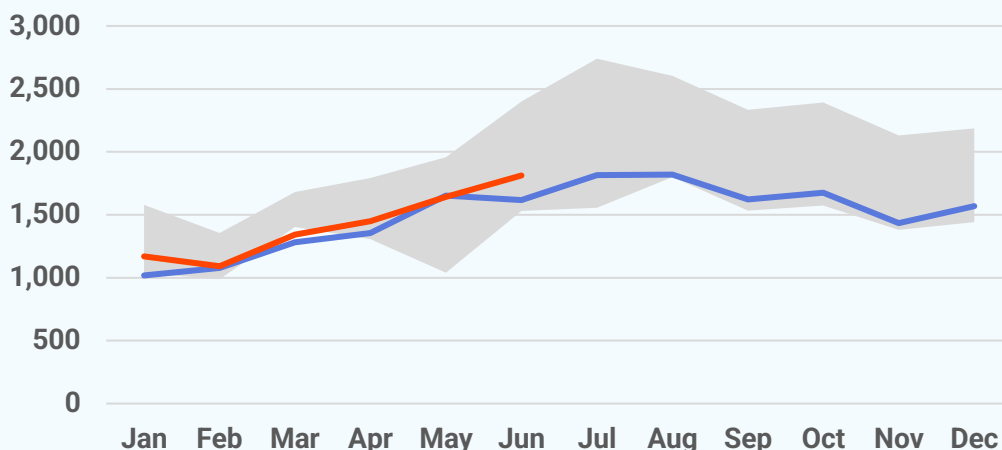
June 2025

+12.1%

Jun '25 vs. Jun '24
(Jun '24: 1,617)

+10.4%

Jun '25 vs. May '25
(May '25: 1,642)



Median Sold Price

2025 2024 2023 2022 2021 2020

\$351,500

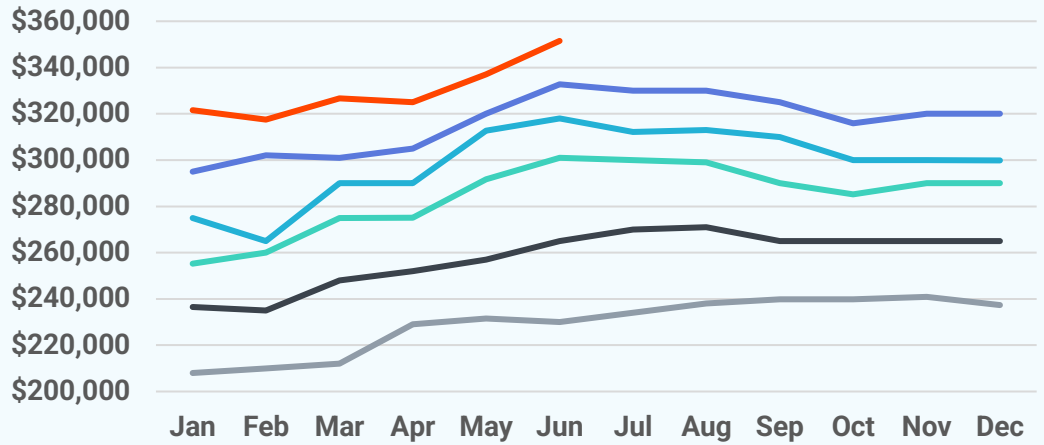
June 2025

+5.6%

Jun '25 vs. Jun '24
(Jun '24: \$332,750)

+4.3%

Jun '25 vs. May '25
(May '25: \$336,997)



Median Days on Market

7 days

June 2025

+0 days

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

+0 days

Jun '25 vs. May '25
(May '25: 7 days)



New Pending Sales

2025 2024 2020-2023 Range

1,864

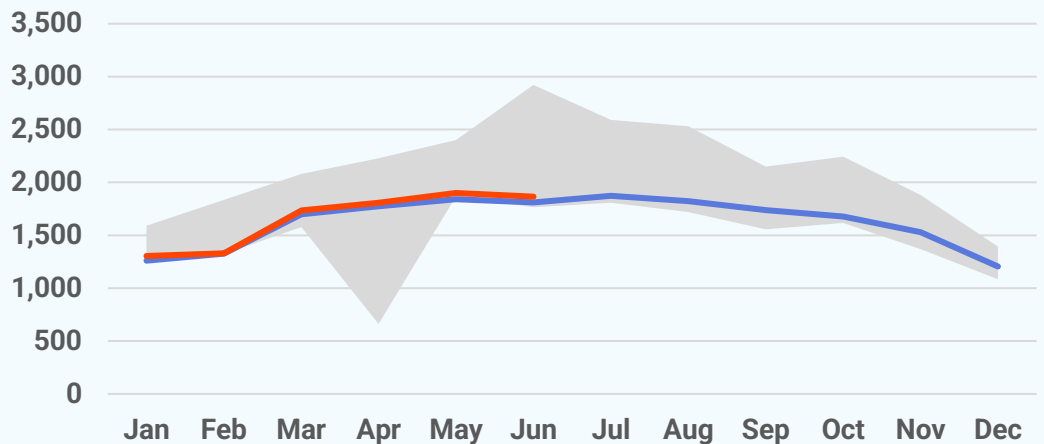
June 2025

+3.0%

Jun '25 vs. Jun '24
(Jun '24: 1,810)

-1.9%

Jun '25 vs. May '25
(May '25: 1,900)



New Listings

2025

2024

2020-2023 Range

1,960

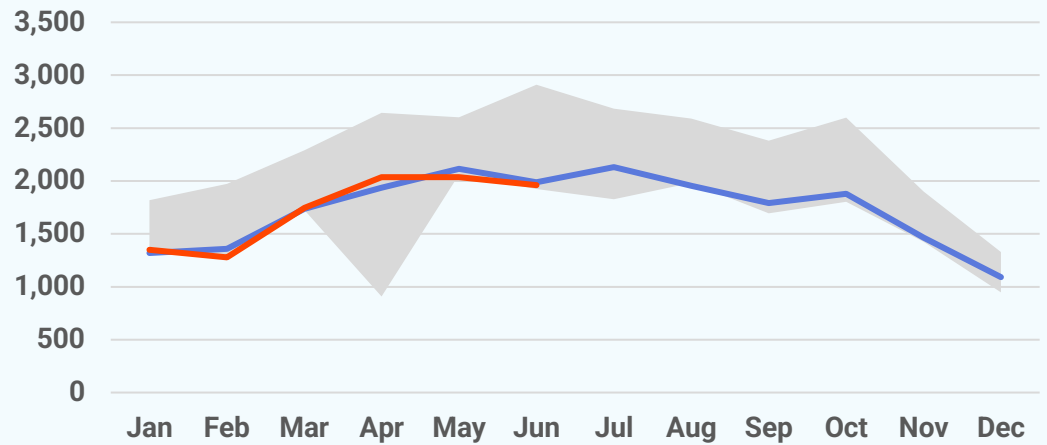
June 2025

-1.5%

Jun '25 vs. Jun '24
(Jun '24: 1,989)

-3.7%

Jun '25 vs. May '25
(May '25: 2,035)



Active Listings

2,774

June 2025

+6.7%

Jun '25 vs. Jun '24
(Jun '24: 2,600)

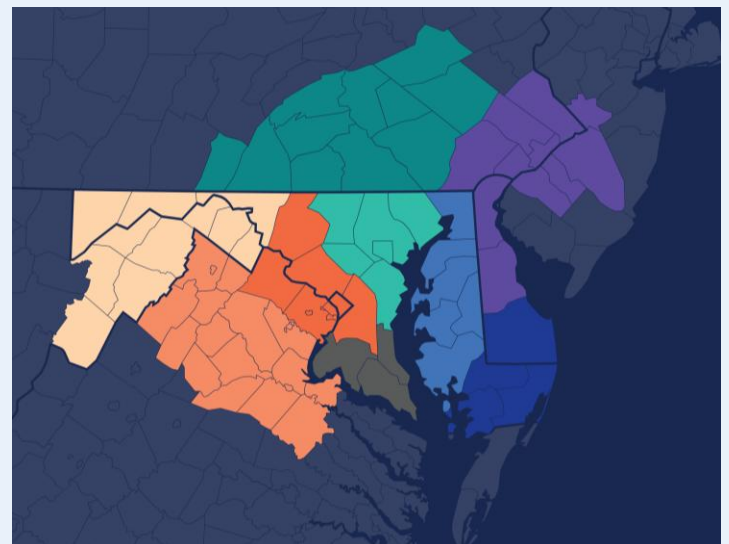
+3.2%

Jun '25 vs. May '25
(May '25: 2,687)



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June 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of July 7, 2025

Key Market Statistics	Jun 2025	Jun 2024	Change
Closed Sales	635	678	-6.3%
Median Sold Price	\$235,000	\$222,750	+5.5%
Median Days on Market	7 days	7 days	+0 days
New Pending Sales	667	687	-2.9%
New Listings	688	687	+0.1%
Active Listings	897	715	+25.5%
Months of Supply	1.48	1.17	+0.31 mos.

Closed Sales

2025

2024

2020-2023 Range

635

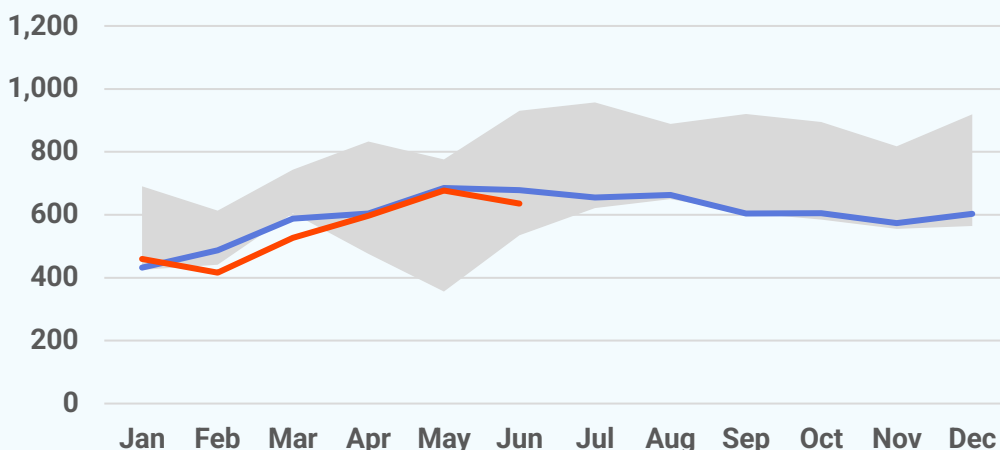
June 2025

-6.3%

Jun '25 vs. Jun '24
(Jun '24: 678)

-6.2%

Jun '25 vs. May '25
(May '25: 677)



Median Sold Price

2025 2024 2023 2022 2021 2020

\$235,000

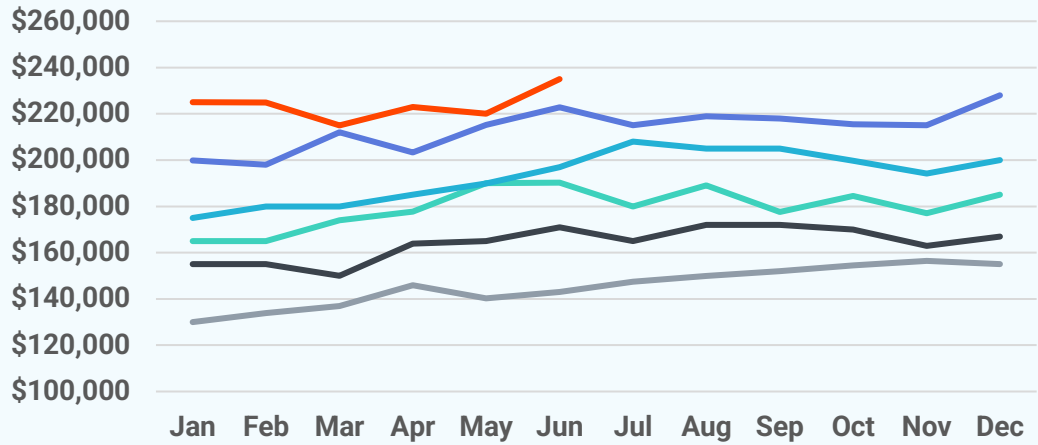
June 2025

+5.5%

Jun '25 vs. Jun '24
(Jun '24: \$222,750)

+6.8%

Jun '25 vs. May '25
(May '25: \$220,000)



Median Days on Market

7 days

June 2025

+0 days

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

+0 days

Jun '25 vs. May '25
(May '25: 7 days)



New Pending Sales

2025 2024 2020-2023 Range

667

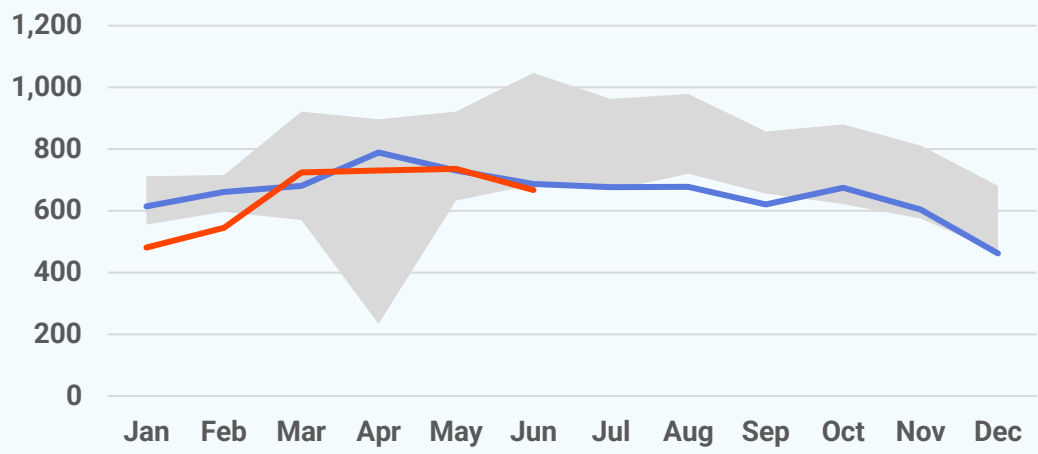
June 2025

-2.9%

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

-9.4%

Jun '25 vs. May '25
(May '25: 736)



New Listings

2025

2024

2020-2023 Range

688

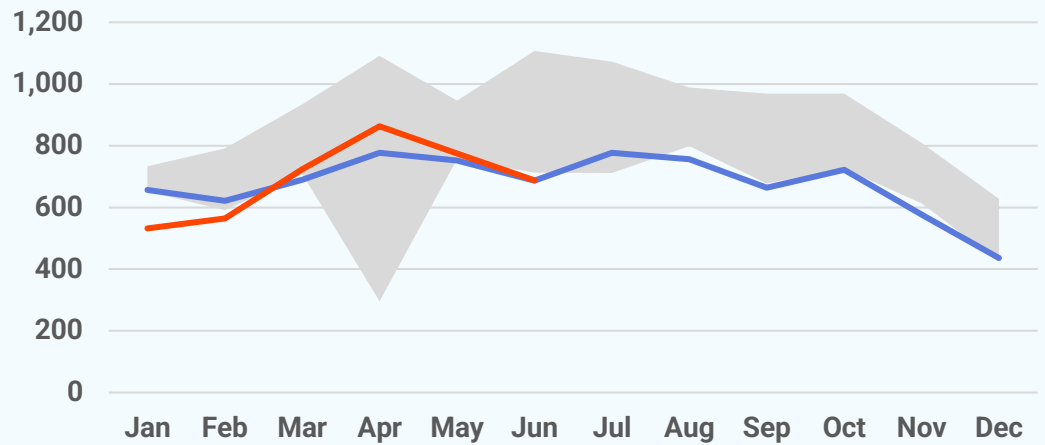
June 2025

+0.1%

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

-11.2%

Jun '25 vs. May '25
(May '25: 775)



Active Listings

897

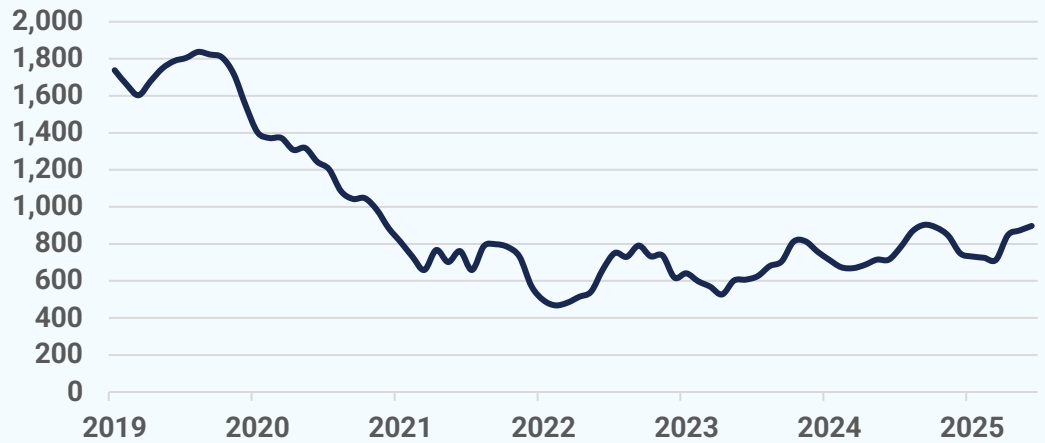
June 2025

+25.5%

Jun '25 vs. Jun '24
(Jun '24: 715)

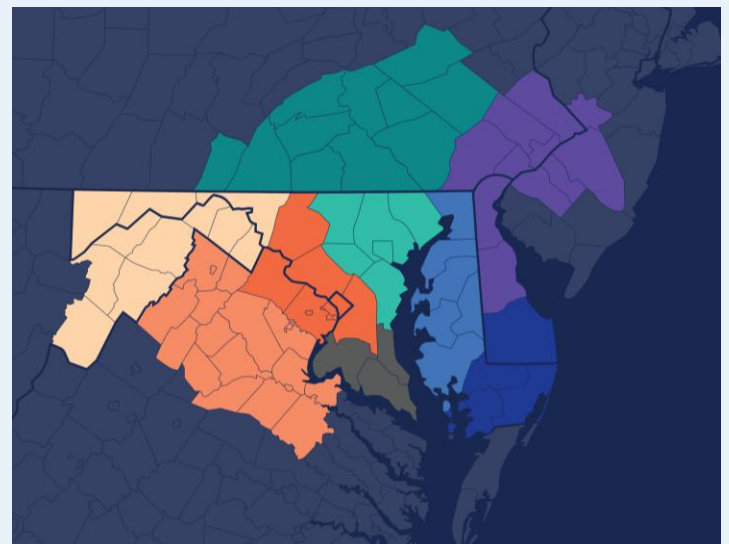
+2.7%

Jun '25 vs. May '25
(May '25: 873)



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June 2025 Condos Report

Prepared by Bright Research

Data as of July 7, 2025

Key Market Statistics	Jun 2025	Jun 2024	Change
Closed Sales	61	69	-11.6%
Median Sold Price	\$244,400	\$240,000	+1.8%
Median Days on Market	7 days	7 days	+0 days
New Pending Sales	70	64	+9.4%
New Listings	95	70	+35.7%
Active Listings	111	84	+32.1%
Months of Supply	1.79	1.38	+0.41 mos.

Closed Sales

2025

2024

2020-2023 Range

61

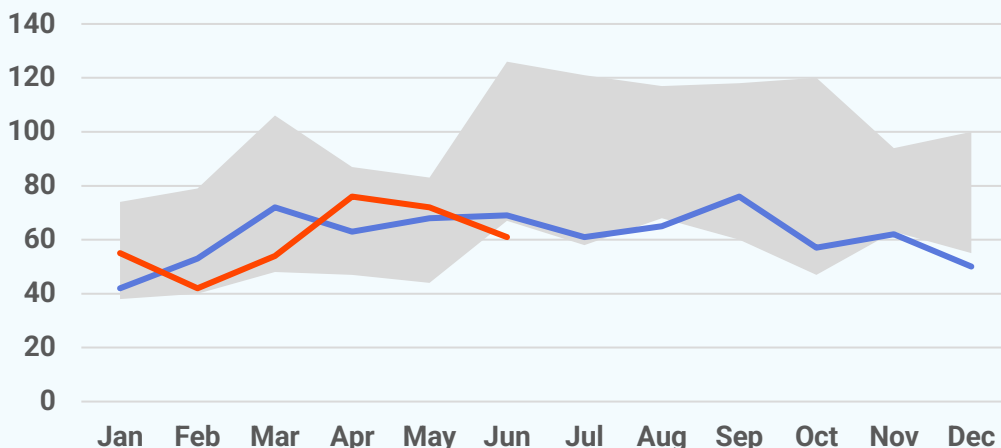
June 2025

-11.6%

Jun '25 vs. Jun '24
(Jun '24: 69)

-15.3%

Jun '25 vs. May '25
(May '25: 72)



Median Sold Price

2025 2024 2023 2022 2021 2020

\$244,400

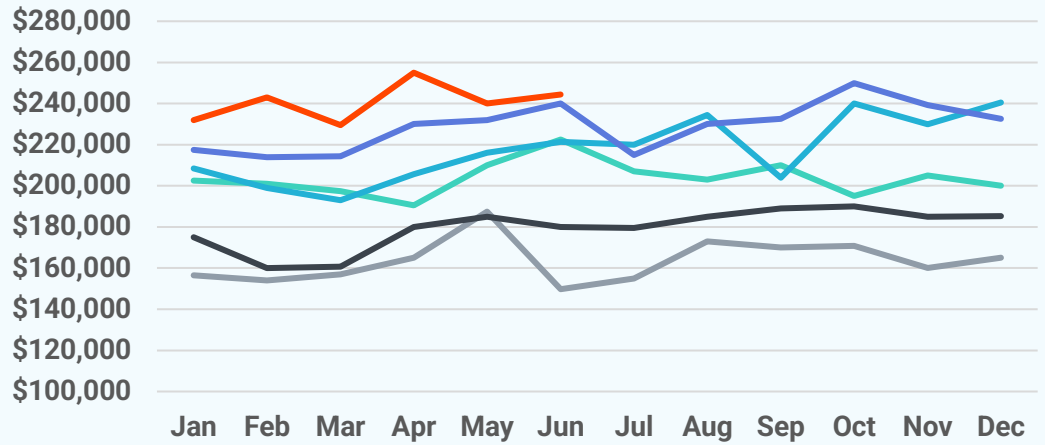
June 2025

+1.8%

Jun '25 vs. Jun '24
(Jun '24: \$240,000)

+1.8%

Jun '25 vs. May '25
(May '25: \$239,999)



Median Days on Market

7 days

June 2025

+0 days

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

-1 day

Jun '25 vs. May '25
(May '25: 8 days)



New Pending Sales

2025 2024 2020-2023 Range

70

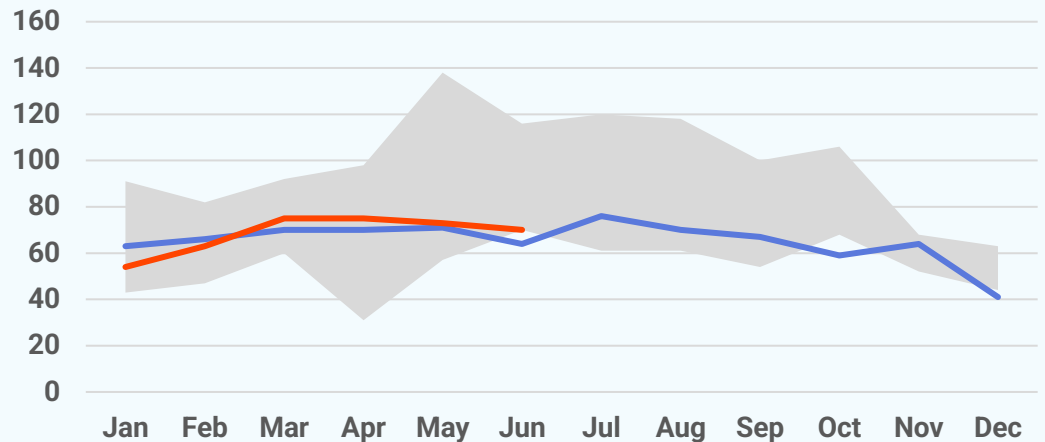
June 2025

+9.4%

Jun '25 vs. Jun '24
(Jun '24: 64)

-4.1%

Jun '25 vs. May '25
(May '25: 73)



New Listings

2025

2024

2020-2023 Range

95

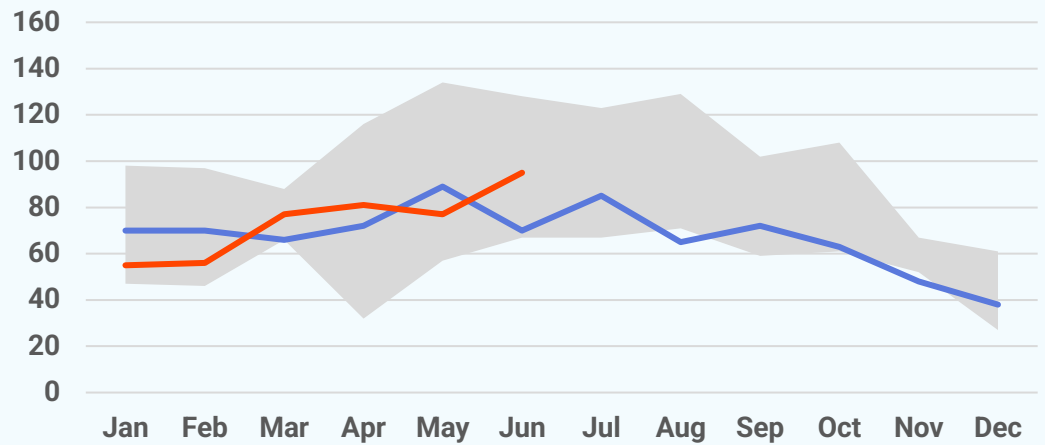
June 2025

+35.7%

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

+23.4%

Jun '25 vs. May '25
(May '25: 77)



Active Listings

111

June 2025

+32.1%

Jun '25 vs. Jun '24
(Jun '24: 84)

+23.3%

Jun '25 vs. May '25
(May '25: 90)



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