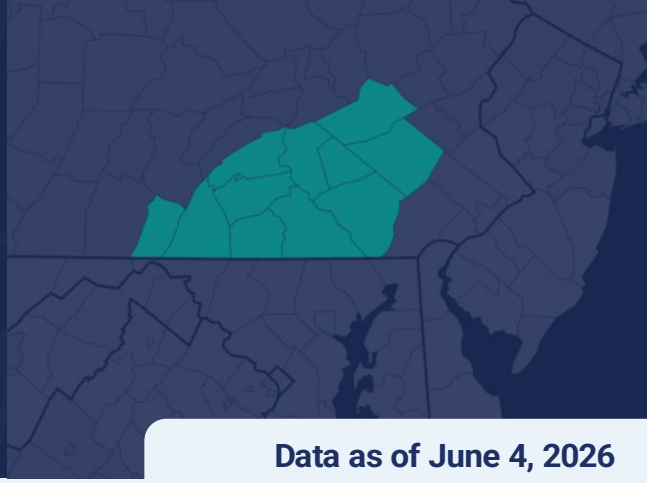
Central Pennsylvania

May 2026 Housing Market Report

Prepared by Bright Research



Data as of June 4, 2026

Key Market Statistics	May 2026	May 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	2,361	2,391	-1.3%	9,891	9,959	-0.7%
Median Sold Price	$311,000	$299,175	+4.0%	$300,000	$287,905	+4.2%
Median Days on Market	8 days	7 days	+1 day	11 days	9 days	+2 days
New Pending Sales	2,995	2,710	+10.5%	11,898	11,351	+4.8%
New Listings	2,922	2,888	+1.2%	13,733	13,315	+3.1%
Active Listings	3,962	3,650	+8.5%	3,962	3,650	+8.5%
Months of Supply	1.73	1.62	+0.11 mos.	1.73	1.62	+0.11 mos.
Showings	44,192	42,583	+3.8%	183,682	181,262	+1.3%

Housing Market Trends

New pending sales increase strongly for a second month in a row. There were 2,995 new pending sales across the Central Pennsylvania region in May, a strong 10.5% increase from a year ago follow a strong bump in April. All counties except Adams County had more new pending sales, with many reporting double-digit growth compared to a year ago.

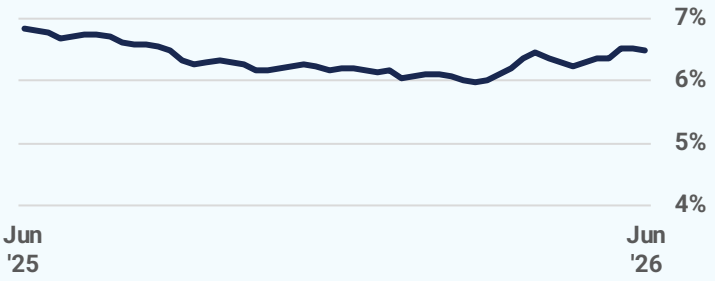
However, despite more contracts last month, closed sales fell a bit behind in May. Berks and York counties were the only two with higher closed sales in May. Closed sales were 1.3% lower than last year. Year-to-date, regional sales are tracking just below last year's level.

New listings have slowed. In May, a total of 2,922 new listings came onto the market, a 1.2% year-over-year gain. New listings and pending contracts were about the same in May, reflecting a shift to more balance in the market. There were 3,962 active listings at the end of the month, which was 8.5% above last year.

Market Outlook

Expanding inventory over the past several years has provided Central Pennsylvania buyers with more choices. Those gains are slowing and could potentially reverse if seller activity remains tepid. Mortgage rates and economic uncertainty have impacted demand in 2026, and stagnating inventory could constraint transactions this summer.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

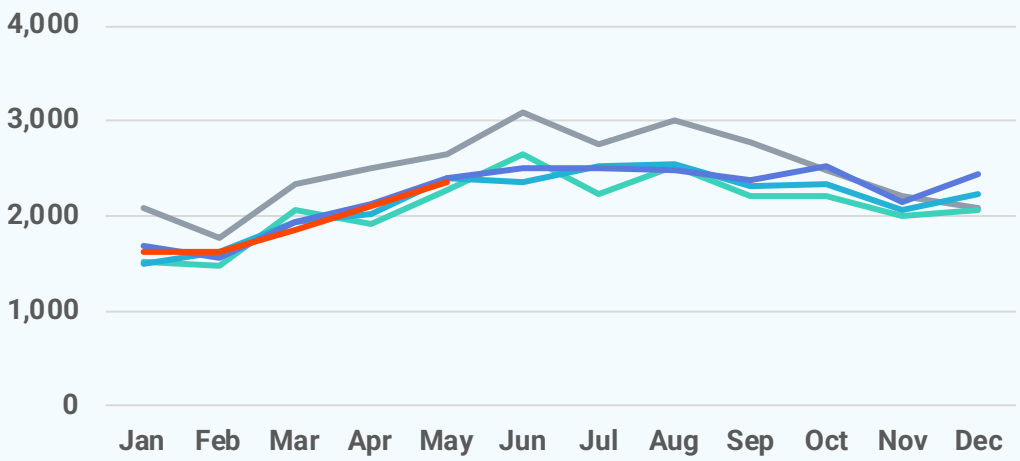
Closed Sales

2026 2025 2024 2023 2022

2,361
May 2026

-1.3%
May '26 vs. May '25
(May '25: 2,391)

+11.8%
May '26 vs. Apr '26
(Apr '26: 2,111)



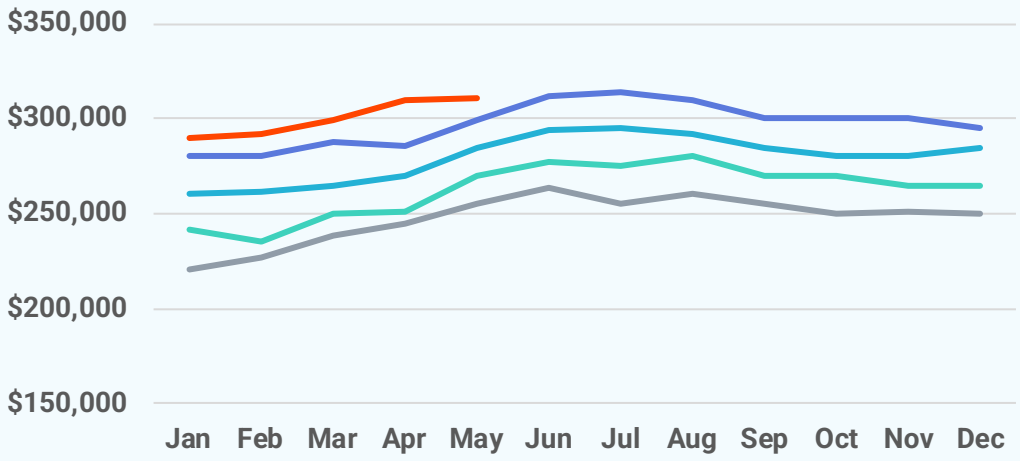
Median Sold Price

2026 2025 2024 2023 2022

$311,000
May 2026

+4.0%
May '26 vs. May '25
(May '25: $299,175)

+0.3%
May '26 vs. Apr '26
(Apr '26: $310,000)



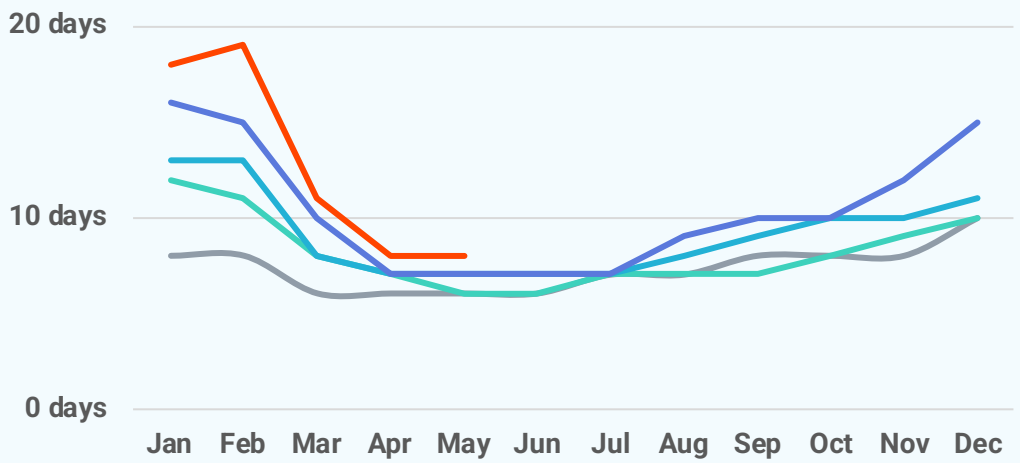
Median Days on Market

2026 2025 2024 2023 2022

8 days
May 2026

+1 day
May '26 vs. May '25
(May '25: 7 days)

+0 days
May '26 vs. Apr '26
(Apr '26: 8 days)



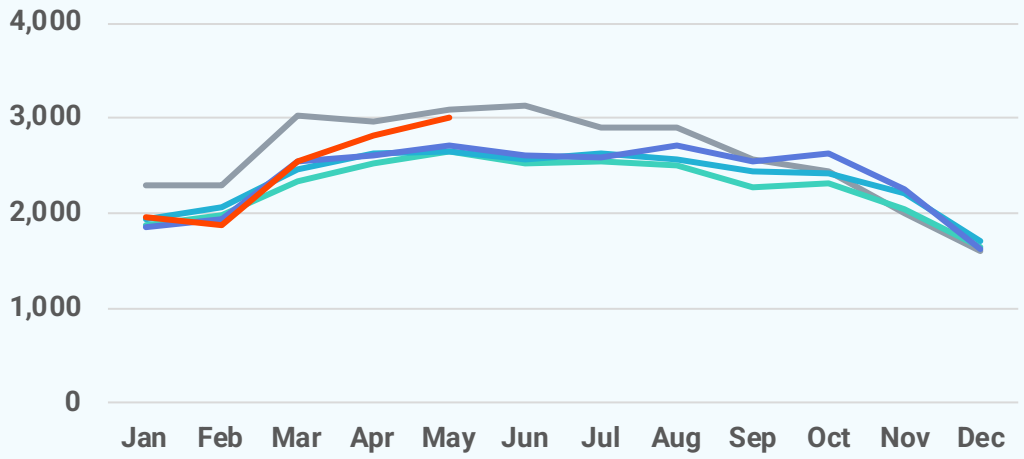
New Pending Sales

2026 2025 2024 2023 2022

2,995
May 2026

+10.5%
May '26 vs. May '25
(May '25: 2,710)

+6.7%
May '26 vs. Apr '26
(Apr '26: 2,808)



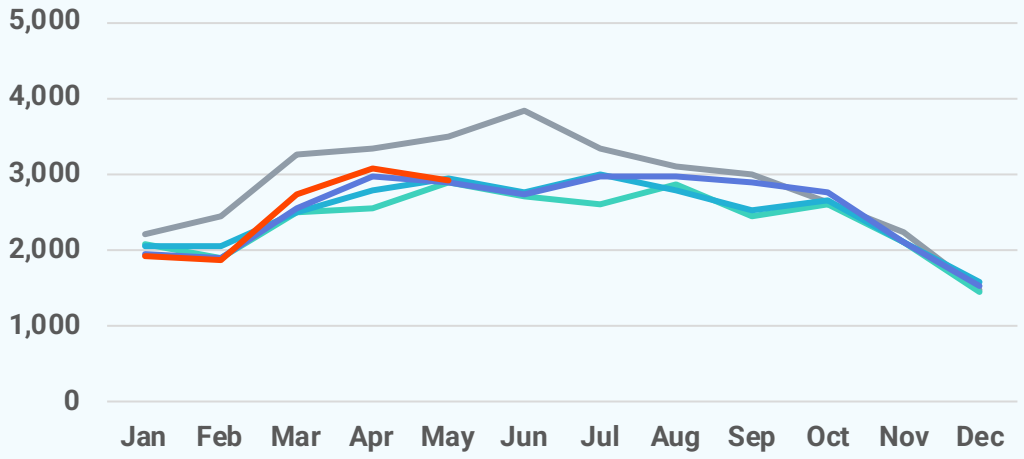
New Listings

2026 2025 2024 2023 2022

2,922
May 2026

+1.2%
May '26 vs. May '25
(May '25: 2,888)

-5.2%
May '26 vs. Apr '26
(Apr '26: 3,082)



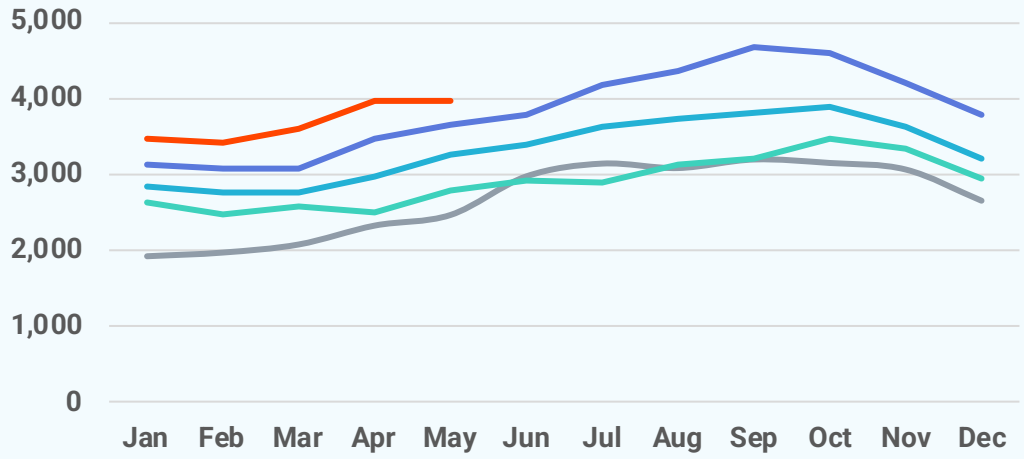
Active Listings

2026 2025 2024 2023 2022

3,962
May 2026

+8.5%
May '26 vs. May '25
(May '25: 3,650)

-0.2%
May '26 vs. Apr '26
(Apr '26: 3,969)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	May '26	vs. May '25	May '26	vs. May '25	May '26	vs. May '25
Central PA	2,361	-1.3%	$311,000	+4.0%	8 days	+1 day
Adams County, PA	99	+2.1%	$340,000	+7.9%	10 days	+1 day
Berks County, PA	376	+8.0%	$307,450	+2.8%	6 days	+0 days
Cumberland County, PA	259	-5.1%	$322,000	-0.9%	7 days	+1 day
Dauphin County, PA	263	-9.3%	$295,000	+18.0%	9 days	+3 days
Franklin County, PA	136	-1.4%	$290,000	+3.3%	15 days	+4 days
Fulton County, PA	6	-33.3%	$284,500	+45.9%	8 days	-3 days
Lancaster County, PA	426	-3.6%	$363,500	+5.4%	6 days	+0 days
Lebanon County, PA	136	-12.3%	$313,450	+10.0%	7 days	-4 days
Perry County, PA	32	-8.6%	$322,500	+25.2%	8 days	+0 days
Schuylkill County, PA	114	-15.6%	$197,950	+27.7%	11 days	-3 days
York County, PA	514	+9.6%	$299,900	+1.7%	7 days	+0 days

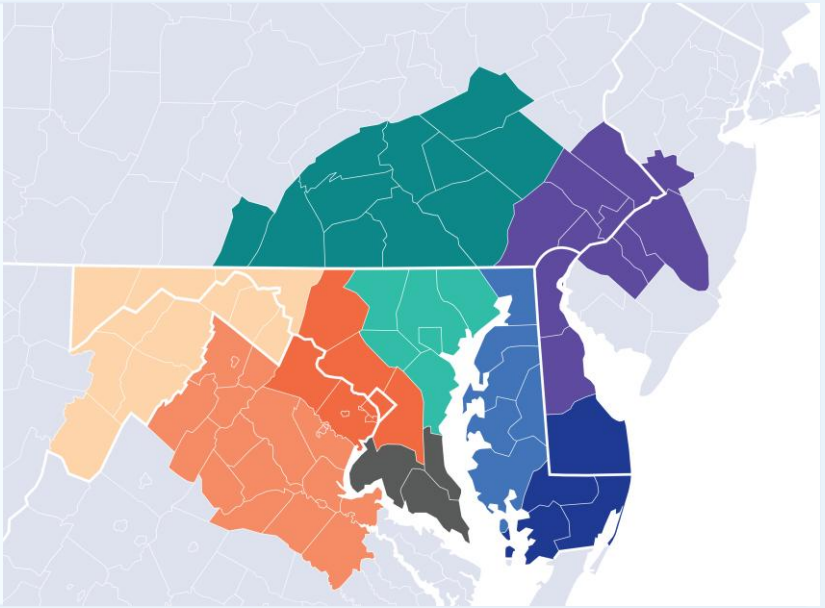
Local Markets	New Pending Sales		New Listings		Showings	
	May '26	vs. May '25	May '26	vs. May '25	May '26	vs. May '25
Central PA	2,995	+10.5%	2,922	+1.2%	44,192	+3.8%
Adams County, PA	118	-9.9%	147	+15.7%	1,834	+8.8%
Berks County, PA	417	+2.0%	428	+0.5%	7,111	+4.2%
Cumberland County, PA	354	+17.2%	338	+1.5%	5,632	-1.3%
Dauphin County, PA	351	+1.4%	316	-8.7%	5,578	+7.3%
Franklin County, PA	205	+19.9%	170	+2.4%	2,551	+20.4%
Fulton County, PA	14	+16.7%	15	+66.7%	120	+42.9%
Lancaster County, PA	558	+12.7%	525	-4.5%	8,216	+5.9%
Lebanon County, PA	171	+18.8%	170	-5.6%	2,199	+13.9%
Perry County, PA	48	+37.1%	45	+4.7%	561	-0.5%
Schuylkill County, PA	129	+3.2%	162	+8.0%	1,497	-17.2%
York County, PA	630	+16.7%	606	+8.6%	8,893	-0.1%

Local Markets

	Active Listings		Months of Supply	
	May '26	vs. May '25	May '26	vs. May '25
Central PA	3,962	+8.5%	1.73	+0.11 months
Adams County, PA	266	+21.5%	2.77	+0.28 months
Berks County, PA	406	+5.2%	1.17	+0.02 months
Cumberland County, PA	454	-0.7%	1.77	-0.08 months
Dauphin County, PA	467	+21.6%	1.82	+0.39 months
Franklin County, PA	345	+18.2%	2.38	+0.29 months
Fulton County, PA	25	+66.7%	3.13	+0.99 months
Lancaster County, PA	593	+0.5%	1.40	-0.05 months
Lebanon County, PA	327	-0.3%	2.52	+0.07 months
Perry County, PA	65	-1.5%	1.81	-0.25 months
Schuylkill County, PA	269	+21.2%	2.54	+0.58 months
York County, PA	745	+7.8%	1.56	+0.09 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

May 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of June 4, 2026

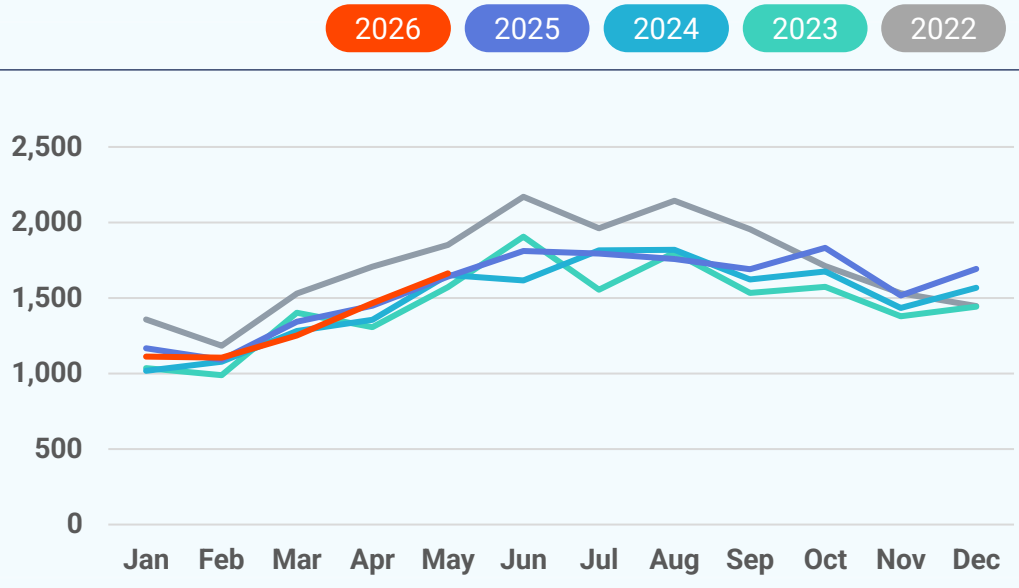
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	1,663	1,642	+1.3%
Median Sold Price	$355,000	$336,997	+5.3%
Median Days on Market	7 days	7 days	+0 days
New Pending Sales	2,157	1,900	+13.5%
New Listings	2,045	2,035	+0.5%
Active Listings	2,813	2,687	+4.7%
Months of Supply	1.74	1.71	+0.03 mos.

Closed Sales

1,663
May 2026

+1.3%
May '26 vs. May '25
(May '25: 1,642)

+13.4%
May '26 vs. Apr '26
(Apr '26: 1,466)



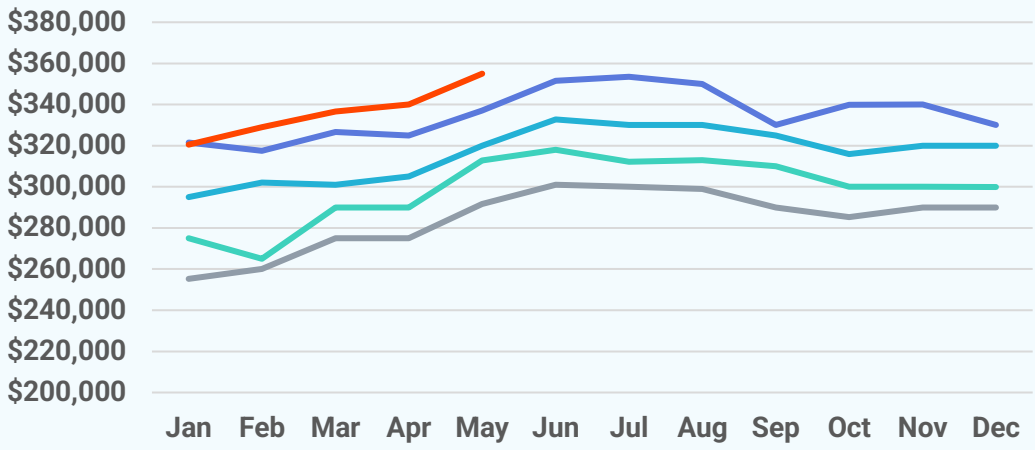
Median Sold Price

2026 2025 2024 2023 2022

$355,000
May 2026

+5.3%
May '26 vs. May '25
(May '25: $336,997)

+4.4%
May '26 vs. Apr '26
(Apr '26: $340,000)



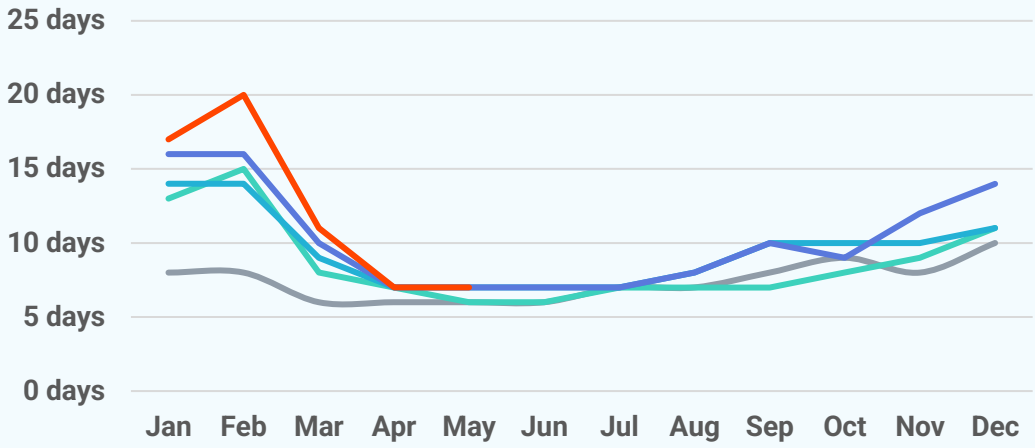
Median Days on Market

2026 2025 2024 2023 2022

7 days
May 2026

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

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



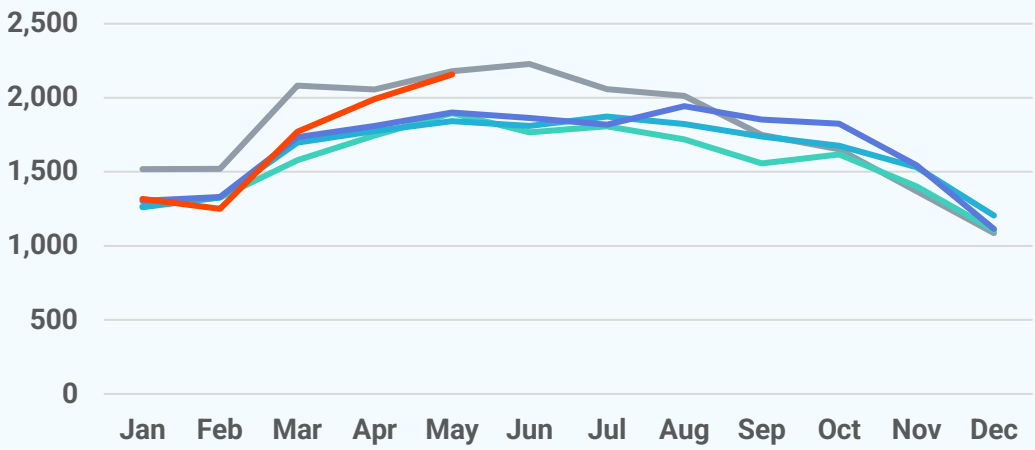
New Pending Sales

2026 2025 2024 2023 2022

2,157
May 2026

+13.5%
May '26 vs. May '25
(May '25: 1,900)

+8.3%
May '26 vs. Apr '26
(Apr '26: 1,992)



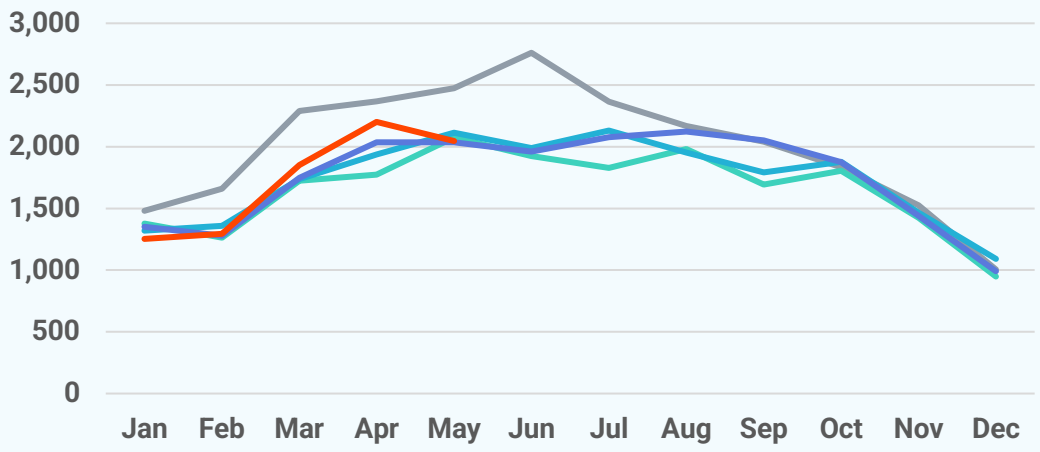
New Listings

2026 2025 2024 2023 2022

2,045
May 2026

+0.5%
May '26 vs. May '25
(May '25: 2,035)

-7.1%
May '26 vs. Apr '26
(Apr '26: 2,201)



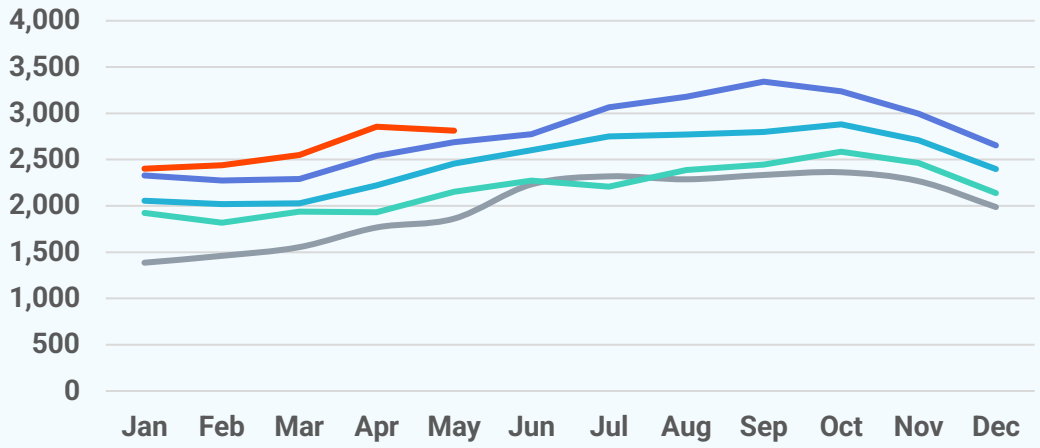
Active Listings

2026 2025 2024 2023 2022

2,813
May 2026

+4.7%
May '26 vs. May '25
(May '25: 2,687)

-1.5%
May '26 vs. Apr '26
(Apr '26: 2,855)



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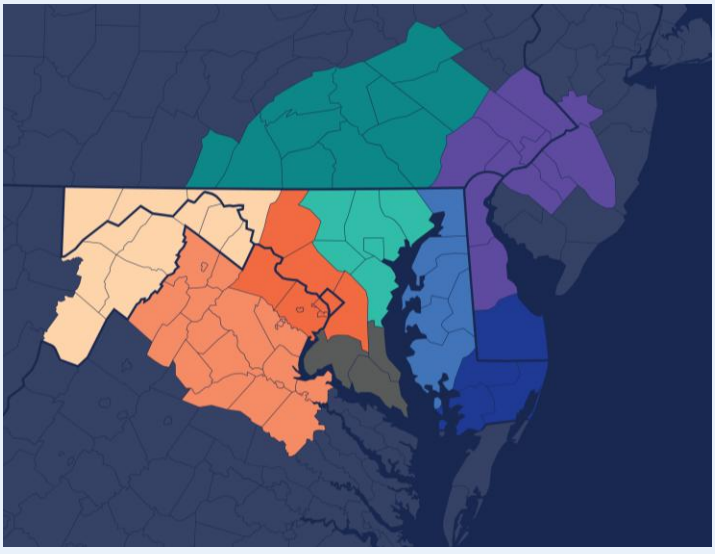


Central Pennsylvania

May 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of June 4, 2026

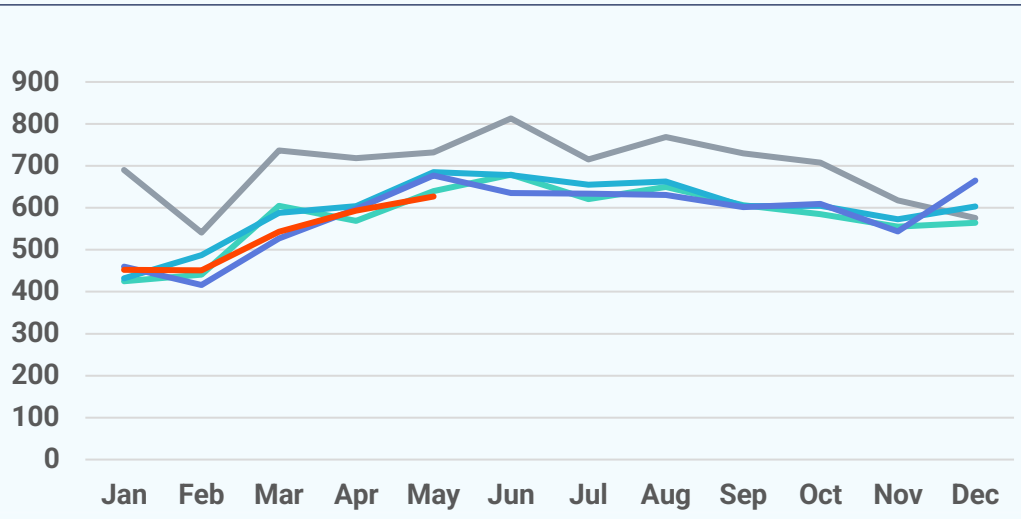
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	627	677	-7.4%
Median Sold Price	$239,900	$220,000	+9.0%
Median Days on Market	8 days	7 days	+1 day
New Pending Sales	743	736	+1.0%
New Listings	795	775	+2.6%
Active Listings	1,038	873	+18.9%
Months of Supply	1.72	1.43	+0.29 mos.

Closed Sales

627
May 2026

-7.4%
May '26 vs. May '25
(May '25: 677)

+5.7%
May '26 vs. Apr '26
(Apr '26: 593)



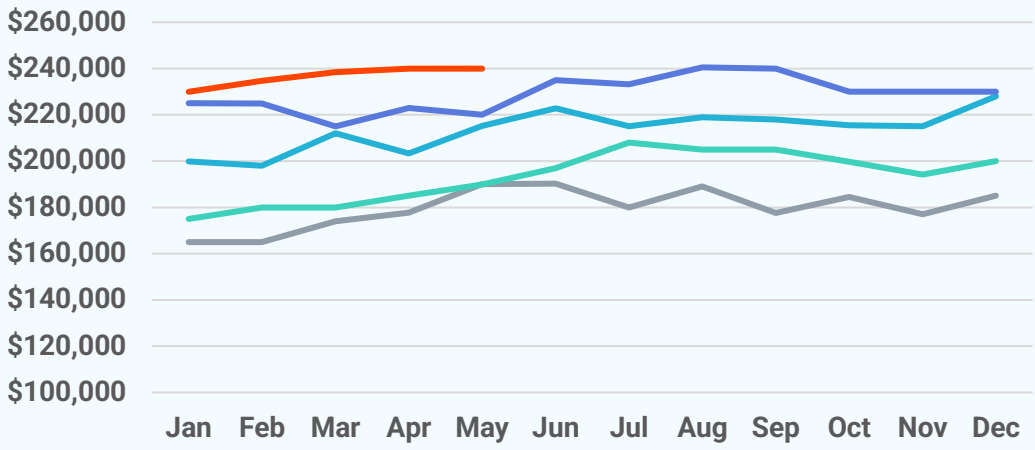
Median Sold Price

2026 2025 2024 2023 2022

$239,900
May 2026

+9.0%
May '26 vs. May '25
(May '25: $220,000)

-0.0%
May '26 vs. Apr '26
(Apr '26: $239,950)



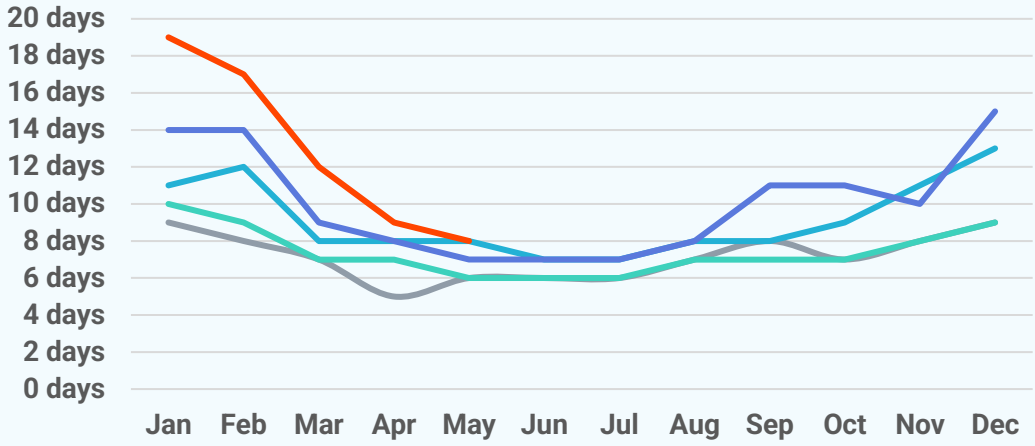
Median Days on Market

2026 2025 2024 2023 2022

8 days
May 2026

+1 day
May '26 vs. May '25
(May '25: 7 days)

-1 day
May '26 vs. Apr '26
(Apr '26: 9 days)



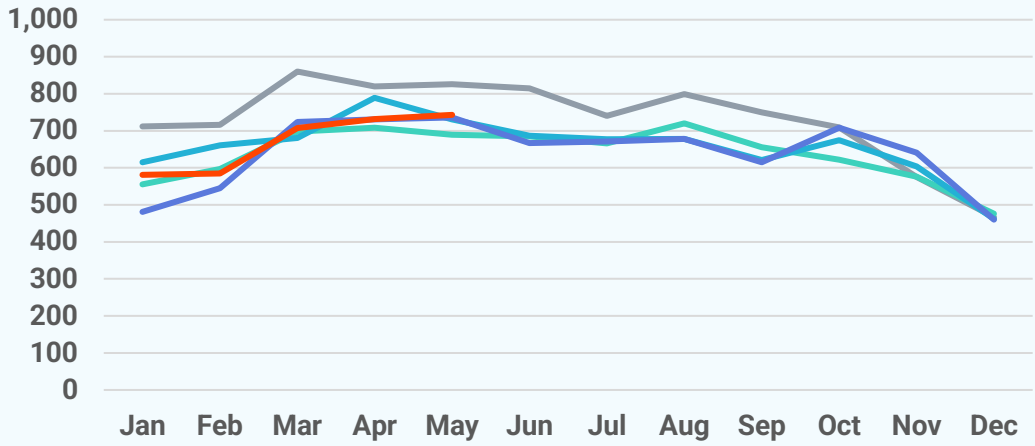
New Pending Sales

2026 2025 2024 2023 2022

743
May 2026

+1.0%
May '26 vs. May '25
(May '25: 736)

+1.5%
May '26 vs. Apr '26
(Apr '26: 732)



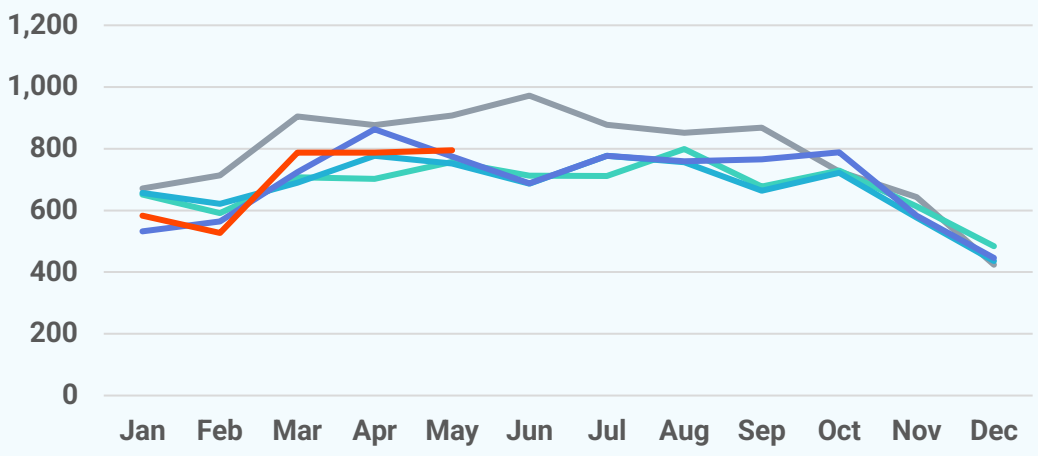
New Listings

2026 2025 2024 2023 2022

795
May 2026

+2.6%
May '26 vs. May '25
(May '25: 775)

+1.0%
May '26 vs. Apr '26
(Apr '26: 787)



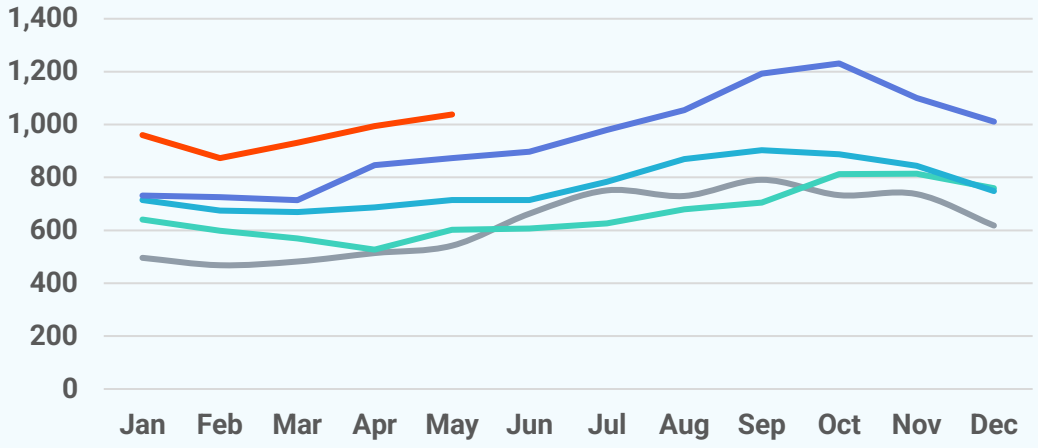
Active Listings

2026 2025 2024 2023 2022

1,038
May 2026

+18.9%
May '26 vs. May '25
(May '25: 873)

+4.4%
May '26 vs. Apr '26
(Apr '26: 994)



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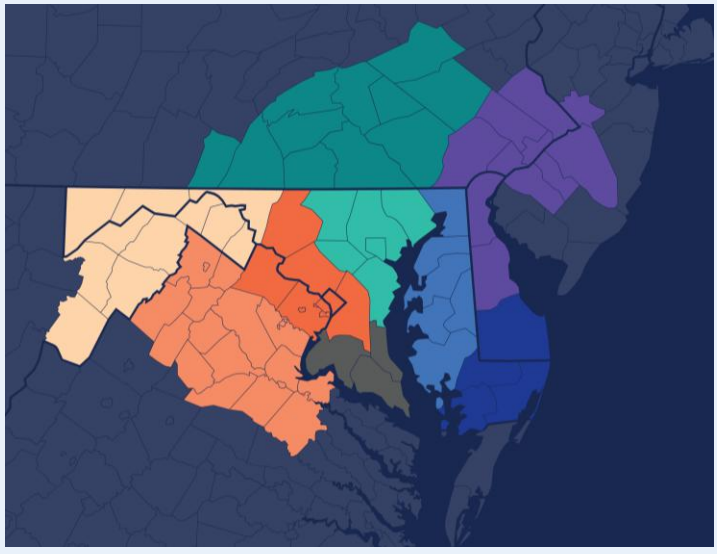


Central Pennsylvania

May 2026 Condos Report

Prepared by Bright Research

Data as of June 4, 2026

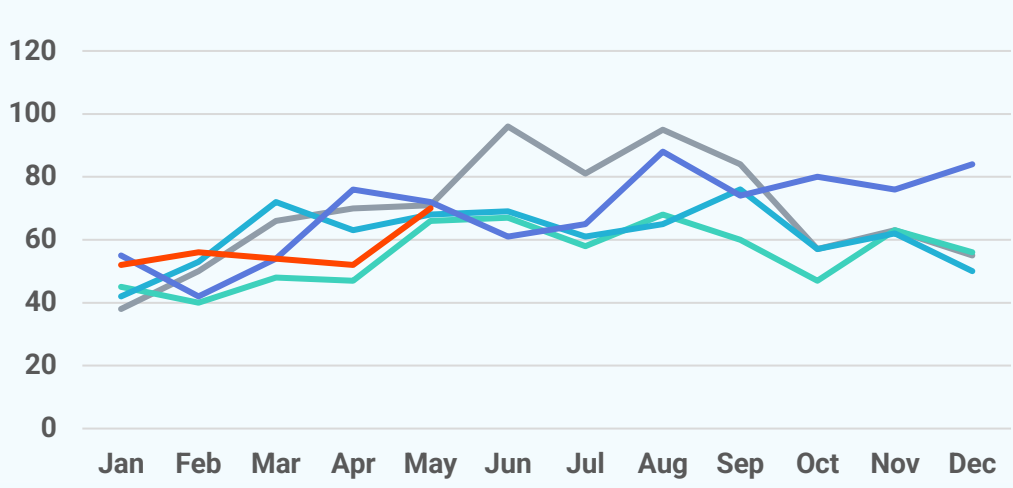
Key Market Statistics	May 2026	May 2025	Change
Closed Sales	70	72	-2.8%
Median Sold Price	$250,000	$239,999	+4.2%
Median Days on Market	12 days	8 days	+4 days
New Pending Sales	94	73	+28.8%
New Listings	82	77	+6.5%
Active Listings	111	90	+23.3%
Months of Supply	1.61	1.43	+0.18 mos.

Closed Sales

70
May 2026

-2.8%
May '26 vs. May '25
(May '25: 72)

+34.6%
May '26 vs. Apr '26
(Apr '26: 52)



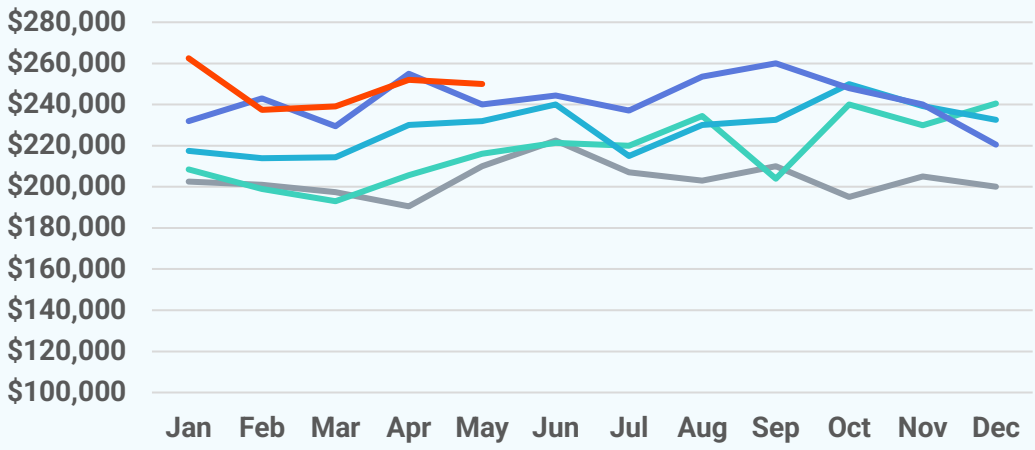
Median Sold Price

2026 2025 2024 2023 2022

$250,000
May 2026

+4.2%
May '26 vs. May '25
(May '25: $239,999)

-0.8%
May '26 vs. Apr '26
(Apr '26: $252,000)



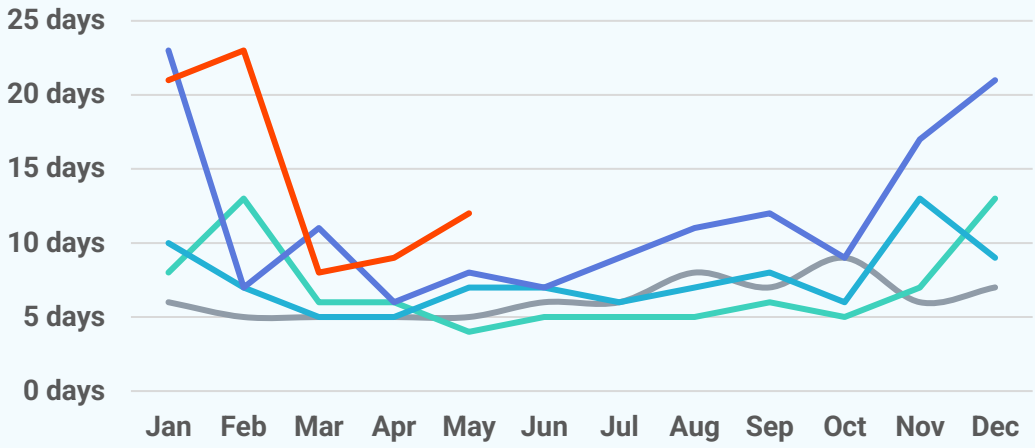
Median Days on Market

2026 2025 2024 2023 2022

12 days
May 2026

+4 days
May '26 vs. May '25
(May '25: 8 days)

+3 days
May '26 vs. Apr '26
(Apr '26: 9 days)



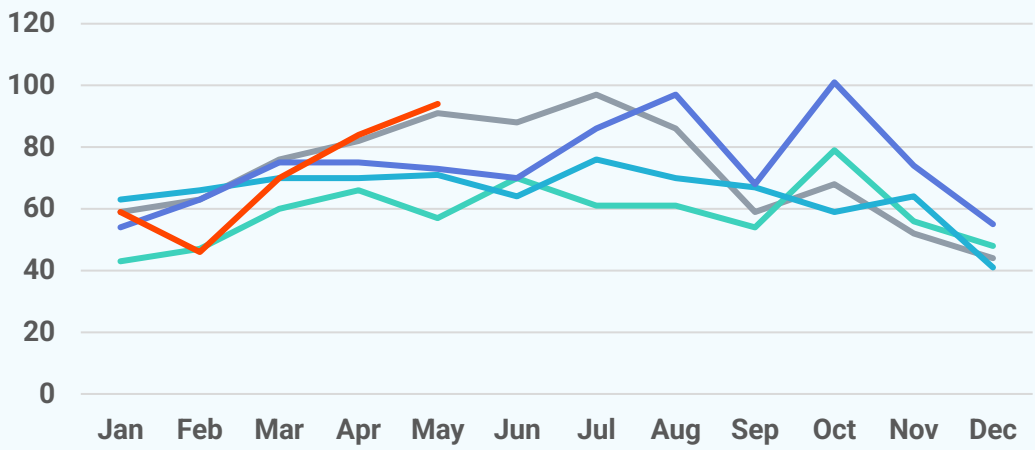
New Pending Sales

2026 2025 2024 2023 2022

94
May 2026

+28.8%
May '26 vs. May '25
(May '25: 73)

+11.9%
May '26 vs. Apr '26
(Apr '26: 84)



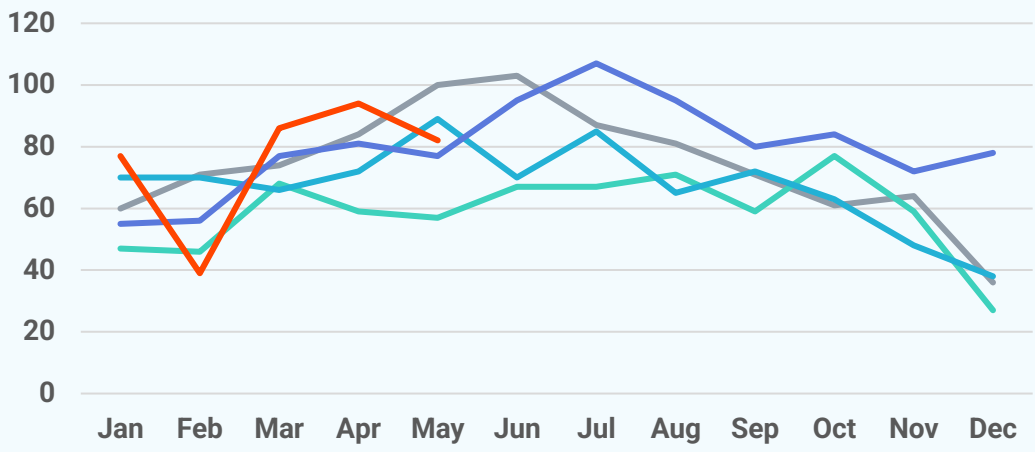
New Listings

2026 2025 2024 2023 2022

82
May 2026

+6.5%
May '26 vs. May '25
(May '25: 77)

-12.8%
May '26 vs. Apr '26
(Apr '26: 94)



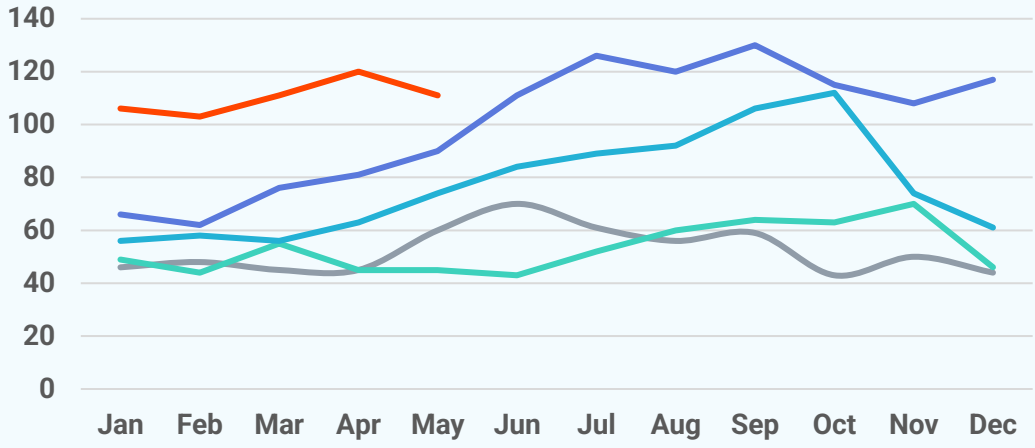
Active Listings

2026 2025 2024 2023 2022

111
May 2026

+23.3%
May '26 vs. May '25
(May '25: 90)

-7.5%
May '26 vs. Apr '26
(Apr '26: 120)



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**.

