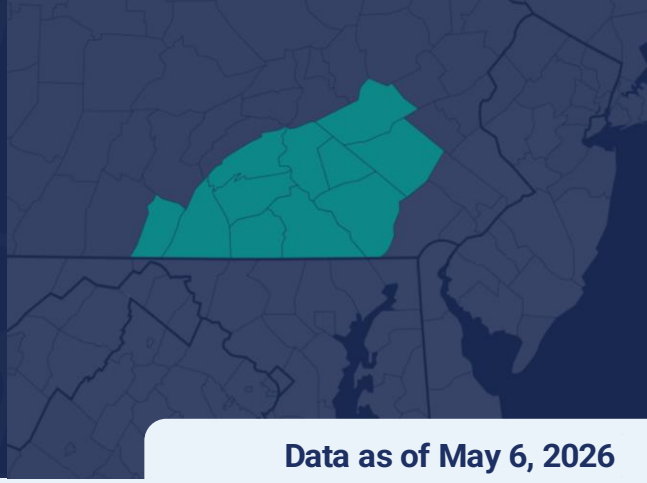
Central Pennsylvania

April 2026 Housing Market Report

Prepared by Bright Research



Data as of May 6, 2026

Key Market Statistics	Apr 2026	Apr 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	2,111	2,123	-0.6%	7,428	7,483	-0.7%
Median Sold Price	$310,000	$285,850	+8.4%	$299,900	$285,000	+5.2%
Median Days on Market	8 days	7 days	+1 day	13 days	11 days	+2 days
New Pending Sales	2,808	2,615	+7.4%	8,979	8,719	+3.0%
New Listings	3,082	2,980	+3.4%	10,421	10,088	+3.3%
Active Listings	3,969	3,468	+14.4%	3,969	3,468	+14.4%
Months of Supply	1.73	1.54	+0.19 mos.	1.73	1.54	+0.19 mos.
Showings	43,397	40,669	+6.7%	139,490	138,679	+0.6%

Housing Market Trends

Spring market gears up in Central Pennsylvania area. After a slow start, April data shows a rebounding spring housing market in the Central Pennsylvania region. New pending sales across the region were up 7.4% compared to a year ago and are at a four-year high.

Homes are still selling very quickly in the region. The median days on market in April was just 8, meaning half of all homes sold in 8 days or less.

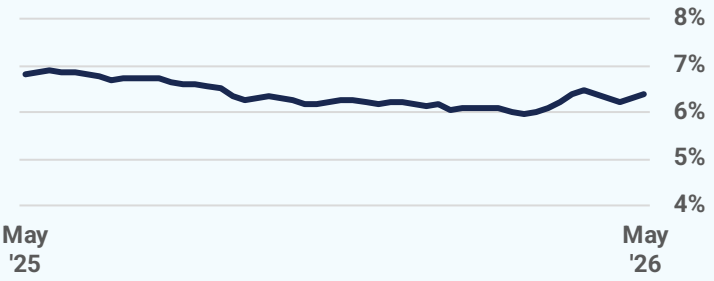
Sellers are also becoming more active. New listings rose by 3.4% year-over-year and were also at their highest level since 2022. Despite the uptick in new listings, inventory still remains tight, with just 1.73 months of supply across the region.

Because of the region's limited inventory and relative affordability, home prices continue to rise across the Central Pennsylvania market. The median sold price in April was $310,000, an 8.4% gain from a year ago.

Market Outlook

As rates dipped in April, more Central Pennsylvania buyers were enticed into the market. Overall showing activity was up 6.7% as home shoppers took advantage of more inventory. The Central Pennsylvania market continues to be the most resilient market in the Bright MLS service area. Risks to the market this spring include volatile mortgage rates, higher inflation, and growing economic uncertainty.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

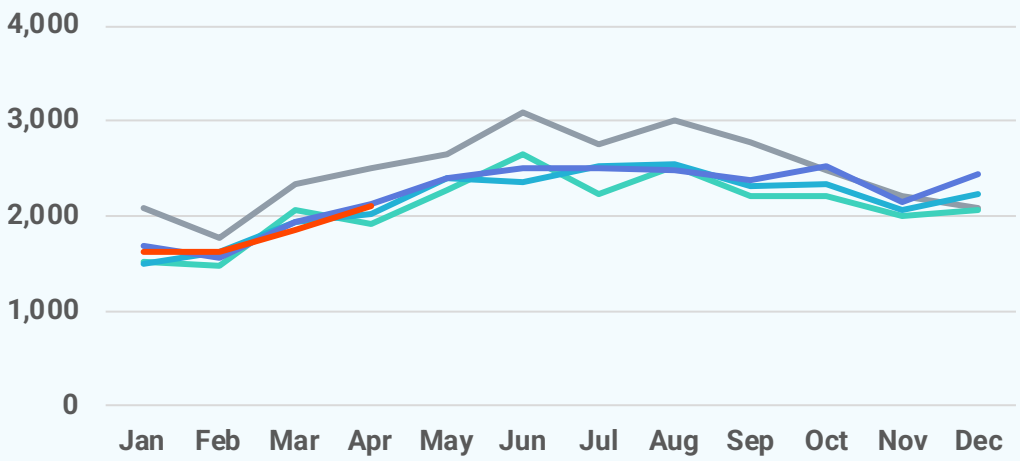
Closed Sales

2026 2025 2024 2023 2022

2,111
April 2026

-0.6%
Apr '26 vs. Apr '25
(Apr '25: 2,123)

+14.2%
Apr '26 vs. Mar '26
(Mar '26: 1,848)



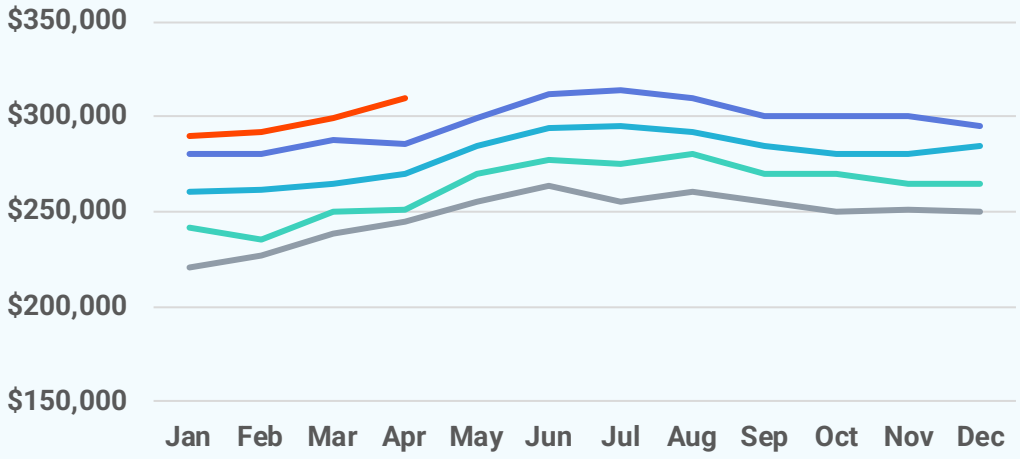
Median Sold Price

2026 2025 2024 2023 2022

$310,000
April 2026

+8.4%
Apr '26 vs. Apr '25
(Apr '25: $285,850)

+3.7%
Apr '26 vs. Mar '26
(Mar '26: $299,000)



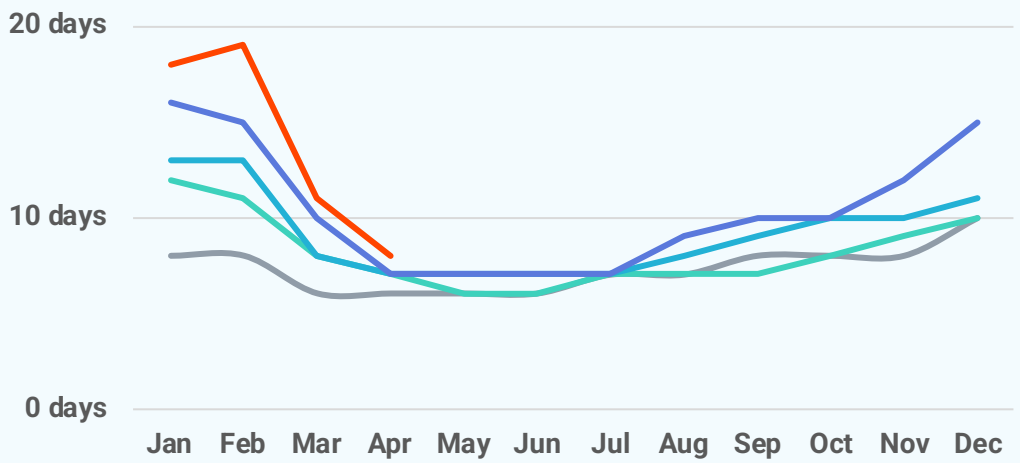
Median Days on Market

2026 2025 2024 2023 2022

8 days
April 2026

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

-3 days
Apr '26 vs. Mar '26
(Mar '26: 11 days)



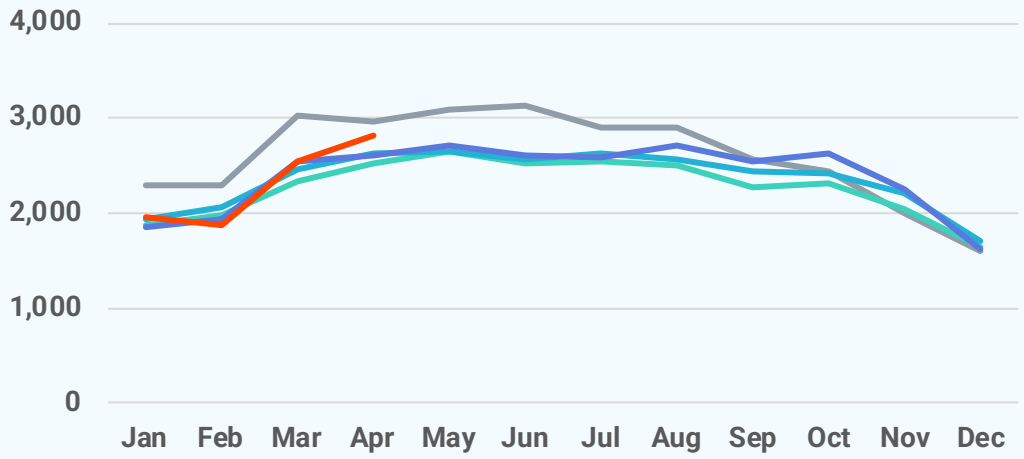
New Pending Sales

2026 2025 2024 2023 2022

2,808
April 2026

+7.4%
Apr '26 vs. Apr '25
(Apr '25: 2,615)

+10.2%
Apr '26 vs. Mar '26
(Mar '26: 2,547)



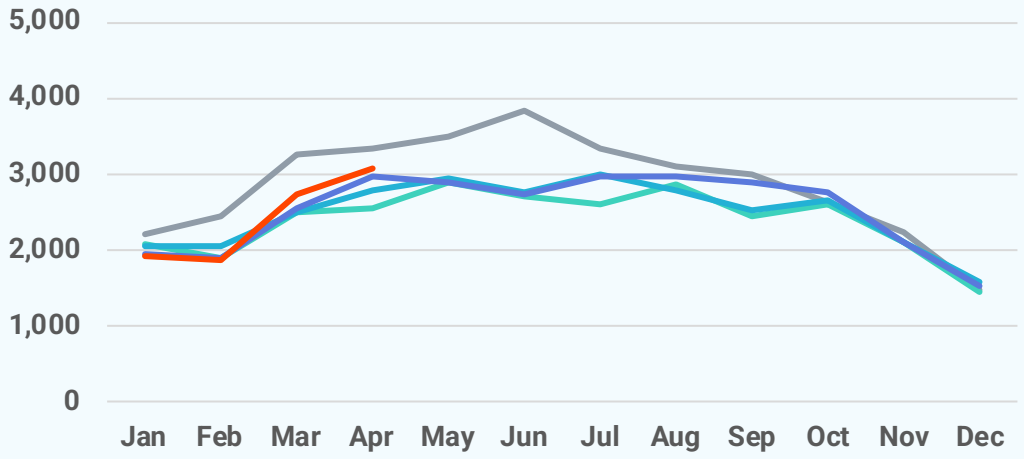
New Listings

2026 2025 2024 2023 2022

3,082
April 2026

+3.4%
Apr '26 vs. Apr '25
(Apr '25: 2,980)

+13.1%
Apr '26 vs. Mar '26
(Mar '26: 2,725)



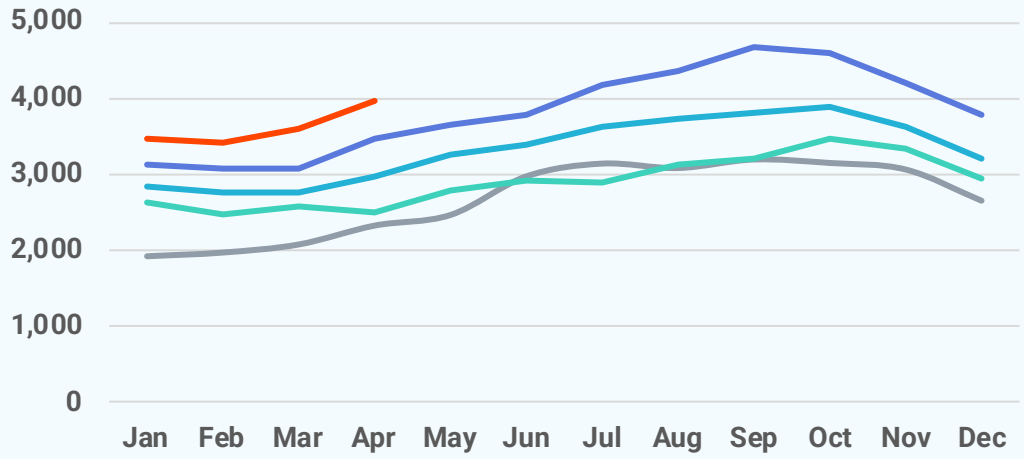
Active Listings

2026 2025 2024 2023 2022

3,969
April 2026

+14.4%
Apr '26 vs. Apr '25
(Apr '25: 3,468)

+10.5%
Apr '26 vs. Mar '26
(Mar '26: 3,593)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Central PA	2,111	-0.6%	$310,000	+8.4%	8 days	+1 day
Adams County, PA	93	+25.7%	$330,000	+4.8%	6 days	-6 days
Berks County, PA	335	+2.1%	$292,000	+3.9%	6 days	-1 day
Cumberland County, PA	251	+22.4%	$319,000	+1.3%	8 days	+2 days
Dauphin County, PA	233	-7.9%	$279,900	+5.9%	13 days	+5 days
Franklin County, PA	134	-9.5%	$295,000	+3.3%	17 days	+8 days
Fulton County, PA	6	+20.0%	$198,050	-20.8%	5 days	-15 days
Lancaster County, PA	382	+4.7%	$364,900	+7.8%	7 days	+1 day
Lebanon County, PA	101	-27.3%	$300,000	+3.0%	7 days	+1 day
Perry County, PA	38	+11.8%	$271,562	-7.1%	8 days	-10 days
Schuylkill County, PA	87	-29.3%	$200,000	+28.6%	14 days	-1 day
York County, PA	451	+0.4%	$301,500	+11.7%	7 days	+0 days

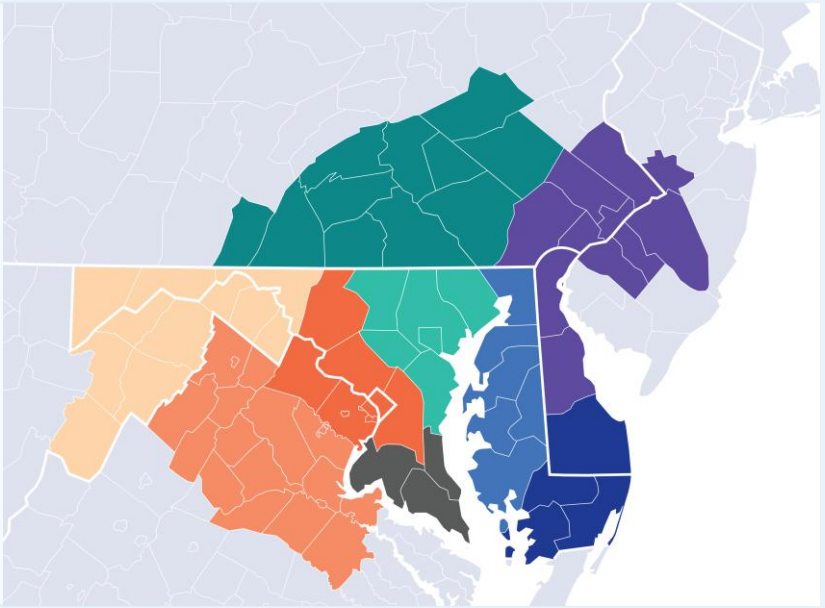
Local Markets	New Pending Sales		New Listings		Showings	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Central PA	2,808	+7.4%	3,082	+3.4%	43,397	+6.7%
Adams County, PA	113	-5.0%	153	+0.0%	1,697	+5.4%
Berks County, PA	423	+12.5%	462	+11.6%	7,302	+10.8%
Cumberland County, PA	315	+9.4%	355	+9.9%	5,540	+2.7%
Dauphin County, PA	314	+5.7%	350	+1.7%	5,307	+11.1%
Franklin County, PA	162	-4.7%	215	+17.5%	2,298	+17.6%
Fulton County, PA	11	-8.3%	12	-25.0%	78	-6.0%
Lancaster County, PA	525	+12.2%	548	-0.4%	7,859	+4.0%
Lebanon County, PA	171	-1.7%	176	-20.0%	1,989	+1.9%
Perry County, PA	39	+11.4%	40	-11.1%	491	+1.4%
Schuylkill County, PA	137	-9.3%	169	+9.7%	1,579	-0.1%
York County, PA	598	+13.9%	602	+4.2%	9,257	+6.5%

Local Markets

	Active Listings		Months of Supply	
	Apr '26	vs. Apr '25	Apr '26	vs. Apr '25
Central PA	3,969	+14.4%	1.73	+0.19 months
Adams County, PA	245	+15.0%	2.55	+0.1 months
Berks County, PA	392	+14.0%	1.14	+0.13 months
Cumberland County, PA	464	+6.2%	1.79	+0.01 months
Dauphin County, PA	482	+27.9%	1.86	+0.46 months
Franklin County, PA	366	+27.1%	2.52	+0.49 months
Fulton County, PA	23	+35.3%	2.88	+0.05 months
Lancaster County, PA	598	+11.4%	1.40	+0.06 months
Lebanon County, PA	330	+10.0%	2.52	+0.26 months
Perry County, PA	62	+10.7%	1.72	-0.09 months
Schuylkill County, PA	258	+31.0%	2.39	+0.62 months
York County, PA	749	+6.7%	1.58	+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

April 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of May 6, 2026

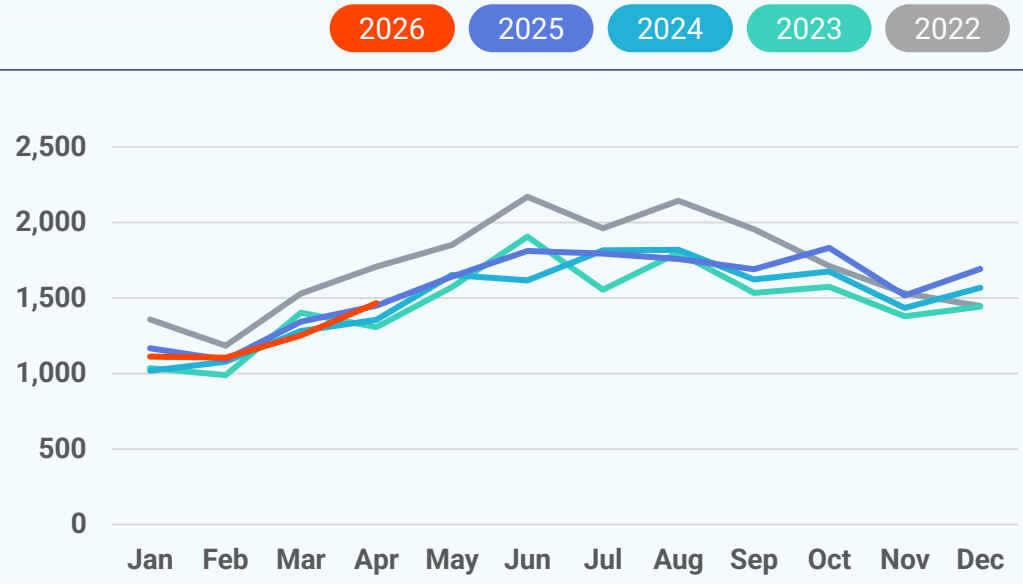
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	1,466	1,449	+1.2%
Median Sold Price	$340,000	$325,000	+4.6%
Median Days on Market	7 days	7 days	+0 days
New Pending Sales	1,992	1,809	+10.1%
New Listings	2,201	2,036	+8.1%
Active Listings	2,855	2,540	+12.4%
Months of Supply	1.77	1.61	+0.16 mos.

Closed Sales

1,466
April 2026

+1.2%
Apr '26 vs. Apr '25
(Apr '25: 1,449)

+17.2%
Apr '26 vs. Mar '26
(Mar '26: 1,251)



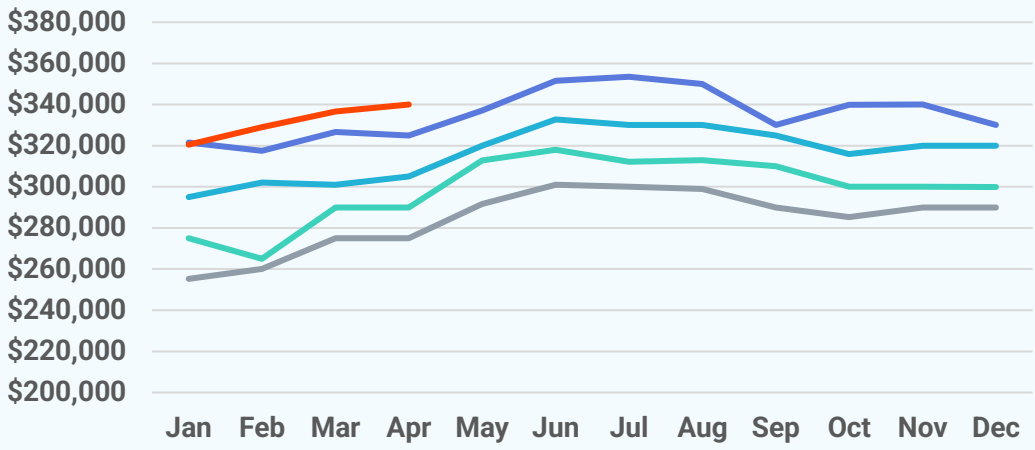
Median Sold Price

2026 2025 2024 2023 2022

$340,000
April 2026

+4.6%
Apr '26 vs. Apr '25
(Apr '25: $325,000)

+1.0%
Apr '26 vs. Mar '26
(Mar '26: $336,648)



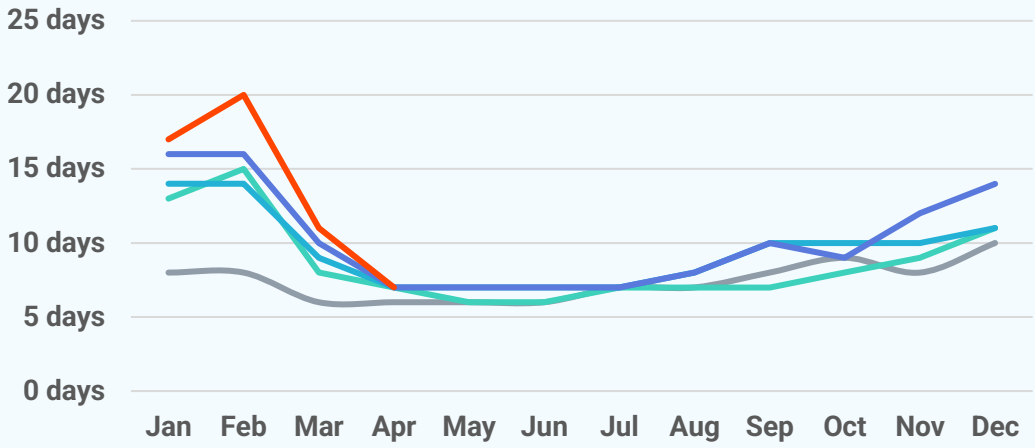
Median Days on Market

2026 2025 2024 2023 2022

7 days
April 2026

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

-4 days
Apr '26 vs. Mar '26
(Mar '26: 11 days)



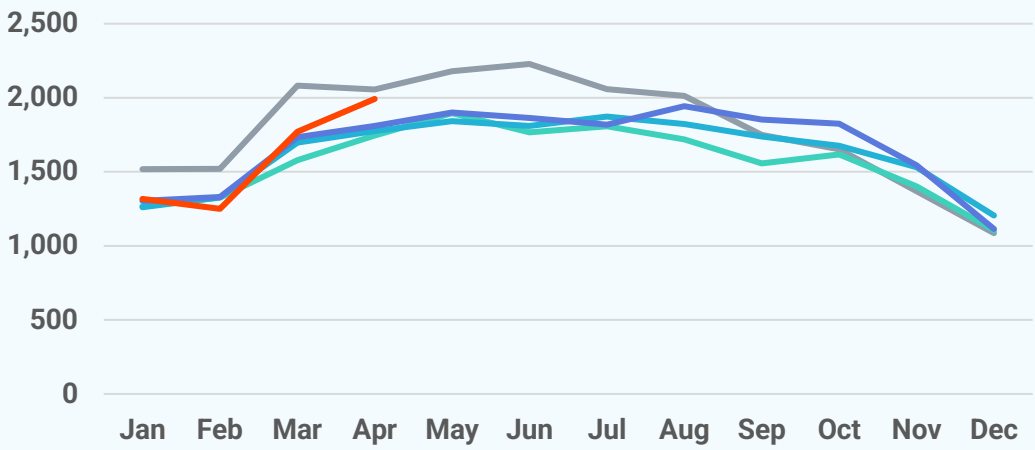
New Pending Sales

2026 2025 2024 2023 2022

1,992
April 2026

+10.1%
Apr '26 vs. Apr '25
(Apr '25: 1,809)

+12.5%
Apr '26 vs. Mar '26
(Mar '26: 1,770)



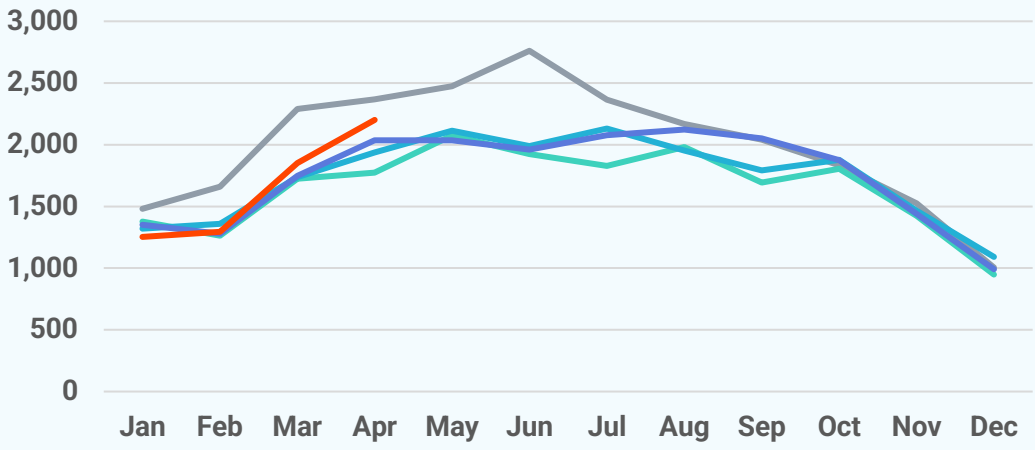
New Listings

2026 2025 2024 2023 2022

2,201
April 2026

+8.1%
Apr '26 vs. Apr '25
(Apr '25: 2,036)

+18.9%
Apr '26 vs. Mar '26
(Mar '26: 1,851)



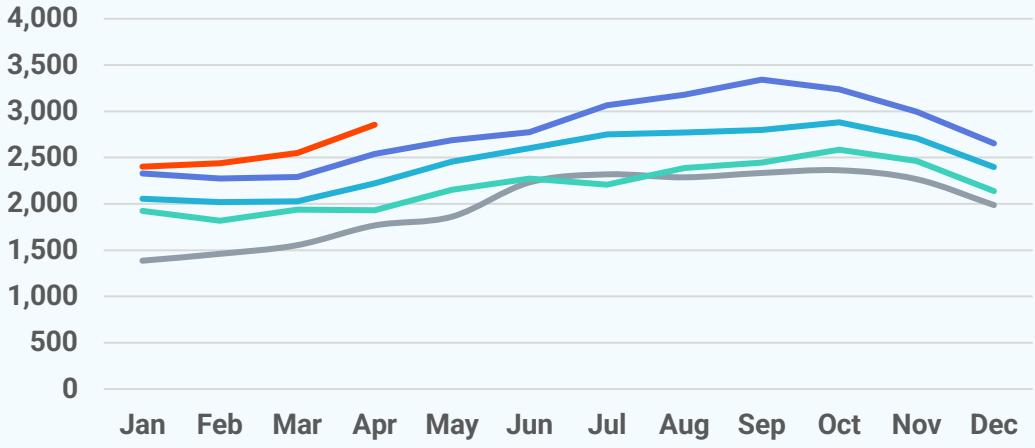
Active Listings

2026 2025 2024 2023 2022

2,855
April 2026

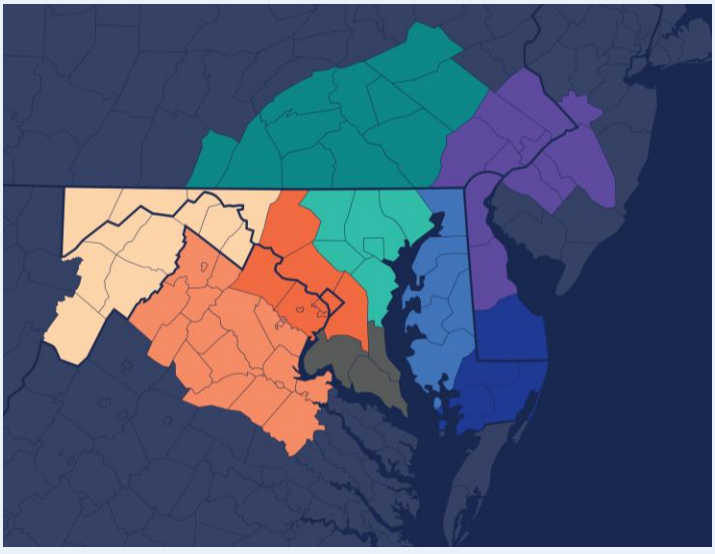
+12.4%
Apr '26 vs. Apr '25
(Apr '25: 2,540)

+11.9%
Apr '26 vs. Mar '26
(Mar '26: 2,551)



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

April 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of May 6, 2026

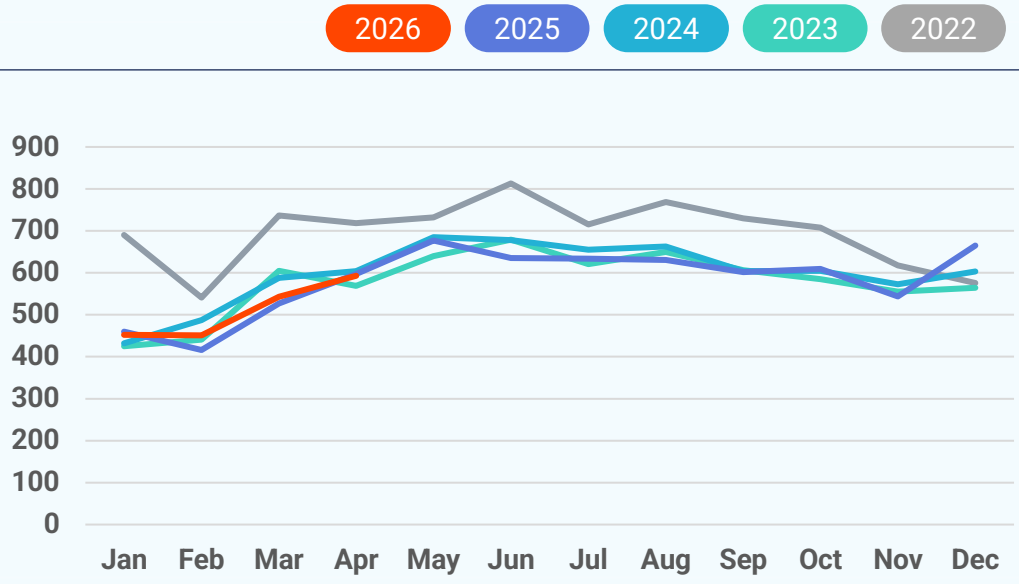
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	593	597	-0.7%
Median Sold Price	$239,950	$223,000	+7.6%
Median Days on Market	9 days	8 days	+1 day
New Pending Sales	732	731	+0.1%
New Listings	787	863	-8.8%
Active Listings	994	847	+17.4%
Months of Supply	1.63	1.38	+0.25 mos.

Closed Sales

593
April 2026

-0.7%
Apr '26 vs. Apr '25
(Apr '25: 597)

+9.2%
Apr '26 vs. Mar '26
(Mar '26: 543)



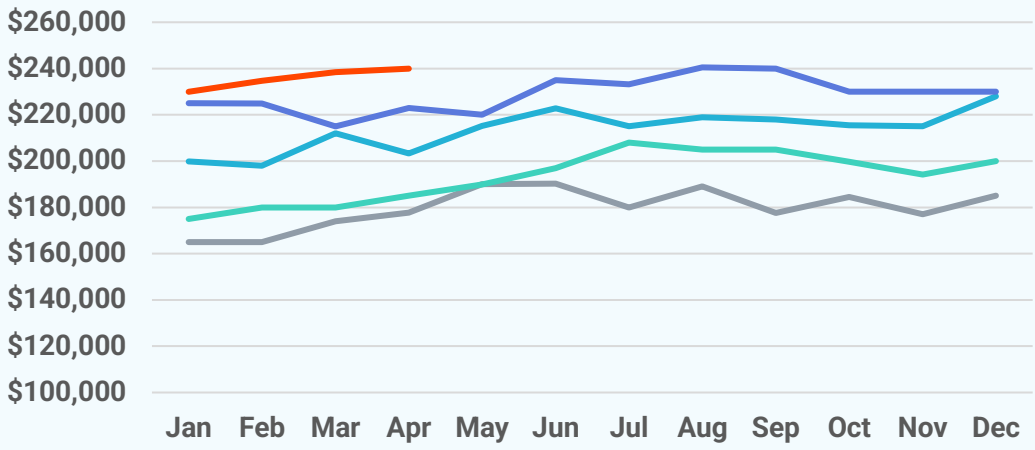
Median Sold Price

2026 2025 2024 2023 2022

$239,950
April 2026

+7.6%
Apr '26 vs. Apr '25
(Apr '25: $223,000)

+0.6%
Apr '26 vs. Mar '26
(Mar '26: $238,500)



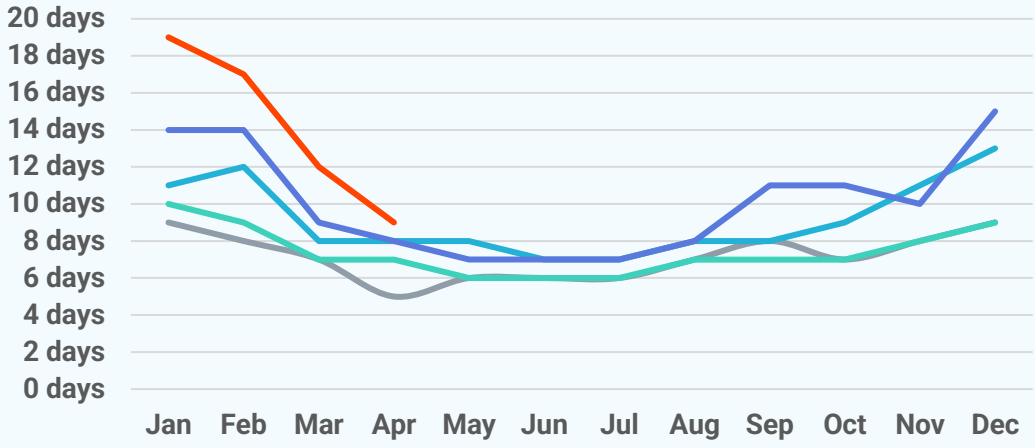
Median Days on Market

2026 2025 2024 2023 2022

9 days
April 2026

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

-3 days
Apr '26 vs. Mar '26
(Mar '26: 12 days)



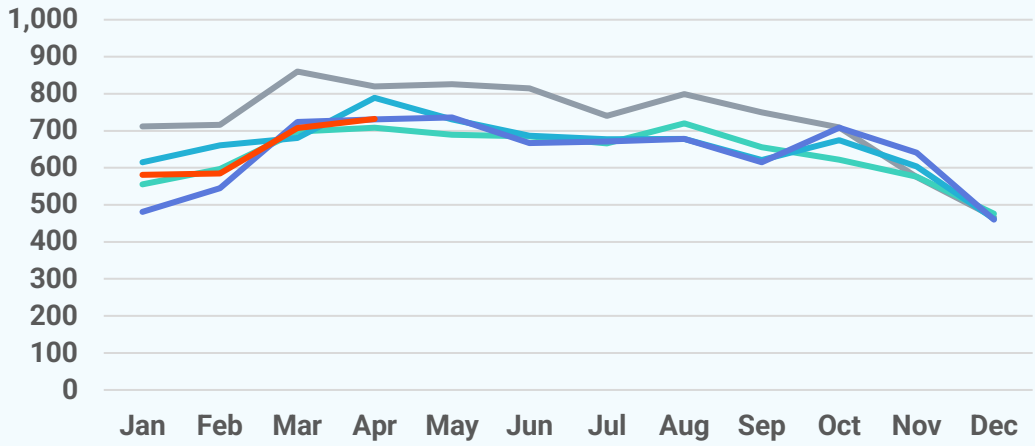
New Pending Sales

2026 2025 2024 2023 2022

732
April 2026

+0.1%
Apr '26 vs. Apr '25
(Apr '25: 731)

+3.5%
Apr '26 vs. Mar '26
(Mar '26: 707)



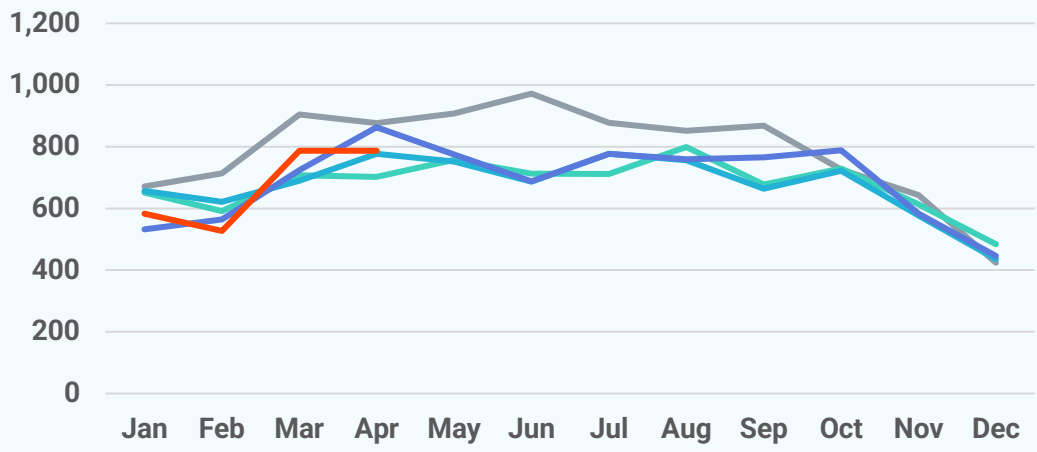
New Listings

2026 2025 2024 2023 2022

787
April 2026

-8.8%
Apr '26 vs. Apr '25
(Apr '25: 863)

+0.0%
Apr '26 vs. Mar '26
(Mar '26: 787)



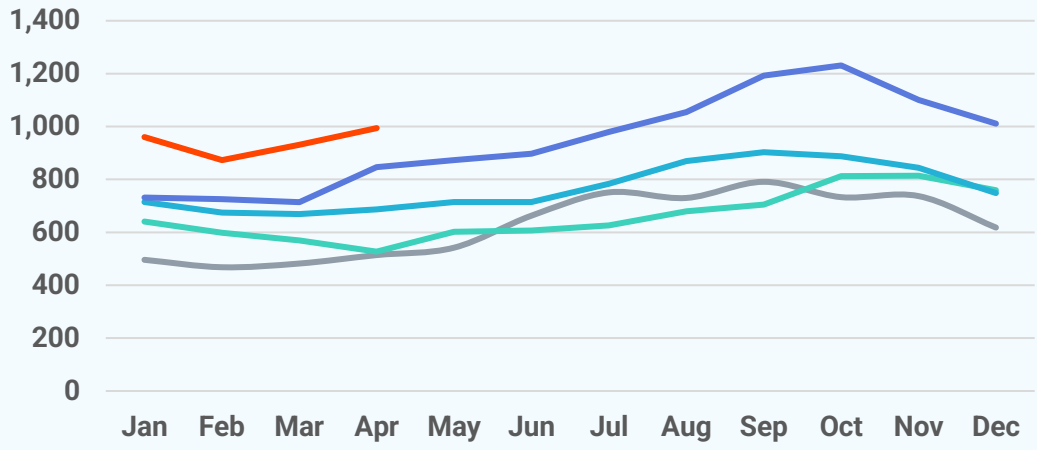
Active Listings

2026 2025 2024 2023 2022

994
April 2026

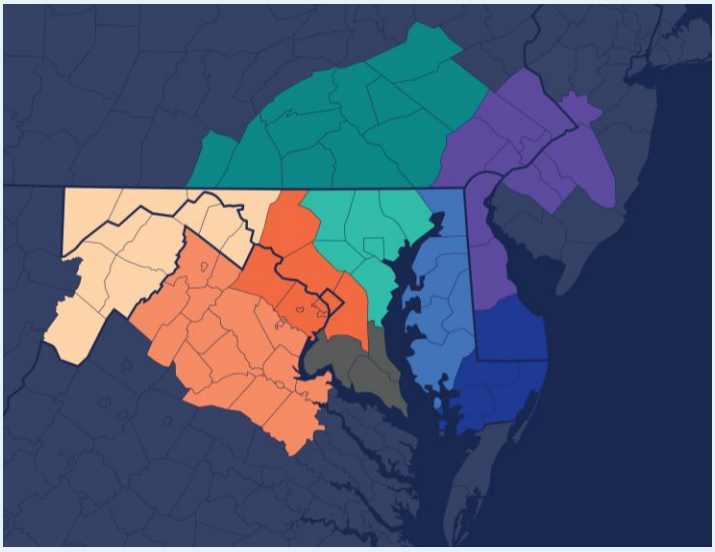
+17.4%
Apr '26 vs. Apr '25
(Apr '25: 847)

+6.8%
Apr '26 vs. Mar '26
(Mar '26: 931)



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

April 2026 Condos Report

Prepared by Bright Research

Data as of May 6, 2026

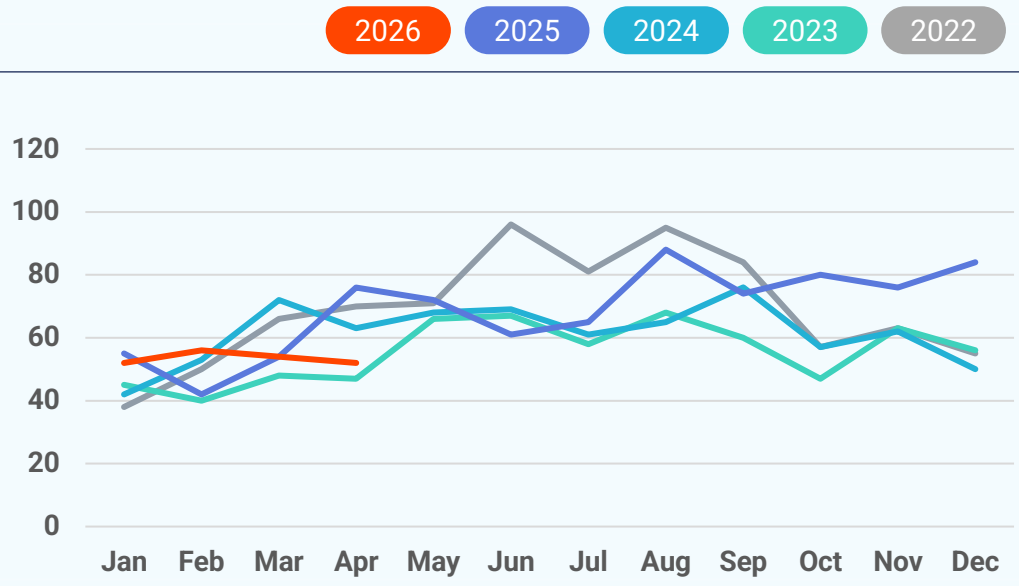
Key Market Statistics	Apr 2026	Apr 2025	Change
Closed Sales	52	76	-31.6%
Median Sold Price	$252,000	$255,000	-1.2%
Median Days on Market	9 days	6 days	+3 days
New Pending Sales	84	75	+12.0%
New Listings	94	81	+16.0%
Active Listings	120	81	+48.1%
Months of Supply	1.74	1.31	+0.43 mos.

Closed Sales

52
April 2026

-31.6%
Apr '26 vs. Apr '25
(Apr '25: 76)

-3.7%
Apr '26 vs. Mar '26
(Mar '26: 54)



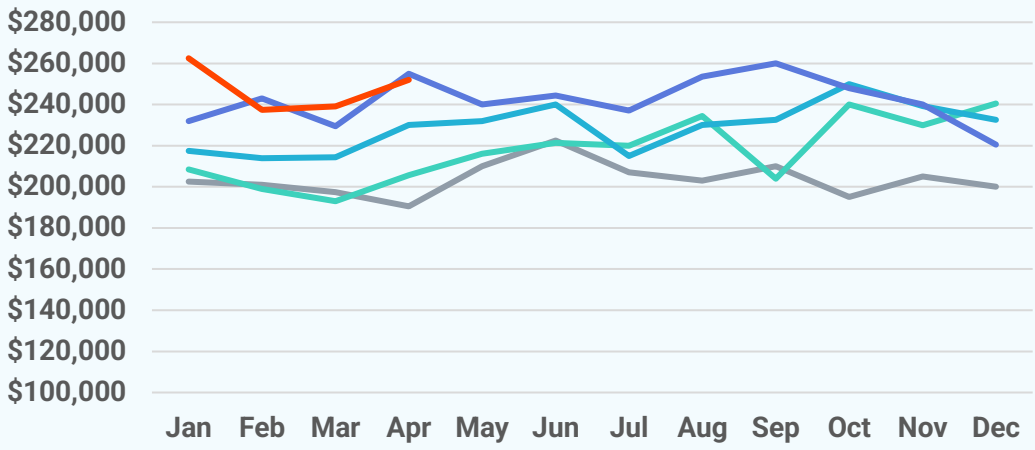
Median Sold Price

2026 2025 2024 2023 2022

$252,000
April 2026

-1.2%
Apr '26 vs. Apr '25
(Apr '25: $255,000)

+5.4%
Apr '26 vs. Mar '26
(Mar '26: $239,050)



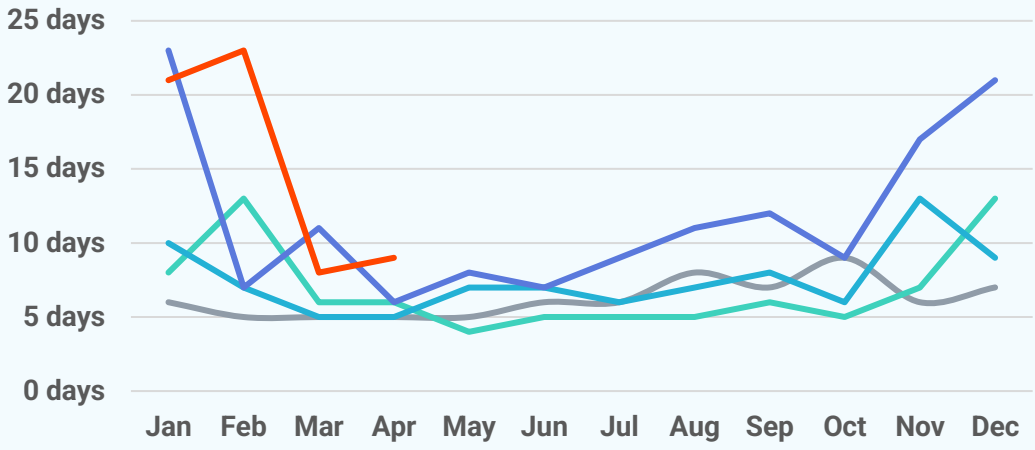
Median Days on Market

2026 2025 2024 2023 2022

9 days
April 2026

+3 days
Apr '26 vs. Apr '25
(Apr '25: 6 days)

+1 day
Apr '26 vs. Mar '26
(Mar '26: 8 days)



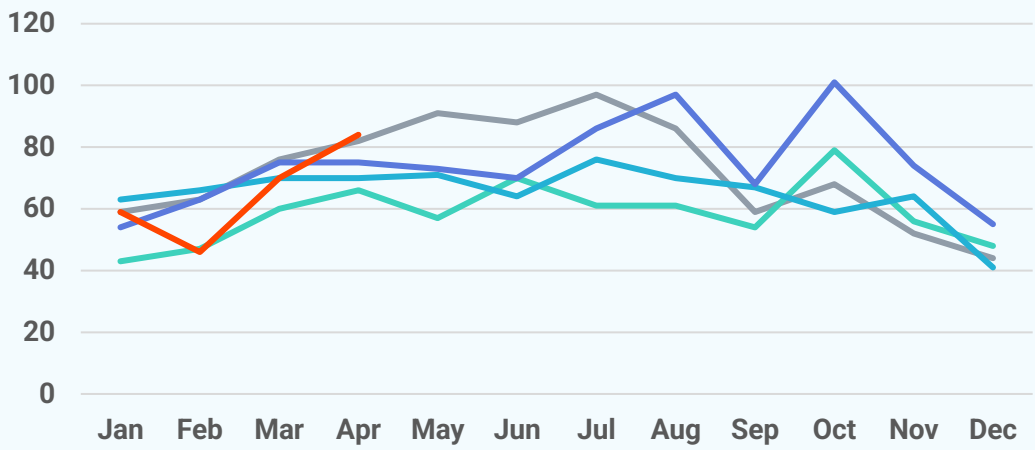
New Pending Sales

2026 2025 2024 2023 2022

84
April 2026

+12.0%
Apr '26 vs. Apr '25
(Apr '25: 75)

+20.0%
Apr '26 vs. Mar '26
(Mar '26: 70)



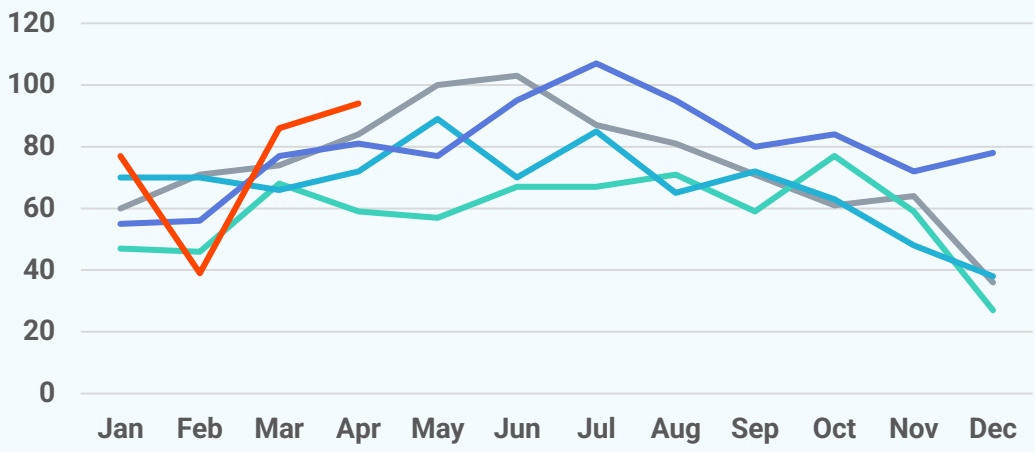
New Listings

2026 2025 2024 2023 2022

94
April 2026

+16.0%
Apr '26 vs. Apr '25
(Apr '25: 81)

+9.3%
Apr '26 vs. Mar '26
(Mar '26: 86)



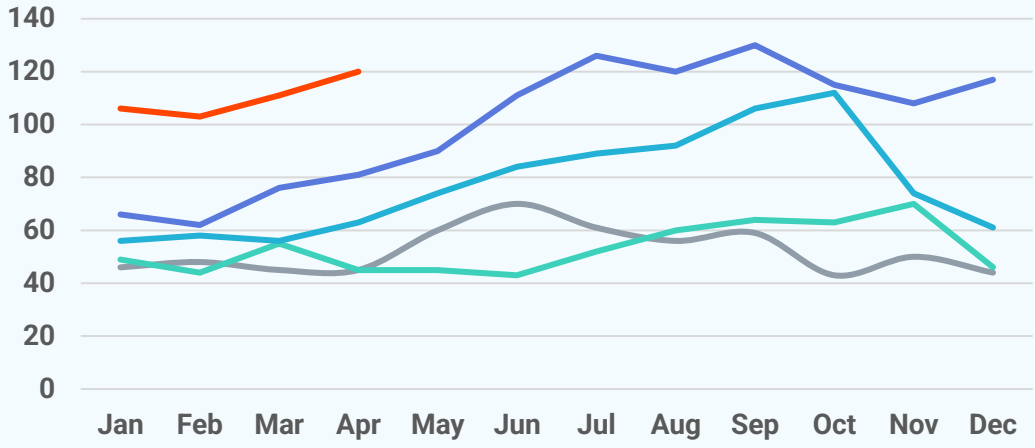
Active Listings

2026 2025 2024 2023 2022

120
April 2026

+48.1%
Apr '26 vs. Apr '25
(Apr '25: 81)

+8.1%
Apr '26 vs. Mar '26
(Mar '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**.

