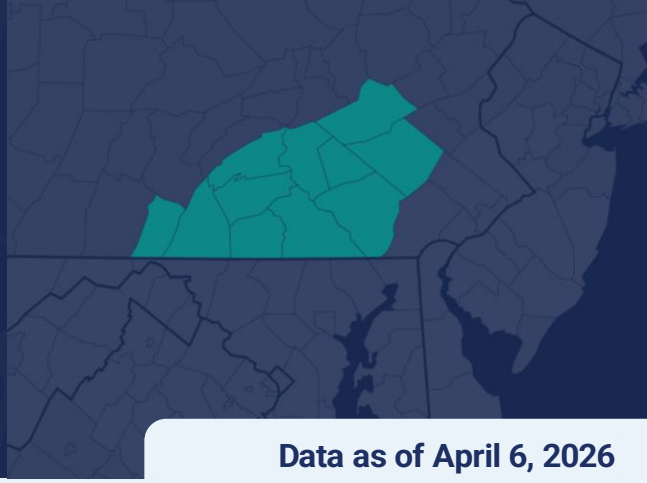
Central Pennsylvania

March 2026 Housing Market Report

Prepared by Bright Research



Data as of April 6, 2026

Key Market Statistics	Mar 2026	Mar 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	1,848	1,924	-4.0%	5,234	5,263	-0.6%
Median Sold Price	$299,000	$288,000	+3.8%	$294,900	$282,000	+4.6%
Median Days on Market	11 days	10 days	+1 day	15 days	13 days	+2 days
New Pending Sales	2,547	2,534	+0.5%	6,263	6,203	+1.0%
New Listings	2,725	2,550	+6.9%	6,960	6,801	+2.3%
Active Listings	3,593	3,080	+16.7%	3,593	3,080	+16.7%
Months of Supply	1.57	1.37	+0.2 mos.	1.57	1.37	+0.2 mos.
Showings	40,560	40,472	+0.2%	96,093	98,010	-2.0%

Housing Market Trends

Central Pennsylvania sellers emerge for spring. After a slow start to 2026, new listings were up 6.9% in March 2026. With that boost, overall new listings are up by 2.3% year-to-date giving buyers additional options as the spring market begins.

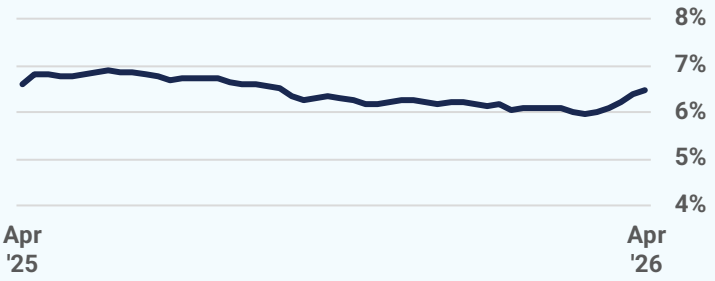
Buying activity has been mixed and in March the number of contracts was relatively flat compared to last year. The 2,547 contracts signed in the month was just 0.5% higher than March 2025. In Cumberland County, new pending sales rose16.2% and pending sales were up 2.0% in Berks County. Meanwhile Dauphin, Lancaster and York counties had declines.

The median sale price in the region rose 3.8% to $299,000. Central Pennsylvania buyers also faced a quick market. Following a more leisurely February, those who purchased in March were typically under contract in 11 days.

Market Outlook

The headwinds of upward mortgage rate movement and still growing prices will keep some buyers on the sidelines in spring 2026. Yet in good news, sellers have reemerged and provide more choices for those looking to buy a home. Economic uncertainty and affordability dynamics will keep activity relatively modest.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

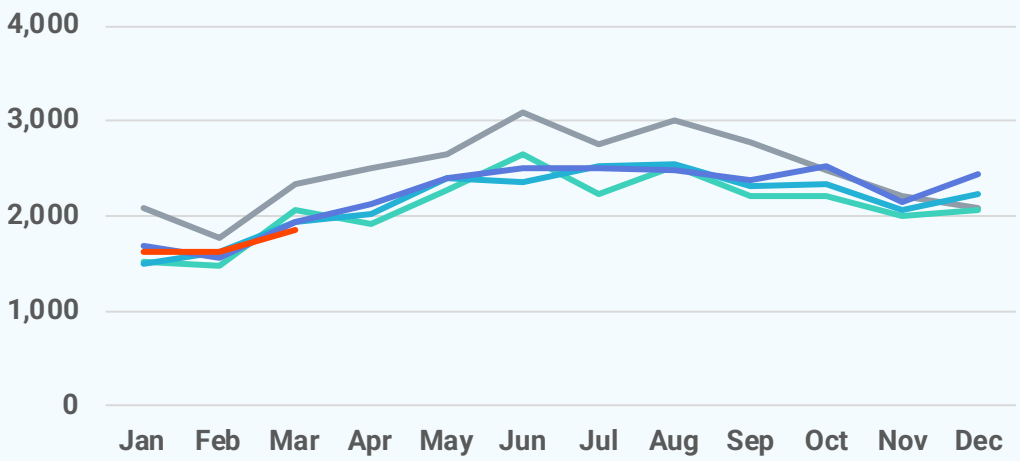
Closed Sales

2026 2025 2024 2023 2022

1,848
March 2026

-4.0%
Mar '26 vs. Mar '25
(Mar '25: 1,924)

+14.6%
Mar '26 vs. Feb '26
(Feb '26: 1,612)



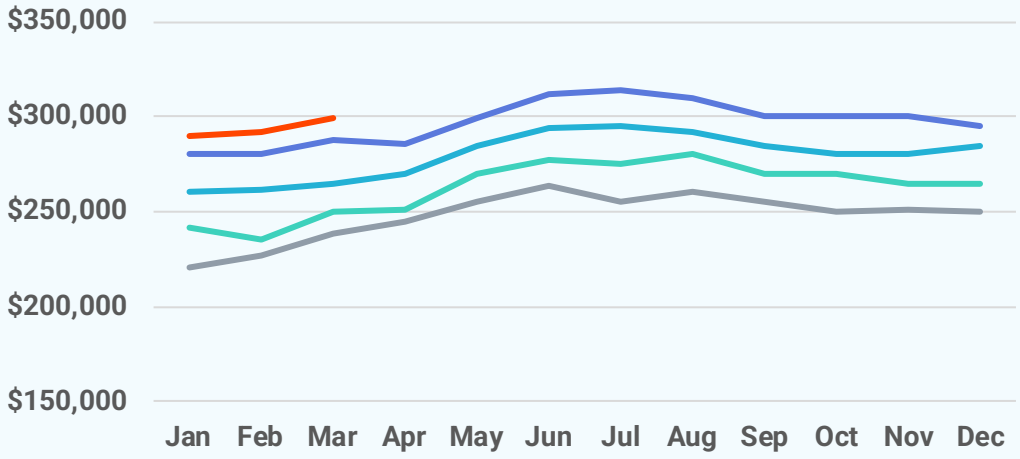
Median Sold Price

2026 2025 2024 2023 2022

$299,000
March 2026

+3.8%
Mar '26 vs. Mar '25
(Mar '25: $288,000)

+2.4%
Mar '26 vs. Feb '26
(Feb '26: $292,000)



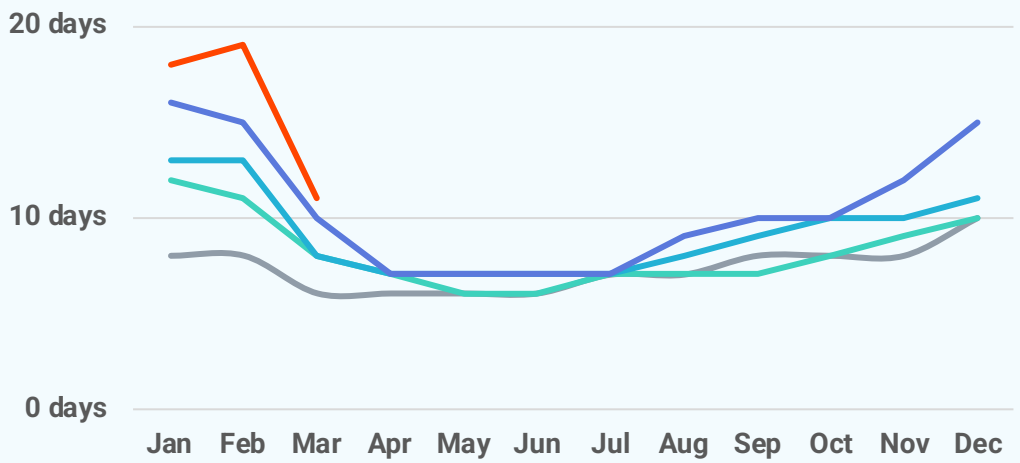
Median Days on Market

2026 2025 2024 2023 2022

11 days
March 2026

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

-8 days
Mar '26 vs. Feb '26
(Feb '26: 19 days)



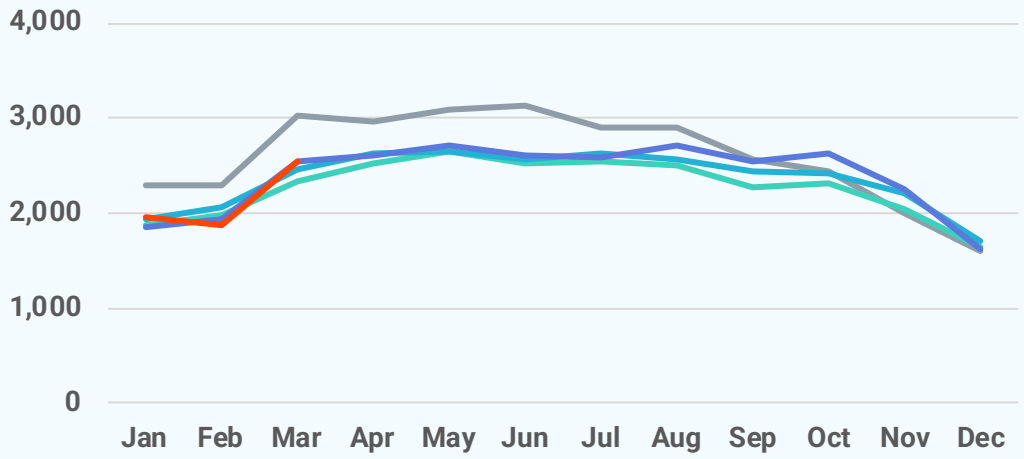
New Pending Sales

2026 2025 2024 2023 2022

2,547
March 2026

+0.5%
Mar '26 vs. Mar '25
(Mar '25: 2,534)

+35.4%
Mar '26 vs. Feb '26
(Feb '26: 1,881)



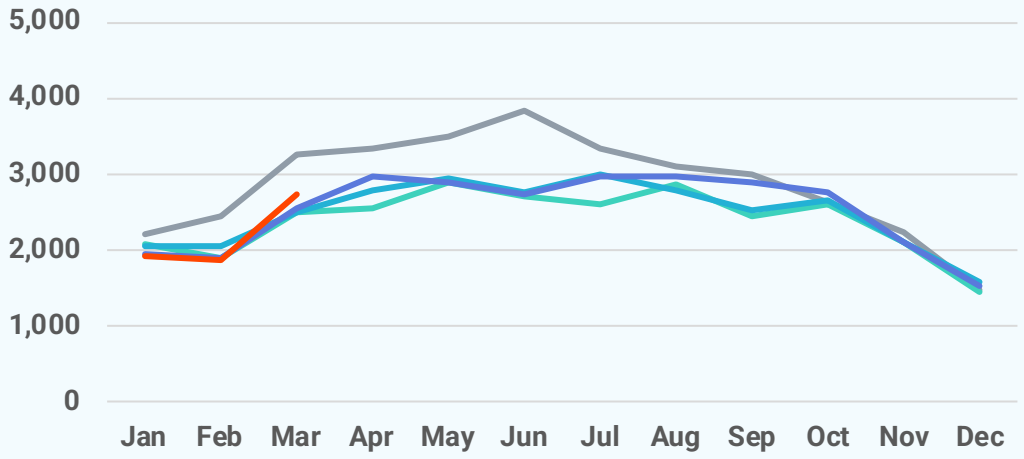
New Listings

2026 2025 2024 2023 2022

2,725
March 2026

+6.9%
Mar '26 vs. Mar '25
(Mar '25: 2,550)

+46.4%
Mar '26 vs. Feb '26
(Feb '26: 1,861)



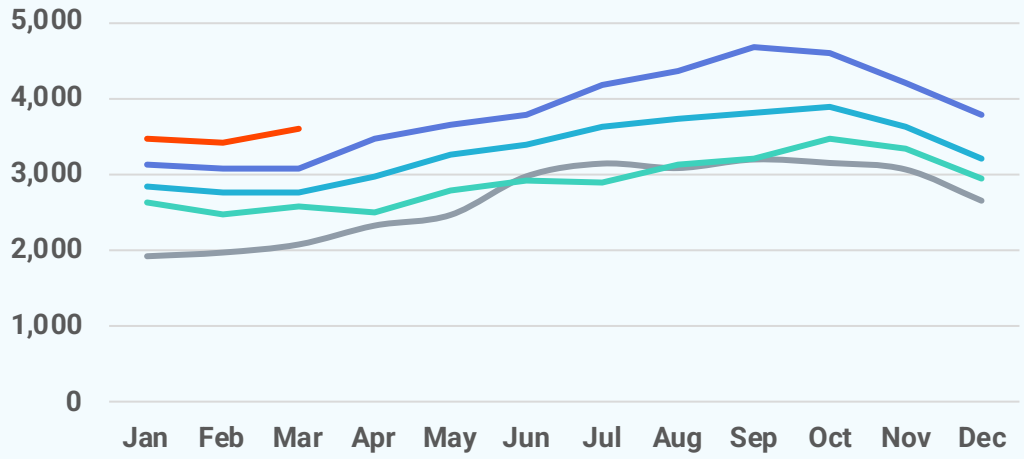
Active Listings

2026 2025 2024 2023 2022

3,593
March 2026

+16.7%
Mar '26 vs. Mar '25
(Mar '25: 3,080)

+5.2%
Mar '26 vs. Feb '26
(Feb '26: 3,416)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Central PA	1,848	-4.0%	$299,000	+3.8%	11 days	+1 day
Adams County, PA	69	-6.8%	$290,000	-7.9%	29 days	+17 days
Berks County, PA	278	-4.8%	$292,500	+6.4%	8 days	-2 days
Cumberland County, PA	186	+3.9%	$330,000	+2.4%	8 days	+1 day
Dauphin County, PA	220	-7.2%	$265,000	+10.4%	13 days	+1 day
Franklin County, PA	126	-20.3%	$272,750	-2.2%	23 days	+3 days
Fulton County, PA	10	+150.0%	$157,750	-31.0%	18 days	-20 days
Lancaster County, PA	342	-2.3%	$345,000	+4.4%	8 days	+2 days
Lebanon County, PA	93	-25.0%	$305,000	+5.7%	8 days	-2 days
Perry County, PA	36	+89.5%	$245,000	+4.5%	14 days	-5 days
Schuylkill County, PA	74	-20.4%	$172,950	+15.3%	18 days	-8 days
York County, PA	414	+5.1%	$295,000	+1.9%	11 days	+2 days

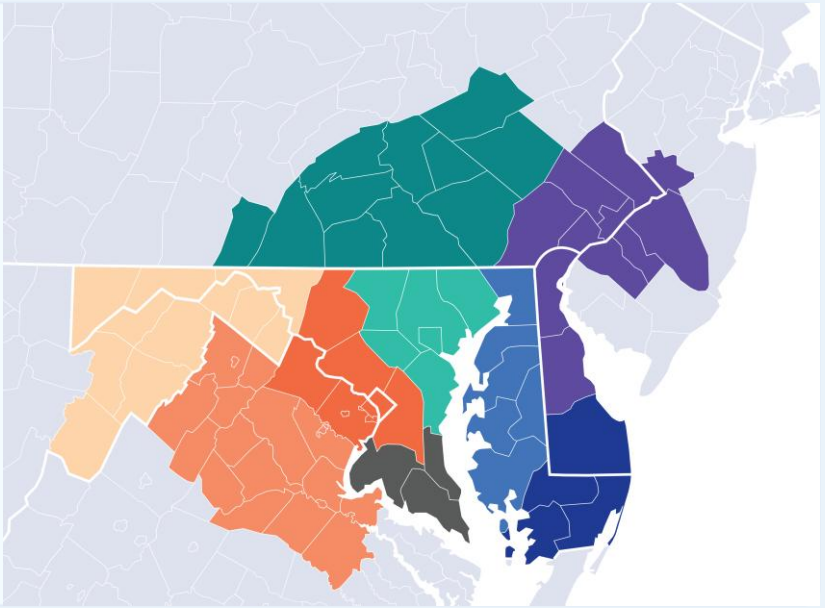
Local Markets	New Pending Sales		New Listings		Showings	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Central PA	2,547	+0.5%	2,725	+6.9%	40,560	+0.2%
Adams County, PA	136	+46.2%	137	+53.9%	1,706	+11.4%
Berks County, PA	400	+2.0%	413	+16.0%	6,797	-4.4%
Cumberland County, PA	294	+16.2%	317	+10.5%	4,999	-4.6%
Dauphin County, PA	302	-4.4%	336	+29.7%	5,111	+1.5%
Franklin County, PA	162	-8.5%	171	-17.0%	2,076	+10.0%
Fulton County, PA	7	-22.2%	8	+60.0%	78	+36.8%
Lancaster County, PA	425	-2.5%	470	+6.3%	7,254	+5.4%
Lebanon County, PA	129	-11.0%	159	-9.7%	1,740	-16.9%
Perry County, PA	44	+15.8%	41	+32.3%	653	+63.3%
Schuylkill County, PA	116	-17.1%	139	+0.7%	1,311	-25.2%
York County, PA	532	-0.6%	534	-4.8%	8,835	+4.2%

Local Markets

	Active Listings		Months of Supply	
	Mar '26	vs. Mar '25	Mar '26	vs. Mar '25
Central PA	3,593	+16.7%	1.57	+0.2 months
Adams County, PA	210	+20.7%	2.23	+0.23 months
Berks County, PA	347	+24.8%	1.01	+0.19 months
Cumberland County, PA	421	+3.2%	1.64	-0.01 months
Dauphin County, PA	436	+45.3%	1.67	+0.55 months
Franklin County, PA	302	+6.3%	2.05	+0.02 months
Fulton County, PA	23	+109.1%	2.88	+1.05 months
Lancaster County, PA	535	+14.1%	1.26	+0.08 months
Lebanon County, PA	338	+29.5%	2.52	+0.54 months
Perry County, PA	57	+29.5%	1.58	+0.16 months
Schuylkill County, PA	236	+18.0%	2.13	+0.31 months
York County, PA	688	+5.7%	1.45	+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

March 2026
Detached Single-Family Home Report

Prepared by Bright Research

Data as of April 6, 2026

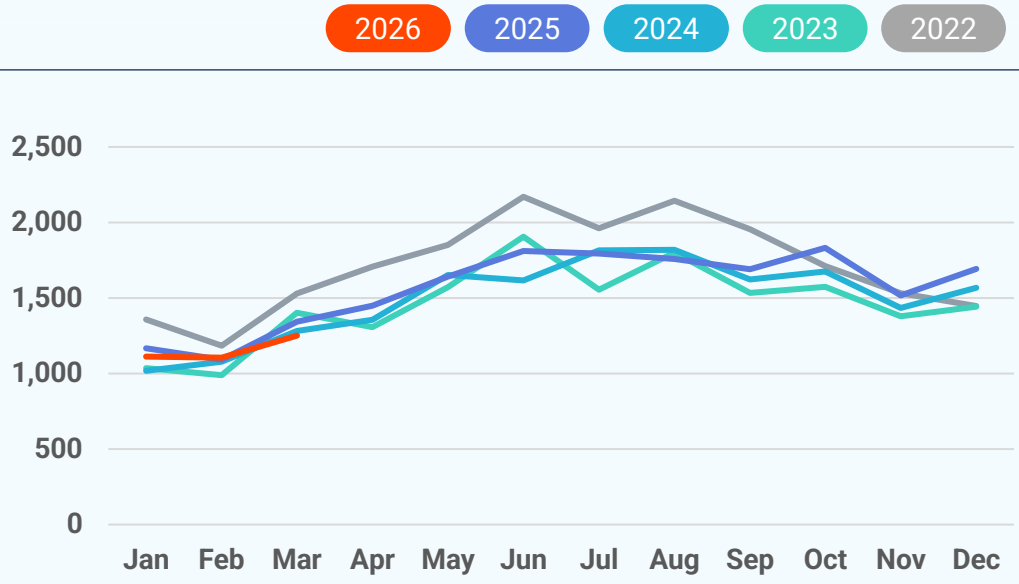
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	1,251	1,343	-6.9%
Median Sold Price	$336,648	$326,700	+3.0%
Median Days on Market	11 days	10 days	+1 day
New Pending Sales	1,770	1,734	+2.1%
New Listings	1,851	1,747	+6.0%
Active Listings	2,551	2,290	+11.4%
Months of Supply	1.58	1.47	+0.11 mos.

Closed Sales

1,251
March 2026

-6.9%
Mar '26 vs. Mar '25
(Mar '25: 1,343)

+13.2%
Mar '26 vs. Feb '26
(Feb '26: 1,105)



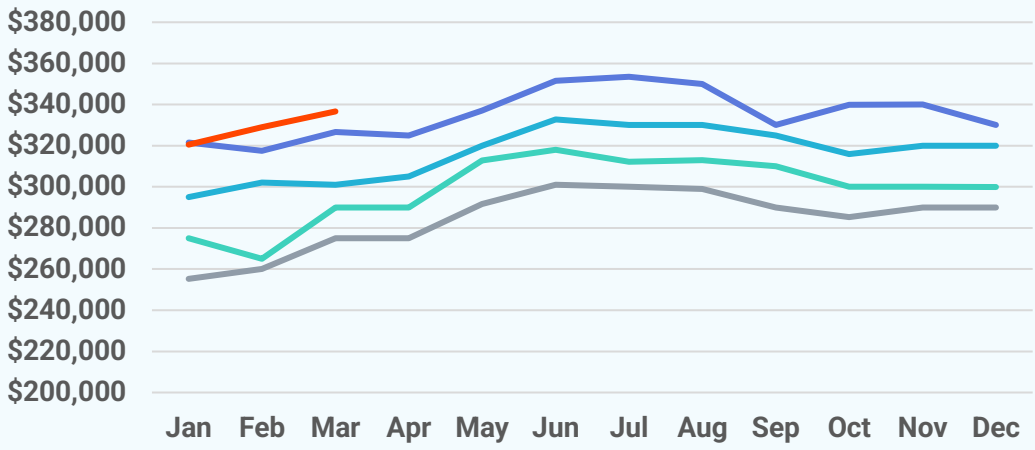
Median Sold Price

2026 2025 2024 2023 2022

$336,648
March 2026

+3.0%
Mar '26 vs. Mar '25
(Mar '25: $326,700)

+2.3%
Mar '26 vs. Feb '26
(Feb '26: $329,000)



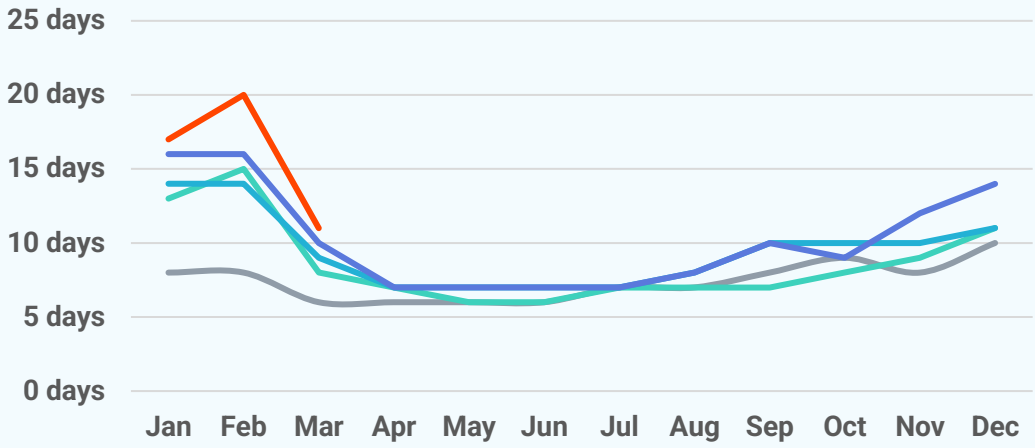
Median Days on Market

2026 2025 2024 2023 2022

11 days
March 2026

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

-9 days
Mar '26 vs. Feb '26
(Feb '26: 20 days)



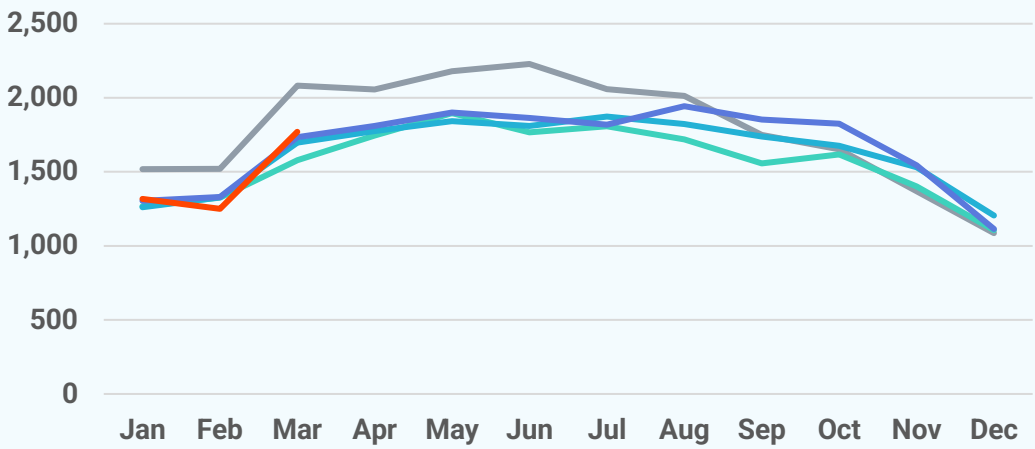
New Pending Sales

2026 2025 2024 2023 2022

1,770
March 2026

+2.1%
Mar '26 vs. Mar '25
(Mar '25: 1,734)

+41.6%
Mar '26 vs. Feb '26
(Feb '26: 1,250)



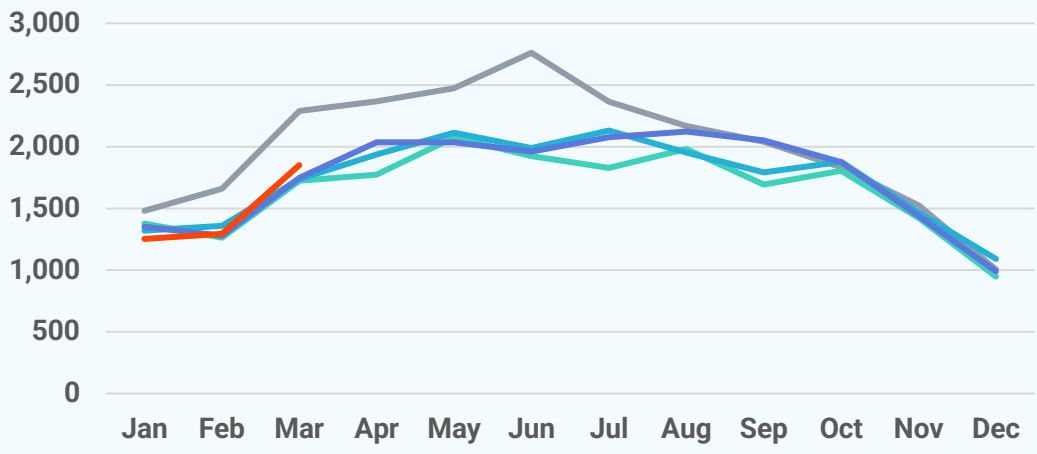
New Listings

2026 2025 2024 2023 2022

1,851
March 2026

+6.0%
Mar '26 vs. Mar '25
(Mar '25: 1,747)

+43.0%
Mar '26 vs. Feb '26
(Feb '26: 1,294)



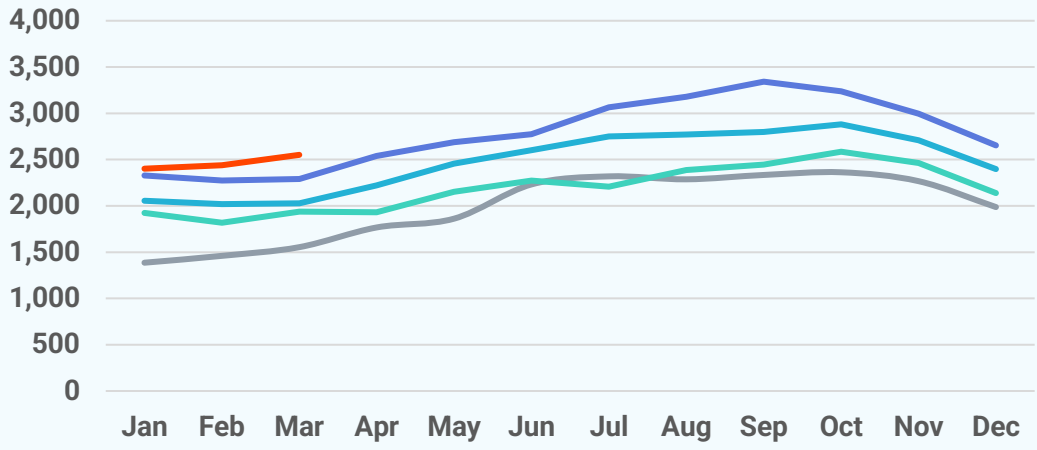
Active Listings

2026 2025 2024 2023 2022

2,551
March 2026

+11.4%
Mar '26 vs. Mar '25
(Mar '25: 2,290)

+4.5%
Mar '26 vs. Feb '26
(Feb '26: 2,440)



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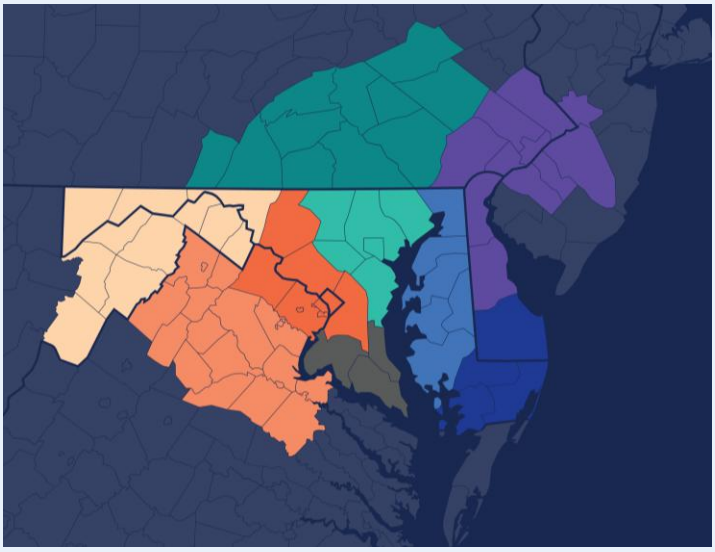


Central Pennsylvania

March 2026 Attached/Townhomes Report

Prepared by Bright Research

Data as of April 6, 2026

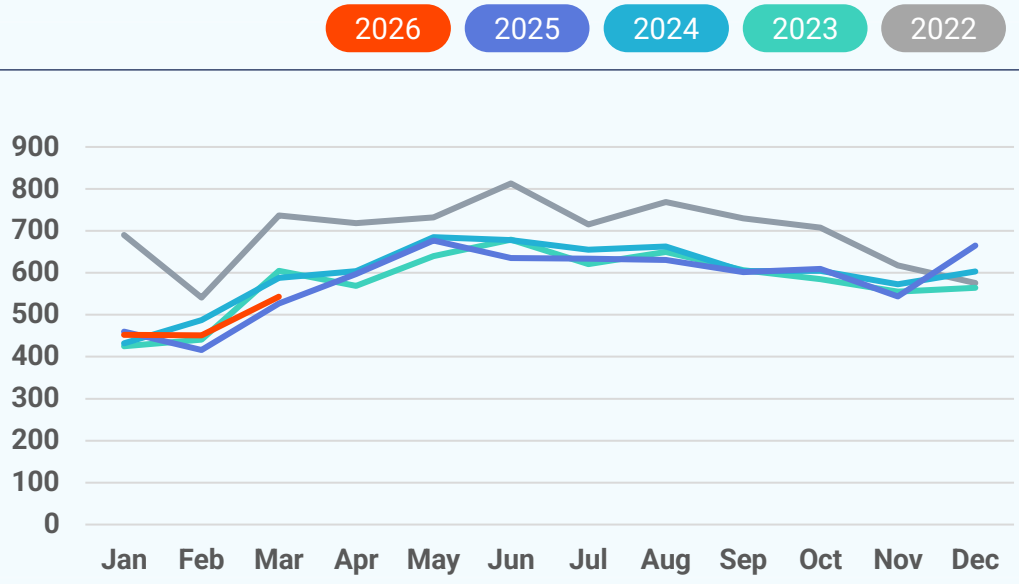
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	543	527	+3.0%
Median Sold Price	$238,500	$215,000	+10.9%
Median Days on Market	12 days	9 days	+3 days
New Pending Sales	707	724	-2.3%
New Listings	787	724	+8.7%
Active Listings	931	714	+30.4%
Months of Supply	1.53	1.16	+0.37 mos.

Closed Sales

543
March 2026

+3.0%
Mar '26 vs. Mar '25
(Mar '25: 527)

+20.4%
Mar '26 vs. Feb '26
(Feb '26: 451)



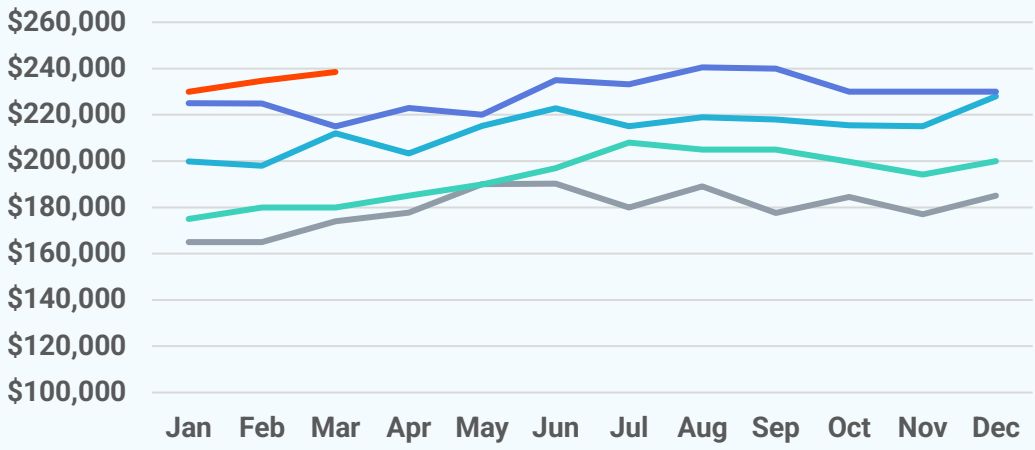
Median Sold Price

2026 2025 2024 2023 2022

$238,500
March 2026

+10.9%
Mar '26 vs. Mar '25
(Mar '25: $215,000)

+1.6%
Mar '26 vs. Feb '26
(Feb '26: $234,718)



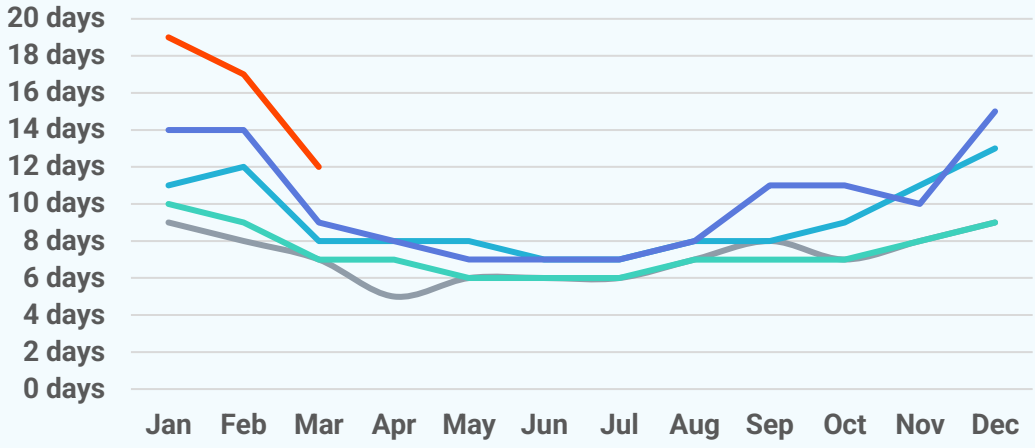
Median Days on Market

2026 2025 2024 2023 2022

12 days
March 2026

+3 days
Mar '26 vs. Mar '25
(Mar '25: 9 days)

-5 days
Mar '26 vs. Feb '26
(Feb '26: 17 days)



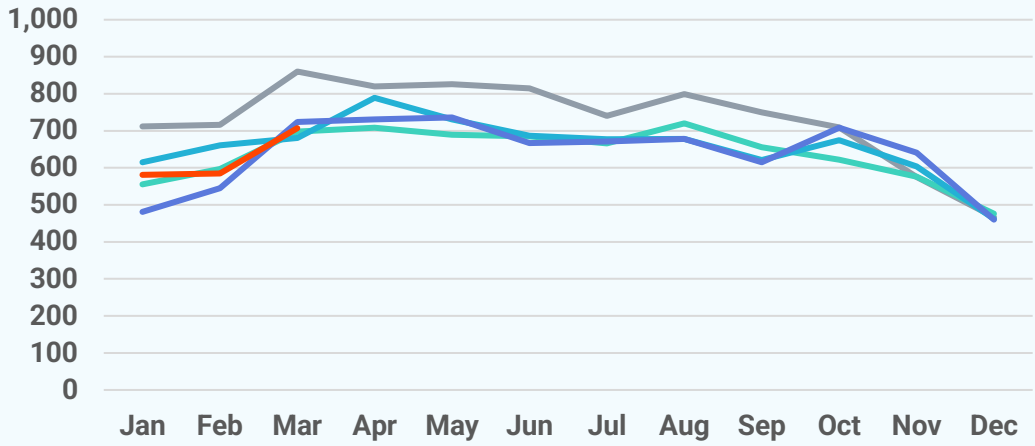
New Pending Sales

2026 2025 2024 2023 2022

707
March 2026

-2.3%
Mar '26 vs. Mar '25
(Mar '25: 724)

+20.9%
Mar '26 vs. Feb '26
(Feb '26: 585)



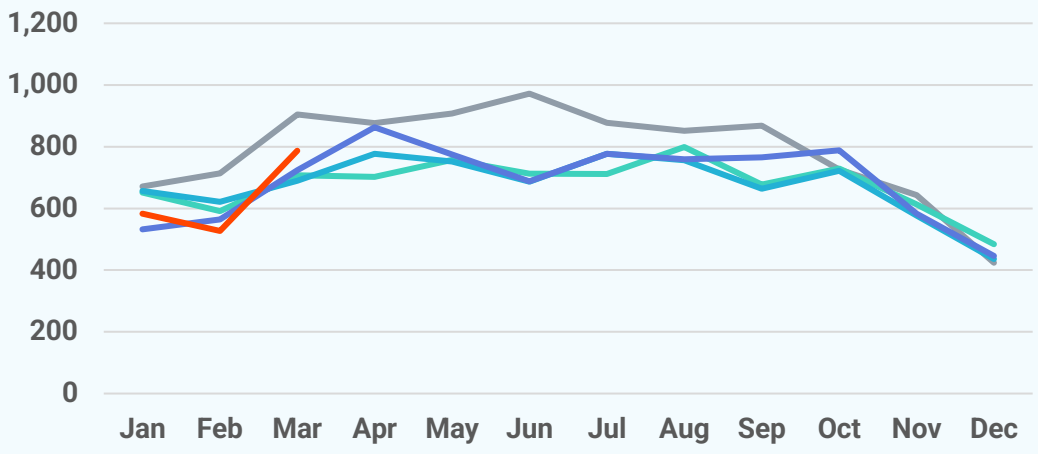
New Listings

2026 2025 2024 2023 2022

787
March 2026

+8.7%
Mar '26 vs. Mar '25
(Mar '25: 724)

+49.3%
Mar '26 vs. Feb '26
(Feb '26: 527)



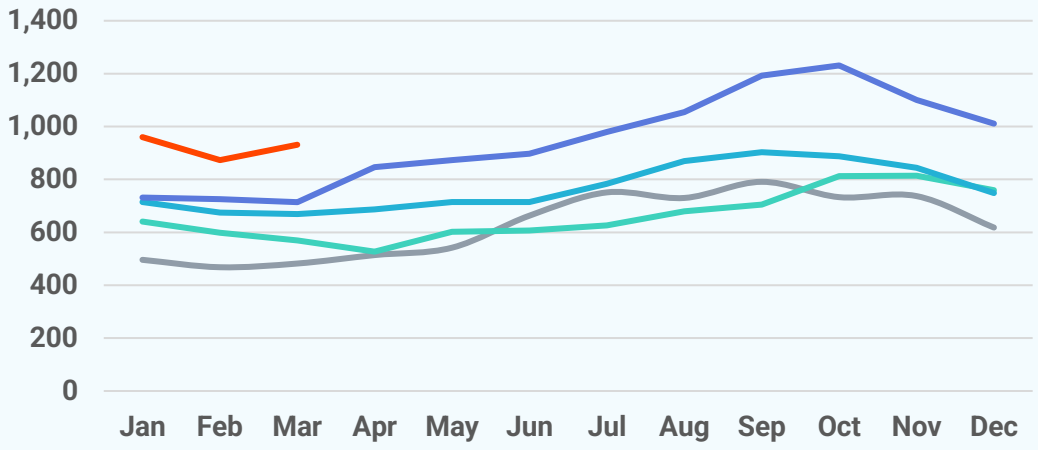
Active Listings

2026 2025 2024 2023 2022

931
March 2026

+30.4%
Mar '26 vs. Mar '25
(Mar '25: 714)

+6.6%
Mar '26 vs. Feb '26
(Feb '26: 873)



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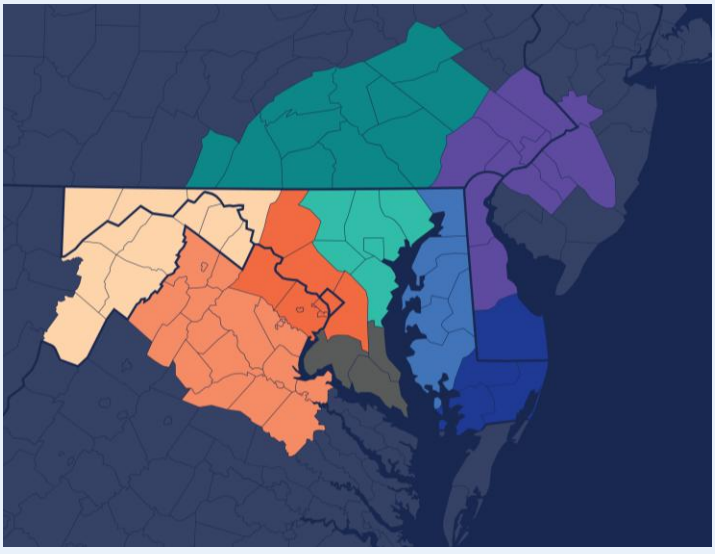


Central Pennsylvania

March 2026 Condos Report

Prepared by Bright Research

Data as of April 6, 2026

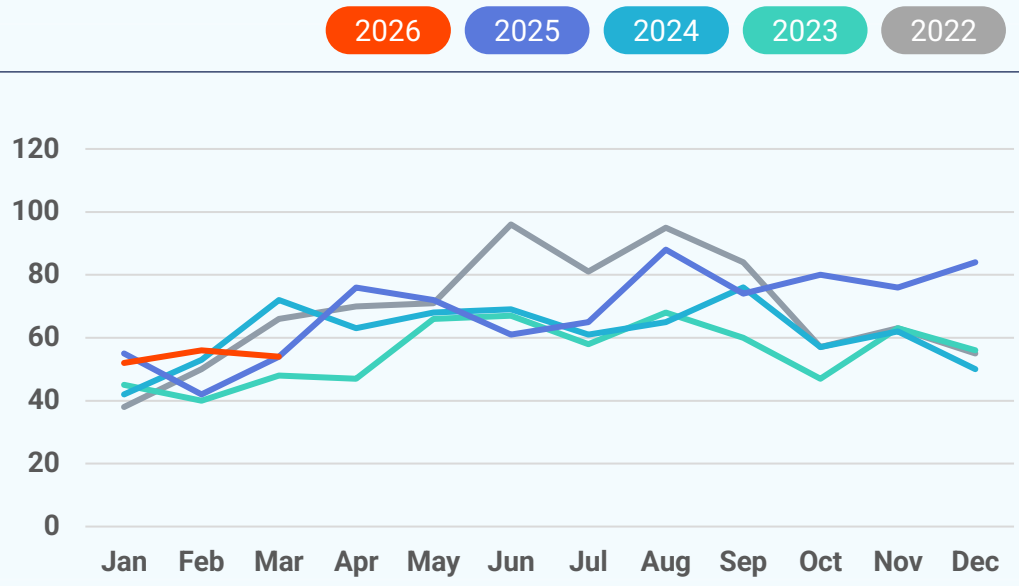
Key Market Statistics	Mar 2026	Mar 2025	Change
Closed Sales	54	54	+0.0%
Median Sold Price	$239,050	$229,500	+4.2%
Median Days on Market	8 days	11 days	-3 days
New Pending Sales	70	75	-6.7%
New Listings	86	77	+11.7%
Active Listings	111	76	+46.1%
Months of Supply	1.56	1.25	+0.31 mos.

Closed Sales

54
March 2026

+0.0%
Mar '26 vs. Mar '25
(Mar '25: 54)

-3.6%
Mar '26 vs. Feb '26
(Feb '26: 56)



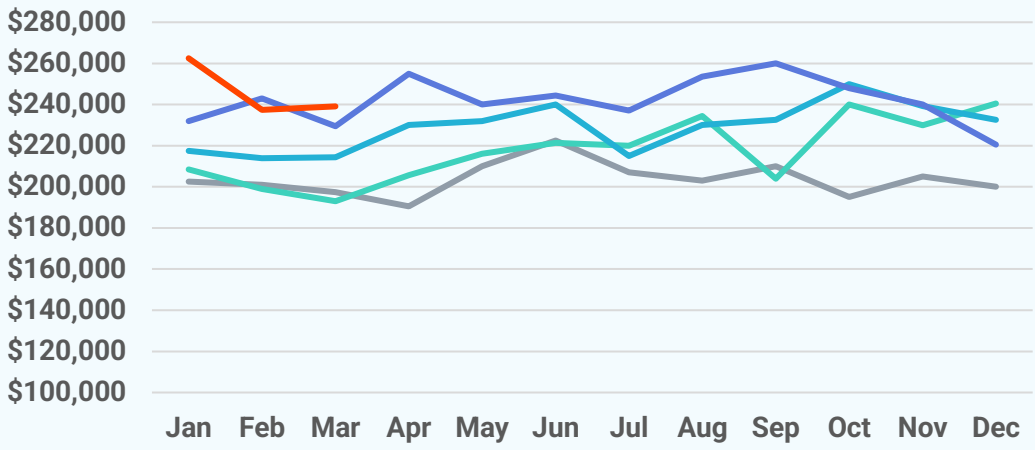
Median Sold Price

2026 2025 2024 2023 2022

$239,050
March 2026

+4.2%
Mar '26 vs. Mar '25
(Mar '25: $229,500)

+0.7%
Mar '26 vs. Feb '26
(Feb '26: $237,412)



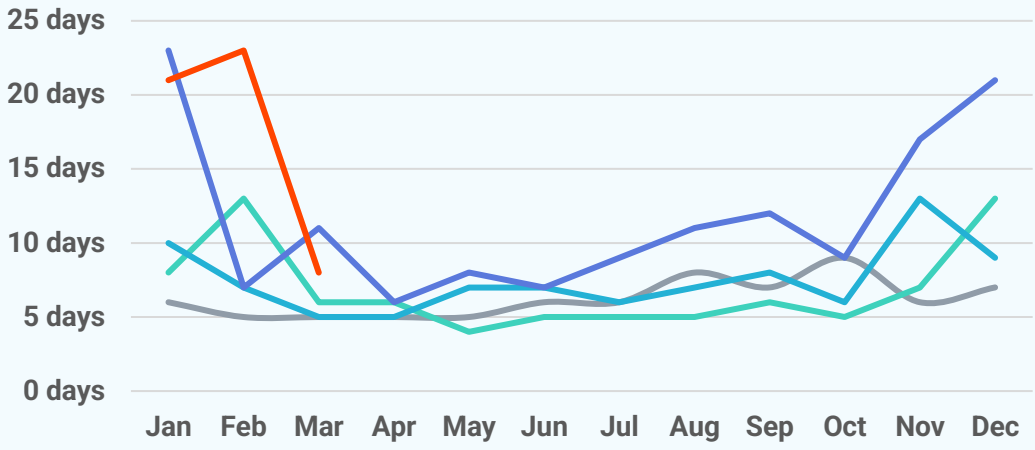
Median Days on Market

2026 2025 2024 2023 2022

8 days
March 2026

-3 days
Mar '26 vs. Mar '25
(Mar '25: 11 days)

-15 days
Mar '26 vs. Feb '26
(Feb '26: 23 days)



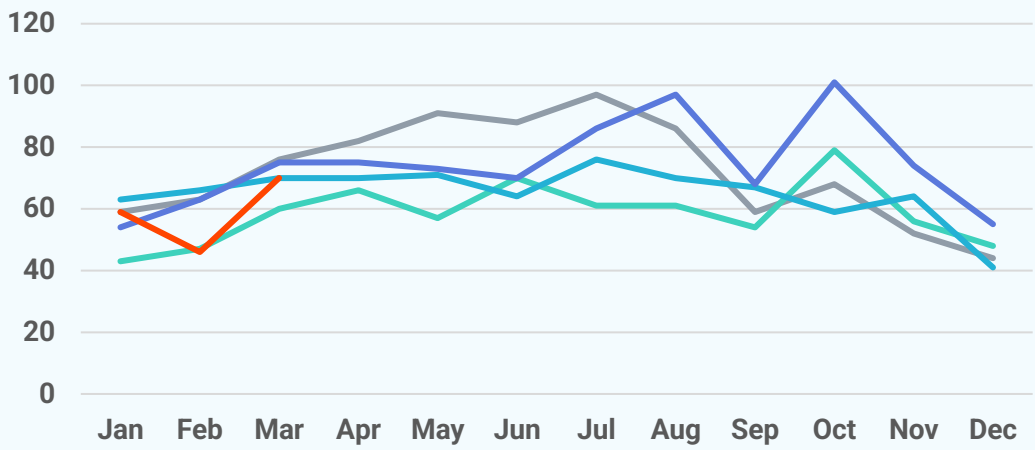
New Pending Sales

2026 2025 2024 2023 2022

70
March 2026

-6.7%
Mar '26 vs. Mar '25
(Mar '25: 75)

+52.2%
Mar '26 vs. Feb '26
(Feb '26: 46)



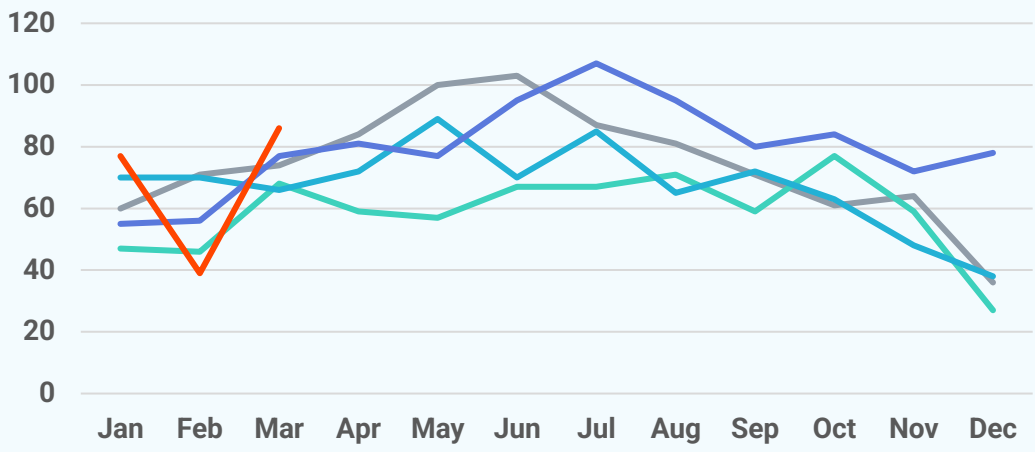
New Listings

2026 2025 2024 2023 2022

86
March 2026

+11.7%
Mar '26 vs. Mar '25
(Mar '25: 77)

+120.5%
Mar '26 vs. Feb '26
(Feb '26: 39)



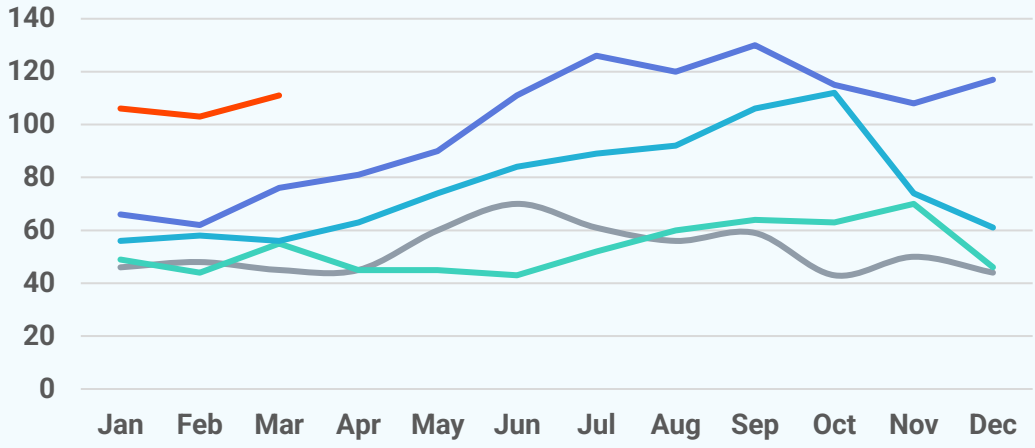
Active Listings

2026 2025 2024 2023 2022

111
March 2026

+46.1%
Mar '26 vs. Mar '25
(Mar '25: 76)

+7.8%
Mar '26 vs. Feb '26
(Feb '26: 103)



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**.

