



Residential Housing Statistics Monthly Quick Sheet July 2018

Falling Listing Inventory Restrained Sales Levels in the Entry Market *Price trends rose as the pace of the market moved faster*
 Median sale price increased 2.4 percent to \$187,500 as average sale price rose 1 percent respectively from the same period last year.

In the under \$199,999 price range, units sold stayed the same with a 2.3 percent increase in median sale price. In the \$200,000 to \$299,999 price range, units sold increased 4 percent and median price increased 3 percent. Units sold in the \$300,000 to \$399,999 price range increased 14 percent and median price decreased 3 percent. In the \$400,000 or more price range, units sold decreased 1.7 percent and median price decreased 3.2 percent.

Consistent with the fast-moving conditions, the average days on market, the number of days between the last price change and the contract date that closed in the quarter, dropped 27 percent to an average of 42 days.

GHAR Coverage Area

Month/Year	Units Sold	Median Price	Average Price	Average Days on Market
July 2014	620	\$169,450	\$197,157	87
July 2015	755	\$167,500	\$201,796	86
July 2016	758	\$178,500	\$204,129	66
July 2017	721	\$183,000	\$211,006	55
July 2018	743	\$187,500	\$213,132	45

Residential Housing Sales By Price Points

\$199,999 and less

Month/Year	Units Sold	Median Price	Average Price	Average Days on Market
July 2014	394	\$135,350	\$128,175	87
July 2015	463	\$132,000	\$125,650	90
July 2016	459	\$137,900	\$131,631	60
July 2017	406	\$141,700	\$132,394	56
July 2018	406	\$145,000	\$134,350	41

\$200,000 - \$299,999

Month/Year	Units Sold	Median Price	Average Price	Average Days on Market
July 2014	131	\$249,000	\$248,331	73
July 2015	165	\$244,000	\$246,874	83
July 2016	170	\$240,000	\$242,147	62
July 2017	191	\$233,000	\$238,453	45
July 2018	199	\$239,900	\$242,447	38

\$300,000 - \$399,999

Month/Year	Units Sold	Median Price	Average Price	Average Days on Market
July 2014	57	\$342,990	\$341,722	127
July 2015	77	\$335,000	\$341,217	65
July 2016	82	\$335,000	\$342,639	92
July 2017	66	\$345,000	\$343,369	60
July 2018	76	\$334,950	\$339,887	53

\$400,000 and more

Month/Year	Units Sold	Median Price	Average Price	Average Days on Market
July 2014	38	\$490,825	\$519,129	72
July 2015	50	\$478,950	\$543,436	82
July 2016	47	\$474,900	\$532,828	93
July 2017	58	\$475,847	\$520,283	73
July 2018	57	\$460,555	\$517,155	49

Definitions:

Units sold = number of properties that settled in the month
 Median price = half of all settled properties priced higher, half lower

Average price = average sale price of all properties sold in month
 Days on Market = average number of days sold properties were on market

**Statistics provided by BrightMLS in cooperation with Greater Harrisburg Association of REALTORS®. Greater Harrisburg Association of REALTORS® covers Cumberland, Dauphin, Perry counties.*

Residential Housing Statistics By County

In Cumberland County, units sold increased 7.7 percent; median price increased 1.8 percent. In Dauphin County, units sold increased 0.6 percent; median price increased 5.8 percent. In Perry County, units sold decreased 14.7 percent; median price decreased 8.2 percent.

Cumberland County

Month/Year	Units Sold	Median Price	Average Price	Average Days on Market
July 2014	322	\$179,275	\$213,352	81
July 2015	379	\$179,900	\$214,772	83
July 2016	401	\$192,000	\$222,828	60
July 2017	335	\$202,000	\$232,534	58
July 2018	362	\$205,690	\$234,649	42

Dauphin County

Month/Year	Units Sold	Median Price	Average Price	Average Days on Market
July 2014	265	\$155,000	\$179,734	93
July 2015	346	\$158,375	\$189,111	89
July 2016	326	\$157,500	\$182,375	76
July 2017	335	\$165,000	\$193,556	52
July 2018	337	\$175,000	\$195,438	47

Perry County

Month/Year	Units Sold	Median Price	Average Price	Average Days on Market
July 2014	33	\$175,000	\$179,039	85
July 2015	30	\$170,950	\$184,155	86
July 2016	31	\$195,000	\$190,794	26
July 2017	51	\$169,900	\$184,222	47
July 2018	44	\$156,450	\$171,627	48

Juniata County

Month/Year	Units Sold	Median Price	Average Price	Average Days on Market
July 2014	12	\$125,040	\$110,332	51
July 2015	9	\$162,000	\$138,878	124
July 2016	7	\$123,600	\$151,871	2
July 2017	21	\$165,000	\$170,516	103
July 2018	10	\$143,500	\$155,570	24

Lebanon County

Month/Year	Units Sold	Median Price	Average Price	Average Days on Market
July 2014	110	\$161,500	\$195,080	94
July 2015	166	\$133,750	\$180,409	89
July 2016	152	\$159,450	\$172,516	68
July 2017	180	\$166,558	\$182,522	51
July 2018	135	\$188,119	\$209,023	56

York County

Month/Year	Units Sold	Median Price	Average Price	Average Days on Market
July 2014	524	\$159,900	\$172,320	66
July 2015	587	\$159,000	\$175,474	67
July 2016	604	\$174,950	\$189,111	59
July 2017	594	\$179,950	\$198,556	46
July 2018	546	\$179,900	\$199,031	41

Definitions:

Units sold = number of properties that settled in the month
 Median price = half of all settled properties priced higher, half lower

Average price = average sale price of all properties sold in month
 Days on Market = average number of days sold properties were on market

**Statistics provided by BrightMLS in cooperation with Greater Harrisburg Association of REALTORS®. Greater Harrisburg Association of REALTORS® covers Cumberland, Dauphin, Perry counties.*