

Greater Harrisburg Association of REALTORS® (GHAR)

May 2019 Quicksheets

(Condo and Single Family)*



Analysis by

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*Cumberland, Dauphin & Perry Counties

Price trends rose sharply as sales slipped

Listing inventory continued to fall as market pace accelerated

- Median sales price jumped 12.4% to \$195,000 and the average sales price rose by 11.7% to \$228,992 respectively over the same period.
- The median cumulative days on market tightened by 31.3% to 11 days and the average days on market from the date of the most recent price change fell 16.7% to 45 days respectively from the same period a year ago.
- The number of sales slipped 3% to 644 from the same period last year. Listing inventory fell 18.1% to 1,741. As a result, the months of supply, the number of months to sell all listing inventory at the current rate of sales, moved 15.6% faster to 2.7 months.
- County sales volume rose 8.3% to \$147,471,066 from the same period last year. The combination of a 3% decline in sales and an 11.7% rise in average sales price resulted in the pronounced increase in volume.

GHAR Overall	May-15	May-16	May-17	May-18	May-19	Trend
Units Sold	792	908	748	664	644	
Median Sales Price	\$170,000	\$174,900	\$169,900	\$173,450	\$195,000	
Average Sales Price	\$187,373	\$195,437	\$201,906	\$205,094	\$228,992	
Average Days on Market	86	70	76	54	45	
Residential Housing Sales By Price Points						
\$199,000 and less						
Units Sold	517	558	462	398	334	
Median Sales Price	\$136,000	\$133,200	\$130,750	\$134,900	\$149,900	
Average Sales Price	\$126,531	\$124,553	\$123,553	\$126,829	\$138,765	
Average Days on Market	87	66	72	51	36	
\$200,000 - \$299,000						
Units Sold	176	209	165	159	176	
Median Sales Price	\$239,900	\$238,750	\$239,900	\$240,000	\$236,000	
Average Sales Price	\$243,300	\$242,634	\$241,520	\$241,874	\$242,668	
Average Days on Market	80	64	63	47	40	
\$300,000 - \$399,000						
Units Sold	61	92	70	73	71	
Median Sales Price	\$335,000	\$345,000	\$355,174	\$338,681	\$340,000	
Average Sales Price	\$338,692	\$343,674	\$354,632	\$341,859	\$346,277	
Average Days on Market	108	70	102	67	70	
\$400,000 and up						
Units Sold	38	49	51	34	63	
Median Sales Price	\$466,500	\$462,900	\$465,000	\$471,392	\$475,000	
Average Sales Price	\$513,198	\$523,025	\$573,909	\$655,606	\$536,956	
Average Days on Market	64	136	118	85	73	

Cumberland County Overall	May-15	May-16	May-17	May-18	May-19	Trend
Units Sold	281	326	329	313	303	
Median Sales Price	\$185,000	\$193,950	\$187,000	\$200,000	\$215,000	
Average Sales Price	\$213,712	\$219,561	\$221,703	\$241,615	\$252,392	
Average Days on Market	87	65	69	49	45	
Dauphin County Overall	May-15	May-16	May-17	May-18	May-19	Trend
Units Sold	269	297	373	316	305	
Median Sales Price	\$159,900	\$155,000	\$157,500	\$151,000	\$180,000	
Average Sales Price	\$174,641	\$170,856	\$181,589	\$169,658	\$208,076	
Average Days on Market	89	67	80	56	43	
Perry County Overall	May-15	May-16	May-17	May-18	May-19	Trend
Units Sold	37	30	46	35	36	
Median Sales Price	\$117,900	\$151,500	\$133,500	\$170,000	\$151,900	
Average Sales Price	\$141,993	\$167,953	\$225,071	\$198,424	\$209,249	
Average Days on Market	113	89	93	74	56	