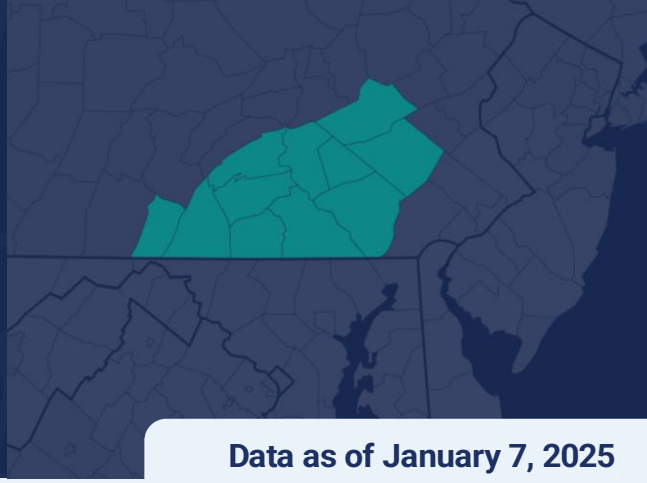
Central Pennsylvania

December 2025 Housing Market Report

Prepared by Bright Research



Data as of January 7, 2025

Key Market Statistics	Dec 2025	Dec 2024	Change	YTD 2025	YTD 2024	Change
Closed Sales	2,441	2,221	+9.9%	27,567	26,761	+3.0%
Median Sold Price	$294,990	$285,000	+3.5%	$299,900	$280,000	+7.1%
Median Days on Market	15 days	11 days	+4 days	9 days	9 days	+0 days
New Pending Sales	1,629	1,709	-4.7%	27,654	27,152	+1.8%
New Listings	1,516	1,567	-3.3%	33,464	32,050	+4.4%
Active Listings	3,782	3,208	+17.9%	3,782	3,208	+17.9%
Months of Supply	1.65	1.44	+0.21 mos.	1.65	1.44	+0.21 mos.
Showings	20,793	21,832	-4.8%	415,862	413,152	+0.7%

Housing Market Trends

Lower rates spurred Q4 sales making Central Pennsylvania a standout among the Mid-Atlantic areas. The relative affordability and economic resiliency in Central Pennsylvania positioned it better than others in 2025. While other metros in the Mid-Atlantic had fewer transactions than 2024, the region had 3.0% more sales in 2025 with December closed sales surging 9.9%.

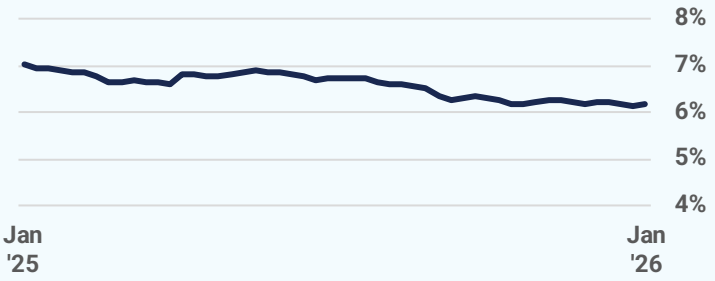
The strongest sales growth seen this year happened in Lancaster County (+9.8%), as well Franklin and Lebanon counties (both +6.1%). As sales continued to churn, the change in the median sale price remained high, up 7.1% for all of 2025. The median price for the year ended just under $300,000.

Central PA sellers did pull back in December with 3.3% fewer new listings year-over-year. Some are simply waiting for a new year and the spring housing market. But with more sellers than buyers in 2025, inventory increased in 2025, ending the year 17.9% higher than 2024.

Market Outlook

The appeal of the Central Pennsylvania housing market is expected to continue in 2026. Lower rates and healthier supply levels will entice buyers to reemerge in the spring after pulling back in December. Sales are expected to continue growing in the new year. However, economic uncertainty and affordability obstacles will keep transactions below average.

Weekly Avg. Mortgage Rate 30-yr fixed rate



Source: Freddie Mac

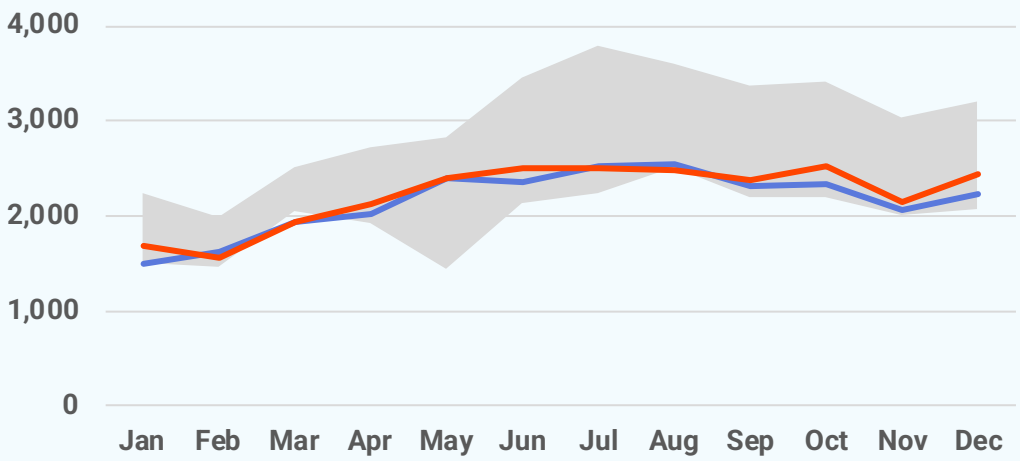
Closed Sales

2025 | 2024 | 2020-2023 Range

2,441
December 2025

+9.9%
Dec '25 vs. Dec '24
(Dec '24: 2,221)

+14.3%
Dec '25 vs. Nov '25
(Nov '25: 2,136)



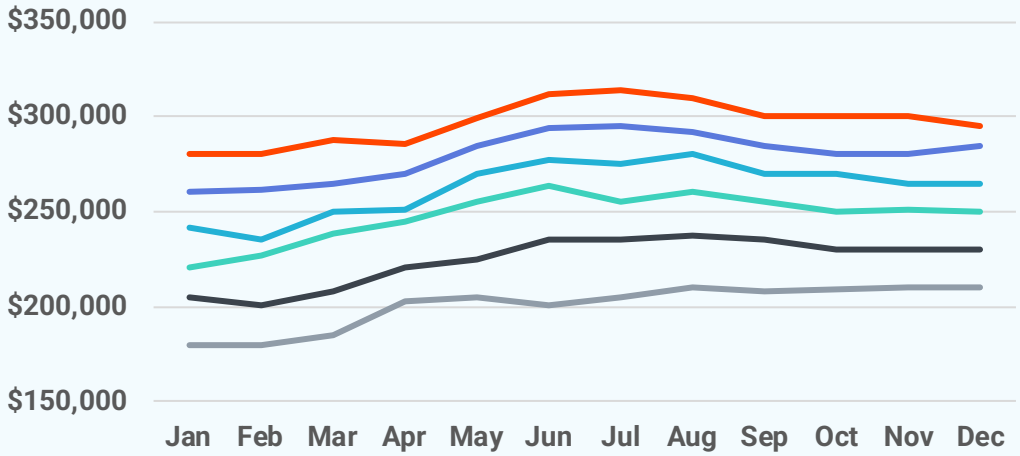
Median Sold Price

2025 | 2024 | 2023 | 2022 | 2021 | 2020

$294,990
December 2025

+3.5%
Dec '25 vs. Dec '24
(Dec '24: $285,000)

-1.7%
Dec '25 vs. Nov '25
(Nov '25: $300,000)



Median Days on Market

15 days
December 2025

+4 days
Dec '25 vs. Dec '24
(Dec '24: 11 days)

+3 days
Dec '25 vs. Nov '25
(Nov '25: 12 days)



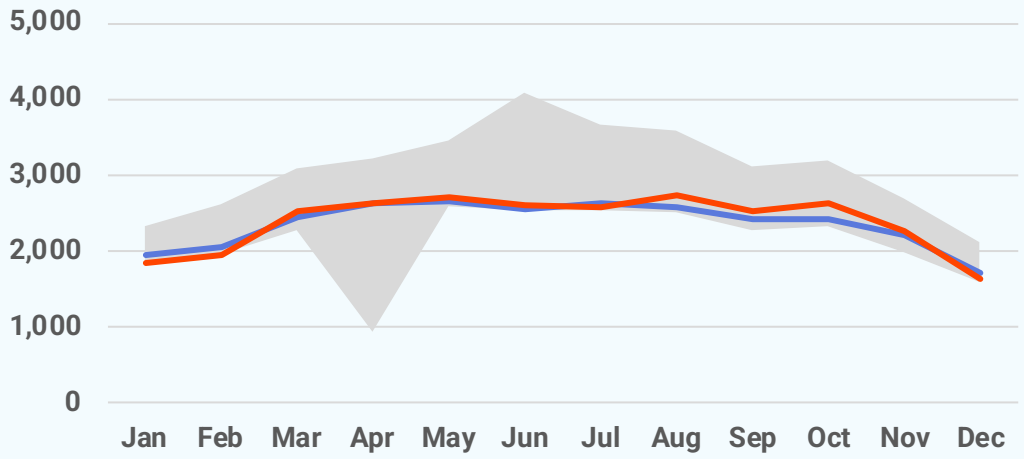
New Pending Sales

2025 | 2024 | 2020-2023 Range

1,629
December 2025

-4.7%
Dec '25 vs. Dec '24
(Dec '24: 1,709)

-27.9%
Dec '25 vs. Nov '25
(Nov '25: 2,259)



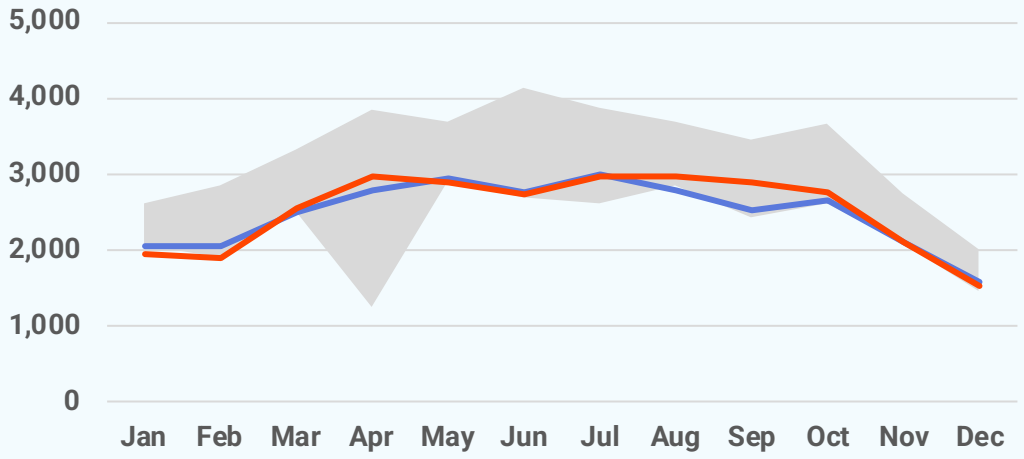
New Listings

2025 | 2024 | 2020-2023 Range

1,516
December 2025

-3.3%
Dec '25 vs. Dec '24
(Dec '24: 1,567)

-27.6%
Dec '25 vs. Nov '25
(Nov '25: 2,094)



Active Listings

3,782
December 2025

+17.9%
Dec '25 vs. Dec '24
(Dec '24: 3,208)

-10.0%
Dec '25 vs. Nov '25
(Nov '25: 4,204)



Local Markets	Closed Sales		Median Sales Price		Median Days on Market	
	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24
Central PA	2,441	+9.9%	$294,990	+3.5%	15 days	+4 days
Adams County, PA	107	+27.4%	$300,000	-7.0%	21 days	+10 days
Berks County, PA	367	+21.5%	$291,500	+4.1%	10 days	+0 days
Cumberland County, PA	269	+2.3%	$329,900	+6.4%	15 days	+6 days
Dauphin County, PA	270	+5.1%	$240,000	-5.8%	20 days	+9 days
Franklin County, PA	154	+14.9%	$287,000	+6.3%	27 days	+10 days
Fulton County, PA	6	-33.3%	$231,000	+21.6%	37 days	+3 days
Lancaster County, PA	478	+13.0%	$358,750	+7.1%	13 days	+4 days
Lebanon County, PA	124	-3.9%	$285,000	-2.6%	14 days	+1 day
Perry County, PA	34	-20.9%	$237,500	-6.9%	17 days	+5 days
Schuylkill County, PA	114	+0.0%	$150,625	-18.6%	19 days	+2 days
York County, PA	518	+11.9%	$290,000	+5.5%	15 days	+3 days

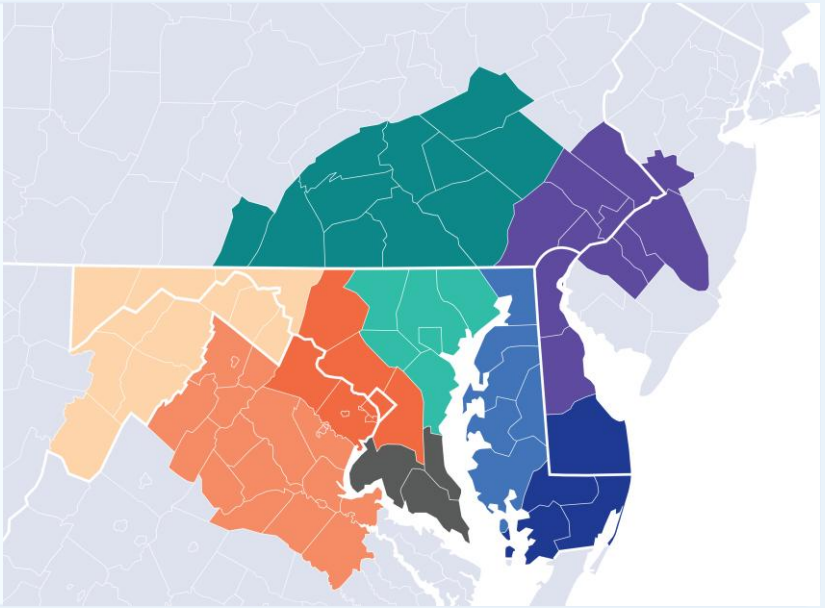
Local Markets	New Pending Sales		New Listings		Showings	
	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24
Central PA	1,629	-4.7%	1,516	-3.3%	20,793	-4.8%
Adams County, PA	77	+18.5%	72	+26.3%	887	+8.2%
Berks County, PA	232	+3.6%	222	+13.8%	3,402	+0.9%
Cumberland County, PA	179	+11.9%	144	+0.7%	2,442	-1.3%
Dauphin County, PA	196	-12.9%	189	-16.0%	2,696	-18.7%
Franklin County, PA	102	-15.7%	82	-31.7%	1,270	+17.3%
Fulton County, PA	8	+0.0%	8	+60.0%	33	+10.0%
Lancaster County, PA	306	-2.5%	271	-5.6%	3,559	-14.6%
Lebanon County, PA	83	-28.4%	107	-13.7%	818	-19.3%
Perry County, PA	30	+25.0%	25	+4.2%	299	+60.8%
Schuylkill County, PA	84	-11.6%	79	+1.3%	859	+4.6%
York County, PA	332	-7.0%	317	+2.6%	4,528	-0.4%

Local Markets

	Active Listings		Months of Supply	
	Dec '25	vs. Dec '24	Dec '25	vs. Dec '24
Central PA	3,782	+17.9%	1.65	+0.21 months
Adams County, PA	210	+35.5%	2.23	+0.45 months
Berks County, PA	418	+19.1%	1.23	+0.2 months
Cumberland County, PA	431	+9.4%	1.69	+0.11 months
Dauphin County, PA	452	+21.2%	1.71	+0.3 months
Franklin County, PA	319	+7.0%	2.16	+0.03 months
Fulton County, PA	19	+72.7%	2.71	+0.88 months
Lancaster County, PA	517	+8.2%	1.20	-0.02 months
Lebanon County, PA	333	+41.7%	2.43	+0.61 months
Perry County, PA	72	+38.5%	2.18	+0.55 months
Schuylkill County, PA	258	+11.7%	2.30	+0.24 months
York County, PA	753	+19.5%	1.60	+0.28 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



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Please contact **Christy Reap, Media Relations Director** with interview or information requests:

- (202) 309-9362
- christy.reap@brightmls.com

Central Pennsylvania

December 2025 Detached Single-Family Home Report

Prepared by Bright Research

Data as of January 7, 2025

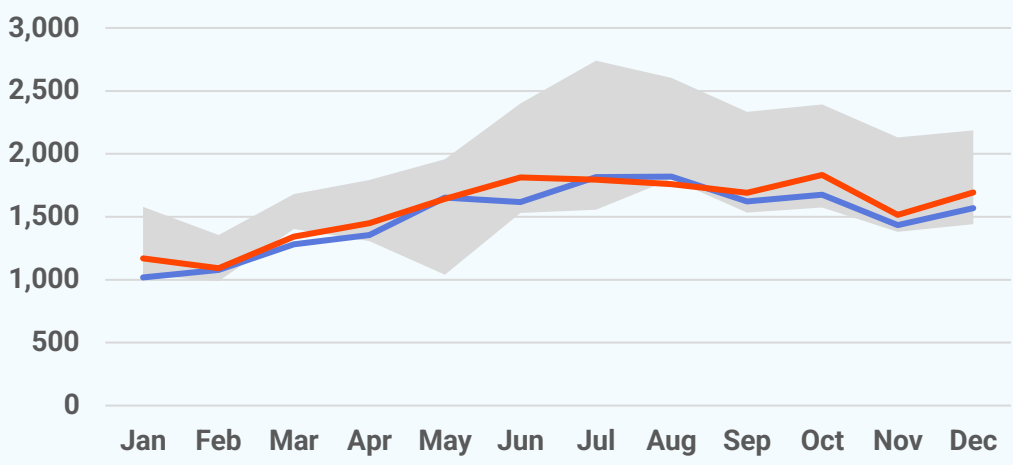
Key Market Statistics	Dec 2025	Dec 2024	Change
Closed Sales	1,692	1,568	+7.9%
Median Sold Price	$330,000	$320,000	+3.1%
Median Days on Market	14 days	11 days	+3 days
New Pending Sales	1,114	1,205	-7.6%
New Listings	991	1,091	-9.2%
Active Listings	2,654	2,398	+10.7%
Months of Supply	1.64	1.55	+0.09 mos.

Closed Sales

1,692
December 2025

+7.9%
Dec '25 vs. Dec '24
(Dec '24: 1,568)

+11.6%
Dec '25 vs. Nov '25
(Nov '25: 1,516)



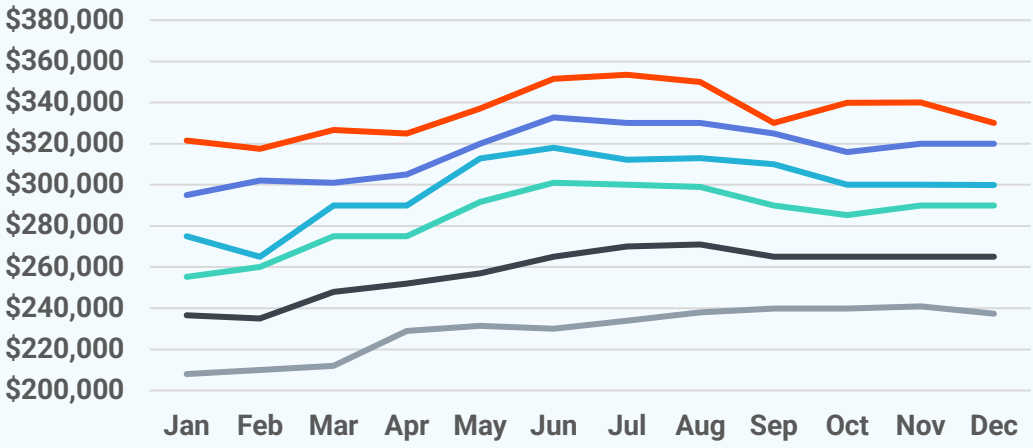
Median Sold Price

2025 2024 2023 2022 2021 2020

$330,000
December 2025

+3.1%
Dec '25 vs. Dec '24
(Dec '24: $320,000)

-2.9%
Dec '25 vs. Nov '25
(Nov '25: $340,000)



Median Days on Market

14 days
December 2025

+3 days
Dec '25 vs. Dec '24
(Dec '24: 11 days)

+2 days
Dec '25 vs. Nov '25
(Nov '25: 12 days)



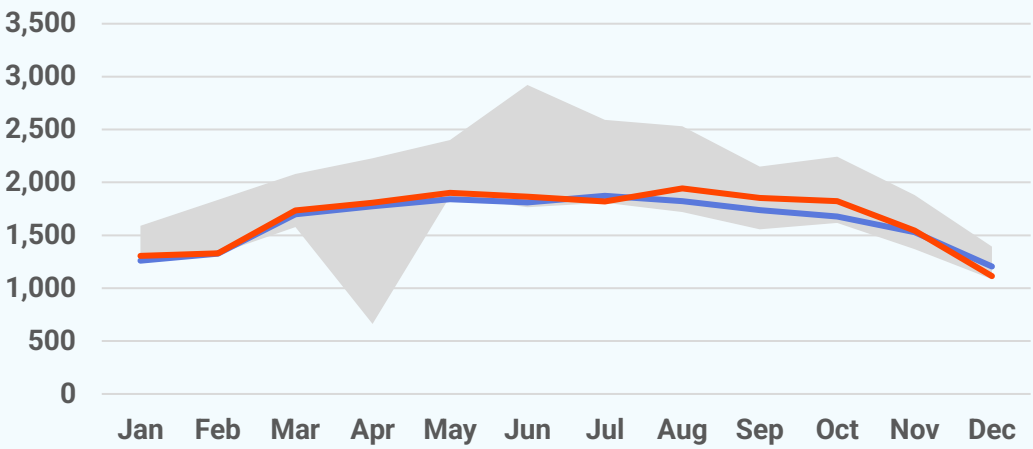
New Pending Sales

2025 2024 2020-2023 Range

1,114
December 2025

-7.6%
Dec '25 vs. Dec '24
(Dec '24: 1,205)

-27.8%
Dec '25 vs. Nov '25
(Nov '25: 1,544)

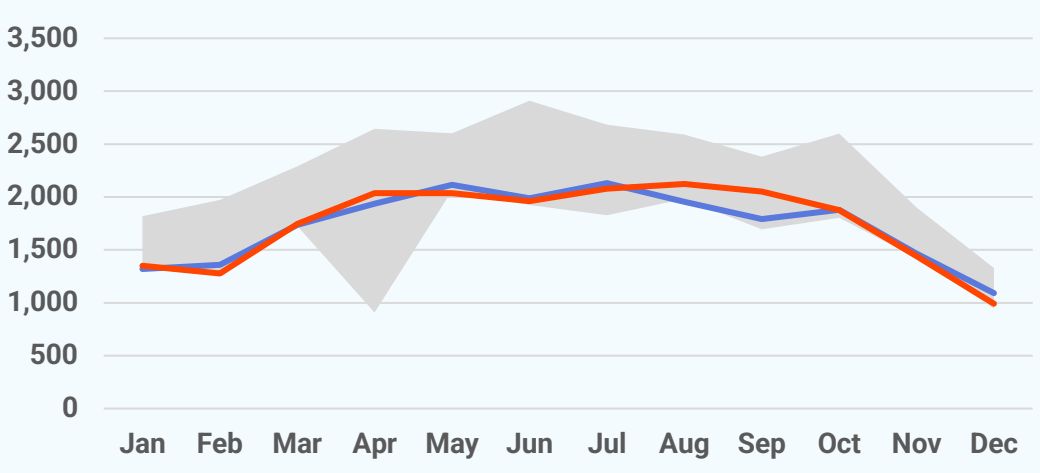


New Listings

991
December 2025

-9.2%
Dec '25 vs. Dec '24
(Dec '24: 1,091)

-31.1%
Dec '25 vs. Nov '25
(Nov '25: 1,439)



Active Listings

2,654
December 2025

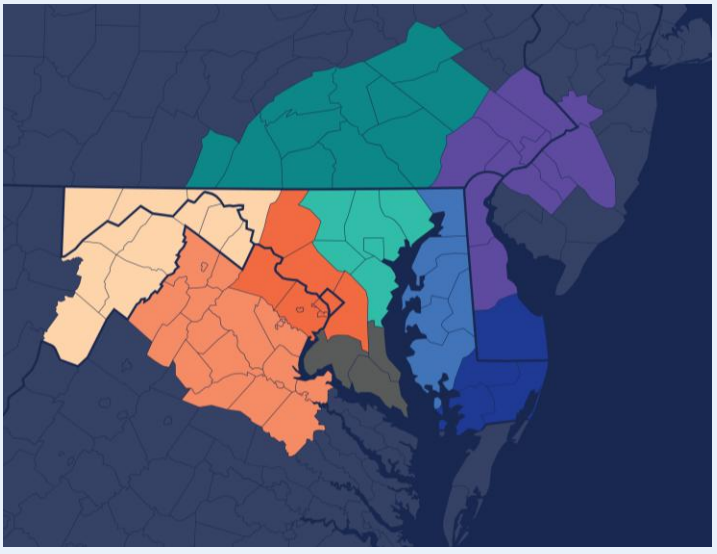
+10.7%
Dec '25 vs. Dec '24
(Dec '24: 2,398)

-11.4%
Dec '25 vs. Nov '25
(Nov '25: 2,995)



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Central Pennsylvania

December 2025 Attached/Townhomes Report

Prepared by Bright Research

Data as of January 7, 2025

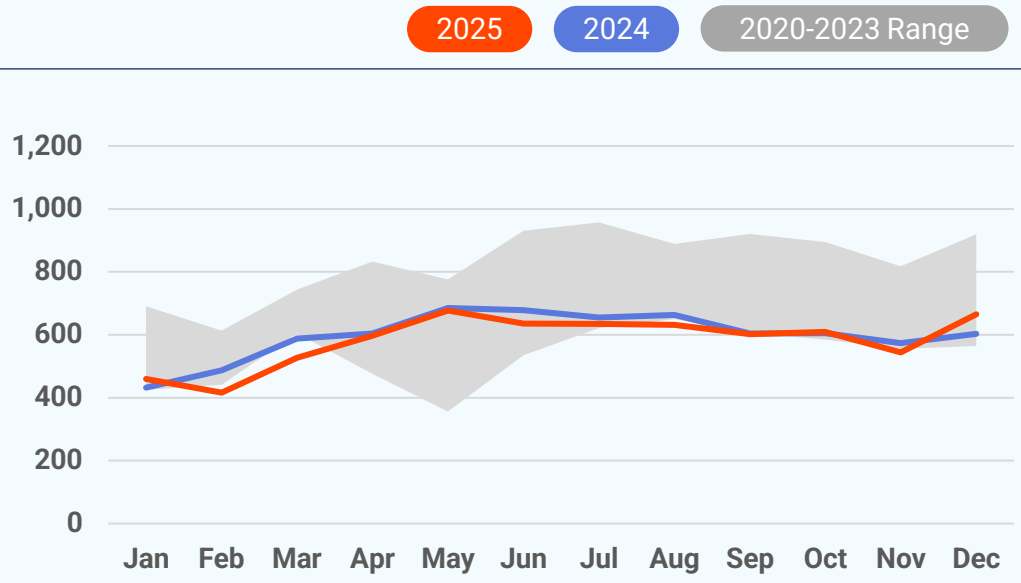
Key Market Statistics	Dec 2025	Dec 2024	Change
Closed Sales	665	603	+10.3%
Median Sold Price	$230,000	$228,000	+0.9%
Median Days on Market	15 days	13 days	+2 days
New Pending Sales	460	462	-0.4%
New Listings	446	436	+2.3%
Active Listings	1,011	749	+35.0%
Months of Supply	1.67	1.20	+0.47 mos.

Closed Sales

665
December 2025

+10.3%
Dec '25 vs. Dec '24
(Dec '24: 603)

+22.2%
Dec '25 vs. Nov '25
(Nov '25: 544)



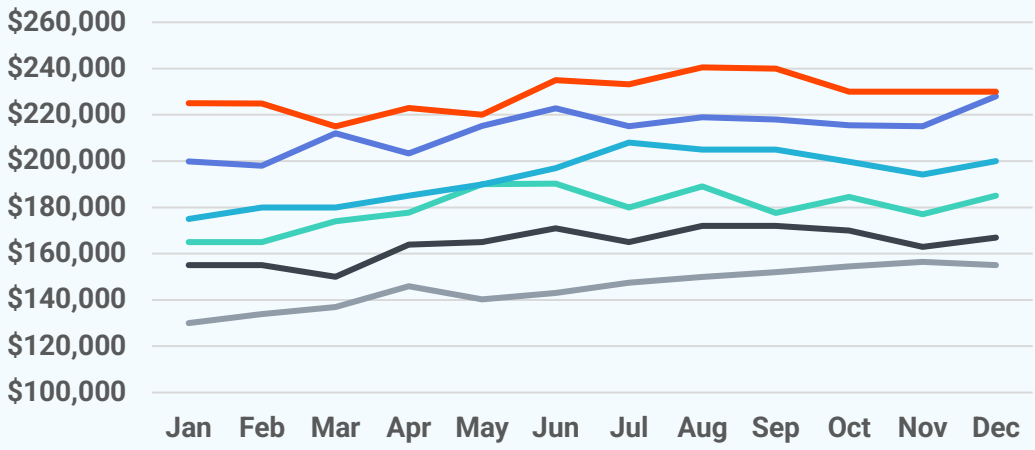
Median Sold Price

2025 2024 2023 2022 2021 2020

$230,000
December 2025

+0.9%
Dec '25 vs. Dec '24
(Dec '24: $228,000)

+0.0%
Dec '25 vs. Nov '25
(Nov '25: $229,995)



Median Days on Market

15 days
December 2025

+2 days
Dec '25 vs. Dec '24
(Dec '24: 13 days)

+5 days
Dec '25 vs. Nov '25
(Nov '25: 10 days)



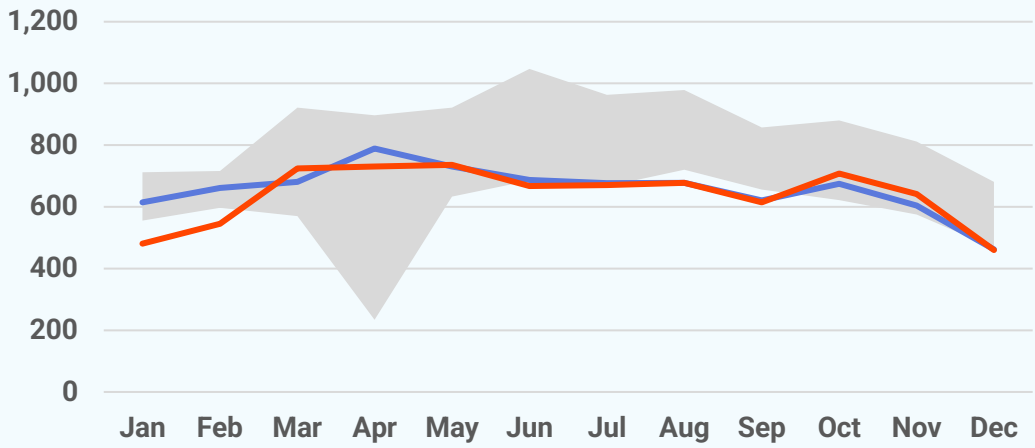
New Pending Sales

2025 2024 2020-2023 Range

460
December 2025

-0.4%
Dec '25 vs. Dec '24
(Dec '24: 462)

-28.2%
Dec '25 vs. Nov '25
(Nov '25: 641)



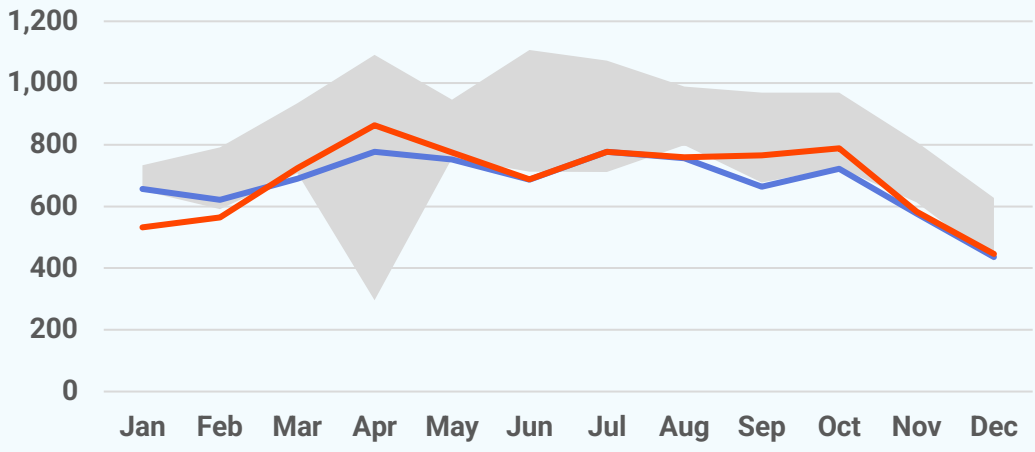
New Listings

2025 | 2024 | 2020-2023 Range

446
December 2025

+2.3%
Dec '25 vs. Dec '24
(Dec '24: 436)

-23.5%
Dec '25 vs. Nov '25
(Nov '25: 583)



Active Listings

1,011
December 2025

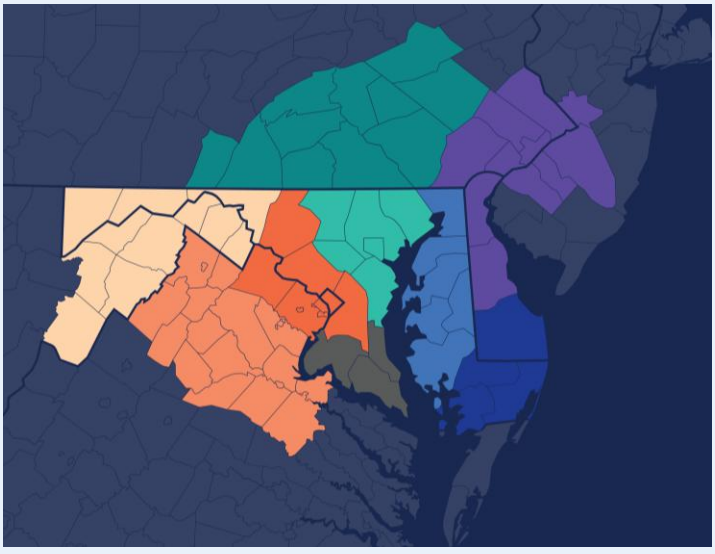
+35.0%
Dec '25 vs. Dec '24
(Dec '24: 749)

-8.2%
Dec '25 vs. Nov '25
(Nov '25: 1,101)



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Central Pennsylvania

December 2025 Condos Report

Prepared by Bright Research

Data as of January 7, 2025

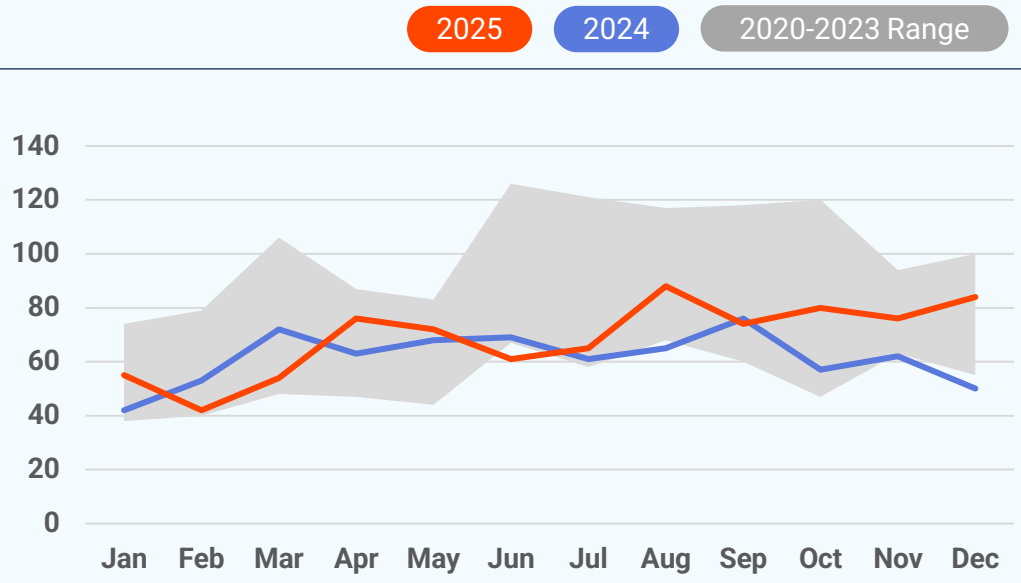
Key Market Statistics	Dec 2025	Dec 2024	Change
Closed Sales	84	50	+68.0%
Median Sold Price	$220,500	$232,500	-5.2%
Median Days on Market	21 days	9 days	+12 days
New Pending Sales	55	41	+34.1%
New Listings	78	38	+105.3%
Active Listings	117	61	+91.8%
Months of Supply	1.67	0.97	+0.70 mos.

Closed Sales

84
December 2025

+68.0%
Dec '25 vs. Dec '24
(Dec '24: 50)

+10.5%
Dec '25 vs. Nov '25
(Nov '25: 76)



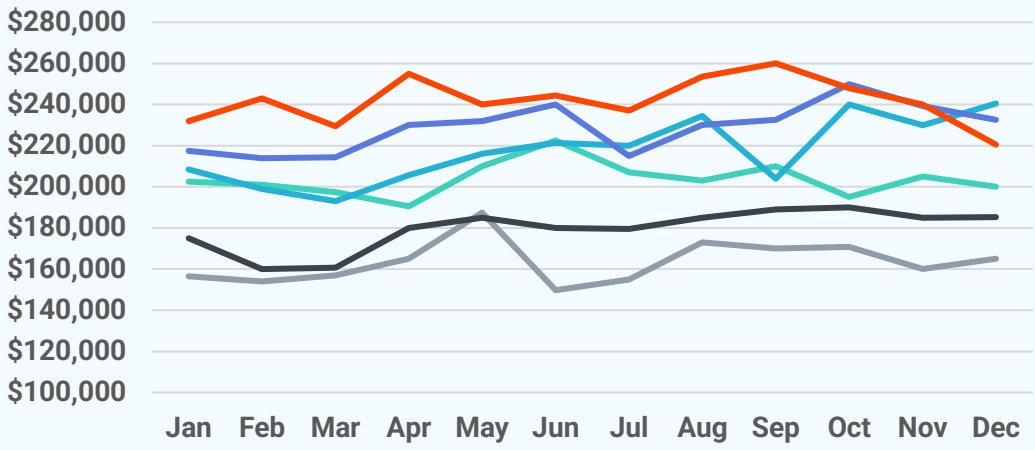
Median Sold Price

2025 2024 2023 2022 2021 2020

$220,500
December 2025

-5.2%
Dec '25 vs. Dec '24
(Dec '24: $232,500)

-8.1%
Dec '25 vs. Nov '25
(Nov '25: $240,000)



Median Days on Market

21 days
December 2025

+12 days
Dec '25 vs. Dec '24
(Dec '24: 9 days)

+4 days
Dec '25 vs. Nov '25
(Nov '25: 17 days)



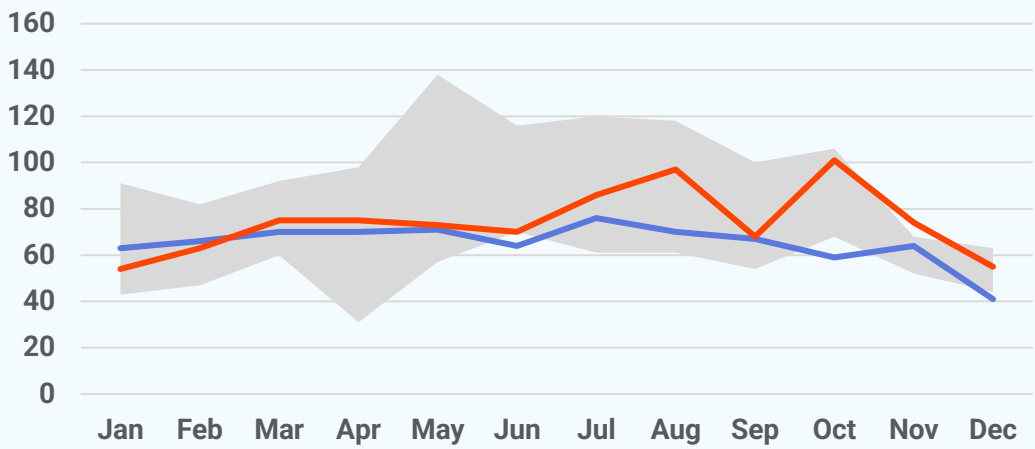
New Pending Sales

2025 2024 2020-2023 Range

55
December 2025

+34.1%
Dec '25 vs. Dec '24
(Dec '24: 41)

-25.7%
Dec '25 vs. Nov '25
(Nov '25: 74)



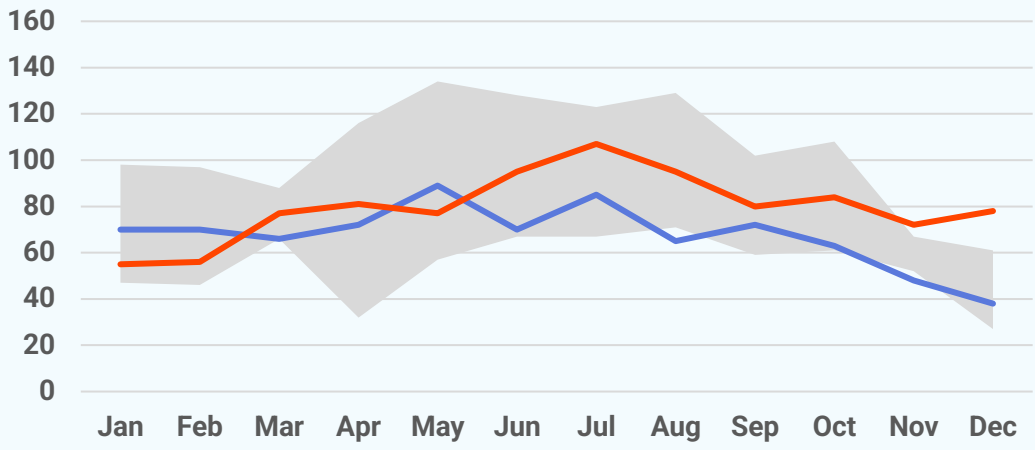
New Listings

2025 | 2024 | 2020-2023 Range

78
December 2025

+105.3%
Dec '25 vs. Dec '24
(Dec '24: 38)

+8.3%
Dec '25 vs. Nov '25
(Nov '25: 72)



Active Listings

117
December 2025

+91.8%
Dec '25 vs. Dec '24
(Dec '24: 61)

+8.3%
Dec '25 vs. Nov '25
(Nov '25: 108)



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