

# Centre County Association of REALTORS

## Market Trends Report

Area:	State College, Bellefonte, Bald Eagle, Penns Valley, Philipsburg-Osceola
Property Type:	Single Family, Townhouse-1/2 Duplex, Condominium
Cities:	ALL

**Date Range:** 12/1/2021 To 12/31/2021 And 12/1/2022 To 12/31/2022

Residential/Lots/Farm	2021	2022	+/-
New Listings	67	<b>45</b>	-32.84%
Pending Sales	56	<b>57</b>	1%
Pending Sales Volume	\$17,925,010	<b>\$4,503,550</b>	-74.88%
Closed Sales	133	<b>81</b>	-39.10%
Median Sales Price	\$279,000	<b>\$320,990</b>	15.05%
Average Sales Price	\$290,577	<b>\$359,931</b>	23.87%
Closed Sales Volume	\$38,646,835	<b>\$29,154,415</b>	-24.56%
Percent of List Price Received	99.14%	<b>98.76%</b>	-0.38%
Average Days On Market	44	<b>50</b>	13.64%
Months Supply Of Inventory	1.28	<b>2.47</b>	92.97%
Available Inventory	170	<b>200</b>	17.65%
Absorption Rate	0.78	<b>0.41</b>	

**Quarter 4**

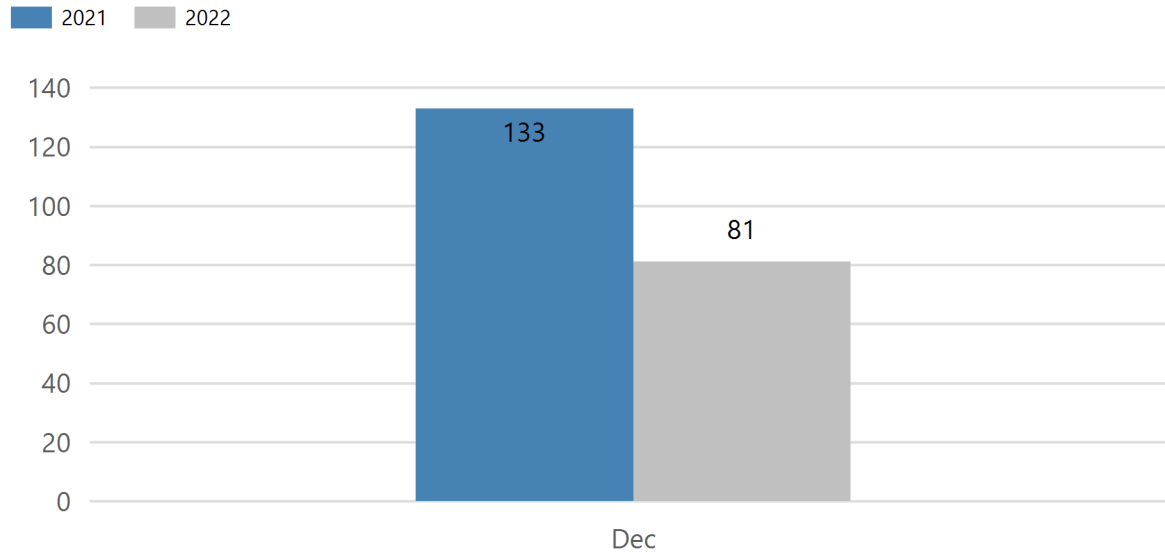
Residential/Lots/Farm	2021	2022	+/-
New Listings	300	<b>231</b>	-23.00%
Pending Sales	296	<b>214</b>	-27%
Pending Sales Volume	\$88,152,856	<b>\$46,970,634</b>	-46.72%
Closed Sales	395	<b>278</b>	-29.62%
Median Sales Price	\$284,000	<b>\$320,495</b>	12.85%
Average Sales Price	\$310,492	<b>\$347,388</b>	23.87%
Closed Sales Volume	\$122,644,629	<b>\$96,573,943</b>	-21.26%
Percent of List Price Received	99.56%	<b>99.07%</b>	-0.49%
Average Days On Market	37	<b>41</b>	10.81%
Months Supply Of Inventory	1.08	<b>1.37</b>	26.85%
Available Inventory	428	<b>380</b>	-11.21%
Absorption Rate	0.92	<b>0.73</b>	

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### Closed Sales

The total number of properties sold at the end of each month.



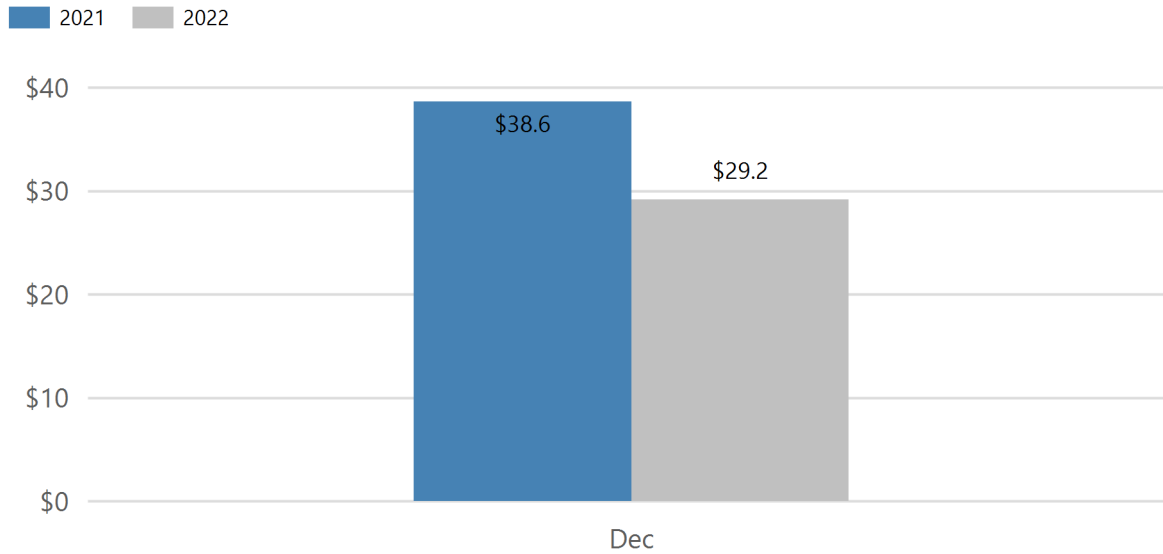
	2021	2022	+/-
Dec	133	81	-52
	<b>133</b>	<b>81</b>	

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### Closed Sales Volume (in millions)

The sum of the saleprice of properties sold at the end of each month.



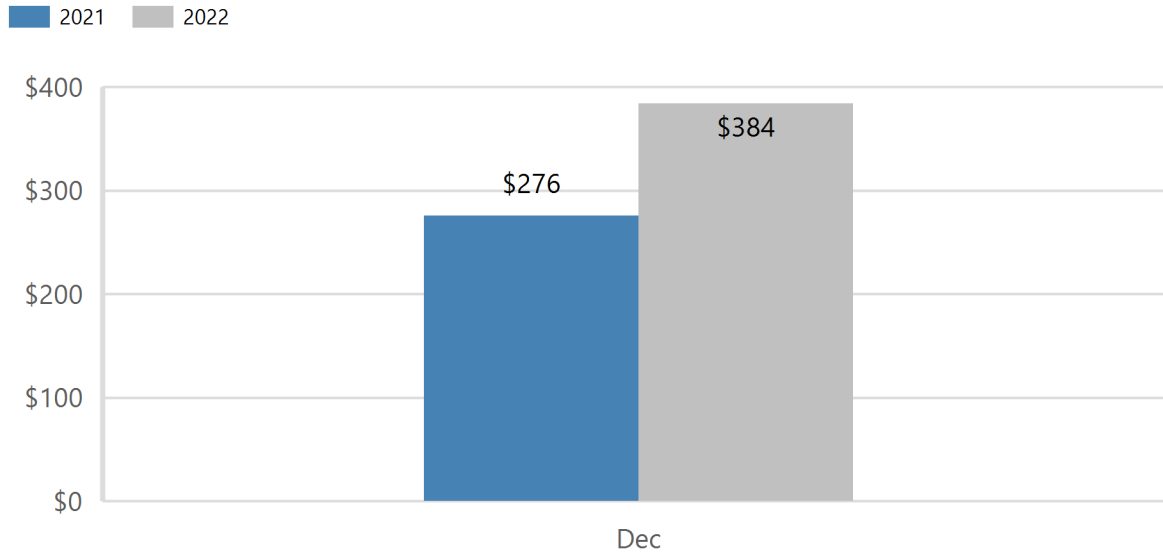
	2021	2022	+/-
Dec	\$38.6	\$29.2	0.75%
	<b>\$39</b>	<b>\$29</b>	

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## Market Trends Report

### Average Sales Volume (in thousands)

The average saleprice of properties sold at the end of each month.



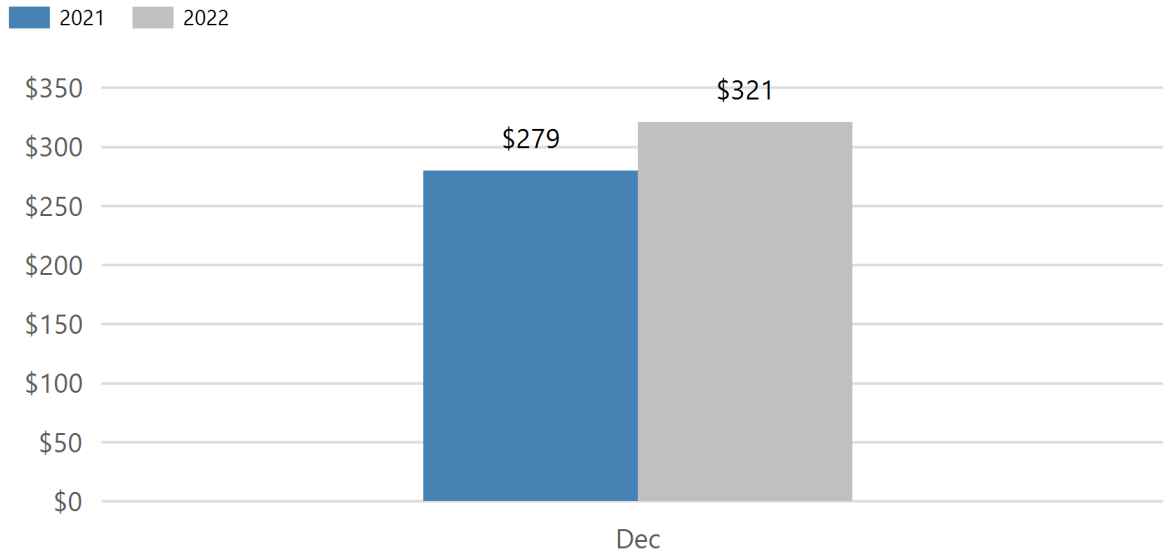
	2021	2022	+/-
Dec	\$276	\$384	1.39%
	<b>\$276</b>	<b>\$384</b>	

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## Market Trends Report

### Median Sales Volume (in thousands)

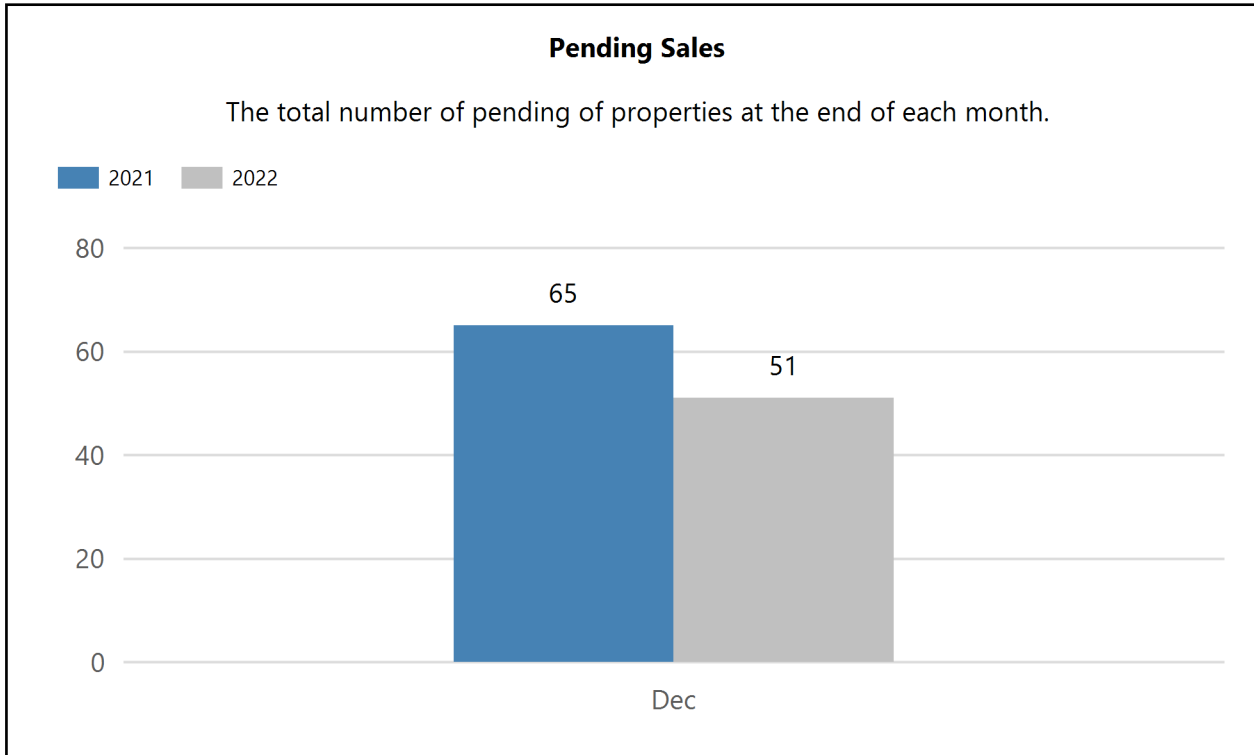
The median saleprice of properties sold at the end of each month.



	2021	2022	+/-
Dec	\$279	\$321	1.15%

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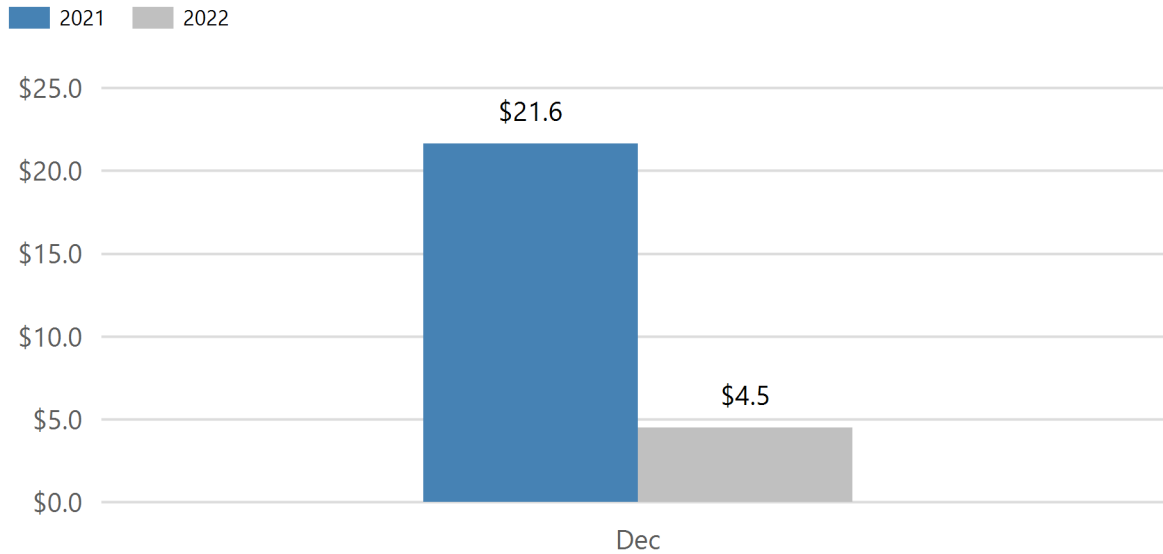
	2021	2022	+/-
Dec	65	51	0.78%
	<b>65</b>	<b>51</b>	

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### Pending Sales Volume (in millions)

The number of properties with accepted offers that were available at the end each month.



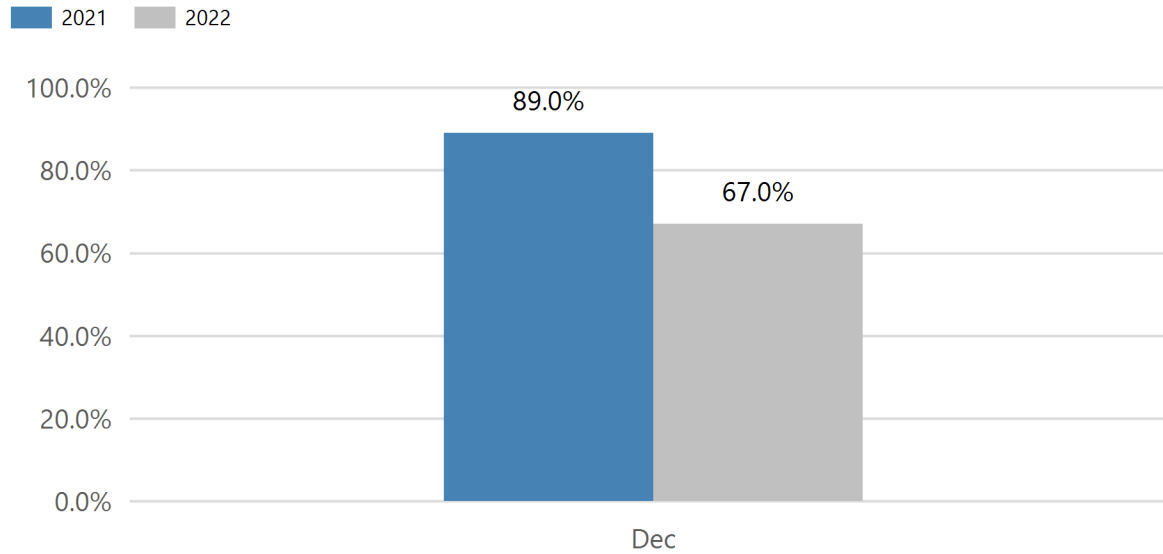
	2021	2022	+/-
Dec	21.6	4.5	0.21%
	<b>\$21.6</b>	<b>\$4.5</b>	

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### Absorption Rate

The percentage of inventory sold at the end of each month.



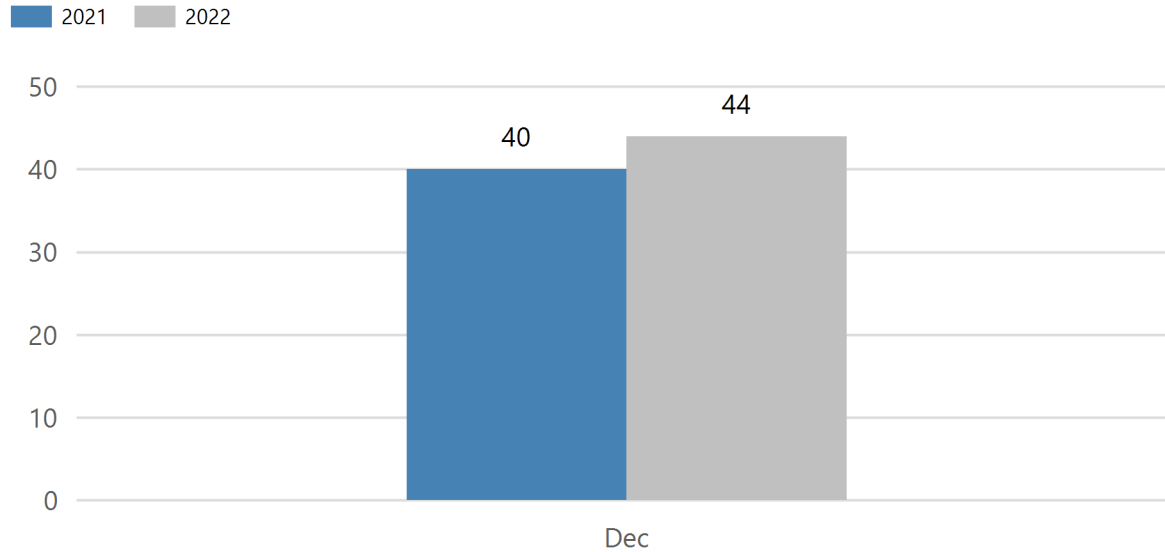
	2021	2022	+/-
Dec	89.0%	67.0%	0.75%

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## Market Trends Report

### Average Days on Market

The average time a property was on the market before being sold.



	2021	2022	+/-
Dec	40	44	4