

July 2023

Centre County, PA

New Listings 117

↓ -18.2% ↓ -10.0%
 from Jun 2023: 143 from Jul 2022: 130

YTD	2023	2022	+/-
	870	1,070	-18.7%

5-year Jul average: **163**

New Pendings 125

↑ 10.6% ↑ 8.7%
 from Jun 2023: 113 from Jul 2022: 115

YTD	2023	2022	+/-
	761	929	-18.1%

5-year Jul average: **144**

Closed Sales 115

↓ -27.2% ↓ -26.3%
 from Jun 2023: 158 from Jul 2022: 156

YTD	2023	2022	+/-
	683	851	-19.7%

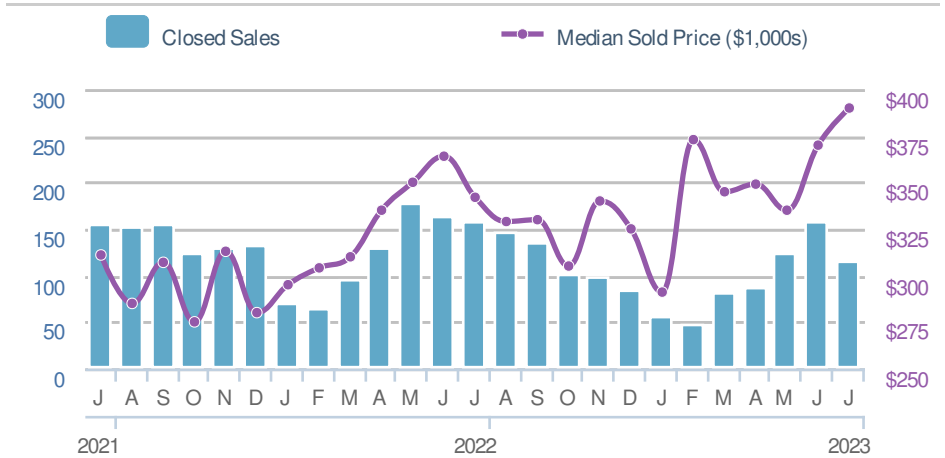
5-year Jul average: **159**

Median Sold Price \$390,000

↑ 5.4% ↑ 13.9%
 from Jun 2023: \$370,000 from Jul 2022: \$342,450

YTD	2023	2022	+/-
	\$350,300	\$330,000	6.2%

5-year Jul average: **\$322,760**



Active Listings 163

163
 Min 163 Max 364
 5-year Jul average: 239

Jun 2023	Jul 2022
177	184

Avg DOM 25

25
 Min 21 Max 44
 5-year Jul average: 32

Jun 2023	Jul 2022	YTD
33	21	27

Avg Sold to OLP Ratio 98.8%

98.8%
 Min 96.0% Max 99.8%
 5-year Jul average: 98.5%

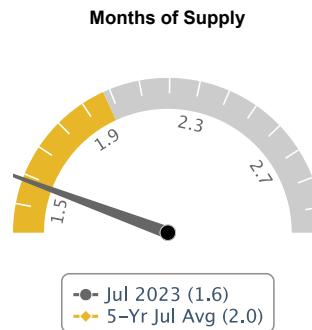
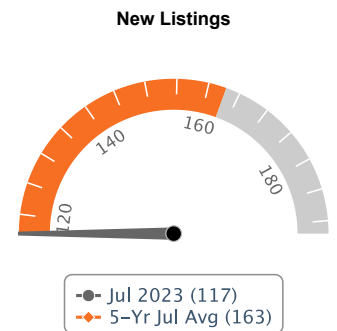
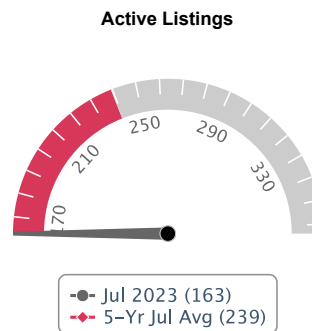
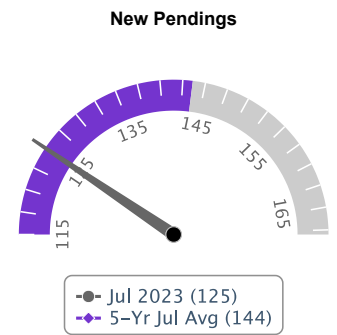
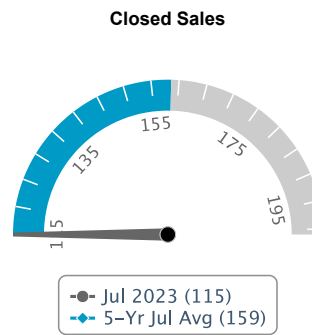
Jun 2023	Jul 2022	YTD
99.6%	99.8%	99.2%

Association Executive Report

July 2023

Centre County Association of REALTORS

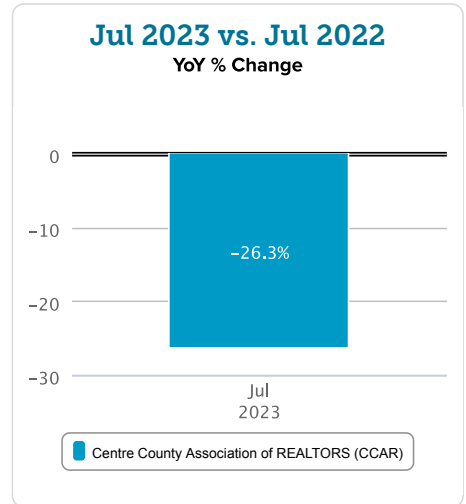
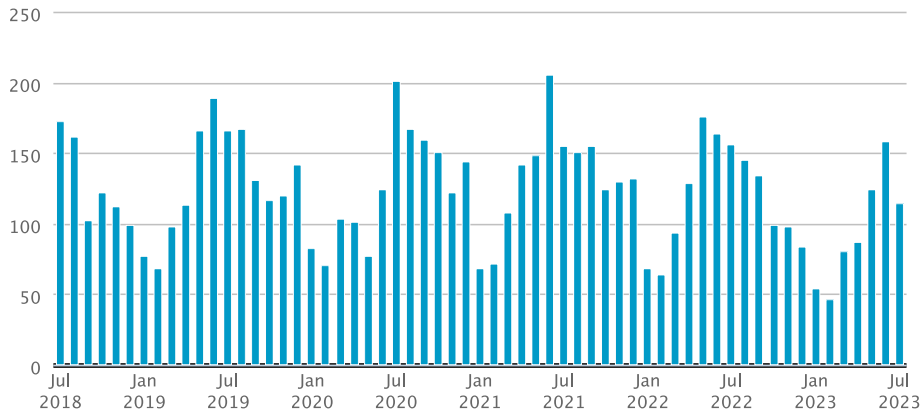
Statistic	Jul	YoY	MoM
Total Sold Dollar Volume	49,418,700	- 16.6%	- 21.7%
Closed Sales	115	- 26.3%	- 27.2%
Median Sold Price	\$390,000	+ 13.9%	+ 5.4%
Average Sold Price	\$428,922	+ 12.1%	+ 7.2%
Median Days on Market	7 days	- 12.5%	+ 16.7%
Average Days on Market	25 days	+ 19.1%	- 24.2%
Median Price per Sq Foot	\$186	+ 8.8%	+ 1.6%
Average Price per Sq Foot	\$189	+ 6.8%	+ 1.1%



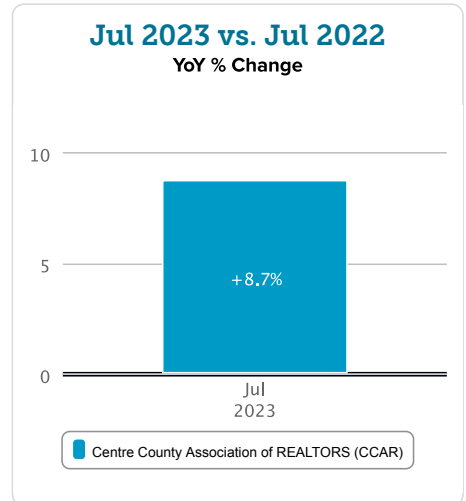
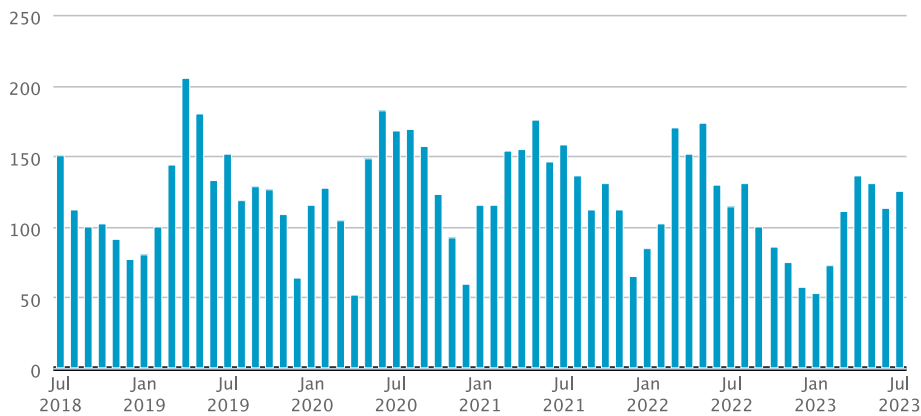
In the Centre County Association of REALTORS (CCAR) area, the median sold price for residential properties for July was \$390,000, representing an increase of 5.4% compared to last month and an increase of 13.9% from Jul 2022. The average days on market for units sold in July was 25 days, 21% below the 5-year July average of 32 days. There was a 10.6% month over month increase in new contract activity with 125 New Pendings; a 4.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 164; and a 7.9% decrease in supply to 163 active units.

This activity resulted in a Contract Ratio of 1.01 pendings per active listing, up from 0.89 in June and a decrease from 1.05 in July 2022. The Contract Ratio is 1% higher than the 5-year July average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

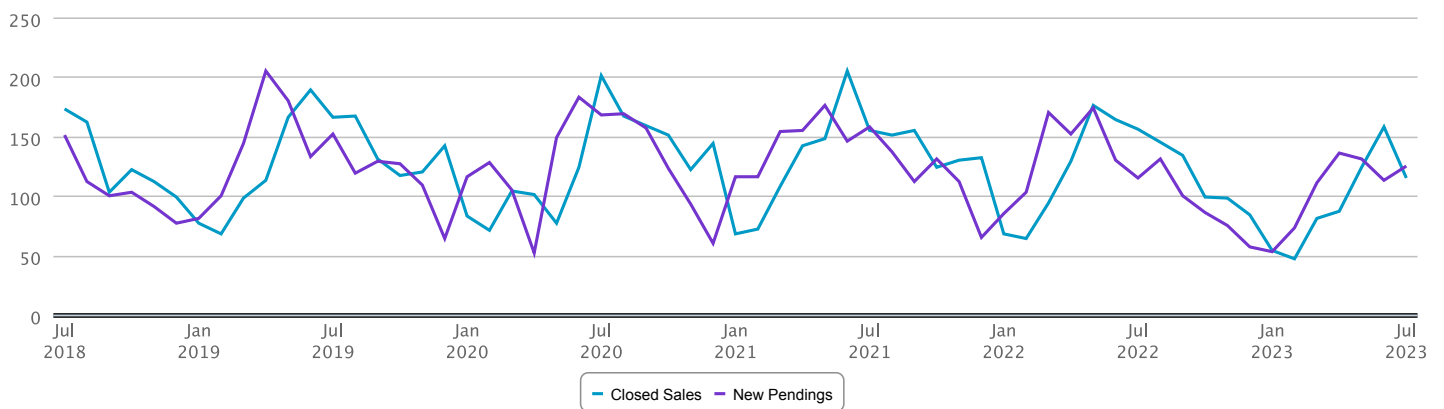
Closed Sales



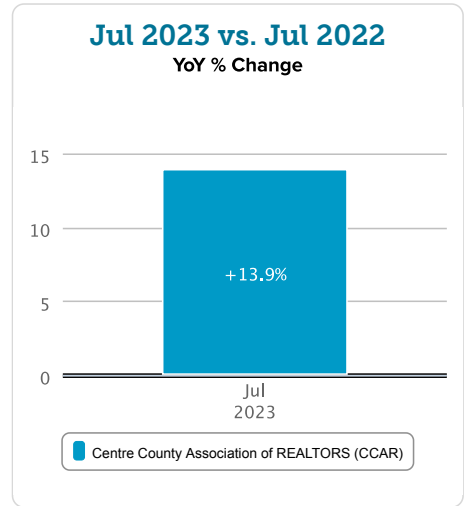
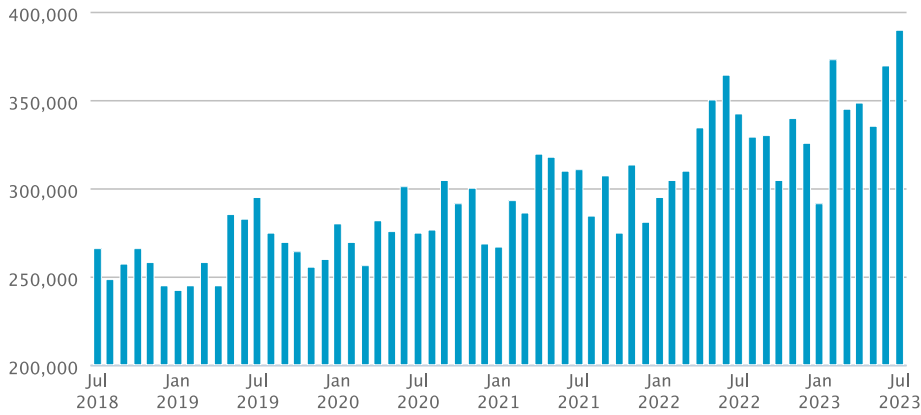
New Pendings



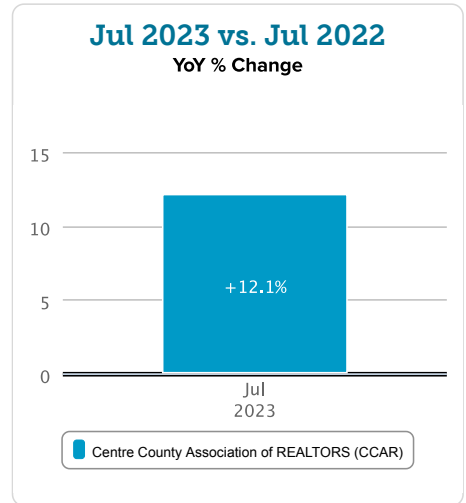
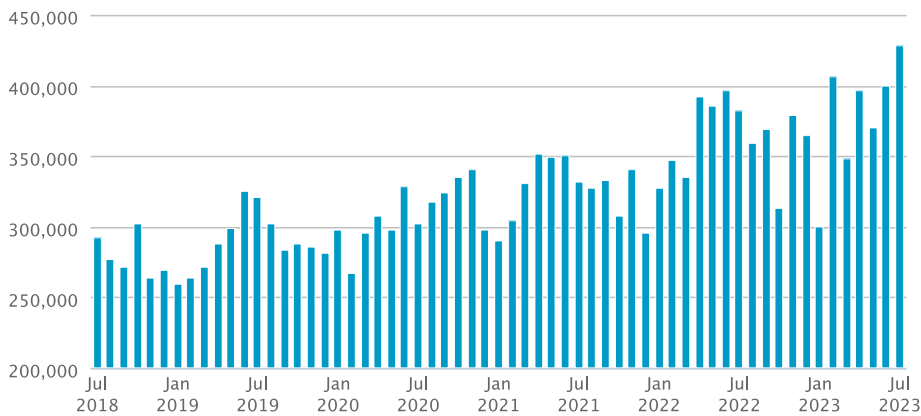
Closed Sales vs. New Pendings



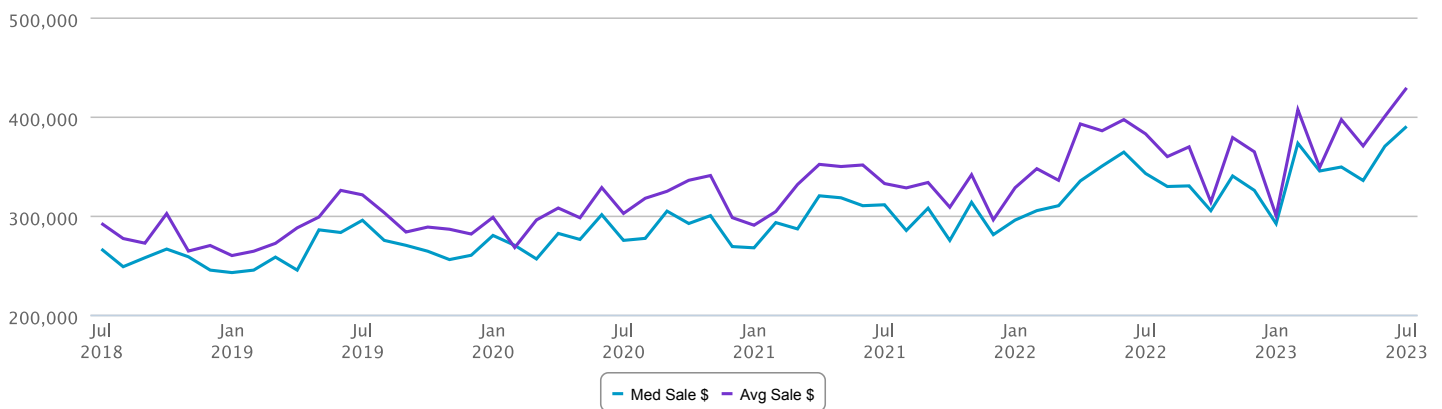
Median Sale Price



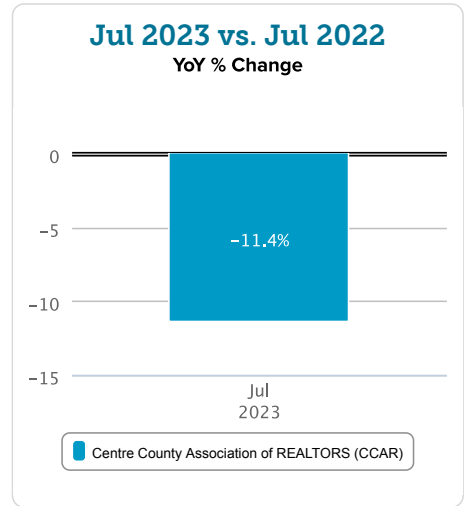
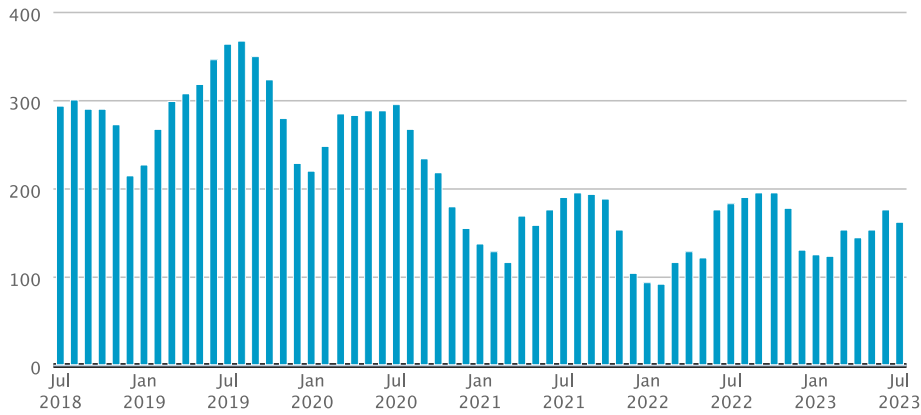
Average Sale Price



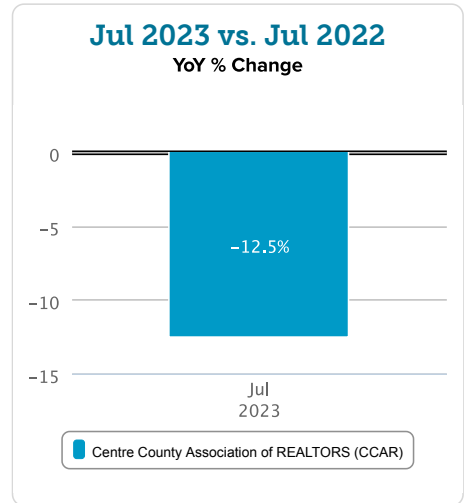
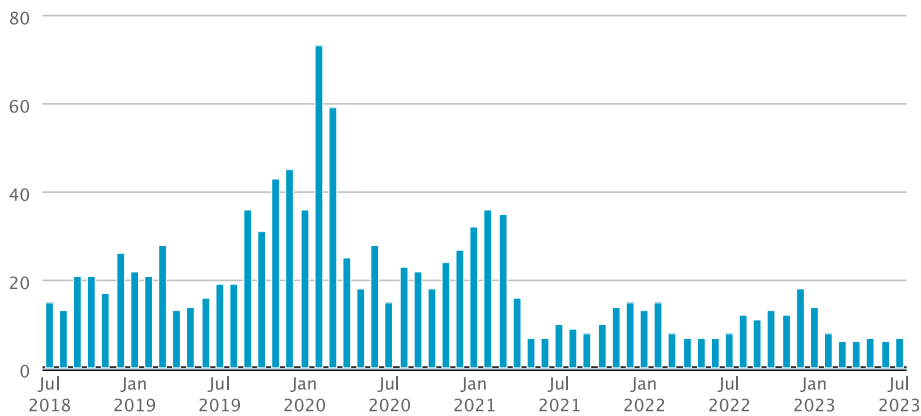
Median vs. Average Sale Price



Active Listings



Median Days on Market



Months of Supply

