

June 2024

Centre County, PA

New Listings 129

↓ -5.1% from May 2024: **136**

↓ -9.8% from Jun 2023: **143**

YTD	2024	2023	+/-
	809	747	8.3%

5-year Jun average: **168**

New Pendings 100

↓ -23.7% from May 2024: **131**

↓ -11.5% from Jun 2023: **113**

YTD	2024	2023	+/-
	682	637	7.1%

5-year Jun average: **134**

Closed Sales 140

↑ 6.1% from May 2024: **132**

↓ -11.4% from Jun 2023: **158**

YTD	2024	2023	+/-
	608	566	7.4%

5-year Jun average: **158**

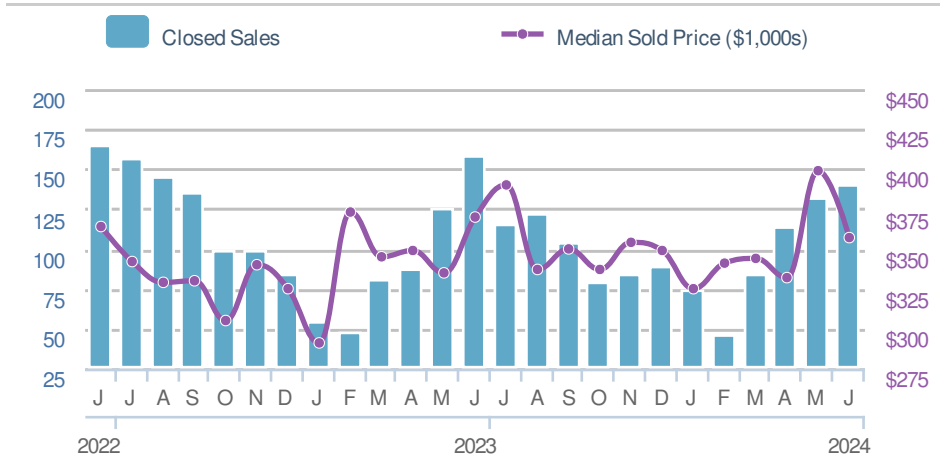
Median Sold Price \$357,500

↓ -10.4% from May 2024: **\$399,050**

↓ -3.4% from Jun 2023: **\$370,000**

YTD	2024	2023	+/-
	\$359,330	\$349,000	3.0%

5-year Jun average: **\$340,500**



Active Listings 209

Min 176 | 209 | Max 289
 5-year Jun average: **205**

May 2024	Jun 2023
190	177

Avg DOM 24

Min 24 | 24 | Max 56
 5-year Jun average: **33**

May 2024	Jun 2023	YTD
32	33	35

Avg Sold to OLP Ratio 98.3%

Min 96.9% | 98.3% | Max 101.0%
 5-year Jun average: **99.3%**

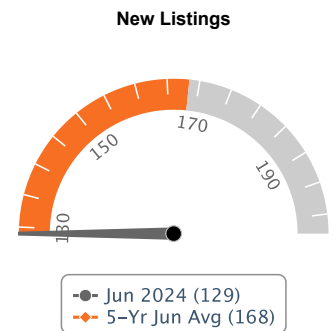
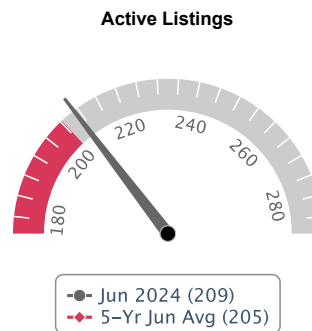
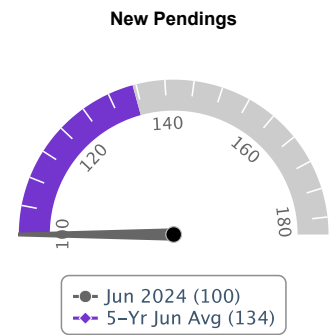
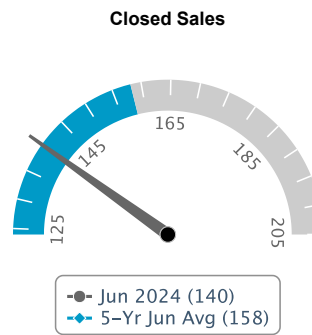
May 2024	Jun 2023	YTD
99.3%	99.6%	98.2%

Association Executive Report

June 2024

Centre County Association of REALTORS

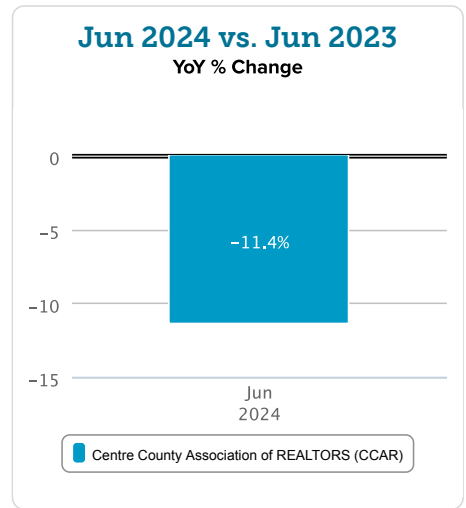
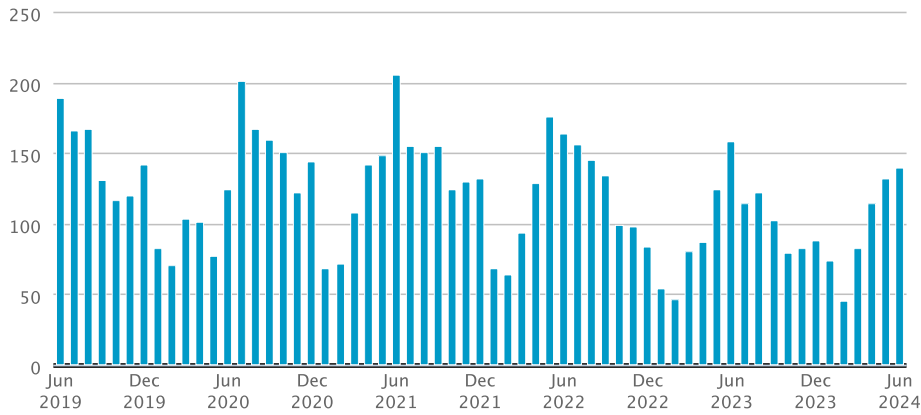
Statistic	Jun	YoY	MoM
Total Sold Dollar Volume	58,496,249	- 7.3%	+ 1.9%
Closed Sales	140	- 11.4%	+ 6.1%
Median Sold Price	\$357,500	- 3.4%	- 10.4%
Average Sold Price	\$413,958	+ 3.4%	- 4.4%
Median Days on Market	7 days	+ 16.7%	- 12.5%
Average Days on Market	24 days	- 27.3%	- 25%
Median Price per Sq Foot	\$188	+ 2.7%	- 3.6%
Average Price per Sq Foot	\$183	- 2.1%	- 7.1%



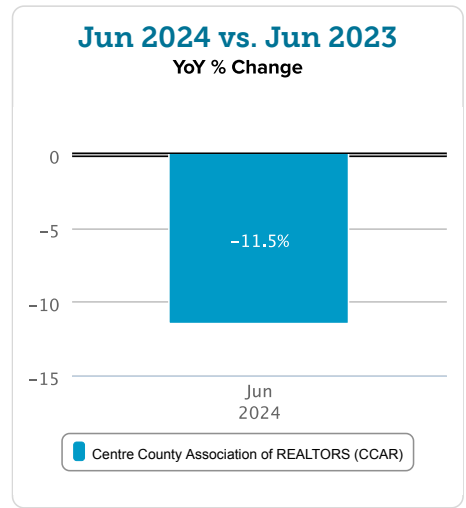
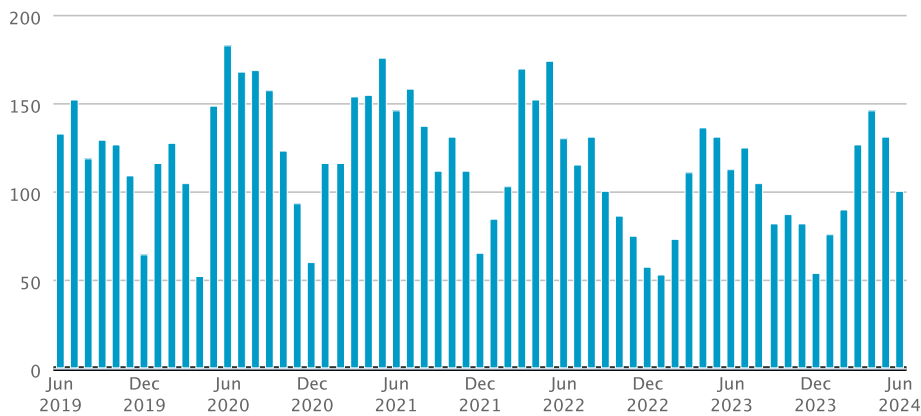
In the Centre County Association of REALTORS (CCAR) area, the median sold price for residential properties for June was \$357,500, representing a decrease of 10.4% compared to last month and a decrease of 3.4% from Jun 2023. The average days on market for units sold in June was 24 days, 27% below the 5-year June average of 33 days. There was a 23.7% month over month decrease in new contract activity with 100 New Pendings; a 16.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 176; and a 10% increase in supply to 209 active units.

This activity resulted in a Contract Ratio of 0.84 pendencies per active listing, down from 1.11 in May and a decrease from 0.89 in June 2023. The Contract Ratio is 24% lower than the 5-year June average of 1.10. 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.

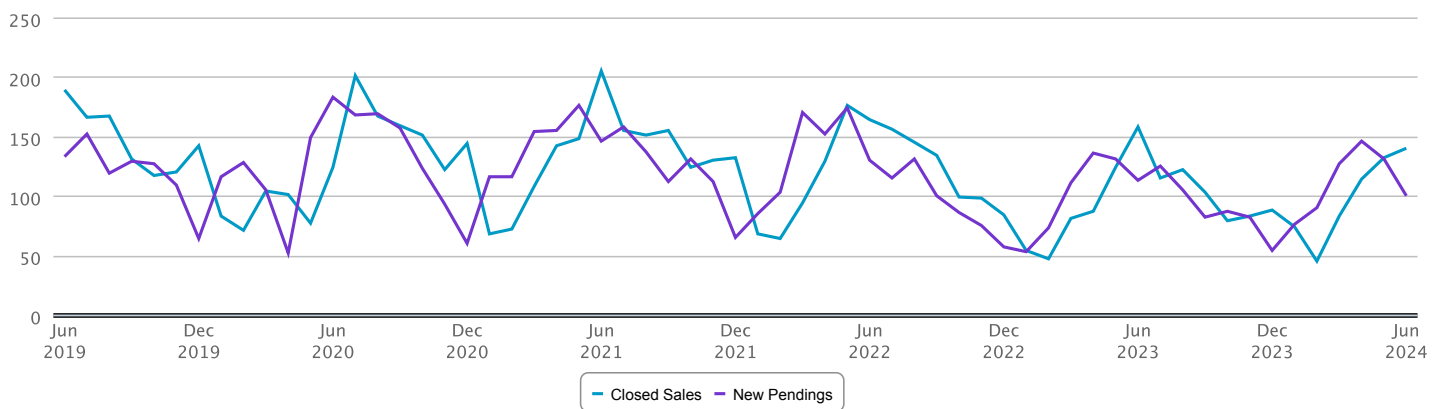
Closed Sales



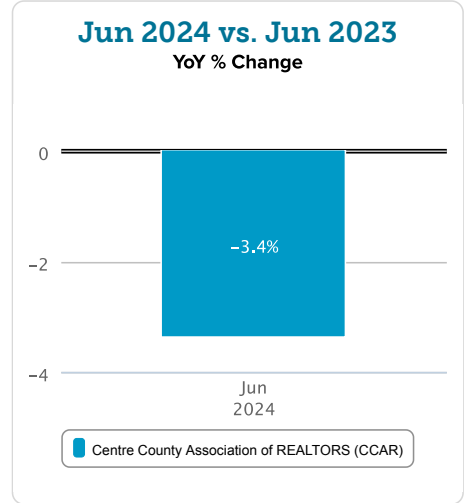
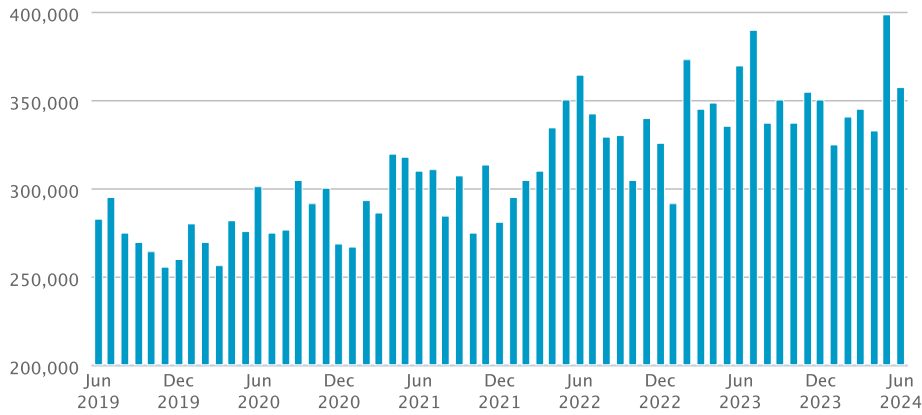
New Pendings



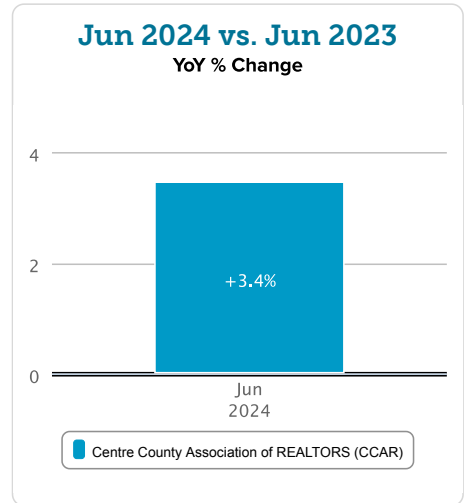
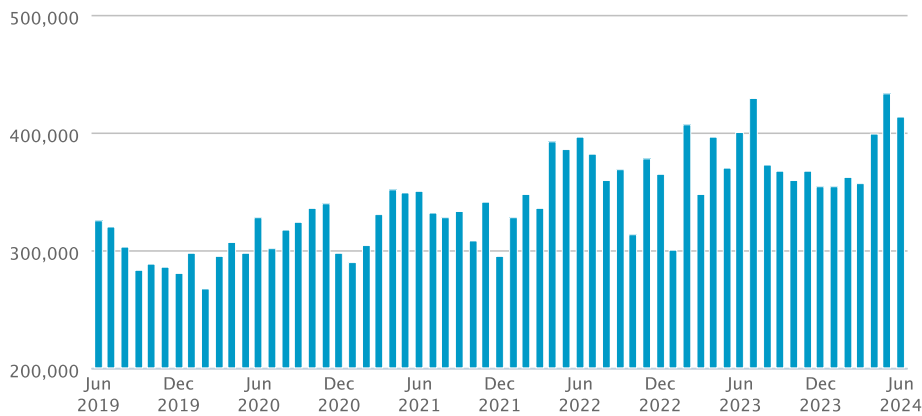
Closed Sales vs. New Pendings



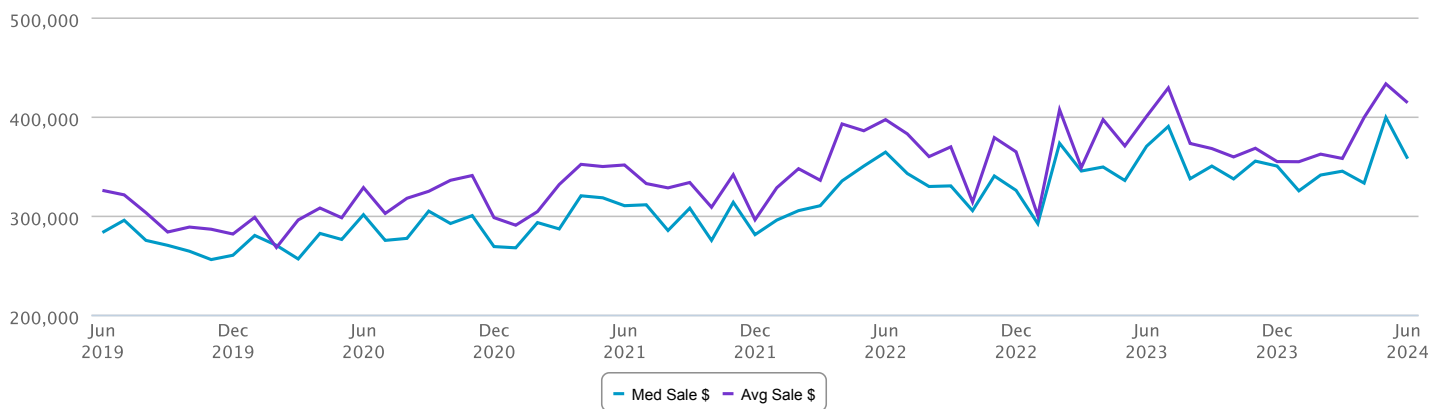
Median Sale Price



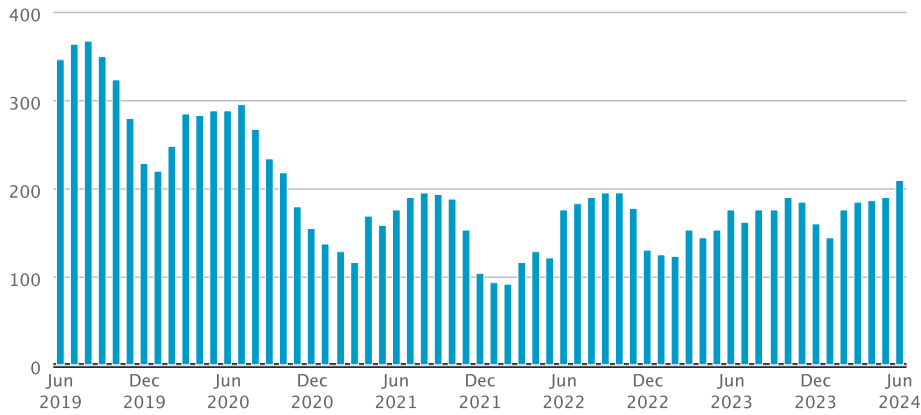
Average Sale Price



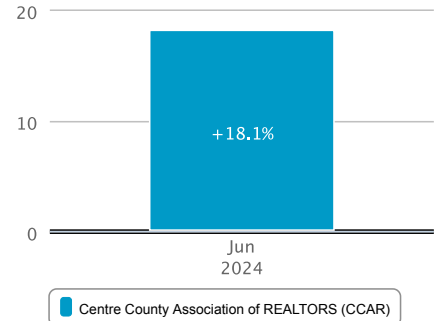
Median vs. Average Sale Price



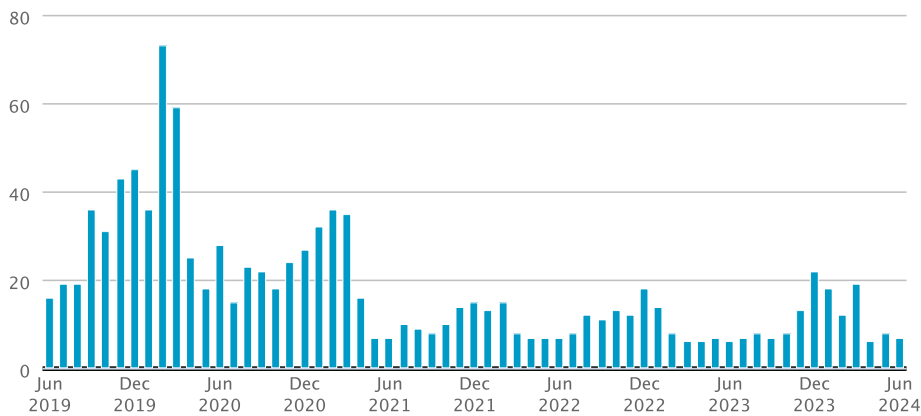
Active Listings



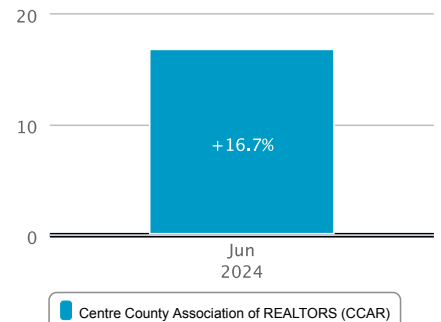
Jun 2024 vs. Jun 2023
YoY % Change



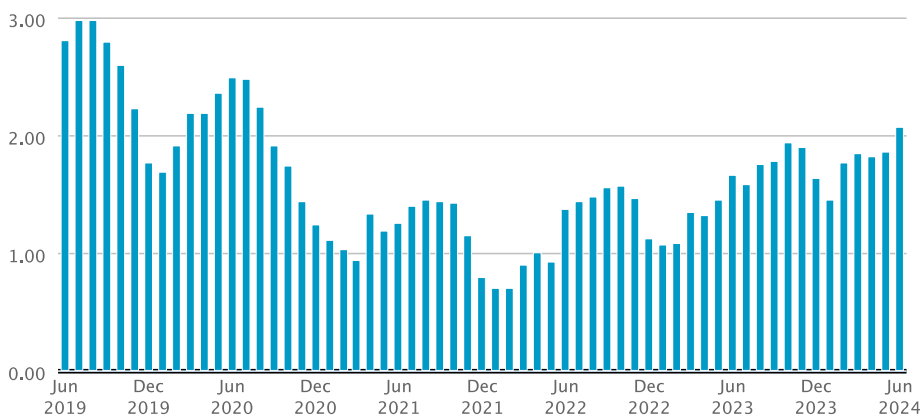
Median Days on Market



Jun 2024 vs. Jun 2023
YoY % Change



Months of Supply



Jun 2024 vs. Jun 2023
YoY % Change

