

Association Executive Report

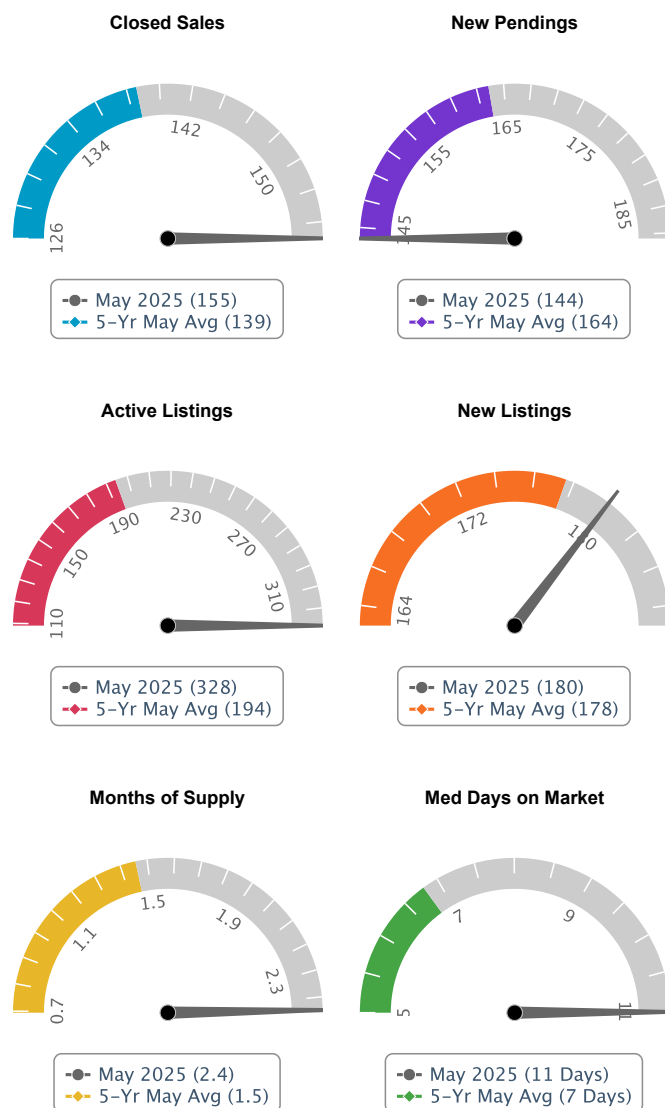
May 2025

Lebanon County Association of REALTORS

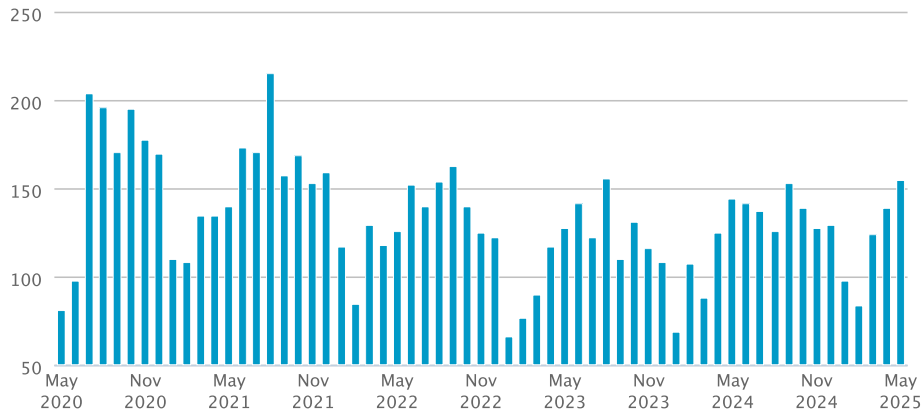
Statistic	May	YoY	MoM
Total Sold Dollar Volume	51,262,475	+ 8.9%	+ 17.1%
Closed Sales	155	+ 7.6%	+ 11.5%
Median Sold Price	\$285,000	- 5.8%	- 2.2%
Average Sold Price	\$336,112	+ 2.5%	+ 5.7%
Median Days on Market	11 days	+83.3%	+83.3%
Average Days on Market	33 days	+ 13.8%	+ 10%
Median Price per Sq Foot	\$177	+ 4.7%	+ 0.6%
Average Price per Sq Foot	\$174	+ 1.8%	- 2.3%

In the Lebanon County Association of REALTORS (LCAR) area, the median sold price for residential properties for May was \$285,000, representing a decrease of 2.1% compared to last month and a decrease of 5.8% from May 2024. The average days on market for units sold in May was 33 days, 40% above the 5-year May average of 24 days. There was a 17.2% month over month decrease in new contract activity with 144 New Pending; a 6.6% MoM decrease in All Pending (new contracts + contracts carried over from April) to 214; and a 9.3% increase in supply to 328 active units.

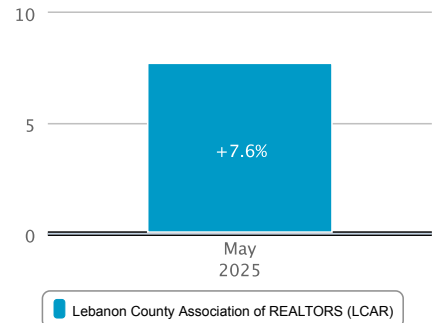
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.76 in April and a decrease from 0.88 in May 2024. The Contract Ratio is 57% lower than the 5-year May average of 1.49. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



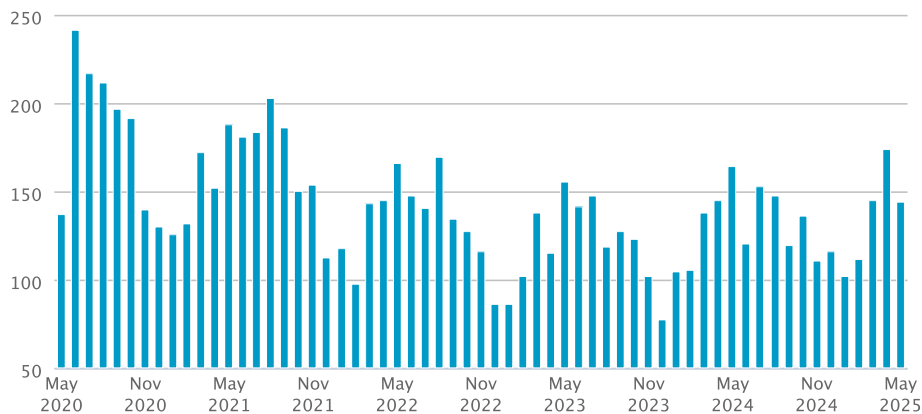
Closed Sales



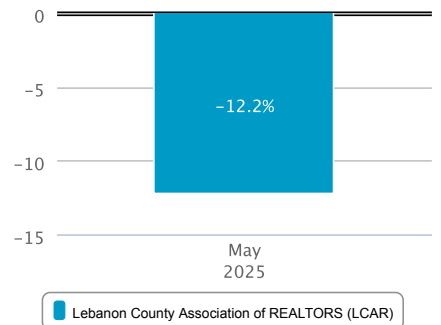
May 2025 vs. May 2024 YoY % Change



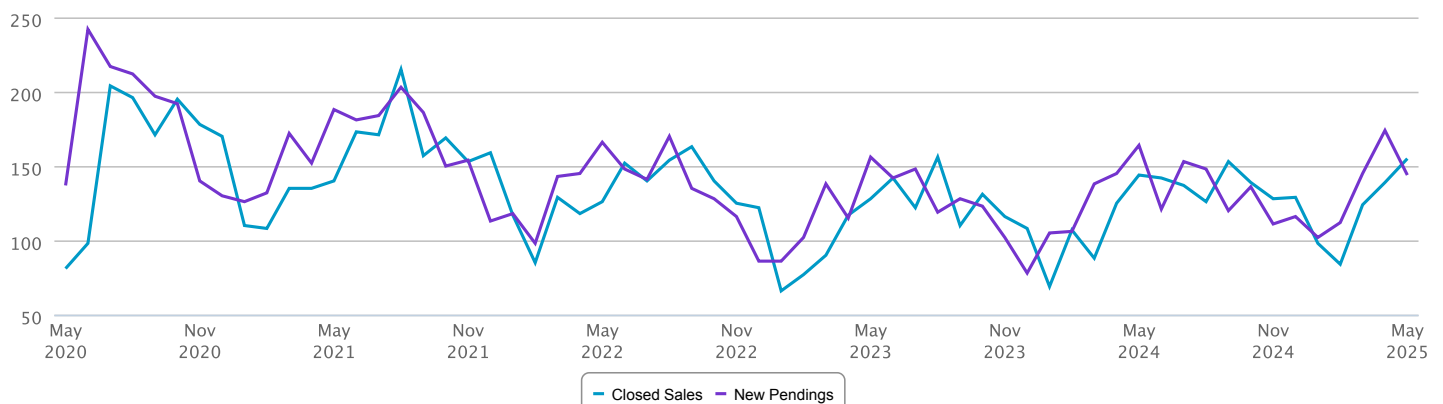
New Pendings



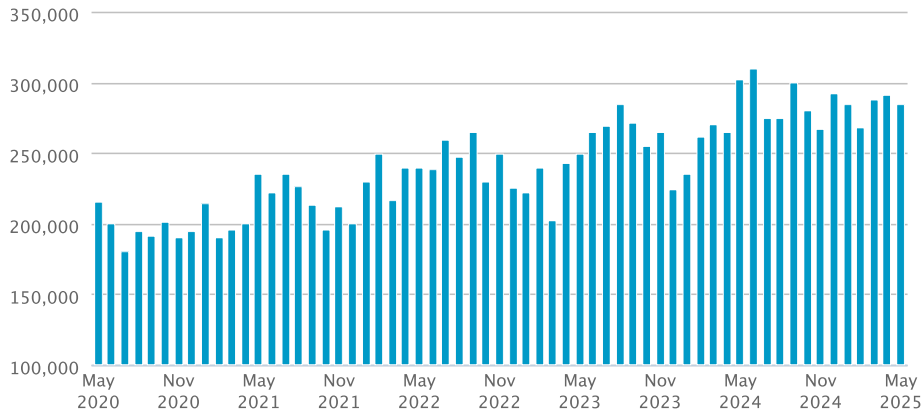
May 2025 vs. May 2024 YoY % Change



Closed Sales vs. New Pendings

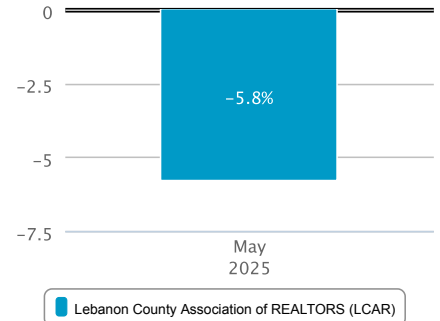


Median Sale Price

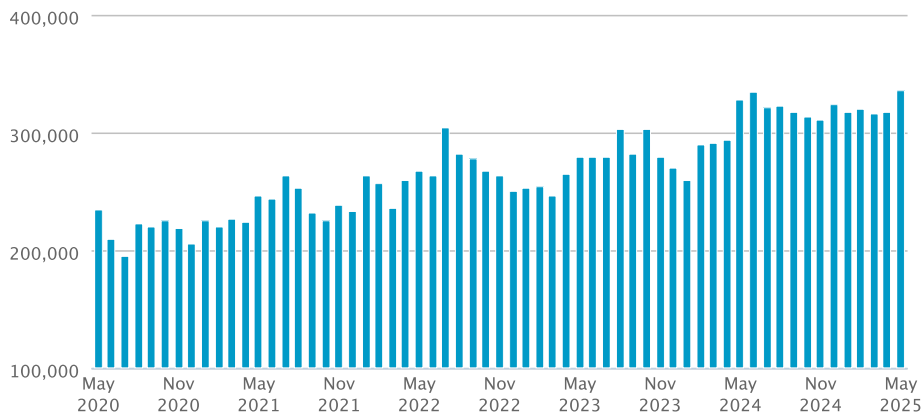


May 2025 vs. May 2024

YoY % Change

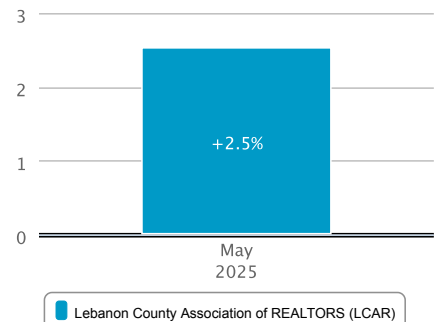


Average Sale Price

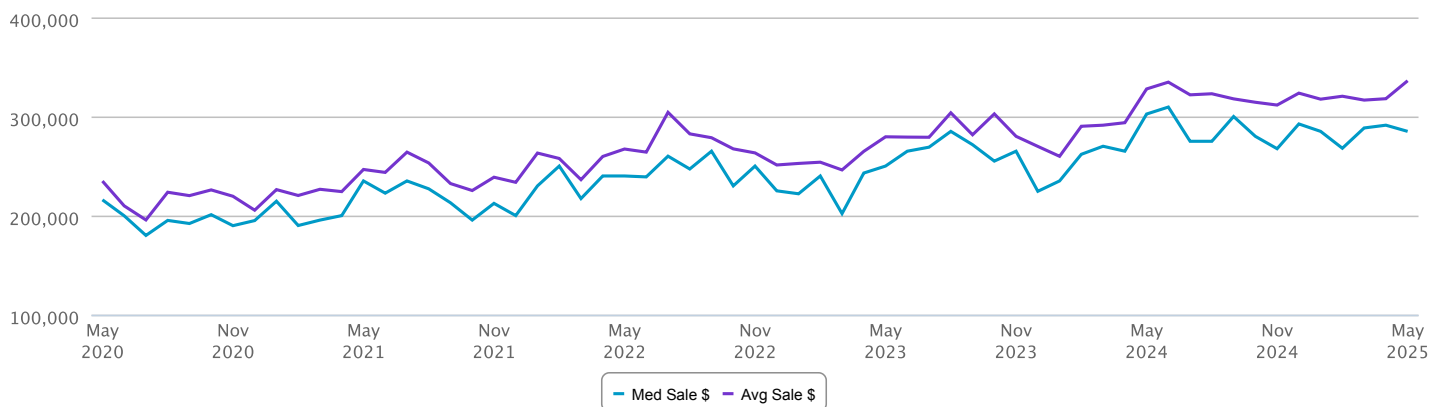


May 2025 vs. May 2024

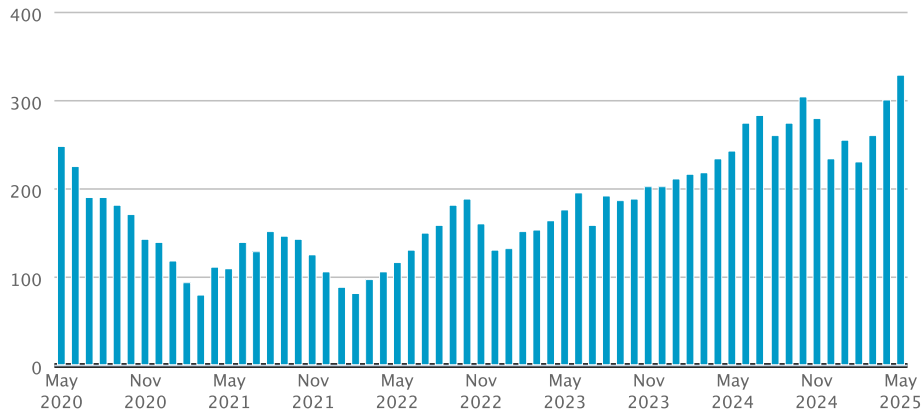
YoY % Change



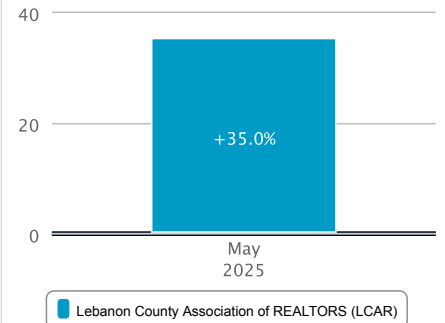
Median vs. Average Sale Price



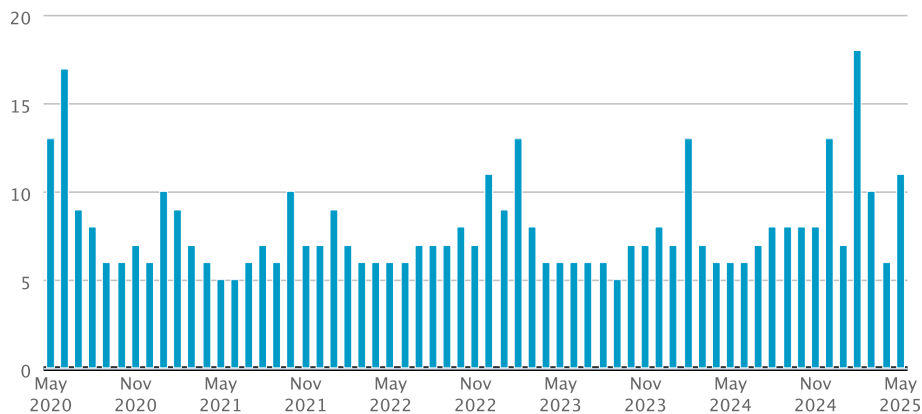
Active Listings



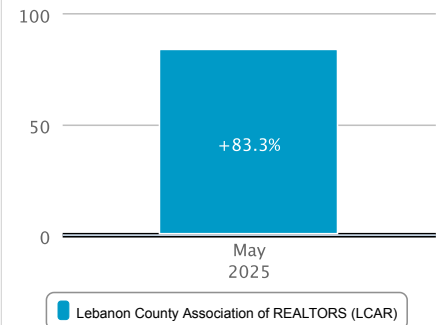
May 2025 vs. May 2024 YoY % Change



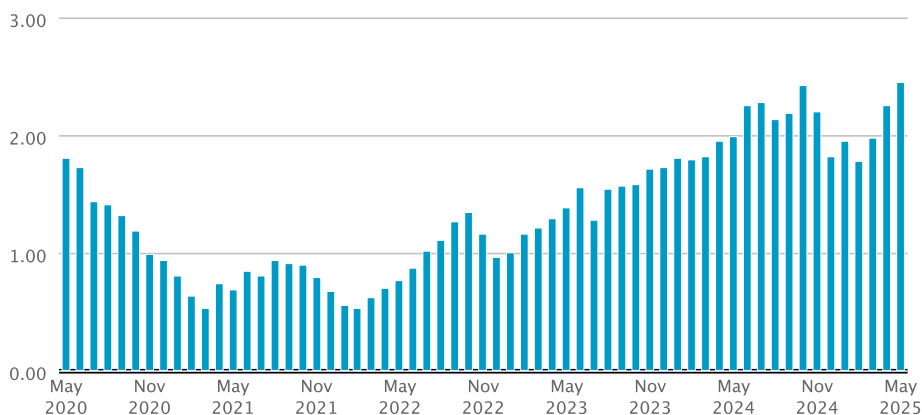
Median Days on Market



May 2025 vs. May 2024 YoY % Change



Months of Supply



May 2025 vs. May 2024 YoY % Change

