

County Home Sales and Price Trends



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This research brief utilizes data published by the State Tax Equalization Board (STEB) to compare residential property sales trends across Pennsylvania counties from 2019 to 2025. Residential property includes homesteads, secondary homes and rental properties with four or fewer units. The data include only sales deemed valid by county assessment offices. Valid sales generally represent open-market transactions, and exclude sales such as sheriff sales, family transfers and foreclosures. The **table** on the next page displays the number of sales and price growth (median and average) from 2019 to 2025 across counties. Counties are listed in descending order based on the growth in the average sales price.

For 2025, there were 104,278 residential property sales statewide, a decline of 19,016 (-15%) compared to 123,294 in 2019. The statewide median sales price in 2025 was \$300,000, an increase of 62% from 2019 (8% per annum). The statewide average sales price for 2025 was \$356,087, an increase of 58% from 2019 (8% per annum).¹ These gains significantly outpaced the growth in statewide assessed value (taxable value, +21%).² The growth in home prices also exceeded personal income growth in the Commonwealth, as data from the U.S. Bureau of Economic Analysis show that per capita personal income increased by 34% from 2019 to 2025.

For counties where average price growth exceeded median price growth, this could indicate that (1) the share or composition of higher-end home sales increased between the two years, (2) price gains disproportionately flowed to higher-end homes or (3) there was a large increase in new home sales (generally higher-priced). County-level highlights include:

- The top six counties in average price growth were all rural (R) counties.³ Four of these counties (**Monroe, Pike, Carbon** and **Wayne**) are clustered in the northeast region of the state. This region is unique due to close proximity to several urban (U) counties and a relatively high share of vacation homes. Other rural counties with very strong average price growth include **Warren** (+91%), **Clarion** (+89%), **Cambria** (+77%) and **Potter** (+73%), which are not contiguous and are located in the western and northern part of the state (see map on page 3).
- Outside of the top six, median and average price growth was generally stronger in urban counties. All urban counties (excluding Luzerne) recorded average price growth near or above the statewide growth rate (+58%). Conversely, most counties where average price growth was significantly below the statewide rate were rural.
- The weakest growth in sales price was largely concentrated in the central region of the state.
- The number of sales declined in most (49 of 67) counties, likely due to the “lock-in” effect caused by the rapid increase in mortgage rates beginning in 2023. The sales contraction was widespread, including strong declines in the north-central region (**Clearfield, Luzerne, Juniata**) as well as the southeast region (**Philadelphia**). **Allegheny County** recorded by far the largest increase in number of sales (+116%). The statewide decline in residential sales was likely due to a “lock-in” effect caused by the rapid increase in mortgage rates beginning in 2023.

1 These results are similar to outcomes using data from the Federal Housing Finance Agency (FHFA) Home Price Index for Pennsylvania, which increased by 60% (purchases only index) or 64% (expanded data index). Because the dataset tracks repeat sales of the same home, it controls for the composition of home sales in any year, and is not impacted by the relative quality of homes sold in a given year.

2 Taxable values are typically much lower than market values due to infrequent property reassessments. See: [Recent County Reassessment Outcomes \(September 2026\)](#).

3 According to the Center for Rural Pennsylvania, any Pennsylvania county with a population density of less than 291 people per square mile is classified as rural. According to the Census Bureau’s Vintage 2025 population estimates, 48 of the 67 Pennsylvania counties were rural.

County Home Sales and Price Growth (2019 to 2025)

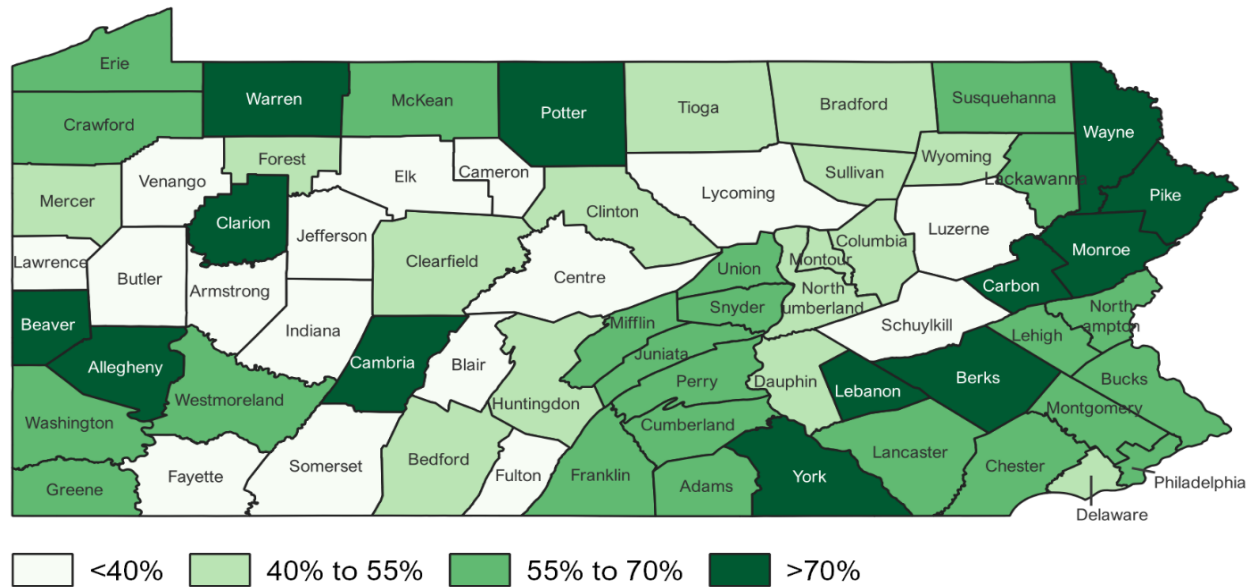
County	2025 Sales		Price Growth		County	2025 Sales		Price Growth	
	Number	Growth	Median	Average		Number	Growth	Median	Average
Warren (R)	231	-47%	92%	91%	Bedford (R)	263	2%	56%	57%
Carbon (R)	1,245	12%	88%	91%	Wyoming (R)	162	-8%	43%	57%
Monroe (R)	2,633	-13%	91%	90%	Chester (U)	5,256	-21%	55%	56%
Clarion (R)	261	-25%	100%	89%	Cumberland (U)	2,314	-35%	54%	56%
Pike (R)	1,386	-11%	90%	87%	Huntingdon (R)	364	-21%	63%	55%
Wayne (R)	702	-15%	90%	84%	Greene (R)	271	-12%	67%	55%
York (U)	2,276	-3%	82%	81%	Philadelphia (U)	4,914	-48%	61%	54%
Cambria (R)	984	-14%	100%	77%	Dauphin (U)	2,395	-34%	55%	52%
Berks (U)	4,202	-25%	75%	77%	Montour (R)	193	-5%	50%	52%
Lebanon (U)	1,157	-31%	76%	74%	Delaware (U)	6,613	33%	42%	51%
Allegheny (U)	9,466	116%	86%	74%	Mercer (R)	1,091	-10%	53%	50%
Potter (R)	102	-14%	79%	73%	Tioga (R)	218	-12%	44%	50%
Beaver (U)	1,365	-35%	76%	72%	Clearfield (R)	143	-78%	56%	49%
McKean (R)	207	-13%	82%	69%	Clinton (R)	351	7%	46%	46%
Lancaster (U)	4,967	-19%	65%	69%	Bradford (R)	408	-18%	40%	44%
Adams (R)	918	14%	70%	69%	Lycoming (R)	902	-17%	37%	42%
Lehigh (U)	4,318	-22%	76%	67%	Fayette (R)	1,010	12%	42%	42%
Northampton (U)	3,237	-21%	67%	66%	Forest (R)	20	-44%	75%	41%
Lackawanna (U)	1,748	-2%	70%	65%	Northumb. (R)	1,137	-7%	29%	41%
Erie (U)	1,829	-34%	65%	65%	Lawrence (R)	752	-3%	32%	40%
Union (R)	257	-28%	64%	64%	Columbia (R)	587	-14%	42%	40%
Juniata (R)	46	-61%	69%	63%	Cameron (R)	54	-31%	9%	39%
Crawford (R)	699	14%	61%	62%	Somerset (R)	734	-1%	38%	38%
Westmoreland (U)	3,431	-19%	59%	61%	Fulton (R)	65	-3%	51%	37%
Montgomery (U)	6,647	-34%	54%	61%	Venango (R)	421	9%	35%	36%
Sullivan (R)	39	26%	40%	61%	Butler (R)	2,453	7%	43%	36%
Perry (R)	423	8%	56%	60%	Schuylkill (R)	2,003	43%	33%	36%
Franklin (R)	1,522	-10%	60%	60%	Centre (R)	1,188	10%	34%	34%
Snyder (R)	142	-54%	56%	60%	Jefferson (R)	516	31%	42%	34%
Bucks (U)	6,767	-25%	55%	60%	Elk (R)	275	20%	48%	24%
Washington (R)	1,634	-15%	68%	59%	Indiana (R)	525	24%	21%	21%
Mifflin (R)	286	-39%	72%	58%	Armstrong (R)	161	5%	16%	18%
Statewide	104,278	-15%	62%	58%	Luzerne (U)	689	-74%	-7%	16%
Susquehanna (R)	102	-60%	69%	58%	Blair (R)	601	-3%	15%	15%

Note: Only includes residential sales deemed valid by the county assessment offices. Counties ranked in order of average price growth. Growth rates compare 2025 to 2019. (U) denotes an urban county, whereas (R) denotes rural.

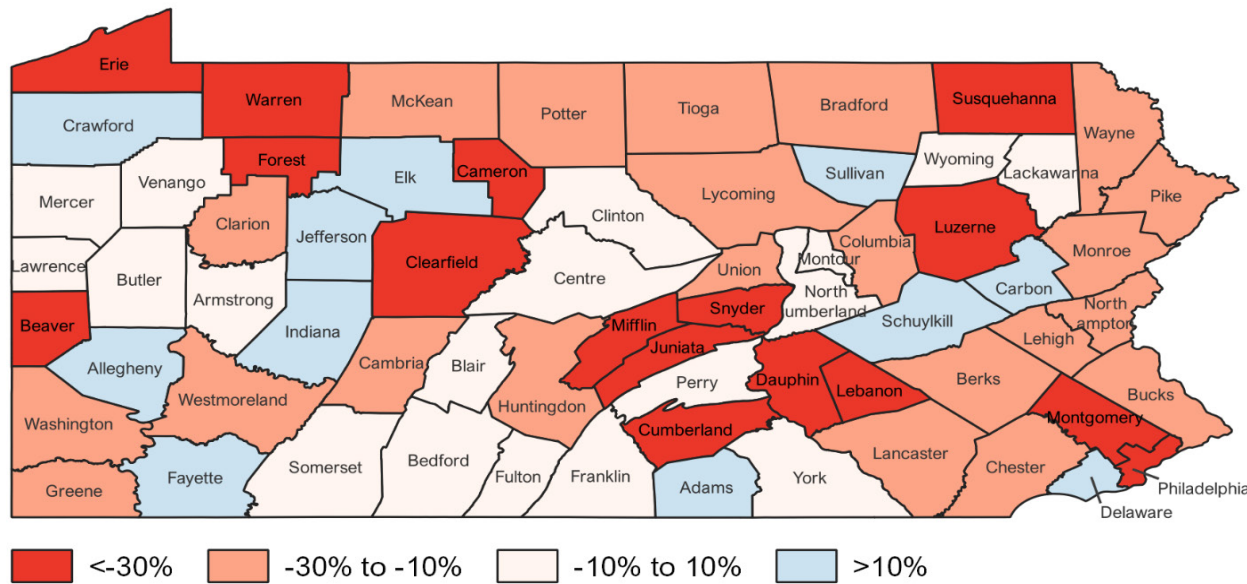
Source: State Tax Equalization Board. Growth rates calculated by the IFO.

The two **maps** display residential sales trends across counties. The first map groups counties based on growth in the average sales price from 2019 to 2025. The second map groups counties based on growth in residential sales volume during the same period.

Residential Property Price Growth (2019 to 2025)



Residential Property Sales Growth (2019 to 2025)



Staff Contact

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