



RAYAC Housing Snapshot

A review of the residential real estate market in York & Adams Counties

January-April 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 331 homes were sold in Adams County through April 2017, a 16% increase from 2016. In York County 1,590 homes were sold in the first four months of 2017, a 4% increase from 2016.

The median sales price in Adams County was \$163,000, a 1% increase over 2016. The median sale price in York County was \$157,250, a 7% increase over last year.

“We have 13 percent fewer homes on the market compared to last year and that is impacting both the number of homes sold and the median sale price in York and Adams counties,” said Deborah Goodling, 2017 RAYAC President. She added, “As a reflection of the shortage of inventory, increases in multiple offers and decreases on days on market have become more common in certain price ranges, especially homes below \$200,000.”

RAYAC MLS Statistics by School District 2017-2016 (January 1-April 30) Comparison

School District	2017 Median Sale Price	2016 Median Sale Price	% Change	2017 Number Sold	2016 Number Sold	% Change
Adams County						
Bermudian Springs	\$171,361	\$170,000	1%	37	41	-10%
Conewago Valley	\$154,900	\$155,000	0%	104	81	28%
Fairfield	\$201,000	\$170,000	18%	27	22	23%
Gettysburg	\$175,000	\$175,000	0%	72	63	14%
Littlestown	\$176,500	\$156,400	13%	54	53	2%
Upper Adams	\$157,500	\$143,500	10%	37	25	48%
Total Adams County	\$163,000	\$162,000	1%	331	285	16%
York County						
Central York	\$158,000	\$150,000	5%	141	159	-11%
Dallastown	\$176,500	\$164,200	7%	158	176	-10%
Dover	\$147,900	\$151,550	-2%	101	89	13%
Eastern York	\$123,700	\$127,000	-3%	42	79	-47%
Hanover	\$135,250	\$117,000	16%	48	59	-19%
Northeastern	\$175,000	\$160,000	9%	116	91	27%
Northern York	\$186,000	\$193,000	-4%	64	39	64%
Red Lion	\$164,000	\$144,000	14%	162	137	18%
South Eastern	\$174,900	\$189,900	-8%	67	55	22%
South Western	\$178,450	\$159,900	12%	100	114	-12%
Southern York	\$199,995	\$211,500	-5%	73	66	11%
Spring Grove	\$170,000	\$145,050	17%	99	81	22%
West Shore	\$166,500	\$169,950	-2%	67	68	-1%
West York	\$130,500	\$129,950	0%	105	110	-5%
York City	\$41,000	\$38,000	8%	122	111	10%
York Suburban	\$155,000	\$149,950	3%	125	96	30%
Total York County	\$157,250	\$147,000	7%	1590	1530	4%

April 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 95 homes were sold in Adams County in April 2017, a 16% increase. In York County 463 homes were sold in April 2017, a 3% decrease from 2016.

The median sales price in Adams County was \$162,900, a 7% decrease over last year. The median sale price in York County was \$161,500, a 4% increase from last year.

RAYAC MLS Statistics by School District 2017-2016 (April) Comparison

School District	2017 Median Sale Price	2016 Median Sale Price	% Change	2017 Number Sold	2016 Number Sold	% Change
Adams County						
Bermudian Springs	\$159,775	\$168,000	-5%	10	7	43%
Conewago Valley	\$146,000	\$164,000	-11%	31	27	15%
Fairfield	\$200,600	\$180,000	11%	6	6	0%
Gettysburg	\$219,250	\$217,000	1%	22	18	22%
Littlestown	\$195,950	\$150,700	30%	16	16	0%
Upper Adams	\$137,500	\$189,900	-28%	10	8	25%
Total Adams County	\$162,900	\$174,950	-7%	95	82	16%
York County						
Central York	\$163,000	\$161,950	1%	37	46	-20%
Dallastown	\$172,162	\$166,250	4%	52	74	-30%
Dover	\$138,500	\$150,525	-8%	21	22	-5%
Eastern York	\$130,000	\$124,500	4%	9	24	-63%
Hanover	\$139,293	\$120,000	16%	12	19	-37%
Northeastern	\$186,500	\$159,250	17%	34	22	55%
Northern York	\$287,200	\$261,500	10%	23	15	53%
Red Lion	\$169,950	\$157,000	8%	44	47	-6%
South Eastern	\$170,000	\$203,900	-17%	11	17	-35%
South Western	\$215,000	\$159,900	34%	25	37	-32%
Southern York	\$219,500	\$219,000	0%	15	16	-6%
Spring Grove	\$169,900	\$136,500	24%	35	34	3%
West Shore	\$191,000	\$212,000	-10%	33	39	-15%
West York	\$144,900	\$141,000	3%	33	25	32%
York City	\$44,500	\$57,900	-23%	42	29	45%
York Suburban	\$151,410	\$141,000	7%	37	30	23%
Total York County	\$161,500	\$154,700	4%	463	476	-3%