



RAYAC Housing Snapshot

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

January-August 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 762 homes were sold in Adams County through August 2017, a 2% decrease from 2016. In York County 3,966 homes were sold in the eight months of 2017, a 4% increase from 2016.

The median sales price in Adams County was \$176,125, a 1% increase from 2016. The median sale price in York County was \$165,000, a 3% increase over last year.

“We ended the summer on a positive note with increases in both median sale price and number of homes sold for the month of August,” said Deborah Goodling, 2017 RAYAC President. She added, “Inventory continues to be low as we come into the fall season. If you’re thinking about selling your home, it’s a great time to sell. Contact a Realtor® with any questions.”

RAYAC MLS Statistics by School District 2017-2016 (January 1-August 31) Comparison

School District	2017 Median Sale Price	2016 Median Sale Price	% Change	2017 Number Sold	2016 Number Sold	% Change
Adams County						
Bermudian Springs	\$173,130	\$190,250	-9%	90	104	-13%
Conewago Valley	\$159,900	\$156,000	3%	217	210	3%
Fairfield	\$200,500	\$185,000	8%	66	70	-6%
Gettysburg	\$214,950	\$200,950	7%	194	196	-1%
Littlestown	\$179,900	\$176,000	2%	119	125	-5%
Upper Adams	\$159,450	\$159,900	0%	76	75	1%
Total Adams County	\$176,125	\$175,000	1%	762	780	-2%
York County						
Central York	\$178,250	\$180,000	-1%	374	371	1%
Dallastown	\$179,900	\$170,000	6%	421	443	-5%
Dover	\$144,950	\$154,900	-6%	280	234	20%
Eastern York	\$152,500	\$145,500	5%	125	170	-26%
Hanover	\$135,250	\$135,000	0%	136	125	9%
Northeastern	\$175,000	\$160,000	9%	255	239	7%
Northern York	\$225,000	\$233,100	-3%	119	108	10%
Red Lion	\$169,900	\$152,640	11%	355	353	1%
South Eastern	\$201,000	\$210,000	-4%	173	159	9%
South Western	\$187,500	\$170,000	10%	300	293	2%
Southern York	\$220,750	\$212,000	4%	196	165	19%
Spring Grove	\$180,700	\$170,000	6%	237	241	-2%
West Shore	\$178,950	\$179,950	-1%	156	162	-4%
West York	\$140,000	\$136,500	3%	255	253	1%
York City	\$53,000	\$35,000	51%	265	253	5%
York Suburban	\$169,900	\$151,000	13%	319	228	40%
Total York County	\$165,000	\$159,900	3%	3966	3797	4%

August 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 133 homes were sold in Adams County in August 2017, a 4% increase from last year. In York County 601 homes were sold in August 2017, a 1% increase from 2016.

The median sales price in Adams County was \$190,000, a 1% increase over last year. The median sale price in York County was \$169,900, a 5% increase from last year.

RAYAC MLS Statistics by School District						
2017-2016 (August) Comparison						
School District	2017 Median Sale Price	2016 Median Sale Price	% Change	2017 Number Sold	2016 Number Sold	% Change
Adams County						
Bermudian Springs	\$194,500	\$189,000	3%	20	15	33%
Conewago Valley	\$165,000	\$165,000	0%	33	35	-6%
Fairfield	\$207,000	\$194,750	6%	14	12	17%
Gettysburg	\$232,368	\$235,000	-1%	38	35	9%
Littlestown	\$190,000	\$199,500	-5%	15	17	-12%
Upper Adams	\$150,000	\$167,450	-10%	13	14	-7%
Total Adams County	\$190,000	\$188,500	1%	133	128	4%
York County						
Central York	\$160,000	\$202,450	-21%	46	58	-21%
Dallastown	\$182,500	\$176,550	3%	58	62	-6%
Dover	\$153,545	\$171,566	-11%	44	36	22%
Eastern York	\$145,000	\$162,137	-11%	27	18	50%
Hanover	\$139,900	\$157,000	-11%	27	17	59%
Northeastern	\$169,500	\$158,250	7%	37	28	32%
Northern York	\$266,407	\$238,750	12%	28	24	17%
Red Lion	\$179,207	\$153,500	17%	46	51	-10%
South Eastern	\$215,500	\$219,450	-2%	24	26	-8%
South Western	\$211,750	\$168,000	26%	40	42	-5%
Southern York	\$260,400	\$205,000	27%	27	21	29%
Spring Grove	\$180,000	\$190,427	-5%	31	42	-26%
West Shore	\$186,450	\$179,900	4%	44	45	-2%
West York	\$153,000	\$139,500	10%	41	41	0%
York City	\$59,900	\$10,500	470%	29	52	-44%
York Suburban	\$170,000	\$151,950	12%	52	30	73%
Total York County	\$169,900	\$161,750	5%	601	593	1%