



RAYAC Housing Snapshot

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

January 2018 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 62 homes were sold in Adams County in January 2018, a 7% increase from 2017. In York County 320 homes were sold during the first month of 2018, a 3% decrease from 2017.

The median sales price in Adams County was \$147,500, a 2% decrease from 2017. The median sale price in York County was \$164,450, a 2% decrease from last year.

“We are still challenged by low inventory which impacts home sales. Plus, there is traditionally less interest in home buying and selling over the holiday season. Keep in mind this is one month and the numbers aren’t large enough to be statistically significant,” said Ken Worley, 2018 RAYAC President.

RAYAC Statistics by School District						
2018-2017 (January) Comparison						
School District	2018 Median Sale Price	2017 Median Sale Price	% Change	2018 Number Sold	2017 Number Sold	% Change
Adams County						
Bermudian Springs	\$139,900	\$164,550	-15%	11	4	175%
Conewago Valley	\$116,000	\$141,900	-18%	17	25	-32%
Fairfield	\$70,000	\$20,000	250%	1	1	0%
Gettysburg	\$218,000	\$160,000	36%	17	17	0%
Littlestown	\$194,500	\$167,000	16%	8	7	14%
Upper Adams	\$122,200	\$219,500	-44%	8	4	100%
Total Adams County	\$147,500	\$151,200	-2%	62	58	7%
York County						
Central York	\$146,000	\$170,000	-14%	33	23	43%
Dallastown	\$185,000	\$160,000	16%	29	33	-12%
Dover	\$173,950	\$137,450	27%	24	22	9%
Eastern York	\$155,000	\$119,950	29%	7	6	17%
Hanover	\$192,000	\$144,500	33%	6	9	-33%
Northeastern York	\$200,900	\$162,400	24%	26	26	0%
Northern York	\$257,500	\$172,250	49%	12	22	-45%
Red Lion	\$139,900	\$154,500	-9%	17	33	-48%
South Eastern York	\$170,000	\$163,500	4%	9	12	-25%
South Western York	\$183,900	\$177,500	4%	23	21	10%
Southern York	\$190,000	\$190,000	0%	11	17	-35%
Spring Grove	\$174,900	\$177,400	-1%	21	18	17%
West Shore	\$149,900	\$163,750	-8%	29	22	32%
West York	\$150,000	\$125,000	20%	23	21	10%
York City	\$64,900	\$50,000	30%	19	19	0%
York Suburban	\$149,500	\$144,000	4%	31	25	24%
Total York County	\$164,450	\$168,000	-2%	320	329	-3%

2017 statistics compiled from RAYAC MLS and 2018 statistics compiled from Bright MLS.