



# RAYAC Housing Snapshot

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

## January-July 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 623 homes were sold in Adams County through July 2017, a 4% decrease from 2016. In York County 3,355 homes were sold in the first seven months of 2017, a 4% increase from 2016.

The median sales price in Adams County was \$174,000, a 2% increase from 2016. The median sale price in York County was \$165,000, a 4% increase over last year.

“Sales through July are showing a steady increase for York County. We would see better increases in both counties if we had more inventory. Qualified buyers are facing challenges with a shortage of homes for sale and multiple offer situations,” said Deborah Goodling, 2017 RAYAC President.

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

School District	2017 Median Sale Price	2016 Median Sale Price	% Change	2017 Number Sold	2016 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$167,654	\$190,750	-12%	70	88	-20%
Conewago Valley	\$159,000	\$156,000	2%	183	175	5%
Fairfield	\$200,450	\$183,000	10%	52	58	-10%
Gettysburg	\$195,000	\$198,000	-2%	153	161	-5%
Littlestown	\$179,450	\$170,000	6%	104	107	-3%
Upper Adams	\$162,000	\$159,600	2%	61	61	0%
<b>Total Adams County</b>	<b>\$174,000</b>	<b>\$170,000</b>	<b>2%</b>	<b>623</b>	<b>650</b>	<b>-4%</b>
<b>York County</b>						
Central York	\$180,000	\$174,900	3%	325	313	4%
Dallastown	\$177,250	\$169,900	4%	354	381	-7%
Dover	\$144,900	\$154,900	-6%	236	198	19%
Eastern York	\$154,900	\$139,950	11%	98	152	-36%
Hanover	\$135,000	\$132,000	2%	109	108	1%
Northeastern	\$175,000	\$160,000	9%	215	211	2%
Northern York	\$219,900	\$233,100	-6%	99	94	5%
Red Lion	\$168,450	\$151,250	11%	304	300	1%
South Eastern	\$202,500	\$206,000	-2%	147	133	11%
South Western	\$187,500	\$170,000	10%	254	250	2%
Southern York	\$219,500	\$213,950	3%	167	144	16%
Spring Grove	\$180,700	\$165,000	10%	205	199	3%
West Shore	\$174,995	\$181,000	-3%	127	138	-8%
West York	\$139,900	\$136,000	3%	214	210	2%
York City	\$52,000	\$41,862	24%	236	200	18%
York Suburban	\$169,900	\$152,000	12%	265	197	35%
<b>Total York County</b>	<b>\$165,000</b>	<b>\$159,000</b>	<b>4%</b>	<b>3355</b>	<b>3228</b>	<b>4%</b>

## *July 2017 Housing Statistics*

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 87 homes were sold in Adams County in July 2017, a 19% decrease from last year. In York County 564 homes were sold in July 2017, a 1% decrease from 2016.

The median sales price in Adams County was \$180,000, a 5% decrease over last year. The median sale price in York County was \$175,000, a 2% increase from last year.

<b>RAYAC MLS Statistics by School District</b>						
<b>2017-2016 (July) Comparison</b>						
School District	2017 Median Sale Price	2016 Median Sale Price	% Change	2017 Number Sold	2016 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$144,000	\$212,000	-32%	12	15	-20%
Conewago Valley	\$169,900	\$157,500	8%	23	30	-23%
Fairfield Area	\$193,000	\$222,000	-13%	9	11	-18%
Gettysburg	\$219,000	\$216,351	1%	21	28	-25%
Littlestown	\$180,000	\$202,950	-11%	15	14	7%
Upper Adams	\$92,000	\$162,300	-43%	7	10	-30%
<b>Total Adams County</b>	<b>\$180,000</b>	<b>\$190,000</b>	<b>-5%</b>	<b>87</b>	<b>108</b>	<b>-19%</b>
<b>York County</b>						
Central York	\$195,000	\$215,000	-9%	60	54	11%
Dallastown	\$167,500	\$175,100	-4%	60	62	-3%
Dover	\$148,650	\$162,450	-8%	36	30	20%
Eastern York	\$219,500	\$159,000	38%	19	30	-37%
Hanover	\$128,950	\$139,450	-8%	18	14	29%
Northeastern	\$184,500	\$174,900	5%	24	39	-38%
Northern York	\$242,900	\$255,000	-5%	17	28	-39%
Red Lion	\$165,000	\$160,000	3%	36	56	-36%
South Eastern	\$220,000	\$216,750	1%	32	20	60%
South Western	\$195,000	\$179,000	9%	53	37	43%
Southern York	\$220,750	\$229,000	-4%	36	31	16%
Spring Grove	\$181,500	\$191,320	-5%	27	37	-27%
West Shore	\$174,997	\$177,450	-1%	35	32	9%
West York	\$161,500	\$150,000	8%	37	31	19%
York City	\$55,694	\$49,000	14%	33	27	22%
York Suburban	\$178,450	\$167,000	7%	40	40	0%
<b>Total York County</b>	<b>\$175,000</b>	<b>\$172,000</b>	<b>2%</b>	<b>564</b>	<b>568</b>	<b>-1%</b>