



# RAYAC Housing Snapshot

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

## **January-June 2017 Housing Statistics**

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 531 homes were sold in Adams County through June 2017, a 1% decrease from 2016. In York County 2,779 homes were sold in the first six months of 2017, a 6% increase from 2016.

The median sales price in Adams County was \$170,000, the same as 2016. The median sale price in York County was \$162,500, a 5% increase over last year.

“The summer real estate market is heating up” said Deborah Goodling, 2017 RAYAC President. She added, “The majority of school districts in York & Adams Counties have experienced an increase in both median home sale price and the number of home sales. With interest rates still at historic lows we expect the housing market to remain strong.”

<b>RAYAC MLS Statistics by School District 2017-2016 (January 1-June 30) Comparison</b>						
<b>School District</b>	<b>2017 Median Sale Price</b>	<b>2016 Median Sale Price</b>	<b>% Change</b>	<b>2017 Number Sold</b>	<b>2016 Number Sold</b>	<b>% Change</b>
<b>Adams County</b>						
Bermudian Springs	\$169,950	\$189,900	-11%	58	73	-21%
Conewago Valley	\$157,000	\$156,000	1%	159	144	10%
Fairfield	\$201,000	\$175,000	15%	43	47	-9%
Gettysburg	\$189,900	\$195,500	-3%	128	130	-2%
Littlestown	\$179,000	\$170,000	5%	89	92	-3%
Upper Adams	\$162,500	\$157,900	3%	54	51	6%
<b>Total Adams County</b>	<b>\$170,000</b>	<b>\$170,000</b>	<b>0%</b>	<b>531</b>	<b>537</b>	<b>-1%</b>
<b>York County</b>						
Central York	\$174,400	\$169,500	3%	262	255	3%
Dallastown	\$178,900	\$169,000	6%	291	313	-7%
Dover	\$144,345	\$152,800	-6%	200	167	20%
Eastern York	\$146,000	\$136,500	7%	79	120	-34%
Hanover	\$135,250	\$127,600	6%	90	93	-3%
Northeastern	\$175,000	\$160,000	9%	189	167	13%
Northern York	\$206,500	\$222,500	-7%	88	76	16%
Red Lion	\$168,900	\$149,900	13%	268	237	13%
South Eastern	\$189,000	\$190,000	-1%	114	106	8%
South Western	\$185,000	\$169,900	9%	200	211	-5%
Southern York	\$209,000	\$211,000	-1%	131	109	20%
Spring Grove	\$180,000	\$162,250	11%	177	162	9%
West Shore	\$174,947	\$182,450	-4%	108	120	-10%
West York	\$134,900	\$134,750	0%	175	176	-1%
York City	\$49,500	\$40,750	21%	201	168	20%
York Suburban	\$157,500	\$150,000	5%	206	154	34%
<b>Total York County</b>	<b>\$162,500</b>	<b>\$155,000</b>	<b>5%</b>	<b>2779</b>	<b>2634</b>	<b>6%</b>

## *June 2017 Housing Statistics*

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 103 homes were sold in Adams County in June 2017, a 25% decrease from last year. In York County 640 homes were sold in June 2017, a 6% increase from 2016.

The median sales price in Adams County was \$187,000, a 4% increase over last year. The median sale price in York County was \$178,500, a 2% increase from last year.

<b>RAYAC MLS Statistics by School District</b>						
<b>2017-2016 (June) 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	\$170,000	\$185,200	-8%	11	20	-45%
Conewago Valley	\$168,510	\$159,000	6%	32	31	3%
Fairfield	\$235,000	\$207,400	13%	7	14	-50%
Gettysburg	\$212,450	\$206,450	3%	26	34	-24%
Littlestown	\$187,000	\$179,000	4%	19	19	0%
Upper Adams	\$198,000	\$157,900	25%	8	19	-58%
<b>Total Adams County</b>	<b>\$187,000</b>	<b>\$179,900</b>	<b>4%</b>	<b>103</b>	<b>137</b>	<b>-25%</b>
<b>York County</b>						
Central York	\$189,900	\$188,500	1%	57	56	2%
Dallastown	\$196,442	\$185,000	6%	66	63	5%
Dover	\$148,250	\$165,700	-11%	42	40	5%
Eastern York	\$170,000	\$174,500	-3%	19	24	-21%
Hanover	\$134,900	\$147,247	-8%	22	22	0%
Northeastern	\$175,000	\$167,500	4%	47	47	0%
Northern York	\$219,900	\$256,250	-14%	20	33	-39%
Red Lion	\$179,900	\$177,000	2%	55	47	17%
South Eastern	\$236,950	\$220,000	8%	24	27	-11%
South Western	\$220,000	\$190,000	16%	55	47	17%
Southern York	\$230,000	\$214,900	7%	29	23	26%
Spring Grove	\$191,700	\$174,000	10%	43	45	-4%
West Shore	\$202,350	\$180,000	12%	40	42	-5%
West York	\$139,950	\$157,500	-11%	32	26	23%
York City	\$67,450	\$30,000	125%	46	31	48%
York Suburban	\$153,000	\$145,250	5%	43	28	54%
<b>Total York County</b>	<b>\$178,500</b>	<b>\$174,900</b>	<b>2%</b>	<b>640</b>	<b>601</b>	<b>6%</b>