



RAYAC Housing Snapshot

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

January-March 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 234 homes were sold in Adams County through March 2017, a 19% increase from 2016. In York County 1,132 homes were sold in the first three months of 2017, a 9% increase from 2016.

The median sales price in Adams County was \$163,500, a 2% increase over 2016. The median sale price in York County was \$154,900, a 7% increase over last year.

“Home sales are continuing to be strong for the first quarter. Even with the slight rise in interest rates, demand is high. We’re seeing the market shift to a sellers market with buyers competing for houses in some price points,” said Deborah Goodling, 2017 RAYAC President. She added, “Homes that are in good condition and priced accordingly are under contract in a short period time.”

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

School District	2017 Median Sale Price	2016 Median Sale Price	% Change	2017 Number Sold	2016 Number Sold	% Change
Adams County						
Bermudian Springs	\$177,000	\$176,750	0%	27	34	-21%
Conewago Valley	\$157,500	\$150,000	5%	73	53	38%
Fairfield	\$200,500	\$163,500	23%	20	16	25%
Gettysburg	\$168,000	\$164,000	2%	50	44	14%
Littlestown	\$167,000	\$162,000	3%	37	35	6%
Upper Adams	\$162,000	\$129,900	25%	27	15	80%
Total Adams County	\$163,500	\$160,000	2%	234	197	19%
York County						
Central	\$153,000	\$149,950	2%	103	110	-6%
Dallastown	\$176,000	\$159,900	10%	103	99	4%
Dover	\$151,950	\$153,850	-1%	80	66	21%
Eastern York	\$121,125	\$129,900	-7%	32	54	-41%
Hanover	\$132,700	\$111,000	20%	36	39	-8%
Northeastern	\$174,200	\$165,000	6%	80	69	16%
Northern York	\$165,000	\$180,500	-9%	48	30	60%
Red Lion	\$156,000	\$139,900	12%	116	89	30%
South Eastern	\$175,000	\$187,450	-7%	55	38	45%
South Western	\$176,250	\$159,900	10%	74	76	-3%
Southern York	\$197,497	\$212,000	-7%	58	49	18%
Spring Grove	\$184,900	\$150,000	23%	63	47	34%
West Shore	\$162,500	\$155,400	5%	46	43	7%
West York	\$125,000	\$124,900	0%	71	83	-14%
York City	\$40,000	\$35,000	14%	79	80	-1%
York Suburban	\$157,500	\$152,500	3%	88	66	33%
Total York County	\$154,900	\$144,900	7%	1132	1038	9%

March 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 102 homes were sold in Adams County in March 2017, a 21% increase. In York County 463 homes were sold in March 2017, a 13% increase from 2016.

The median sales price in Adams County was \$178,197, a 5% increase over last year. The median sale price in York County was \$159,900, a 10% increase from last year.

RAYAC MLS Statistics by School District						
2017-2016 (March) Comparison						
School District	2017 Median Sale Price	2016 Median Sale Price	% Change	2017 Number Sold	2016 Number Sold	% Change
Adams County						
Bermudian Springs	\$197,450	\$189,900	4%	16	13	23%
Conewago Valley	\$164,450	\$192,500	-15%	26	18	44%
Fairfield	\$196,000	\$162,000	21%	13	7	86%
Gettysburg	\$219,950	\$153,500	43%	14	24	-42%
Littlestown	\$180,000	\$176,700	2%	19	14	36%
Upper Adams	\$166,892	\$142,250	17%	14	8	75%
Total Adams County	\$178,197	\$169,500	5%	102	84	21%
York County						
Central	\$179,900	\$145,000	24%	41	49	-16%
Dallastown	\$180,000	\$164,000	10%	49	35	40%
Dover	\$142,500	\$134,950	6%	25	24	4%
Eastern York	\$123,575	\$159,000	-22%	16	21	-24%
Hanover	\$135,500	\$135,000	0%	15	17	-12%
Northeastern	\$175,000	\$138,250	27%	25	29	-14%
Northern York	\$145,000	\$133,000	9%	23	18	28%
Red Lion	\$151,450	\$129,900	17%	52	39	33%
South Eastern	\$170,392	\$185,000	-8%	22	13	69%
South Western	\$199,500	\$172,000	16%	34	30	13%
Southern York	\$199,995	\$212,500	-6%	23	14	64%
Spring Grove	\$170,000	\$174,900	-3%	25	17	47%
West Shore	\$164,900	\$192,900	-15%	19	20	-5%
West York	\$121,000	\$121,000	0%	27	29	-7%
York City	\$38,000	\$38,450	-1%	31	28	11%
York Suburban	\$157,400	\$173,450	-9%	36	26	38%
Total York County	\$159,900	\$145,000	10%	463	409	13%