



# RAYAC Housing Snapshot

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

## January-May 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 428 homes were sold in Adams County through May 2017, a 9% increase from 2016. In York County 2,145 homes were sold in the first five months of 2017, a 5% increase from 2016.

The median sales price in Adams County was \$167,000, a 2% increase over 2016. The median sale price in York County was \$156,000, a 4% increase over last year.

“Year to date the housing market continues to grow in both the number of homes sold and the median sale price,” said Deborah Goodling, 2017 RAYAC President. She added, “We feel confident that increased real estate sales will extend into the summer since pending sales are up 12 percent over last year.”

**RAYAC MLS Statistics by School District  
2017-2016 (January 1-May 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	\$169,900	\$189,900	-11%	47	53	-11%
Conewago Valley	\$155,000	\$155,000	0%	127	113	12%
Fairfield	\$197,950	\$171,000	16%	36	33	9%
Gettysburg	\$188,450	\$176,250	7%	102	90	13%
Littlestown	\$179,000	\$161,000	11%	70	72	-3%
Upper Adams	\$160,500	\$153,450	5%	46	32	44%
<b>Total Adams County</b>	<b>\$167,000</b>	<b>\$164,500</b>	<b>2%</b>	<b>428</b>	<b>393</b>	<b>9%</b>
<b>York County</b>						
Central York	\$162,500	\$158,900	2%	205	197	4%
Dallastown	\$171,000	\$164,900	4%	217	248	-13%
Dover	\$142,700	\$145,000	-2%	156	126	24%
Eastern York	\$138,747	\$130,000	7%	60	95	-37%
Hanover	\$135,000	\$120,000	13%	67	71	-6%
Northeastern York	\$175,000	\$159,900	9%	141	119	18%
Northern York	\$190,000	\$209,900	-9%	77	57	35%
Red Lion	\$165,000	\$145,000	14%	213	188	13%
South Eastern	\$178,750	\$189,900	-6%	90	78	15%
South Western	\$175,000	\$166,992	5%	144	163	-12%
Southern York	\$197,797	\$211,000	-6%	98	85	15%
Spring Grove	\$169,900	\$150,000	13%	132	116	14%
West Shore	\$166,750	\$180,000	-7%	86	91	-5%
West York	\$132,000	\$129,900	2%	143	147	-3%
York City	\$42,000	\$42,112	0%	155	136	14%
York Suburban	\$157,500	\$152,000	4%	161	125	29%
<b>Total York County</b>	<b>\$156,000</b>	<b>\$149,975</b>	<b>4%</b>	<b>2145</b>	<b>2042</b>	<b>5%</b>

## *May 2017 Housing Statistics*

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 96 homes were sold in Adams County in May 2017, a 12% decrease from last year. In York County 577 homes were sold in May 2017, an 8% increase from 2016.

The median sales price in Adams County was \$178,127, a 6% increase over last year. The median sale price in York County was \$155,000, a 5% decrease from last year.

<b>RAYAC MLS Statistics by School District</b>						
<b>2017-2016 (May) 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	\$167,400	\$203,500	-18%	10	12	-17%
Conewago Valley	\$157,744	\$155,500	1%	22	32	-31%
Fairfield	\$145,000	\$171,000	-15%	9	11	-18%
Gettysburg	\$204,950	\$177,500	15%	30	27	11%
Littlestown	\$190,250	\$182,000	5%	16	19	-16%
Upper Adams	\$190,000	\$175,900	8%	9	8	13%
<b>Total Adams County</b>	<b>\$178,127</b>	<b>\$168,000</b>	<b>6%</b>	<b>96</b>	<b>109</b>	<b>-12%</b>
<b>York County</b>						
Central York	\$167,000	\$177,450	-6%	61	38	61%
Dallastown	\$150,000	\$172,500	-13%	59	69	-14%
Dover	\$133,358	\$129,900	3%	55	37	49%
Eastern York	\$165,900	\$160,535	3%	18	15	20%
Hanover	\$131,000	\$149,950	-13%	19	12	58%
Northeastern	\$162,250	\$157,400	3%	36	27	33%
Northern York	\$234,900	\$232,500	1%	13	27	-52%
Red Lion	\$165,750	\$149,900	11%	50	51	-2%
South Eastern	\$201,200	\$179,000	12%	22	23	-4%
South Western	\$164,000	\$169,900	-3%	43	47	-9%
Southern York	\$190,000	\$210,000	-10%	25	19	32%
Spring Grove	\$153,000	\$170,000	-10%	33	35	-6%
West Shore	\$169,000	\$185,000	-9%	43	43	0%
West York	\$137,900	\$131,200	5%	37	38	-3%
York City	\$40,450	\$67,001	-40%	30	23	30%
York Suburban	\$171,000	\$169,500	1%	33	29	14%
<b>Total York County</b>	<b>\$155,000</b>	<b>\$163,500</b>	<b>-5%</b>	<b>577</b>	<b>533</b>	<b>8%</b>