



RAYAC Housing Snapshot

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

January-November 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 1,185 homes were sold in Adams County through November 2017, a 9% increase from 2016. In York County 5,826 homes were sold in the first eleven months of 2017, a 13% increase from 2016.

The median sales price in Adams County was \$183,900, a 5% increase from 2016. The median sale price in York County was \$169,900, a 6% increase over last year.

RAYAC MLS Statistics by School District

2017-2016 (January 1-November 30) Comparison

School District	2017 Median Sale Price	2016 Median Sale Price	% Change	2017 Number Sold	2016 Number Sold	% Change
Adams County						
Bermudian Springs	\$175,000	\$189,000	-7%	141	143	-1%
Conewago Valley	\$159,950	\$155,940	3%	306	295	4%
Fairfield	\$203,900	\$185,000	10%	125	101	24%
Gettysburg	\$221,400	\$198,000	12%	305	267	14%
Littlestown	\$189,900	\$177,000	7%	193	175	10%
Upper Adams	\$163,000	\$161,200	1%	115	106	8%
Total Adams County	\$183,900	\$175,000	5%	1185	1087	9%
York County						
Central	\$180,000	\$172,000	5%	525	503	4%
Dallastown	\$180,000	\$170,000	6%	581	571	2%
Dover	\$149,750	\$154,900	-3%	392	331	18%
Eastern York	\$155,000	\$144,500	7%	203	219	-7%
Hanover	\$137,000	\$130,000	5%	193	166	16%
Northeastern	\$169,700	\$159,900	6%	384	340	13%
Northern York	\$228,750	\$228,750	0%	246	142	73%
Red Lion	\$170,000	\$155,000	10%	473	475	0%
South Eastern	\$212,050	\$199,950	6%	230	222	4%
South Western	\$189,900	\$169,900	12%	447	412	8%
Southern York	\$225,000	\$214,900	5%	282	225	25%
Spring Grove	\$182,500	\$170,250	7%	315	340	-7%
West Shore	\$185,900	\$175,000	6%	393	219	79%
West York	\$144,000	\$139,500	3%	347	343	1%
York City	\$52,250	\$38,800	35%	383	335	14%
York Suburban	\$169,900	\$153,500	11%	432	317	36%
Total York County	\$169,900	\$159,900	6%	5826	5160	13%

2016 statistics compiled from RAYAC MLS and 2017 statistics compiled from Bright MLS.

November 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 97 homes were sold in Adams County in November 2017, unchanged from last year. In York County 481 homes were sold in November 2017, a 17% increase from 2016.

The median sales price in Adams County was \$189,900, a 3% increase over last year. The median sale price in York County was \$175,000, a 13% increase from last year.

RAYAC MLS Statistics by School District 2017-2016 (November) Comparison

School District	2017 Median Sale Price	2016 Median Sale Price	% Change	2017 Number Sold	2016 Number Sold	% Change
Adams County						
Bermudian Springs	\$161,500	\$185,000	-13%	12	15	-20%
Conewago Valley	\$154,000	\$147,900	4%	26	30	-13%
Fairfield	\$193,000	\$240,000	-20%	9	8	13%
Gettysburg	\$220,000	\$205,000	7%	31	25	24%
Littlestown	\$227,500	\$200,500	13%	12	14	-14%
Upper Adams	\$182,000	\$150,000	21%	7	5	40%
Total Adams County	\$189,900	\$185,000	3%	97	97	0%
York County						
Central	\$183,000	\$170,000	8%	35	47	-26%
Dallastown	\$199,900	\$167,750	19%	49	34	44%
Dover	\$160,000	\$135,000	19%	29	27	7%
Eastern York	\$163,500	\$116,700	40%	20	10	100%
Hanover	\$132,500	\$98,750	34%	19	13	46%
Northeastern	\$175,000	\$150,400	16%	37	28	32%
Northern York	\$275,000	\$229,997	20%	21	21	0%
Red Lion	\$168,000	\$175,000	-4%	41	31	32%
South Eastern	\$235,000	\$189,900	24%	21	18	17%
South Western	\$188,200	\$174,435	8%	40	38	5%
Southern York	\$225,000	\$243,000	-7%	19	17	12%
Spring Grove	\$174,900	\$157,000	11%	28	31	-10%
West Shore	\$189,900	\$179,950	6%	31	26	19%
West York	\$162,500	\$127,200	28%	24	22	9%
York City	\$47,000	\$24,250	94%	37	28	32%
York Suburban	\$177,700	\$139,900	27%	30	21	43%
Total York County	\$175,000	\$155,000	13%	481	412	17%

2016 statistics compiled from RAYAC MLS and 2017 statistics compiled from Bright MLS.