



RAYAC Housing Snapshot

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

January-October 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 1,088 homes were sold in Adams County through October 2017, a 10% increase from 2016. In York County 5,345 homes were sold in the first ten months of 2017, a 13% increase from 2016.

The median sales price in Adams County was \$183,000, 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-October 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	\$189,450	-7%	129	128	1%
Conewago Valley	\$159,950	\$155,970	3%	280	264	6%
Fairfield	\$204,900	\$185,000	11%	116	93	25%
Gettysburg	\$223,000	\$197,105	13%	274	242	13%
Littlestown	\$188,000	\$170,500	10%	181	161	12%
Upper Adams	\$162,200	\$163,500	-1%	108	100	8%
Total Adams County	\$183,000	\$174,950	5%	1088	988	10%
York County						
Central	\$180,000	\$173,950	3%	490	454	8%
Dallastown	\$179,900	\$170,000	6%	532	535	-1%
Dover	\$148,600	\$154,900	-4%	363	303	20%
Eastern York	\$154,900	\$147,500	5%	183	206	-11%
Hanover Public	\$137,500	\$132,000	4%	174	152	14%
Northeastern	\$169,000	\$160,000	6%	347	310	12%
Northern York	\$225,000	\$228,750	-2%	225	130	73%
Red Lion	\$170,450	\$153,200	11%	432	442	-2%
South Eastern	\$210,000	\$202,500	4%	209	203	3%
South Western	\$189,900	\$169,900	12%	407	372	9%
Southern York	\$225,000	\$214,617	5%	263	207	27%
Spring Grove	\$184,900	\$172,700	7%	287	306	-6%
West Shore	\$185,297	\$175,000	6%	362	200	81%
West York	\$143,900	\$139,700	3%	323	320	1%
York City	\$53,000	\$40,000	33%	346	305	13%
York Suburban	\$169,900	\$154,000	10%	402	295	36%
Total York County	\$169,900	\$159,900	6%	5345	4739	13%

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

October 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 132 homes were sold in Adams County in October 2017, a 29% increase from last year. In York County 508 homes were sold in October 2017, an 8% increase from 2016.

The median sales price in Adams County was \$198,000, a 24% increase over last year. The median sale price in York County was \$175,000 a 9% increase from last year.

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

School District	2017 Median Sale Price	2016 Median Sale Price	% Change	2017 Number Sold	2016 Number Sold	% Change
Adams County						
Bermudian Springs	\$266,450	\$139,995	90%	16	11	45%
Conewago Valley	\$145,000	\$153,800	-6%	31	30	3%
Fairfield	\$230,000	\$173,250	33%	16	10	60%
Gettysburg	\$229,900	\$185,000	24%	27	17	59%
Littlestown	\$196,500	\$145,000	36%	33	21	57%
Upper Adams	\$185,000	\$159,900	16%	9	13	-31%
Total Adams County	\$198,000	\$159,950	24%	132	102	29%
York County						
Central York	\$224,900	\$135,000	67%	47	37	27%
Dallastown	\$175,000	\$168,000	4%	45	44	2%
Dover	\$158,000	\$154,000	3%	43	31	39%
Eastern York	\$140,900	\$167,500	-16%	13	13	0%
Hanover Public	\$137,000	\$115,000	19%	21	13	62%
Northeastern	\$154,000	\$154,900	-1%	33	35	-6%
Northern York	\$245,000	\$216,600	13%	25	35	-29%
Red Lion	\$171,600	\$148,839	15%	37	38	-3%
South Eastern	\$254,000	\$198,500	28%	21	23	-9%
South Western	\$189,300	\$179,950	5%	45	36	25%
Southern York	\$214,300	\$228,500	-6%	27	18	50%
Spring Grove	\$229,900	\$189,900	21%	21	26	-19%
West Shore	\$225,000	\$164,900	36%	28	34	-18%
West York	\$144,500	\$146,450	-1%	33	34	-3%
York City	\$41,750	\$64,950	-36%	36	22	64%
York Suburban	\$145,000	\$156,450	-7%	33	32	3%
Total York County	\$175,000	\$160,000	9%	508	471	8%

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