



RAYAC Housing Snapshot

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

January-February 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 132 homes were sold in Adams County through February 2017, a 17% increase from 2016. In York County 660 homes were sold in the first two months of 2017, a 4% increase from 2016.

The median sales price in Adams County was \$153,750, a 1% decrease over 2016. The median sale price in York County was \$151,480, a 5% increase over last year.

“People are on the move in York and Adams County. Home sales continued to be strong through February and the median sale price rose in the majority of school districts,” said Deborah Goodling, 2017 RAYAC President. She added, “We feel this is a good indicator that spring months will be even busier. Buyer demand is high, but we could use more inventory.”

**RAYAC MLS Statistics by School District
2017-2016 (January 1-February 28) Comparison**

School District	2017 Median Sale Price	2016 Median Sale Price	% Change	2017 Number Sold	2016 Number Sold	% Change
Adams County						
Bermudian Springs	\$149,200	\$170,000	-12%	11	21	-48%
Conewago Valley	\$152,500	\$143,450	6%	47	34	38%
Fairfield	\$216,197	\$165,000	31%	7	9	-22%
Gettysburg	\$164,750	\$175,000	-6%	36	21	71%
Littlestown	\$136,950	\$148,500	-8%	18	21	-14%
Upper Adams	\$137,000	\$122,400	12%	13	7	86%
Total Adams County	\$153,750	\$155,000	-1%	132	113	17%
York County						
Central York	\$144,500	\$150,000	-4%	62	60	3%
Dallastown	\$170,000	\$153,250	11%	53	64	-17%
Dover	\$154,995	\$160,000	-3%	55	41	34%
Eastern York	\$116,950	\$114,000	3%	15	33	-55%
Hanover	\$129,900	\$108,800	19%	21	22	-5%
Northeastern York	\$168,000	\$174,537	-4%	54	40	35%
Northern York	\$179,607	\$209,900	-14%	24	17	41%
Red Lion	\$159,500	\$142,000	12%	63	50	26%
South Eastern	\$179,000	\$182,450	-2%	33	24	38%
South Western	\$168,950	\$144,900	17%	40	46	-13%
Southern York	\$193,750	\$209,250	-7%	34	34	0%
Spring Grove	\$190,000	\$147,525	29%	37	30	23%
West Shore	\$160,000	\$148,000	8%	27	27	0%
West York	\$127,500	\$125,000	2%	44	53	-17%
York City	\$42,000	\$29,000	45%	47	51	-8%
York Suburban	\$157,500	\$147,000	7%	51	40	28%
Total York County	\$151,480	\$144,000	5%	660	632	4%

February 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 70 homes were sold in Adams County in February 2017, a 15% increase. In York County 330 homes were sold in February 2017, a 6% increase from 2016.

The median sales price in Adams County was \$156,250, the same as last year. The median sale price in York County was \$159,000, a 14% increase from last year.

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

School District	2017 Median Sale Price	2016 Median Sale Price	% Change	2017 Number Sold	2016 Number Sold	% Change
Adams County						
Bermudian Springs	\$159,950	\$160,000	0%	6	11	-45%
Conewago Valley	\$185,900	\$137,900	35%	21	16	31%
Fairfield	\$218,098	\$165,000	32%	6	5	20%
Gettysburg	\$172,000	\$175,000	-2%	18	17	6%
Littlestown	\$131,750	\$155,250	-15%	10	8	25%
Upper Adams	\$128,911	\$172,450	-25%	9	4	125%
Total Adams County	\$156,250	\$156,000	0%	70	61	15%
York County						
Central York	\$139,900	\$149,250	-6%	37	32	16%
Dallastown	\$175,000	\$157,450	11%	20	32	-38%
Dover	\$166,500	\$193,750	-14%	33	18	83%
Eastern York	\$116,950	\$114,000	3%	9	17	-47%
Hanover	\$129,900	\$107,600	21%	11	11	0%
Northeastern York	\$173,500	\$169,537	2%	27	14	93%
Northern York	\$274,900	\$114,450	140%	9	4	125%
Red Lion	\$177,500	\$149,770	19%	27	26	4%
South Eastern	\$228,000	\$176,750	29%	21	14	50%
South Western	\$144,700	\$151,000	-4%	17	20	-15%
Southern York	\$229,950	\$249,900	-8%	16	17	-6%
Spring Grove	\$228,679	\$158,400	44%	18	16	13%
West Shore	\$173,950	\$167,500	4%	17	15	13%
West York	\$130,500	\$140,000	-7%	23	29	-21%
York City	\$39,500	\$25,900	53%	28	31	-10%
York Suburban	\$167,500	\$141,625	18%	25	22	14%
Total York County	\$159,000	\$140,000	14%	338	318	6%