



# RAYAC Housing Snapshot

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

## January 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 58 homes were sold in Adams County in January 2017, a 21% increase from 2016. In York County 329 homes were sold in January 2017, a 14% increase from 2016.

The median sales price in Adams County was \$151,200, the same as last year. The median sale price in York County was \$168,000, a 16% increase over last year.

“The new year is off to a strong start for home sales in both counties. The mild winter definitely helped keep housing sales moving,” said Deborah Goodling, 2017 RAYAC President. She added, “Right now we are challenged with a lack of inventory. That, along with increased buyer demand, is leading to higher sale prices, especially in York County. If you’re thinking about selling your home, now would be a great time to talk to a Realtor.”

**RAYAC MLS Statistics by School District  
2017-2016 (January) 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         | \$164,550              | \$194,900              | -16%       | 4                | 9                | -56%       |
| Conewago Valley           | \$141,900              | \$144,400              | -2%        | 25               | 18               | 39%        |
| Fairfield                 | \$20,000               | \$182,250              | -89%       | 1                | 2                | -50%       |
| Gettysburg                | \$160,000              | \$190,835              | -16%       | 17               | 3                | 467%       |
| Littlestown               | \$167,000              | \$142,000              | 18%        | 7                | 13               | -46%       |
| Upper Adams               | \$219,500              | \$52,500               | 318%       | 4                | 3                | 33%        |
| <b>Total Adams County</b> | <b>\$151,200</b>       | <b>\$151,200</b>       | <b>0%</b>  | <b>58</b>        | <b>48</b>        | <b>21%</b> |
| <b>York County</b>        |                        |                        |            |                  |                  |            |
| Central York              | \$170,000              | \$150,000              | 13%        | 23               | 26               | -12%       |
| Dallastown                | \$160,000              | \$150,750              | 6%         | 33               | 28               | 18%        |
| Dover                     | \$137,450              | \$156,700              | -12%       | 22               | 18               | 22%        |
| Eastern York              | \$119,950              | \$113,500              | 6%         | 6                | 15               | -60%       |
| Hanover                   | \$144,500              | \$115,450              | 25%        | 9                | 10               | -10%       |
| Northeastern York         | \$162,400              | \$174,450              | -7%        | 26               | 22               | 18%        |
| Northern York             | \$172,250              | \$242,450              | -29%       | 22               | 17               | 29%        |
| Red Lion                  | \$154,500              | \$123,900              | 25%        | 33               | 22               | 50%        |
| South Eastern York        | \$163,500              | \$210,000              | -22%       | 12               | 9                | 33%        |
| South Western York        | \$177,500              | \$141,900              | 25%        | 21               | 26               | -19%       |
| Southern York             | \$190,000              | \$179,000              | 6%         | 17               | 16               | 6%         |
| Spring Grove              | \$177,400              | \$147,525              | 20%        | 18               | 12               | 50%        |
| West Shore                | \$163,750              | \$117,000              | 40%        | 22               | 15               | 47%        |
| West York                 | \$125,000              | \$124,900              | 0%         | 21               | 21               | 0%         |
| York City                 | \$50,000               | \$42,500               | 18%        | 19               | 19               | 0%         |
| York Suburban             | \$144,000              | \$150,000              | -4%        | 25               | 17               | 47%        |
| <b>Total York County</b>  | <b>\$168,000</b>       | <b>\$144,850</b>       | <b>16%</b> | <b>329</b>       | <b>288</b>       | <b>14%</b> |