

2016

York County

Real Estate Market Report

Prepared by:



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The REALTORS® Association of York & Adams Counties (RAYAC) represents over 900 REALTOR® members who work for the best interest of consumers - home buyers and sellers - and advocate for private property rights. RAYAC members also include commercial REALTORS, property managers and appraisers.

This annual report provides an overview of York County's real estate market as well as providing housing trends for each of the 16 school districts. The data was derived from the Multiple Listing Service of the REALTORS® Association of York & Adams Counties. The statistics do not represent every real estate transaction in the county. It does not include private real estate transactions or new construction that did not involve a REALTOR®.

Housing continues to be a significant economic sector within our community. It is the source of direct employment for a variety of trades and professions such as construction, finance and insurance. Housing sales also create a huge and often unrecognized impact on the larger economy because it unleashes additional spending as buyers transform a house into their home to reflect their tastes and interests.

Thank you for reading this report and please contact RAYAC with any questions you might have.



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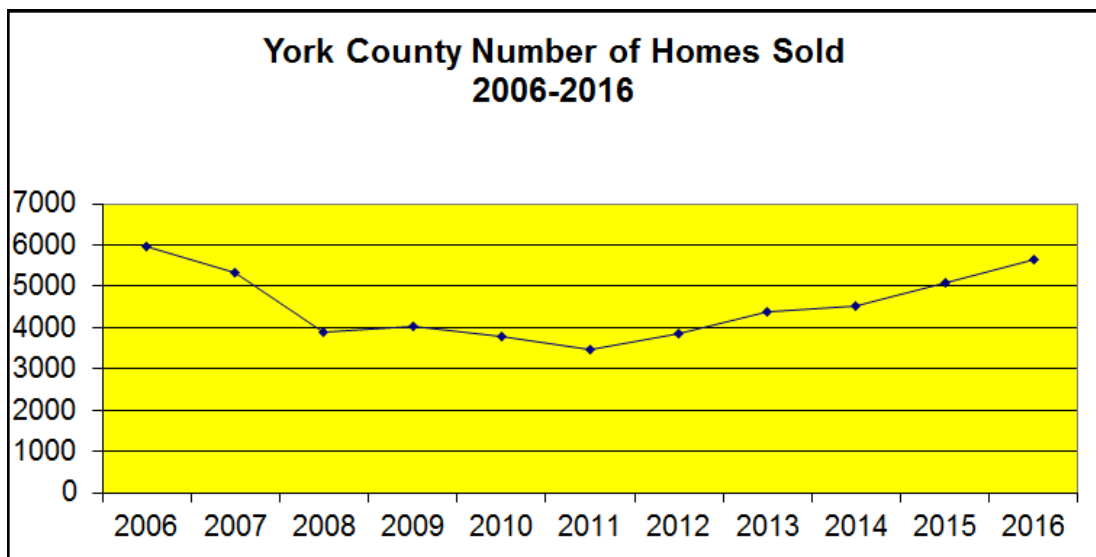
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York County Housing Market: Number of Homes Sold

In 2016 REALTORS sold 5,649 homes in York County. This reflects a 11% increase in the number of homes sold compared to 2015. The total dollar volume reached \$997,148,617 reflecting a 17% increase compared to 2015 sales.

**West Shore & Northern School District are covered by two MLS systems and this is the information reported from the RAYAC MLS system.*

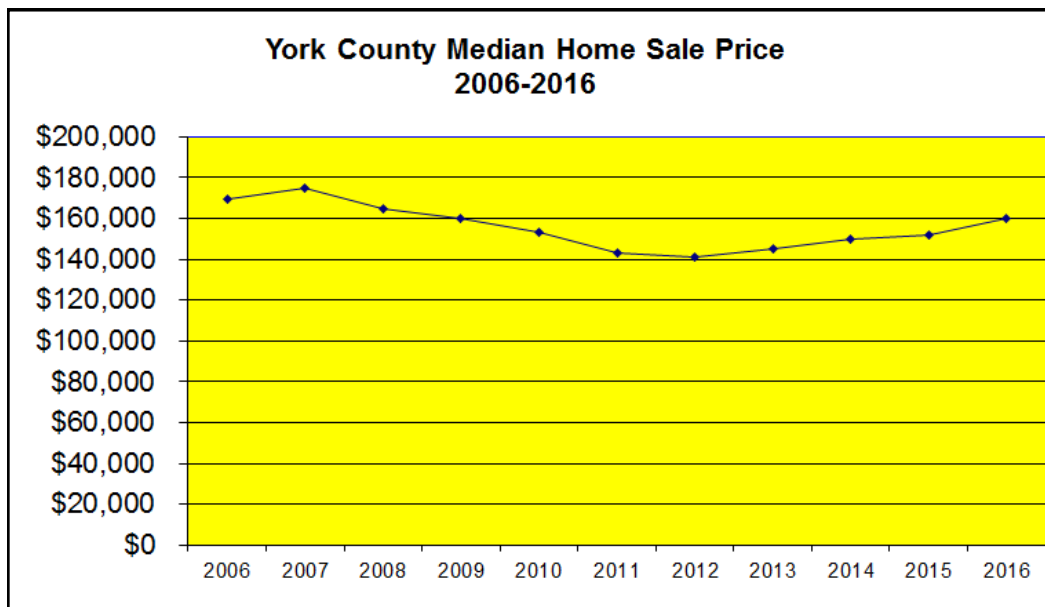
<u>School District</u>	<u>2016 Sold</u>	<u>2015 Sold</u>	<u>2011 Sold</u>	<u>2006 Sold</u>	<u>% Change Over 1 Year</u>	<u>% Change Over 5 Years</u>	<u>% Change Over 10 Years</u>
Central	551	526	356	644	5%	55%	-14%
Dallastown	609	522	387	650	17%	57%	-6%
Dover	357	325	252	462	10%	42%	-23%
Eastern	231	211	137	226	9%	69%	2%
Hanover	181	190	114	204	-5%	59%	-11%
Northeastern	377	311	201	389	21%	88%	-3%
Northern	156	154	77	100	1%	103%	56%
Red Lion	522	452	313	490	15%	67%	7%
South Eastern	243	244	155	227	0%	57%	7%
South Western	449	384	216	396	17%	108%	13%
Southern	257	259	163	259	-1%	58%	-1%
Spring Grove	368	332	205	322	11%	80%	14%
West Shore	252	222	124	108	14%	103%	133%
West York	374	293	226	391	28%	65%	-4%
York City	376	327	329	727	15%	14%	-48%
York Suburban	346	343	224	356	1%	54%	-3%
Total York County	5649	5095	3479	5951	11%	62%	-5%



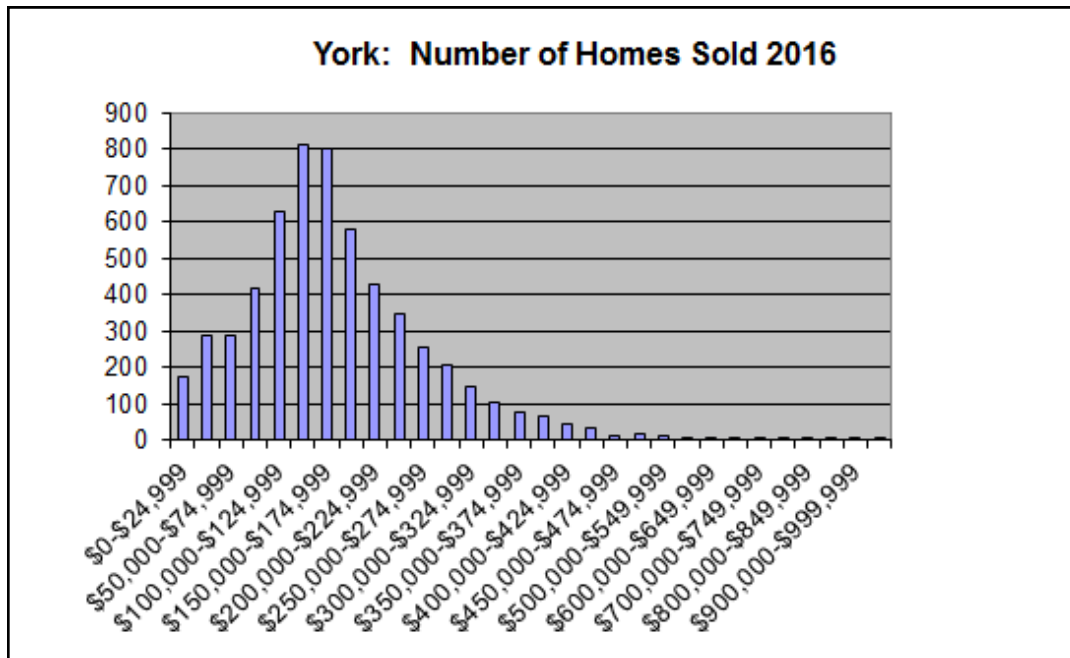
York County Housing Market: Median Home Sale Price

In York County the median home sale price increased by 5% to \$159,900 compared to 2015 sales. The median sold price in York County increased 12% in five years and decreased 5% over the past 10 years.

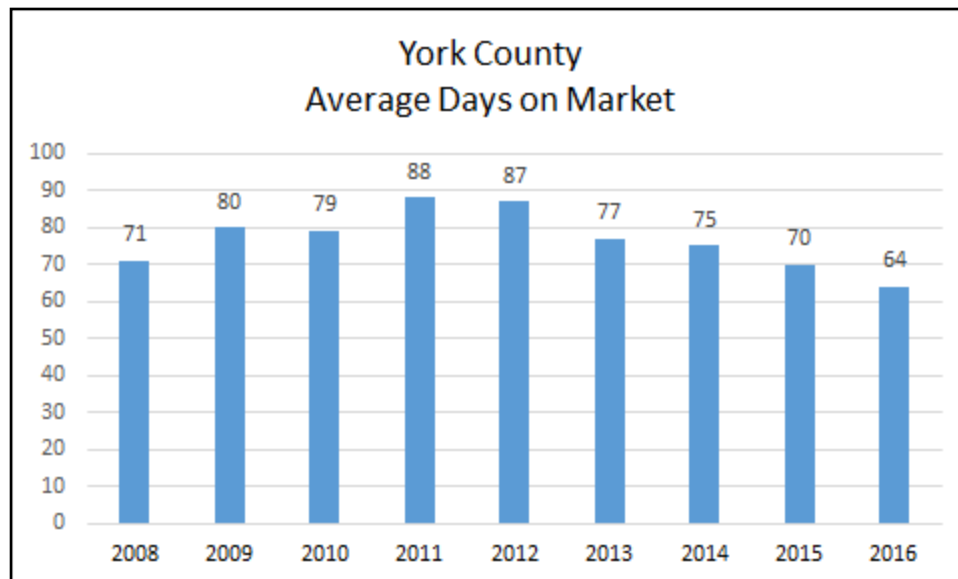
<u>School District</u>	<u>2016 Median Sale Price</u>	<u>2015 Median Sale Price</u>	<u>2011 Median Sale Price</u>	<u>2006 Median Sale Price</u>	<u>% Change Over 1 Year</u>	<u>% Change Over 5 Years</u>	<u>% Change Over 10 Years</u>
Central	\$174,900	\$155,000	\$173,900	\$184,900	13%	1%	-5%
Dallastown	\$170,000	\$169,900	\$160,475	\$199,900	0%	6%	-15%
Dover	\$154,900	\$146,000	\$136,675	\$161,650	6%	13%	-4%
Eastern	\$146,500	\$125,000	\$130,000	\$154,400	17%	13%	-5%
Hanover	\$132,000	\$129,450	\$131,450	\$159,900	2%	0%	-17%
Northeastern	\$160,000	\$158,000	\$146,900	\$179,900	1%	9%	-11%
Northern	\$228,750	\$220,000	\$200,000	\$189,900	4%	14%	20%
Red Lion	\$157,625	\$155,000	\$148,000	\$174,950	2%	7%	-10%
South Eastern	\$199,900	\$175,000	\$174,000	\$236,900	14%	15%	-16%
South Western	\$169,000	\$163,500	\$154,900	\$190,050	3%	9%	-11%
Southern	\$215,000	\$199,653	\$185,000	\$257,400	8%	16%	-16%
Spring Grove	\$172,000	\$162,000	\$145,000	\$190,580	6%	19%	-10%
West Shore	\$179,900	\$179,100	\$164,560	\$173,400	0%	9%	4%
West York	\$136,950	\$131,900	\$127,097	\$140,000	4%	8%	-2%
York City	\$41,612	\$36,000	\$38,000	\$63,000	16%	10%	-34%
York Suburban	\$152,450	\$148,000	\$147,250	\$159,950	3%	4%	-5%
Total York County	\$159,900	\$152,000	\$142,907	\$169,133	5%	12%	-5%



York County Housing Market by Price Range



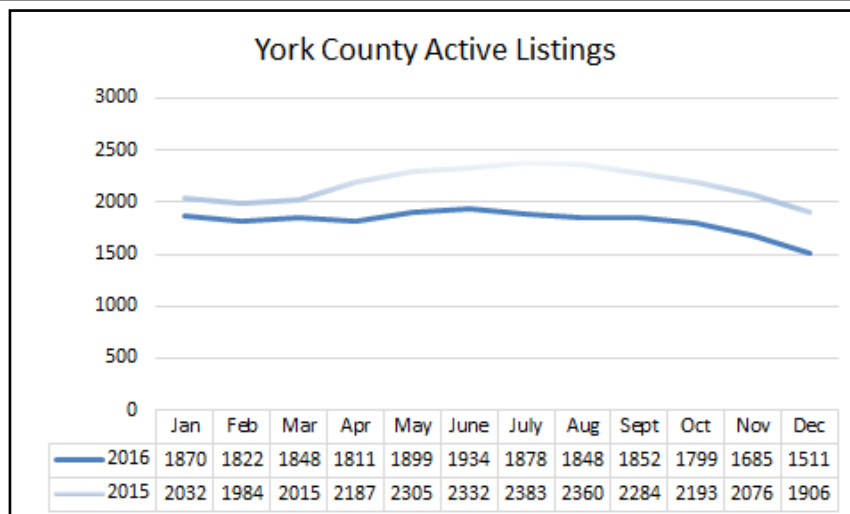
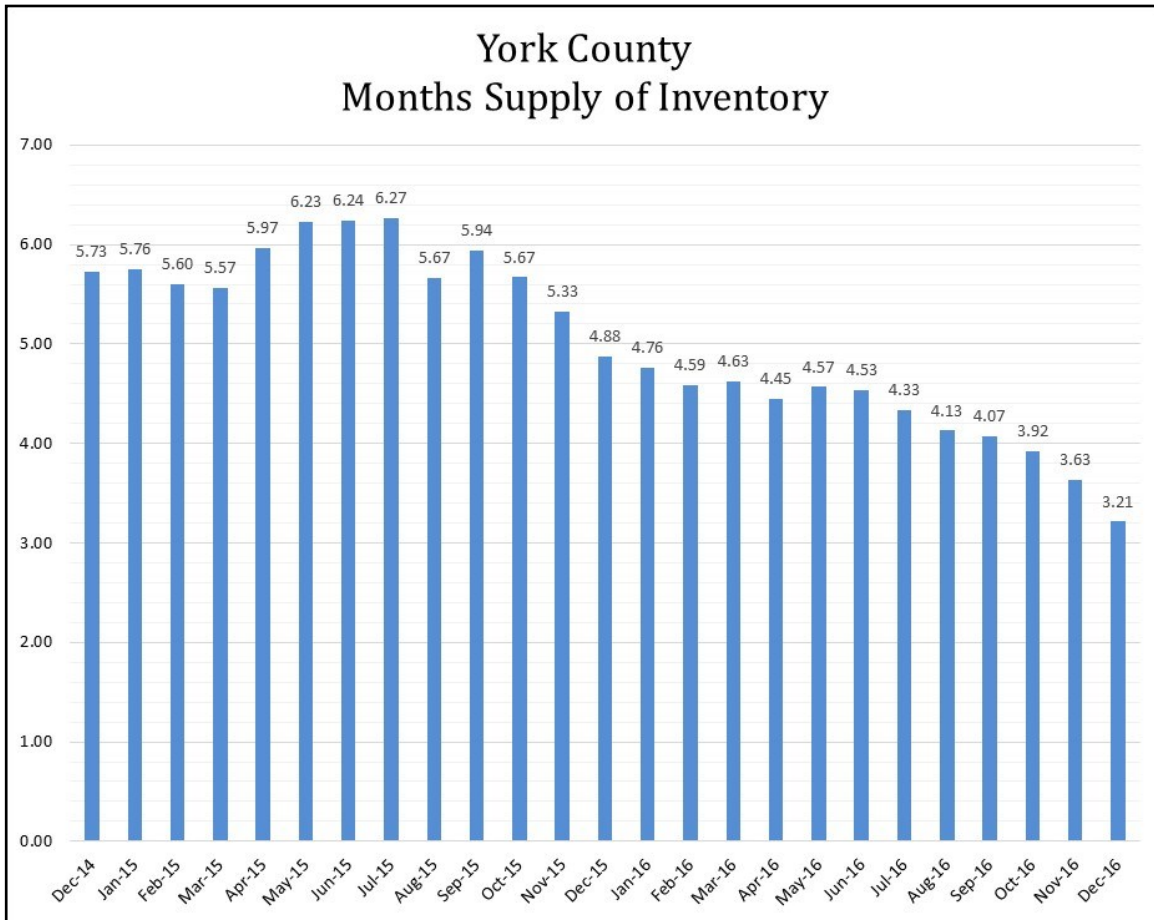
In 2016, 20% of the homes sold in York County were priced under \$100,000, 49% of the homes sold were priced between \$100,00-\$199,999, 21% of the homes sold were priced between \$200,000-\$299,999 and 10% of the homes sold were priced over \$300,000.



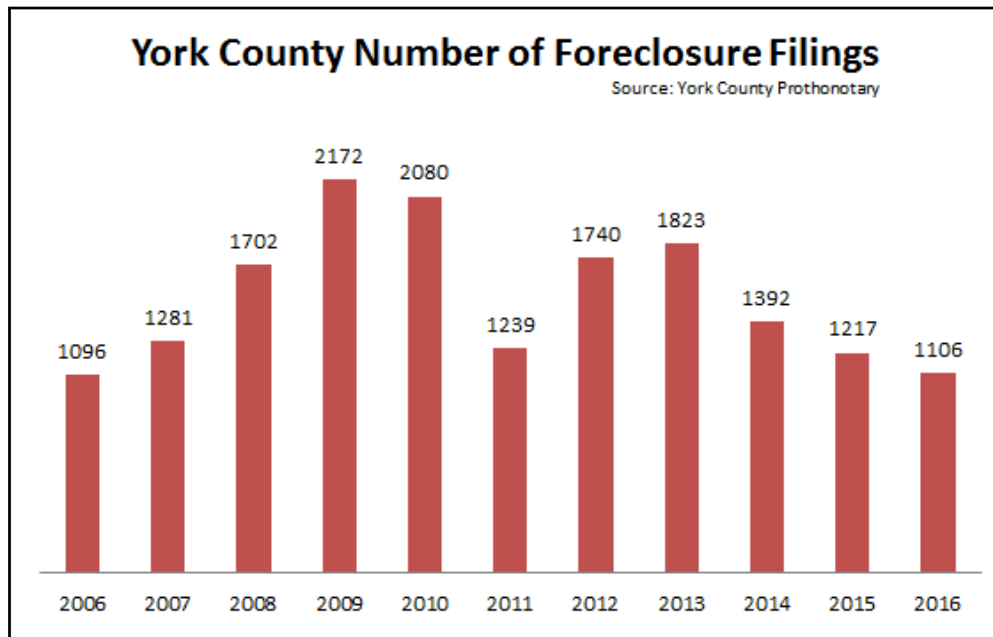
The average days on market for York County in 2016 was 64 days. This reflects an 8% decrease on average days on market over 2015 sales.

York County: Months Supply of Inventory

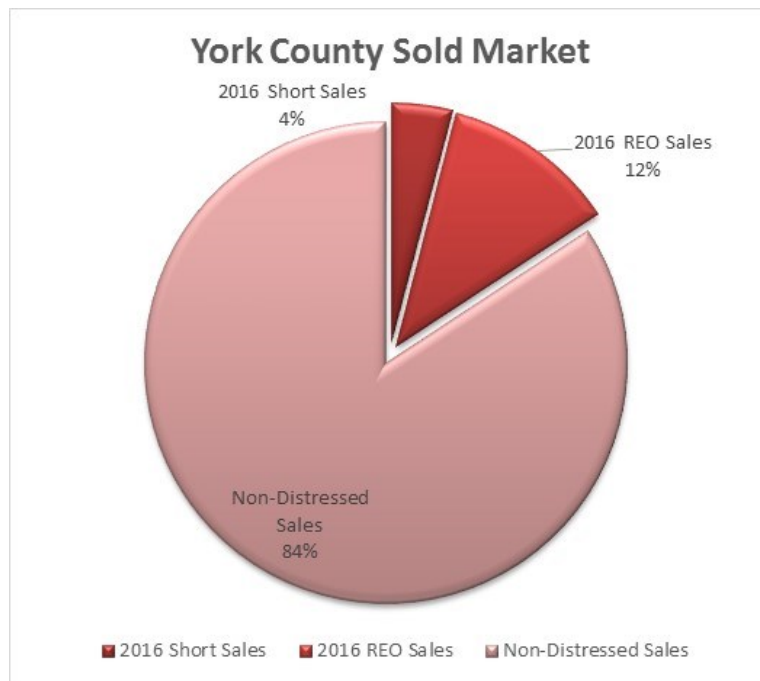
The months supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six months supply of inventory is considered a balanced market. The greater the number indicates there are more sellers than buyers in the market. The lower the number indicates there are more buyers than sellers.



York County: Foreclosure Filings



Source: Prothonotary of York County



A short sale is when the proceeds from a sale of real estate falls short from paying the balance of the liens on the property, but the lien holder agrees to release the lien and accept less than the amount owed on the debt. A REO Sale is a Real Estate Owned Sale which is a class of property typically owned by a bank or government entity as a result of a foreclosure on a property.

York County: New Construction

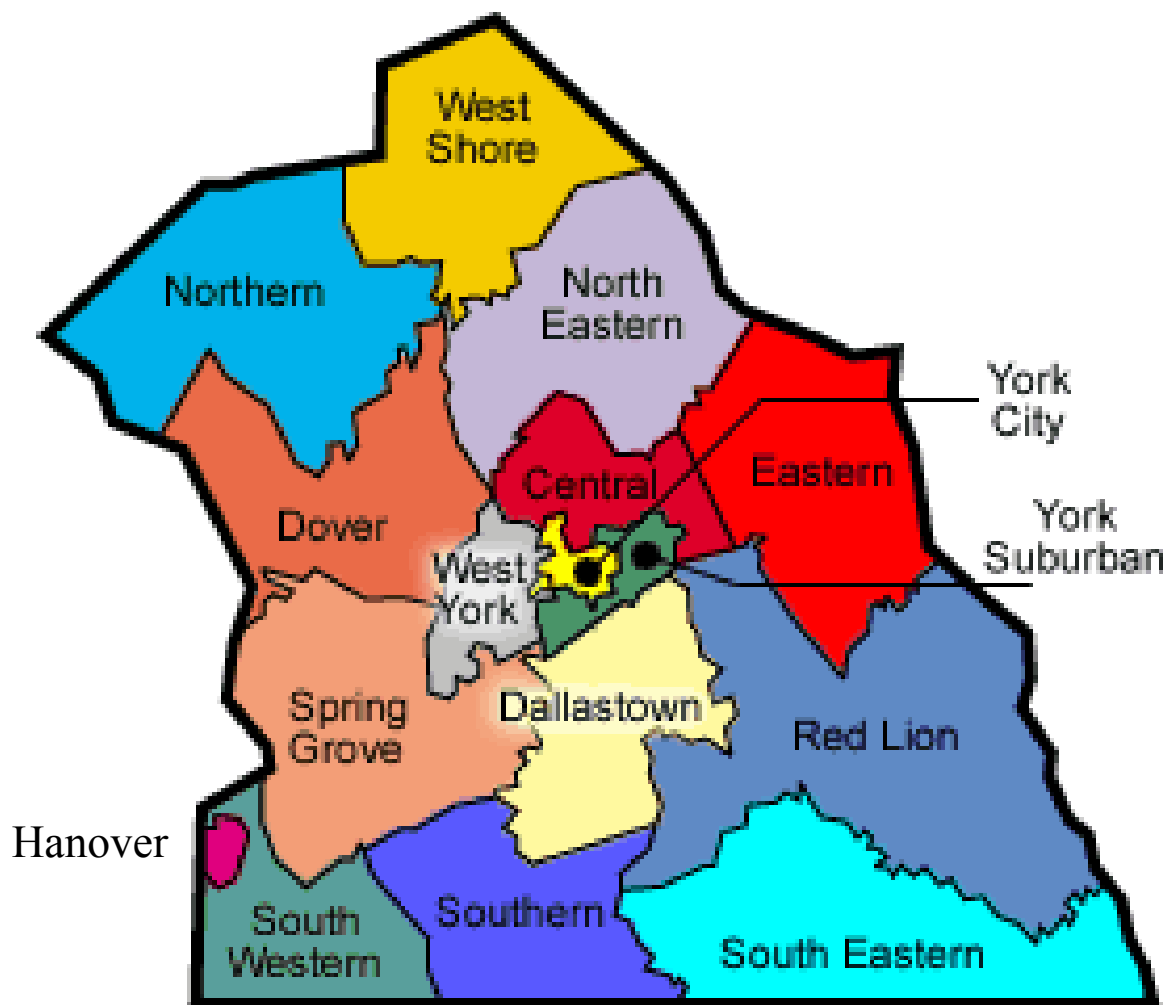
The RAYAC Multi-List System only captures a part of the new home construction market which involved a REALTOR®.

New Construction Single Family Detached Homes			
Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2016	\$ 276,382	2300	\$ 120.17
2015	\$ 275,736	2328	\$ 118.44
2014	\$ 264,054	2224	\$ 118.73
2013	\$ 232,676	2190	\$ 115.39
2012	\$ 233,981	2079	\$ 118.44
2011	\$ 266,350	2225	\$ 119.71

New Construction Townhouse/Condo Homes			
Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2016	\$ 199,549	1515	\$ 132
2015	\$ 178,859	1450	\$ 123
2014	\$ 172,920	1450	\$ 119
2013	\$ 162,352	1501	\$ 108
2012	\$ 159,900	1586	\$ 101
2011	\$ 147,900	1496	\$ 99

York County Number of New Home Sales By School District						
	2016	2015	2014	2013	2012	2011
Central	19	19	22	16	19	21
Dallastown	19	16	13	10	10	21
Dover	34	28	28	23	22	18
Eastern	4	4	2	1	5	8
Hanover	0	1	3	2	1	4
Northeastern	60	48	39	29	40	16
Northern	15	14	8	11	8	5
Red Lion	15	12	8	5	6	14
South Eastern	0	3	1	1	1	1
South Western	36	26	25	25	23	14
Southern	8	8	6	9	8	2
Spring Grove	44	29	28	32	25	27
West Shore	23	14	16	6	10	9
West York	3	5	3	1	0	0
York City	0	0	0	1	1	0
York Suburban	3	5	2	1	0	0
Total York County	283	232	204	173	179	160

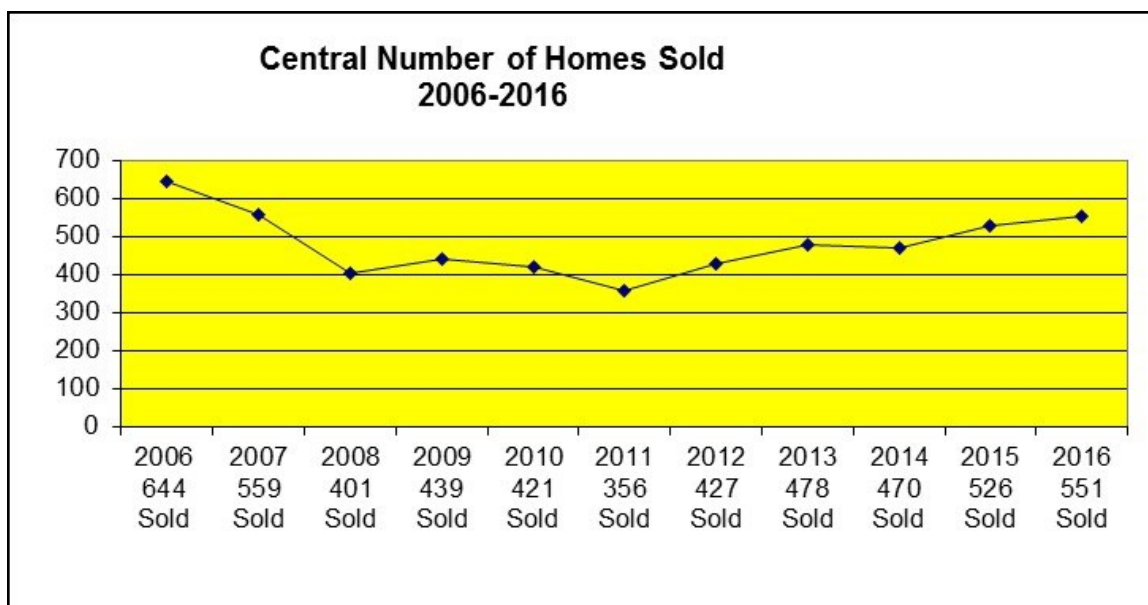
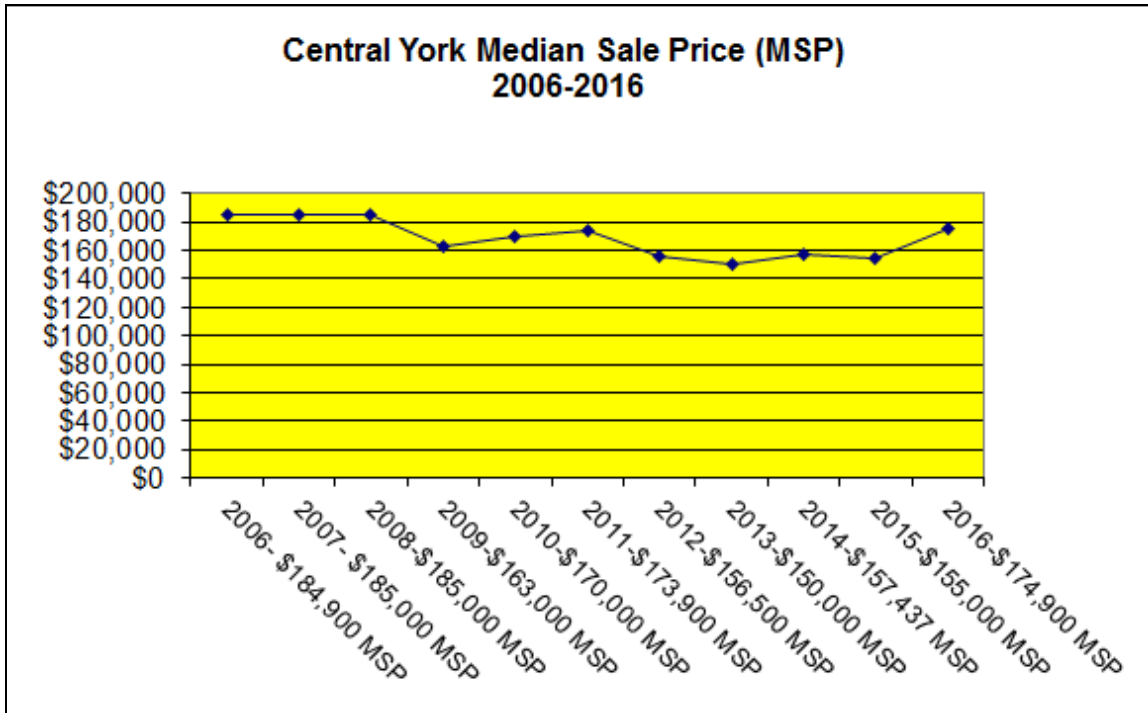
Real Estate Activity by School District



Central York School District

In the Central York School District there were 551 homes sold in 2016 for a total dollar volume of \$111,742,015. The number of homes sold in 2016 increased by 5% from 2015.

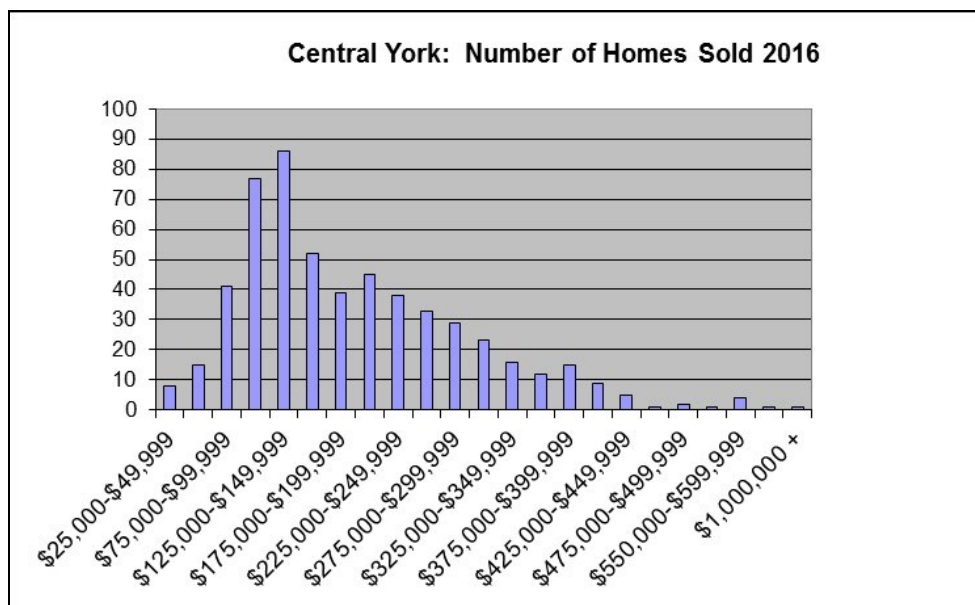
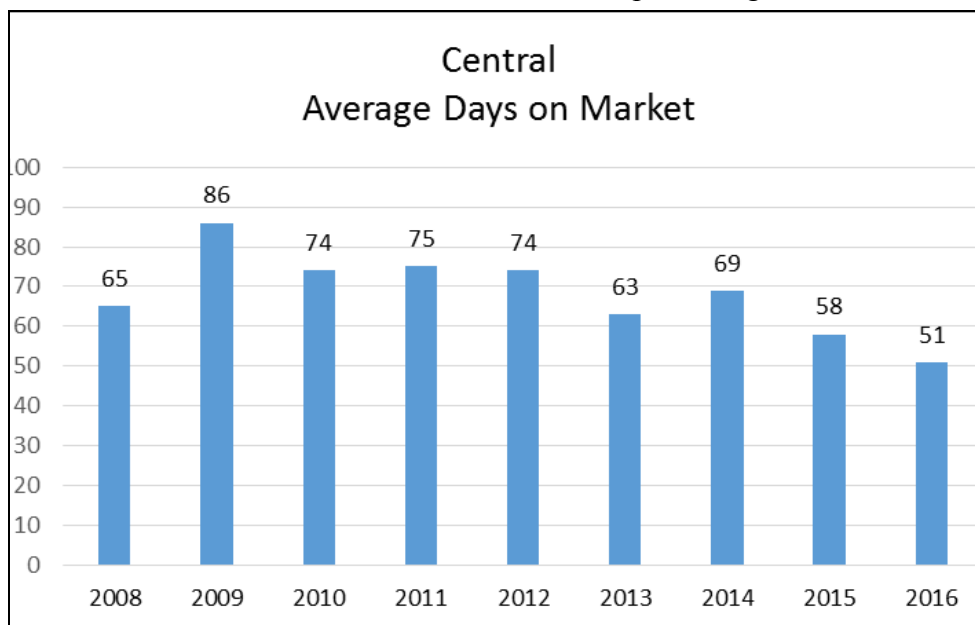
The median home sale price was \$174,900 in 2016. This home sale price reflects a 13% increase compared to 2015 sales, a 1% increase over 5 years, and a 5% decrease over 10 years.



Central York School District

Type	No. Sold	Median Price	Average Days on Market
Detached	411	\$ 215,000	50
Semi-Detached	18	\$ 114,500	35
Attached	47	\$ 116,000	49
Condo/Townhouse	75	\$ 124,900	58
Mobile Home w/ Land	0	\$ -	0
Grand Total	551	\$ 174,900	51

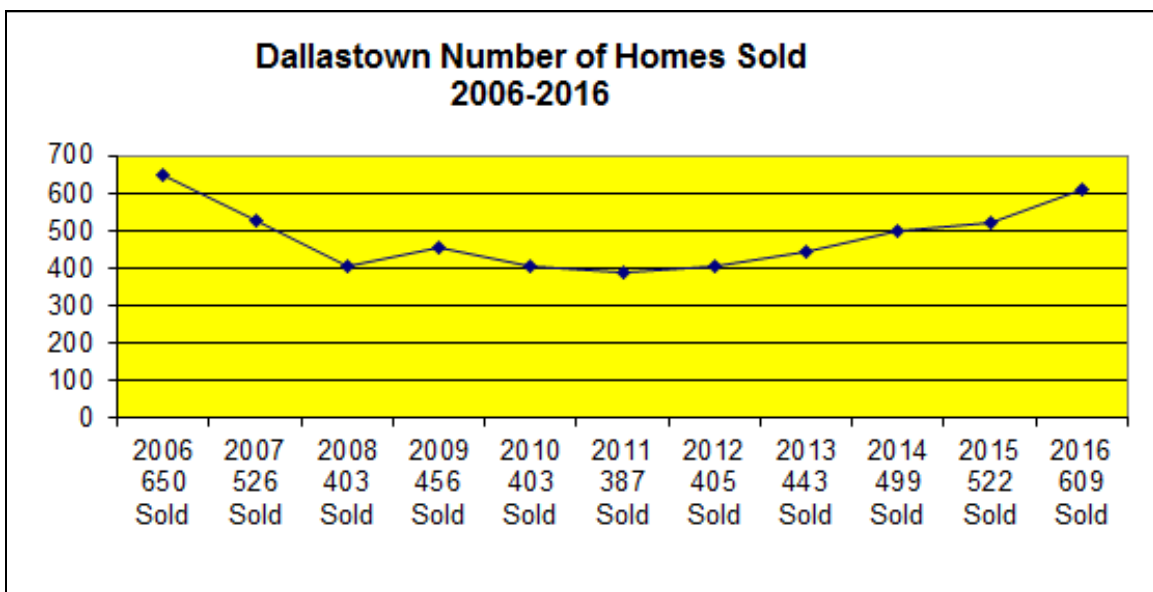
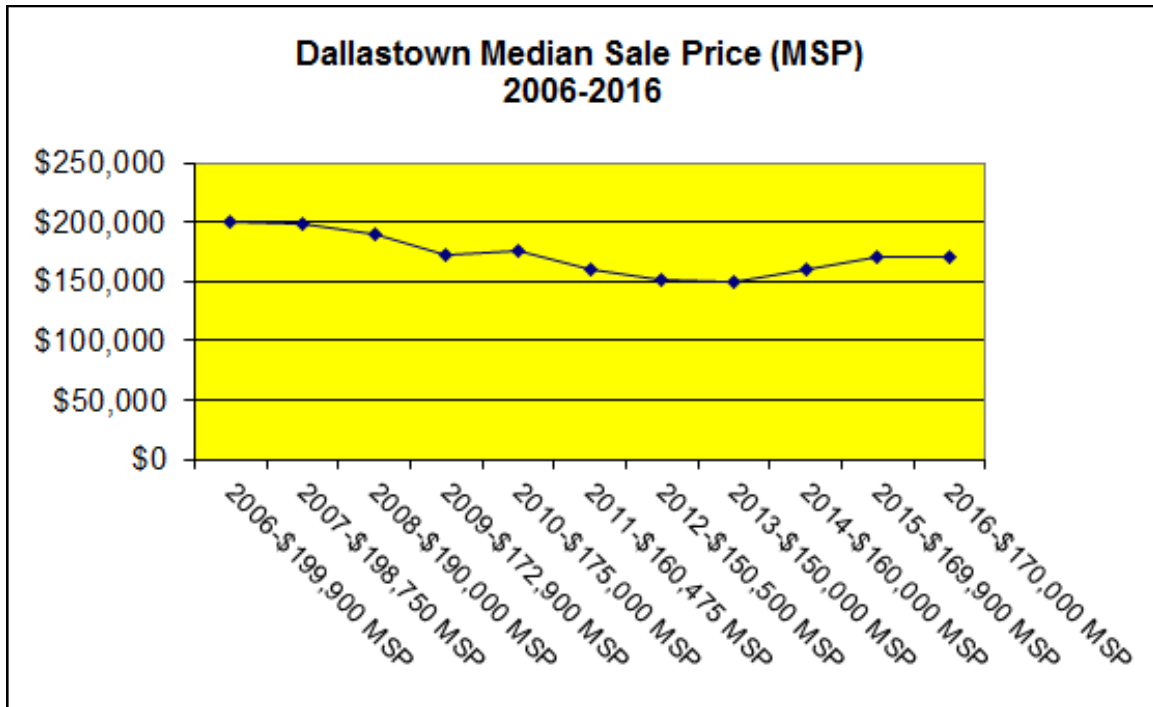
The charts below reflect the average days on market and the number of units sold in each price range.



Dallastown Area School District

In the Dallastown Area School District there were 609 homes sold in 2016 for a total dollar volume of \$118,284,261. The number of homes sold in 2016 increased by 17% from 2015.

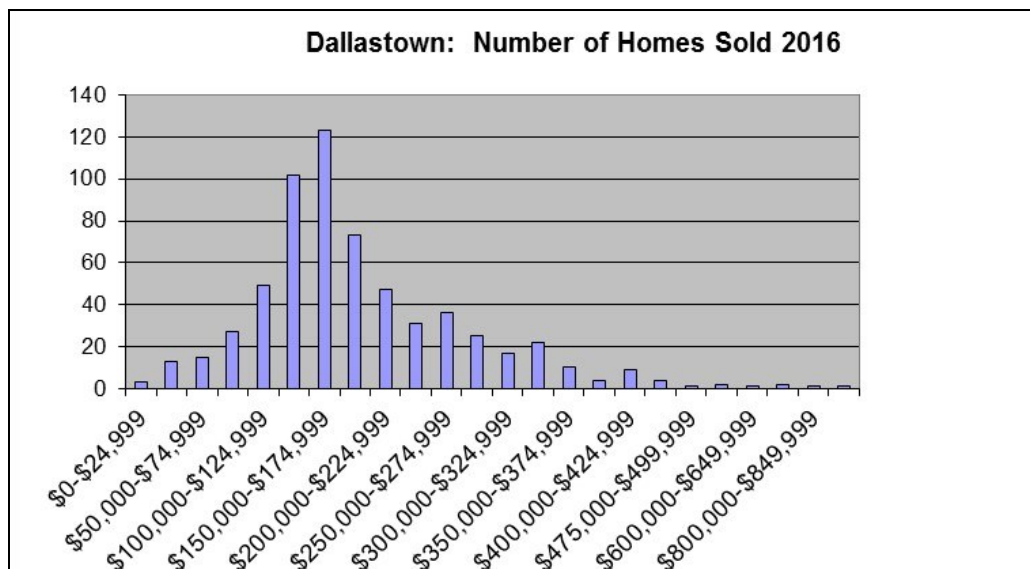
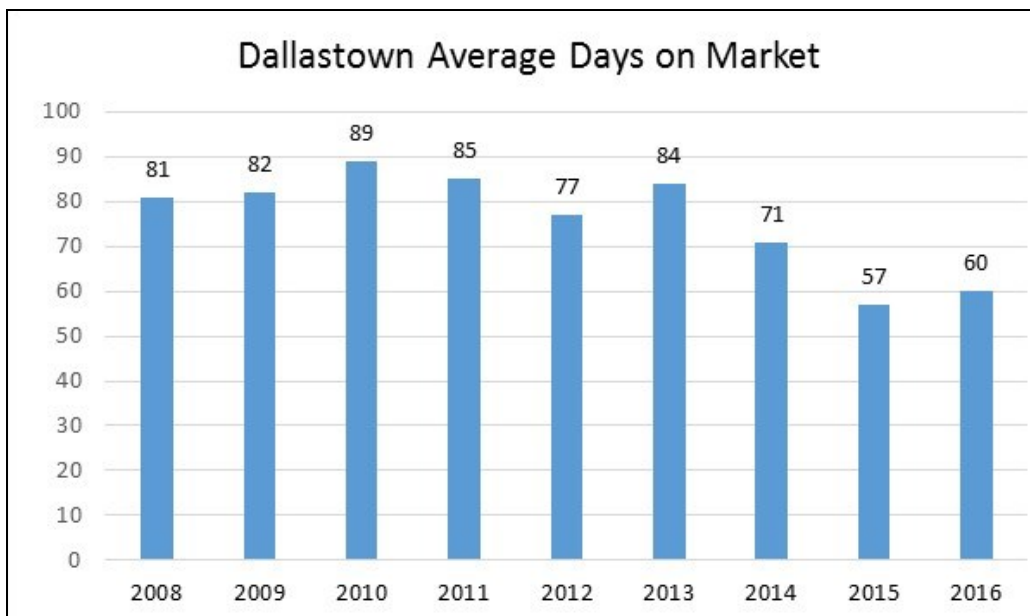
The median home sale price was \$170,000 in 2015. This home sale price reflects no change compared to 2015 sales, a 6% increase over 5 years and a 15% decrease over 10 years.



Dallastown Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	434	\$ 180,000	55
Semi-Detached	47	\$ 129,900	118
Attached	33	\$ 145,000	50
Condo/Townhouse	91	\$ 155,000	59
Mobile Home w/ Land	4	\$ 74,425	46
Grand Total	609	\$ 170,000	60

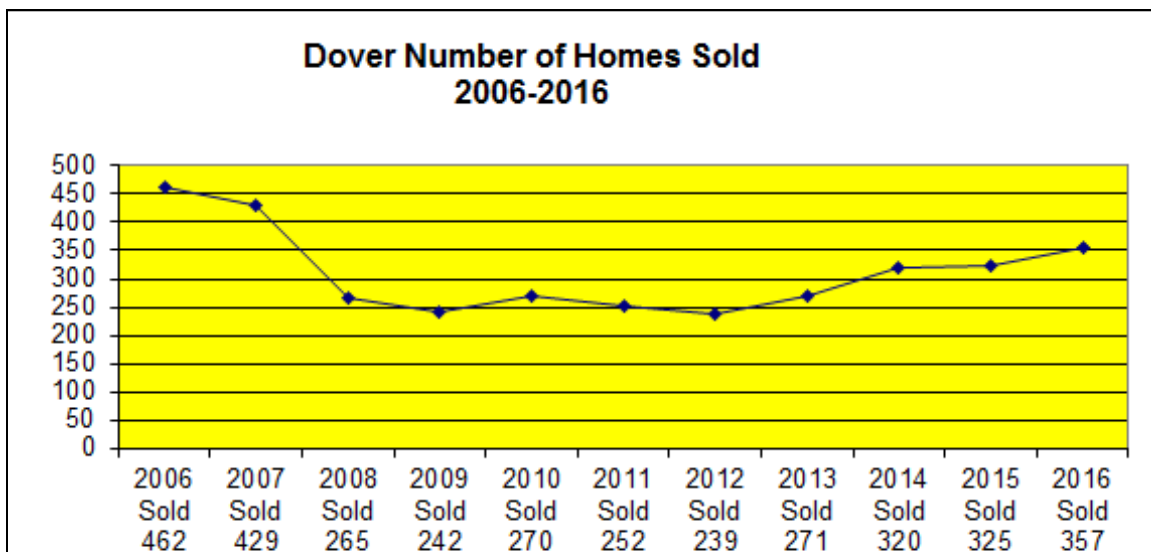
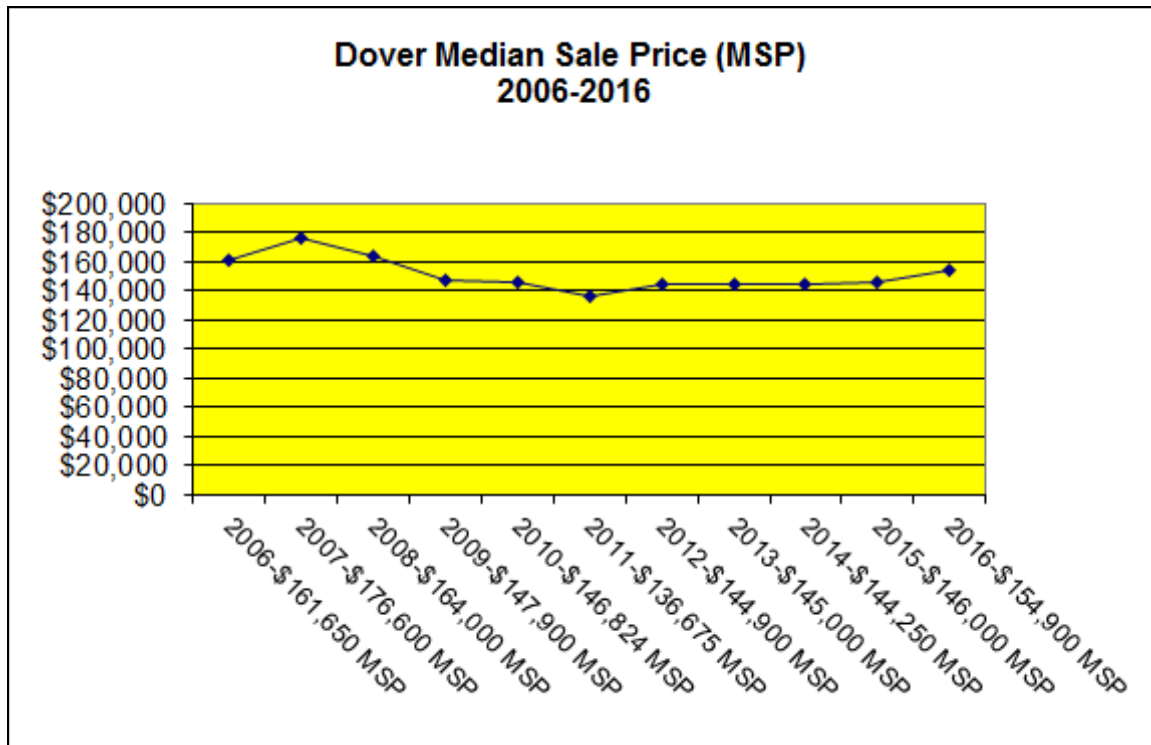
The charts below reflect the average days on market and the number of units sold in each price range.



Dover Area School District

In the Dover Area School District there were 357 homes sold in 2016 for a total dollar volume of \$60,605,062. The number of homes sold in 2016 increased by 10% from 2015.

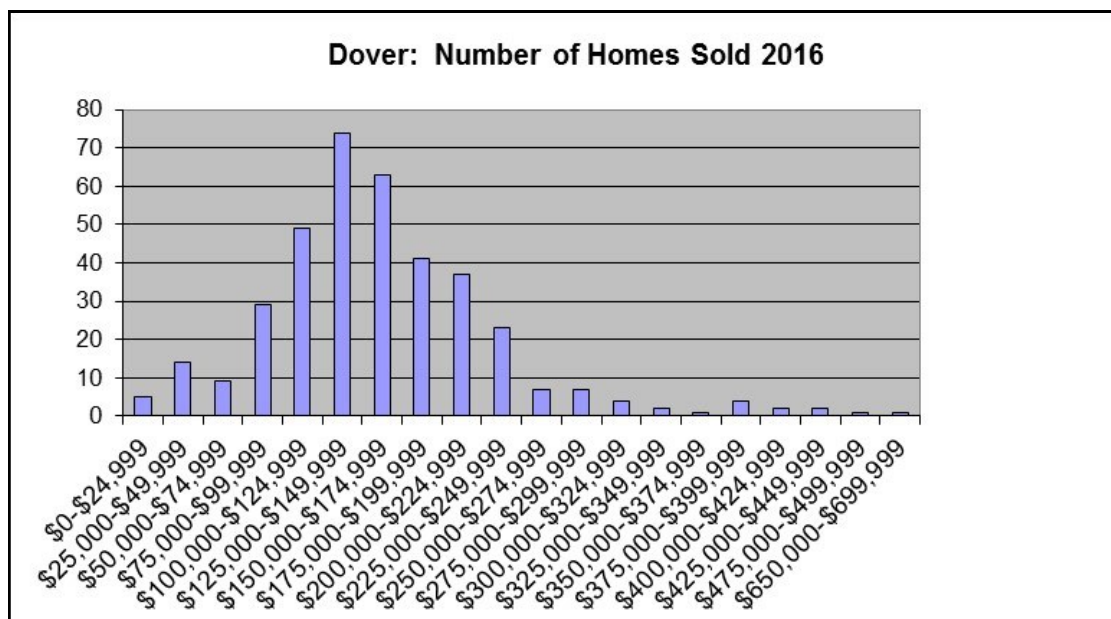
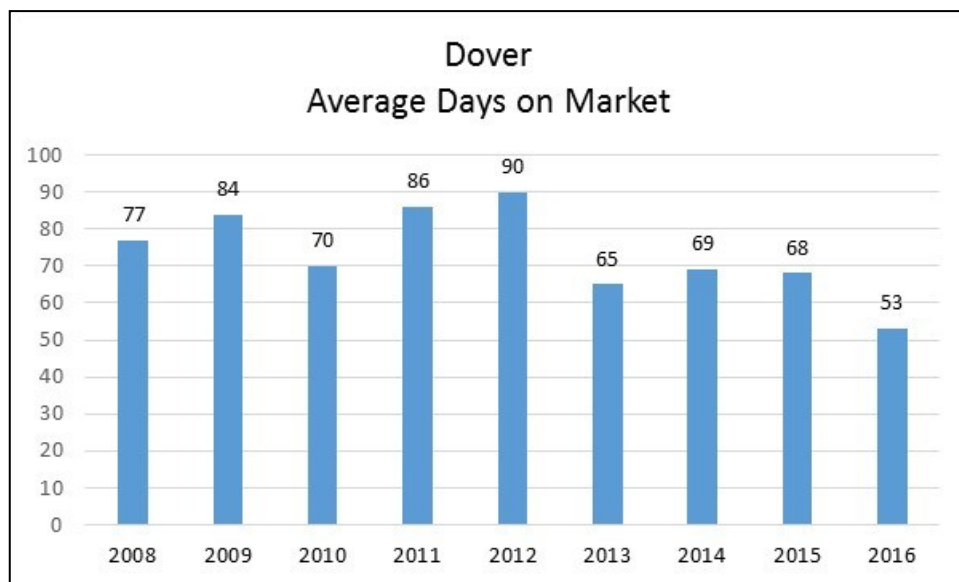
The median home sale price was \$154,900 in 2016. This home sale price reflects a 6% increase compared to 2015 sales, a 13% increase over 5 years and a 4% decrease over 10 years.



Dover Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	252	\$ 165,817	49
Semi-Detached	50	\$ 128,700	58
Attached	23	\$ 124,900	82
Condo/Townhouse	30	\$ 162,103	45
Mobile Home w/ Land	2	\$ 94,500	152
Grand Total	357	\$ 154,900	53

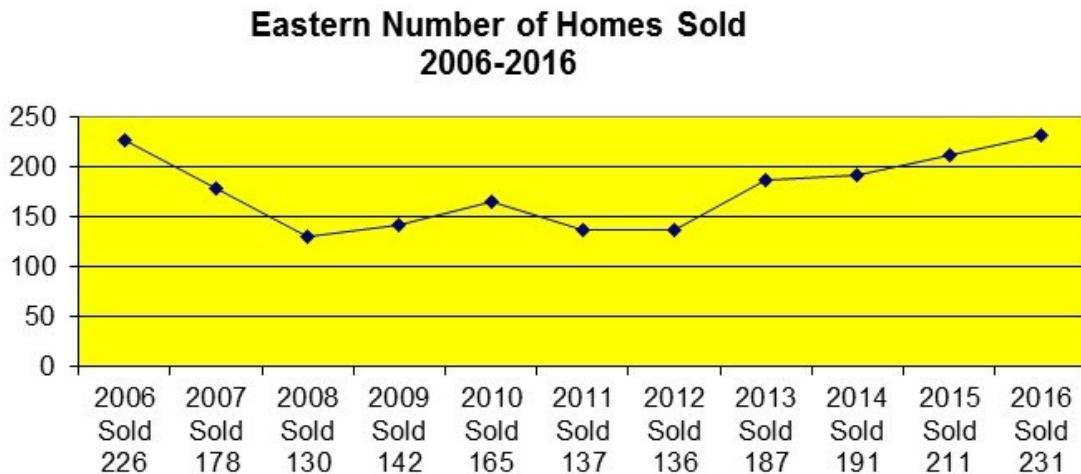
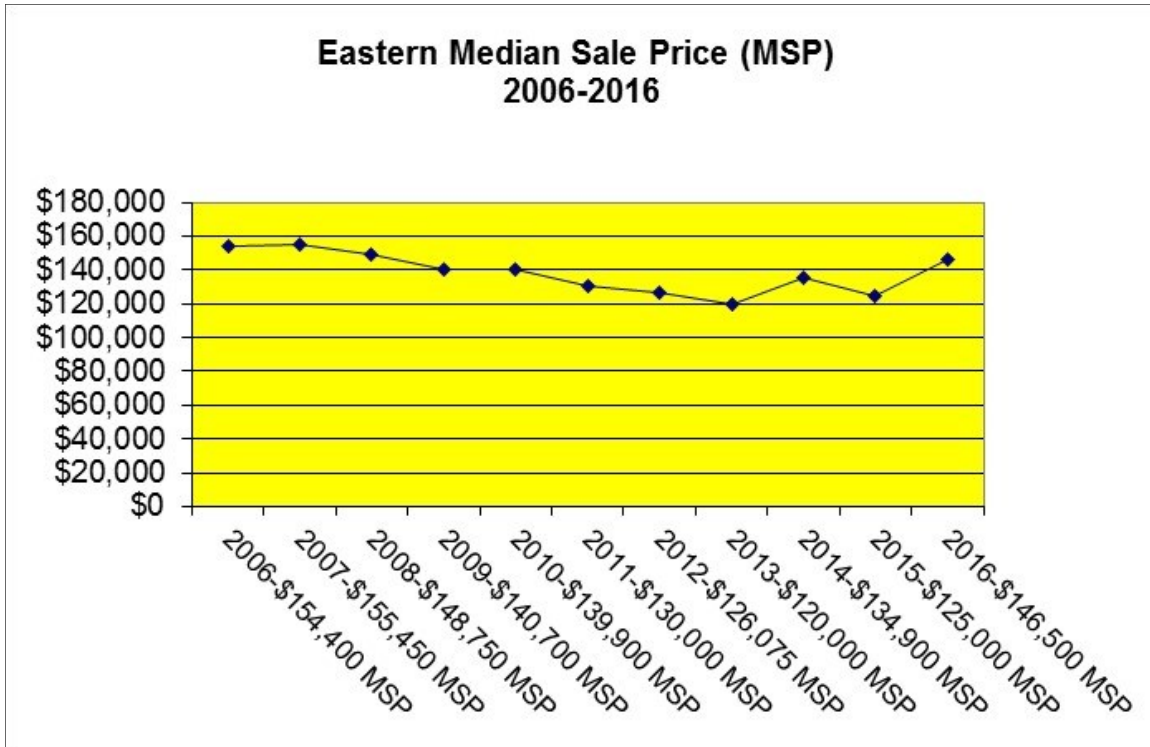
The charts below reflect the average days on market and the number of units sold in each price range.



Eastern York School District

In the Eastern York School District there were 231 homes sold in 2016 for a total dollar volume of \$38,046,882. The number of homes sold in 2016 increased by 9% from 2015.

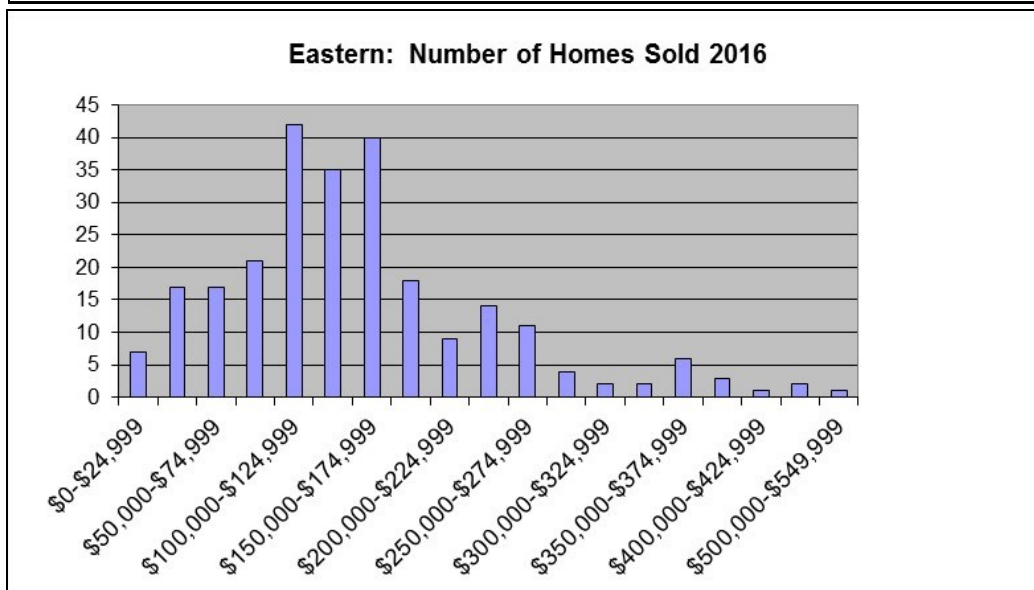
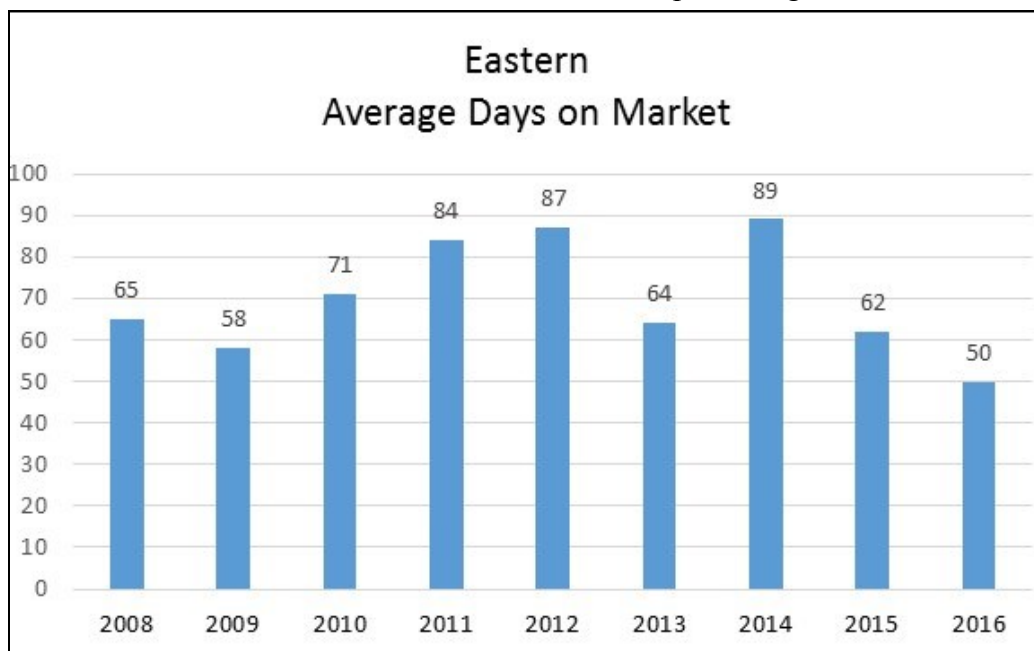
The median home sale price was \$146,500 in 2016. This home sale price reflects a 17% increase compared to 2015 sales, an 13% increase over 5 years and a 5% decrease over 10 years.



Eastern York School District

Type	No. Sold	Median Price	Average Days on Market
Detached	186	\$ 159,000	48
Semi-Detached	12	\$ 79,900	41
Attached	15	\$ 119,900	56
Condo/Townhouse	12	\$ 89,000	74
Mobile Home w/ Land	6	\$ 86,500	55
Grand Total	231	\$ 146,500	50

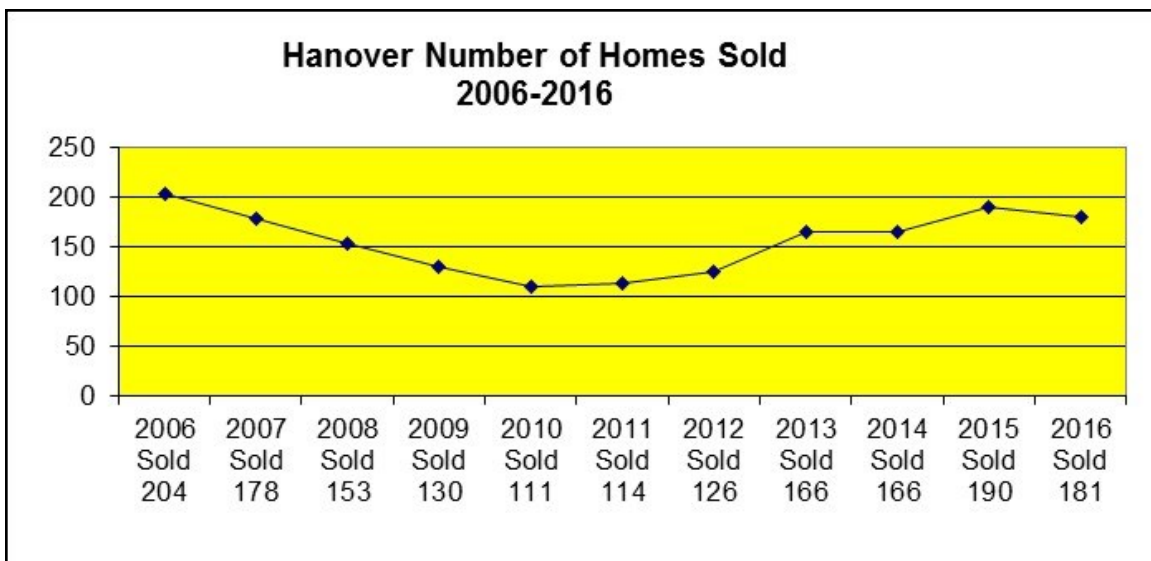
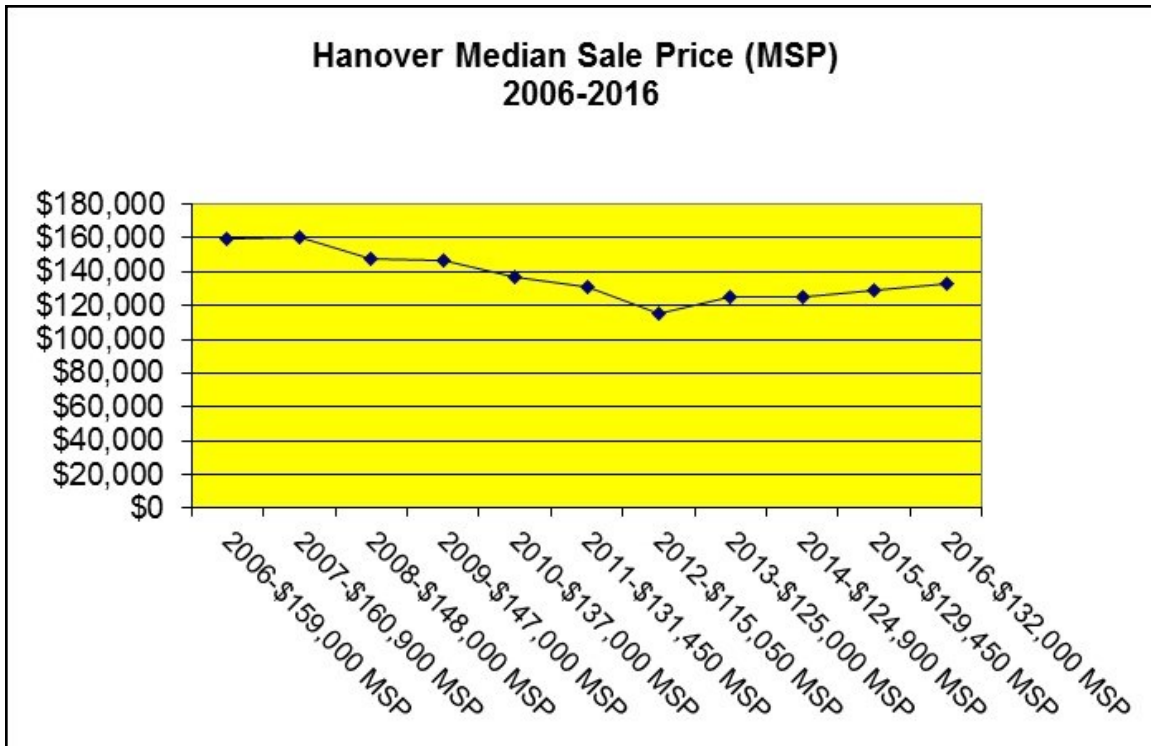
The charts below reflect the average days on market and the number of units sold in each price range.



Hanover Public School District

In the Hanover Public School District there were 181 homes sold in 2016 for a total dollar volume of \$23,463,537. The number of homes sold in 2016 decreased by 5% from 2015.

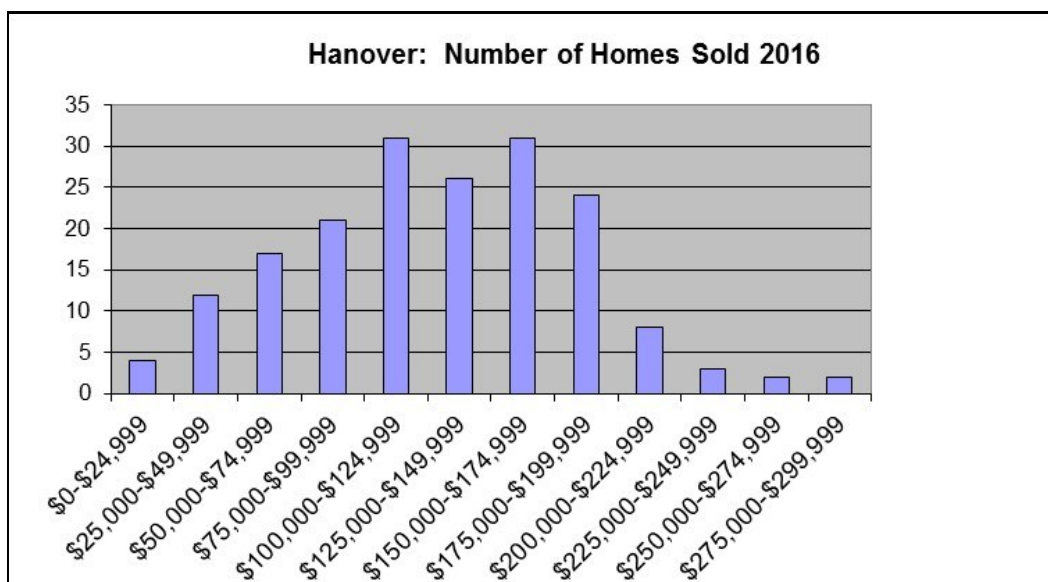
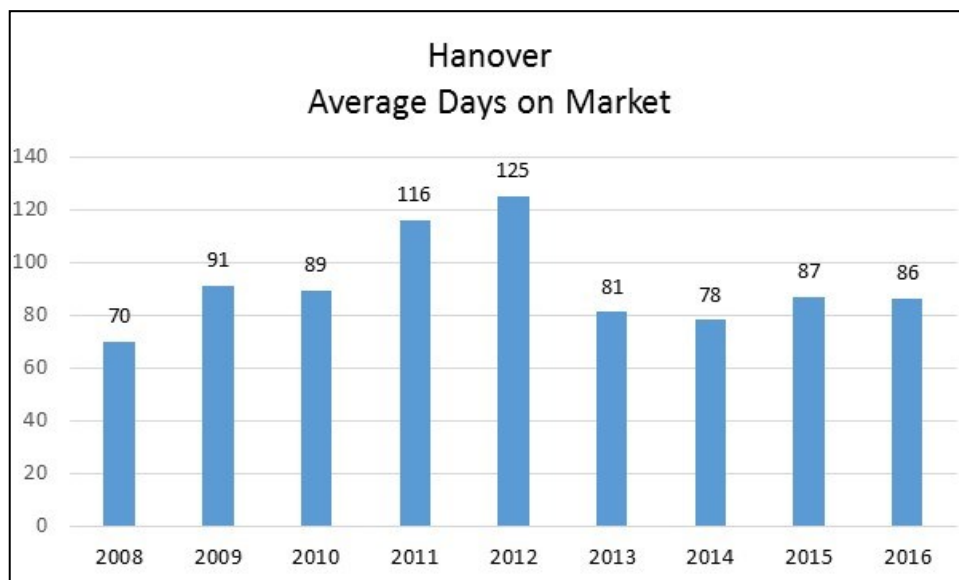
The median home sale price was \$132,000 in 2016. This home sale price reflects a 2% increase compared to 2015 sales, no change over 5 years and a 17% decrease over 10 years.



Hanover Public School District

Type	No. Sold	Median Price	Average Days on Market
Detached	126	\$ 145,747	94
Semi-Detached	27	\$ 76,000	73
Attached	18	\$ 116,450	67
Condo/Townhouse	10	\$ 183,500	56
Mobile Home w/ Land	0	\$ -	0
Grand Total	181	\$ 132,000	86

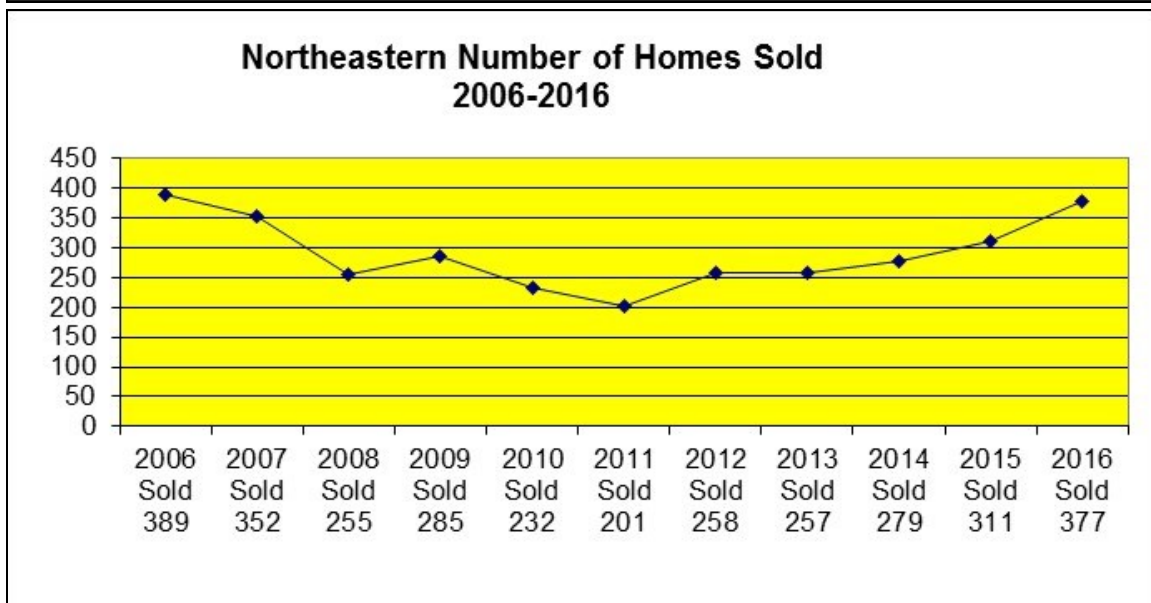
The charts below reflect the average days on market and the number of units sold in each price range.



Northeastern School District

In the Northeastern School District there were 377 homes sold in 2015 for a total dollar volume of \$65,438,136. The number of homes sold in 2016 increased by 21% compared to 2015 sales.

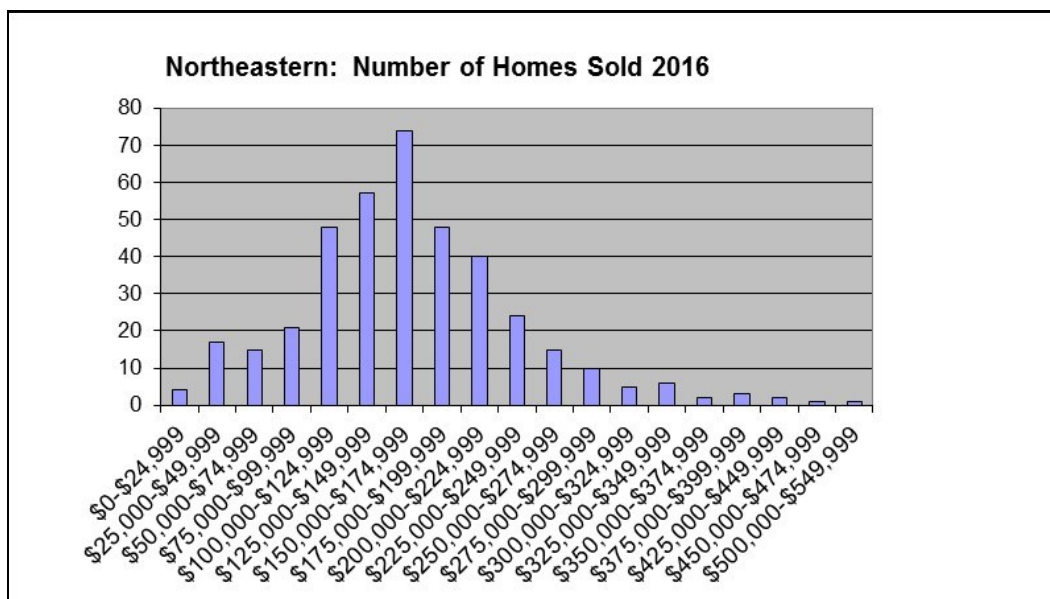
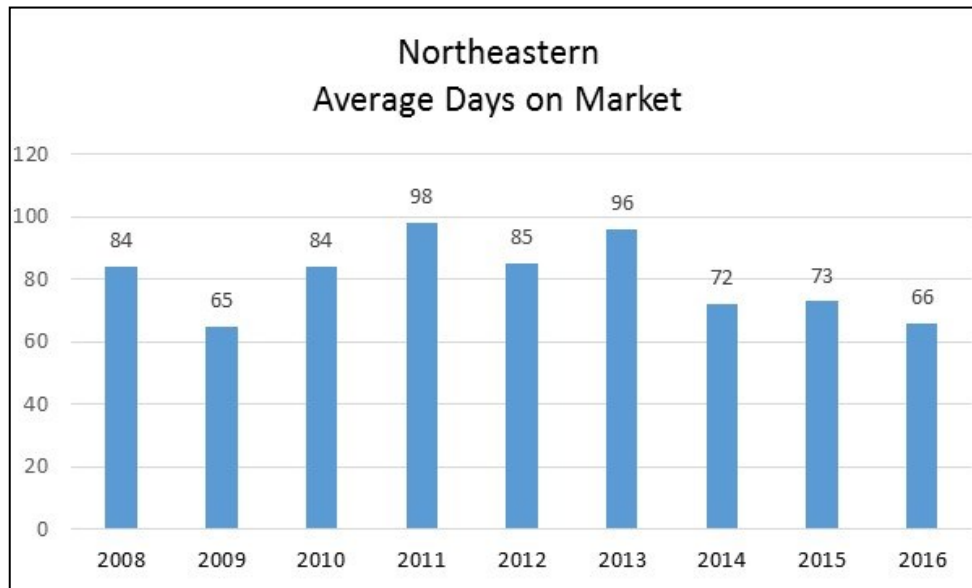
The median home sale price was \$160,000 in 2016. This home sale price reflects a 1% increase compared to 2015 sales, a 9% increase over 5 years and an 11% decrease over 10 years.



Northeastern School District

Type	No. Sold	Median Price	Average Days on Market
Detached	306	\$ 174,700	68
Semi-Detached	23	\$ 113,300	60
Attached	34	\$ 132,900	55
Condo/Townhouse	11	\$ 82,900	61
Mobile Home w/ Land	3	\$ 63,000	28
Grand Total	377	\$ 160,000	66

The charts below reflect the average days on market in each price range and the number of units sold in each price range.

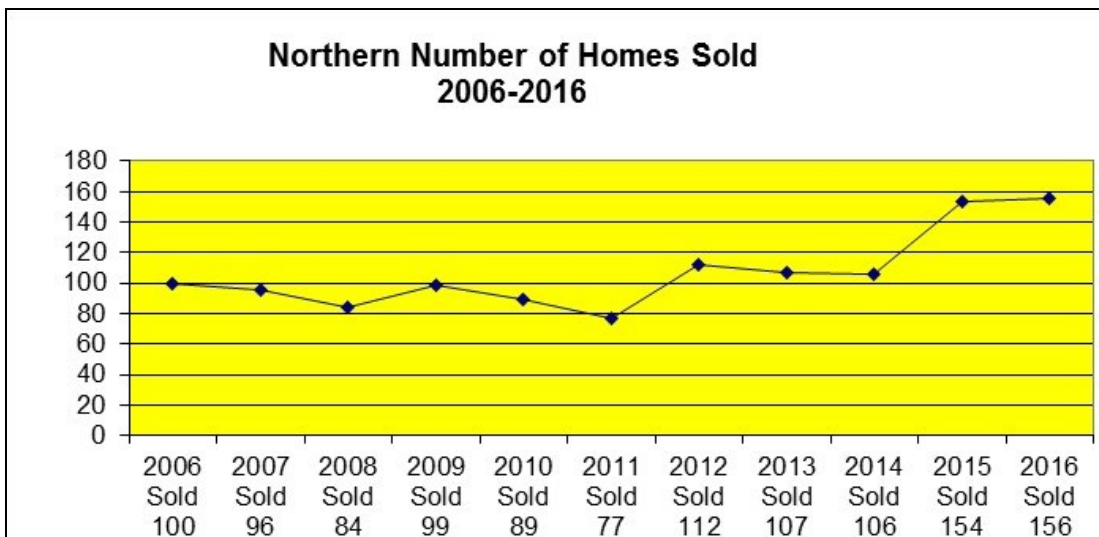
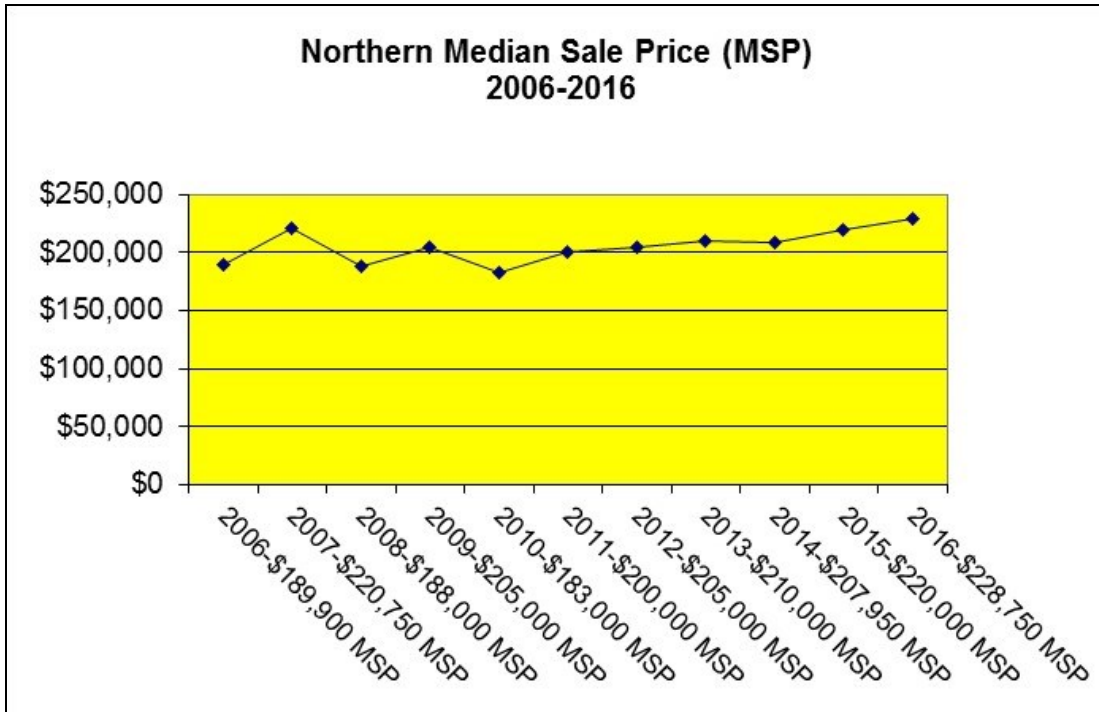


Northern York County School District

In the Northern York County School District there were 156 homes sold in 2016 for a total dollar volume of \$38,205,403. The number of homes sold in 2016 increased by 1% from 2015.

The median home sale price was \$228,750 in 2016. This home sale price reflects a 4% increase compared to 2015 sales, a 14% increase over 5 years and a 20% increase over 10 years.*

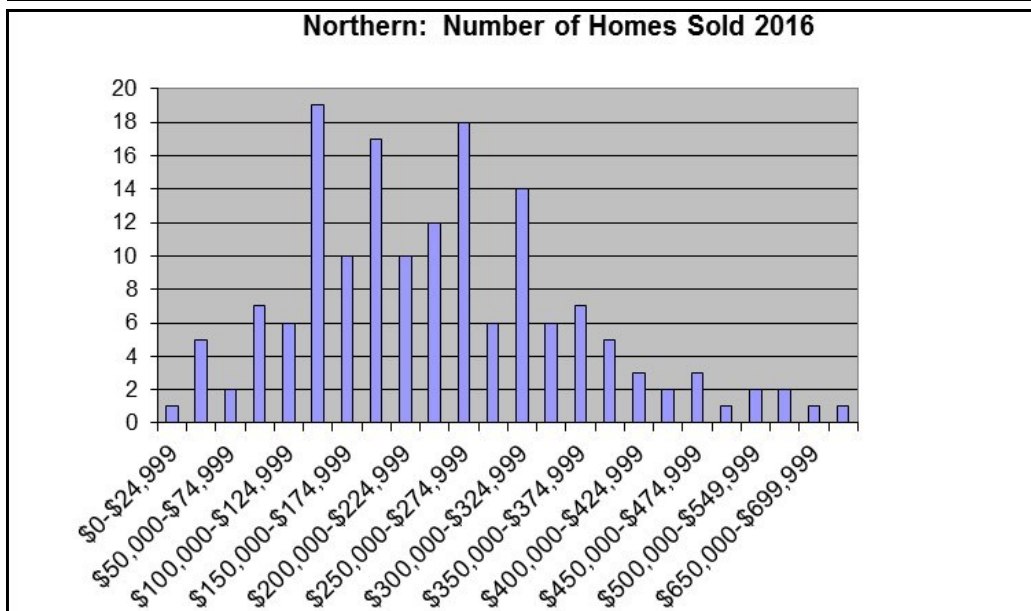
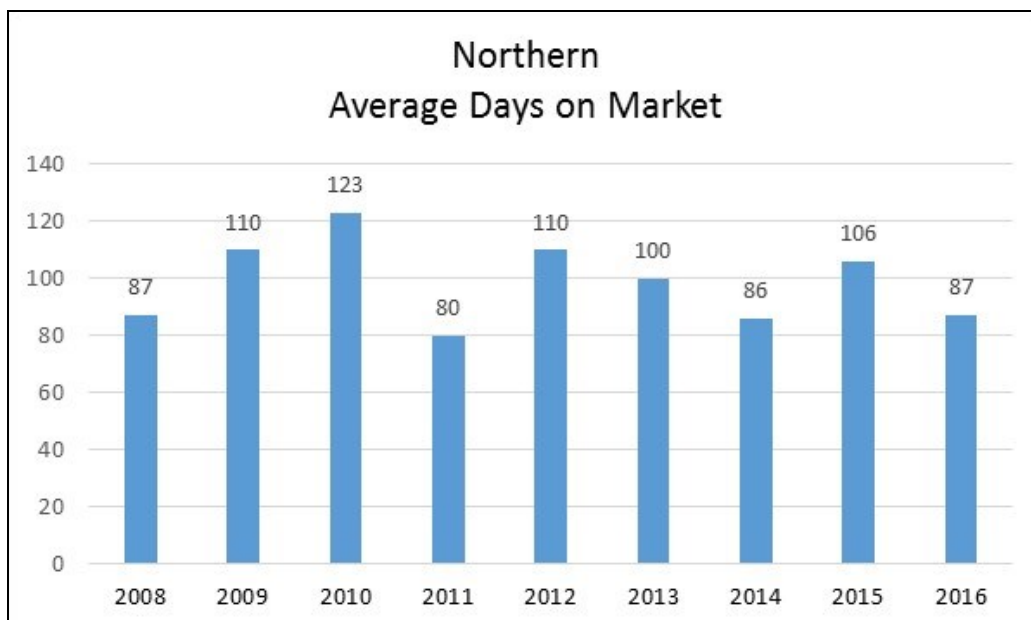
**Northern School District is covered by two MLS systems and this is the information reported from the RAYAC MLS system.*



Northern York County School District

Type	No. Sold	Median Price	Average Days on Market
Detached	140	\$ 245,000	76
Semi-Detached	5	\$ 80,000	80
Attached	7	\$ 133,000	59
Condo/Townhouse	2	\$ 77,450	203
Mobile Home w/ Land	2	\$ 87,200	855
Grand Total	156	\$ 228,750	87

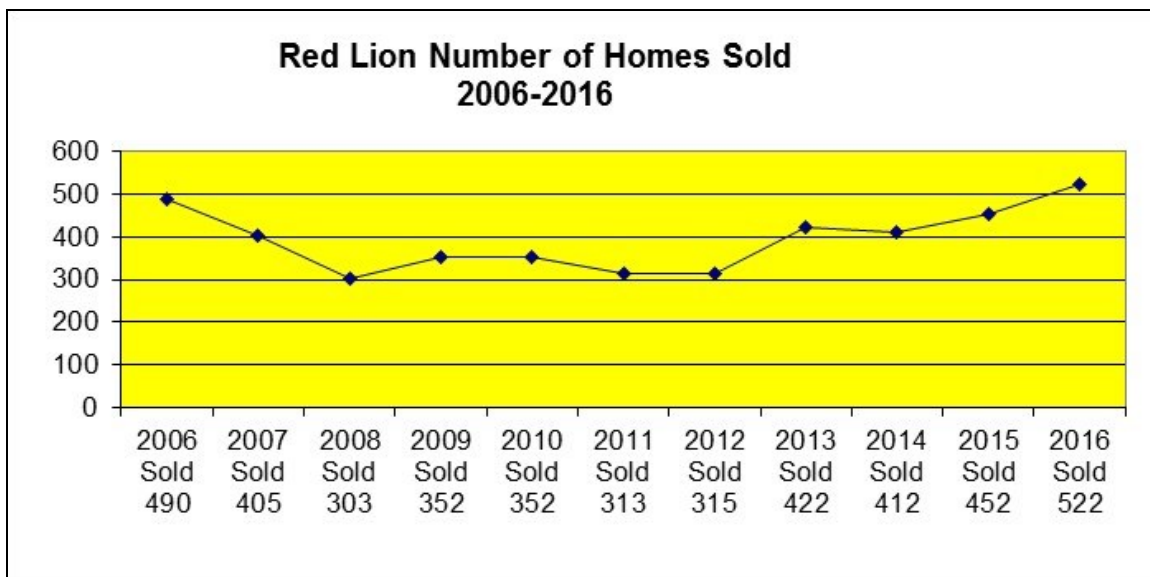
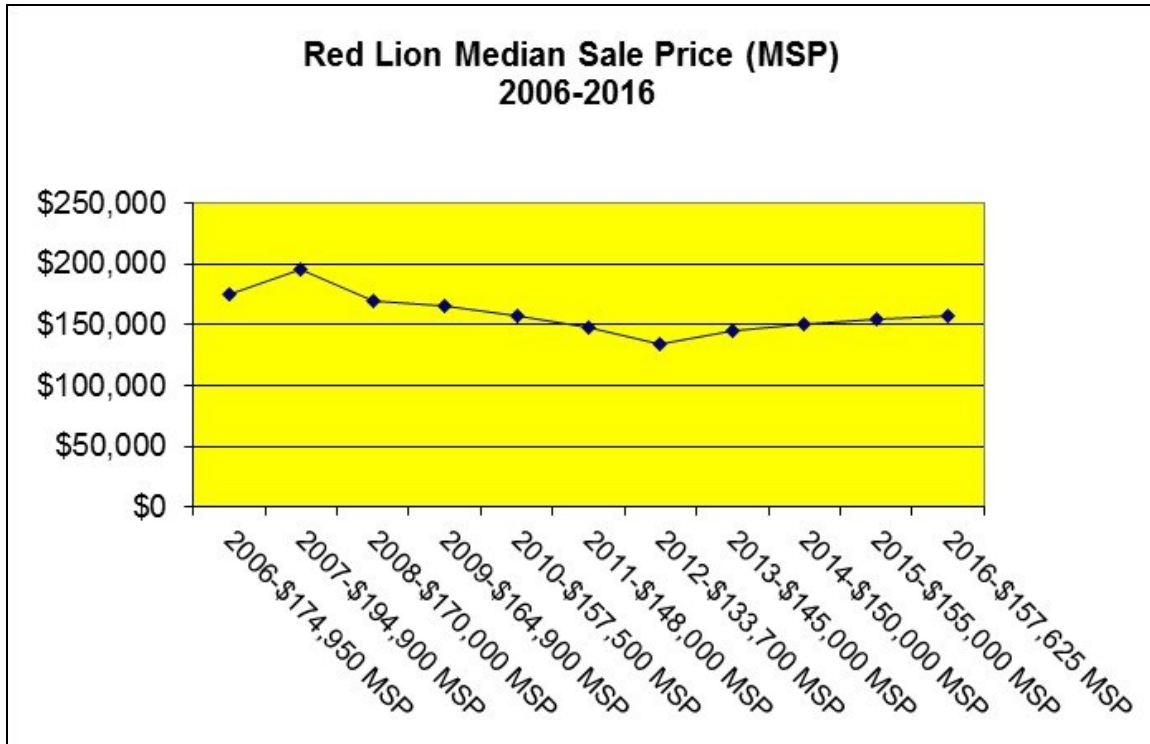
The charts below reflect the average days on market and the number of units sold in each price range.



Red Lion Area School District

In the Red Lion Area School District there were 522 homes sold in 2016 for a total dollar volume of \$86,896,737. The number of homes sold in 2016 was a 15% increase from 2015.

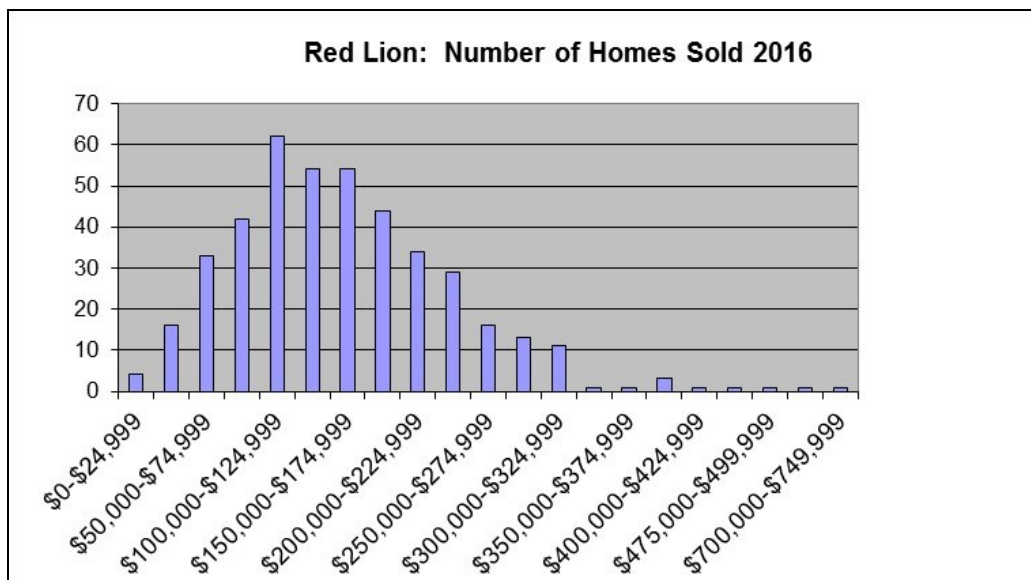
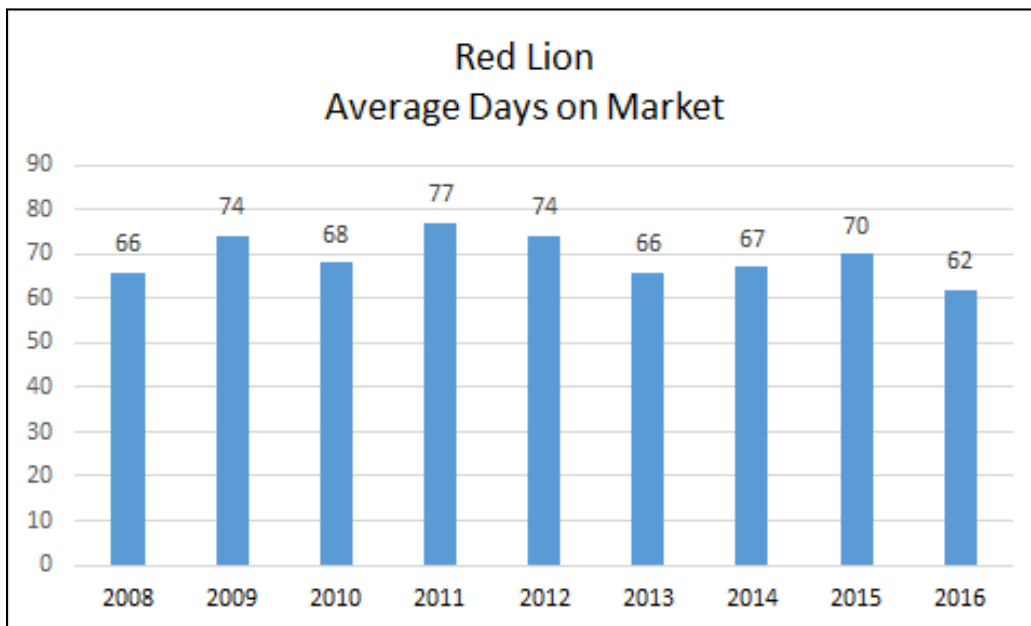
The median home sale price was \$157,625 in 2016. This home sale price reflects a 2% increase compared to 2015 sales, a 7% increase over 5 years and a 10% decrease over 10 years.



Red Lion Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	430	\$ 167,400	62
Semi-Detached	53	\$ 99,900	62
Attached	11	\$ 95,000	47
Condo/Townhouse	20	\$ 127,950	52
Mobile Home w/ Land	8	\$ 46,000	59
Grand Total	522	\$ 157,625	62

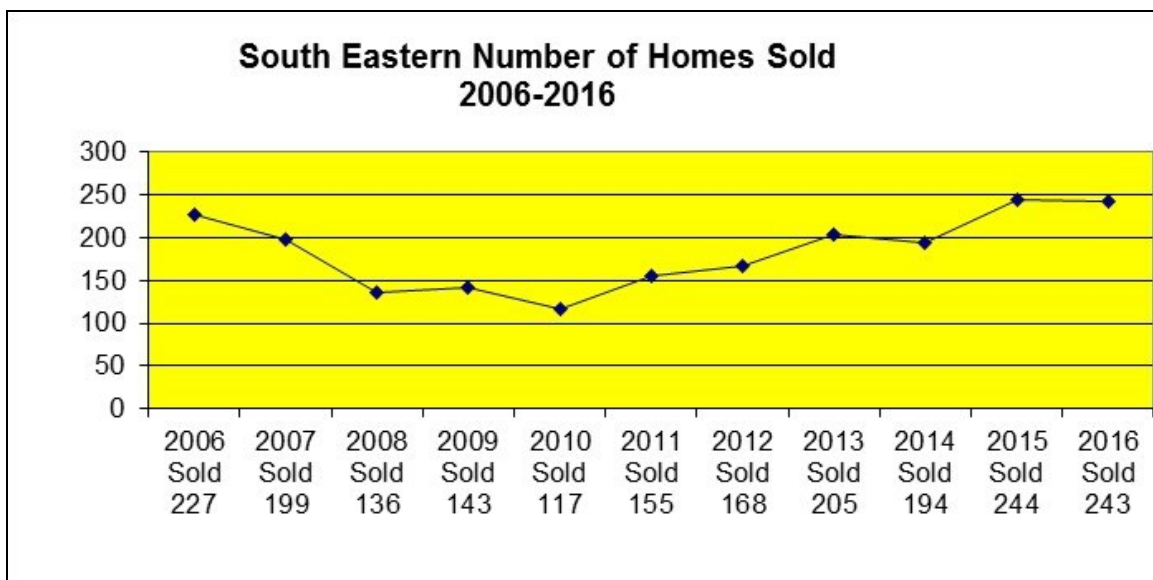
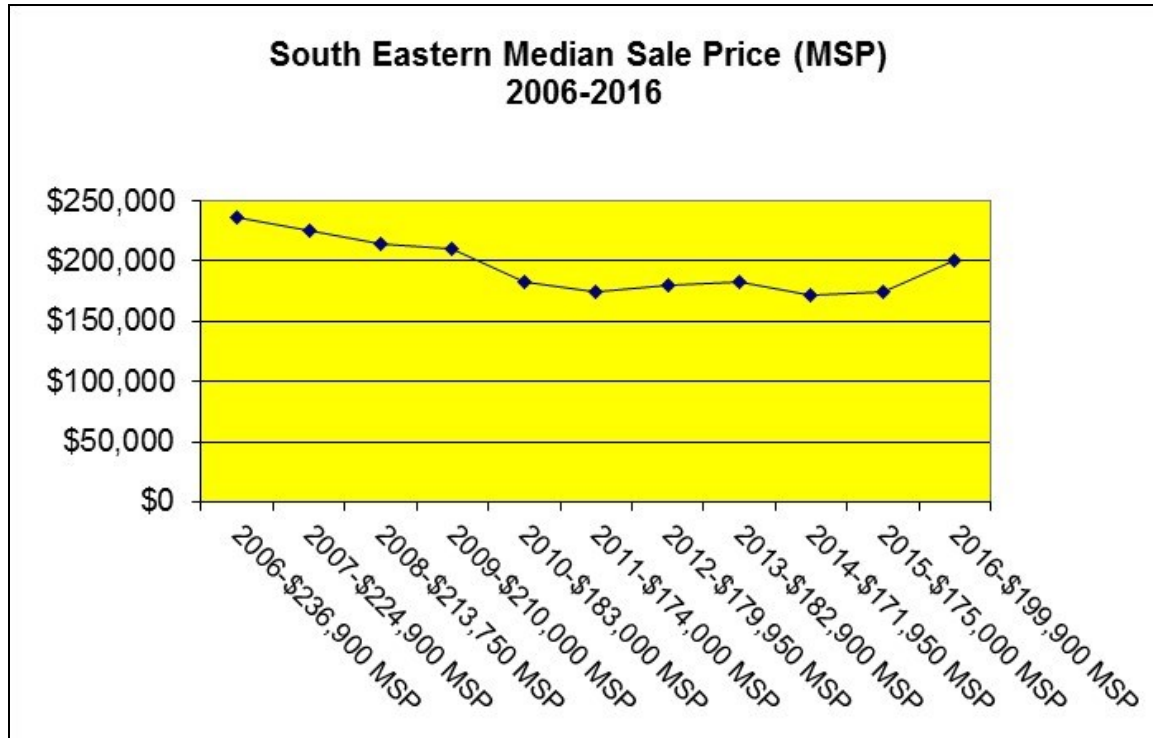
The charts below reflect the average days on market in each price range and the number of units sold in each price range.



South Eastern School District

In the South Eastern School District there were 243 homes sold in 2016 for a total dollar volume of \$53,465,789. The number of homes sold in 2016 remained the same as compared to 2015.

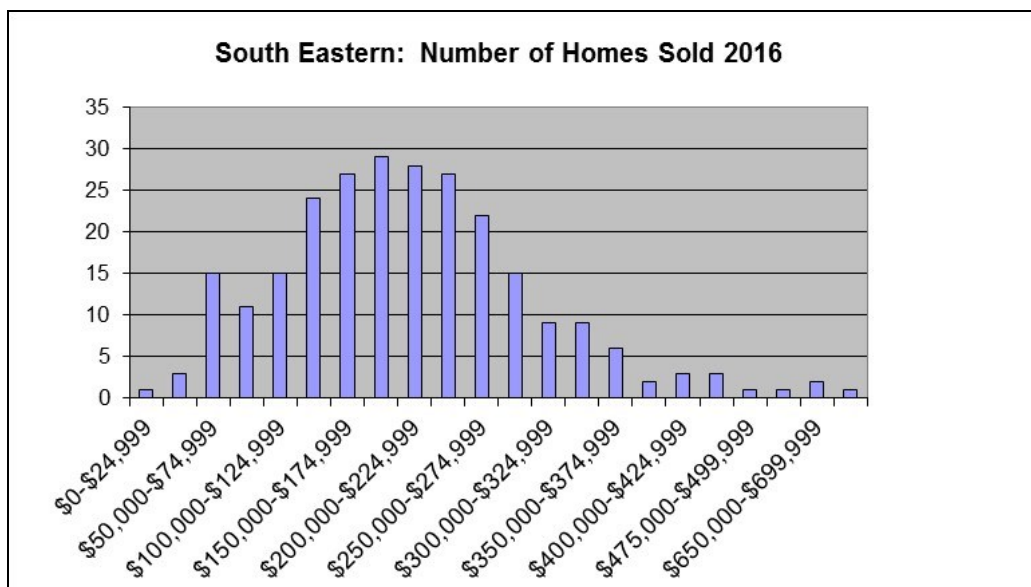
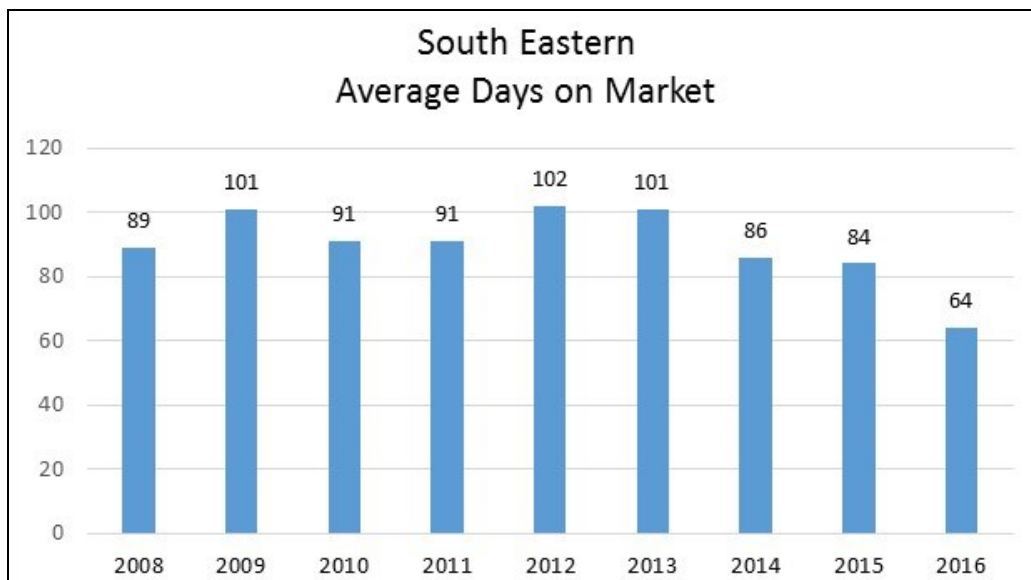
The median home sale price was \$199,900 in 2016. This home sale price reflects a 14% increase compared to 2015 sales, a 15% increase over 5 years and a 16% decrease over 10



South Eastern School District

Type	No. Sold	Median Price	Average Days on Market
Detached	228	\$ 202,500	62
Semi-Detached	1	\$ 52,000	122
Attached	4	\$ 156,950	60
Condo/Townhouse	5	\$ 153,000	69
Mobile Home w/ Land	5	\$ 89,000	55
Grand Total	243	\$ 199,900	64

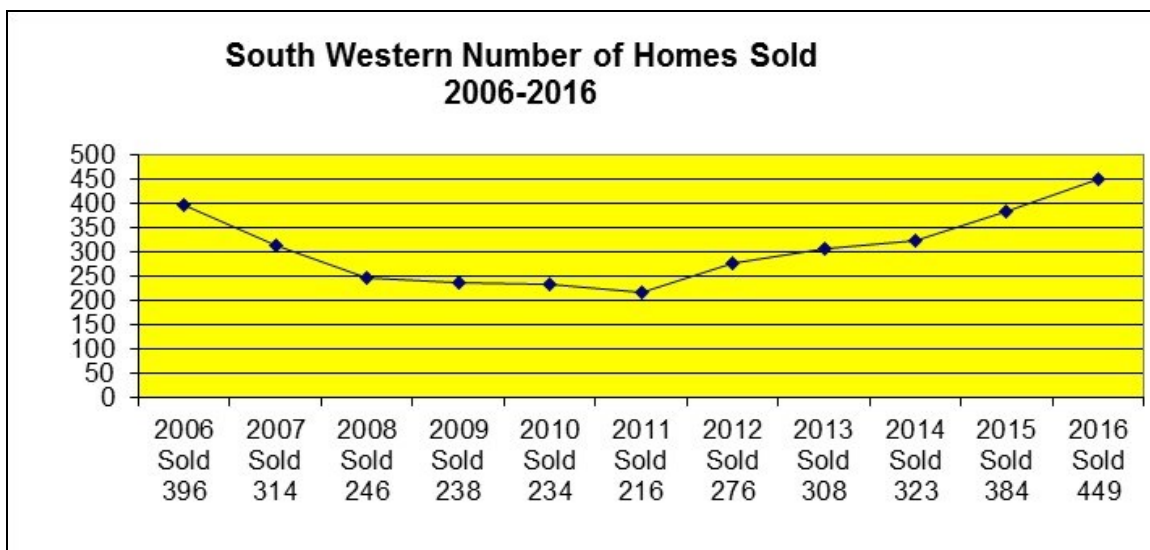
The charts below reflect the average days on market and the number of units sold in each price range.



South Western School District

In the South Western School District there were 449 homes sold in 2016 for a total dollar volume of \$82,749,590. The number of homes sold in 2016 increased by 17% from 2015.

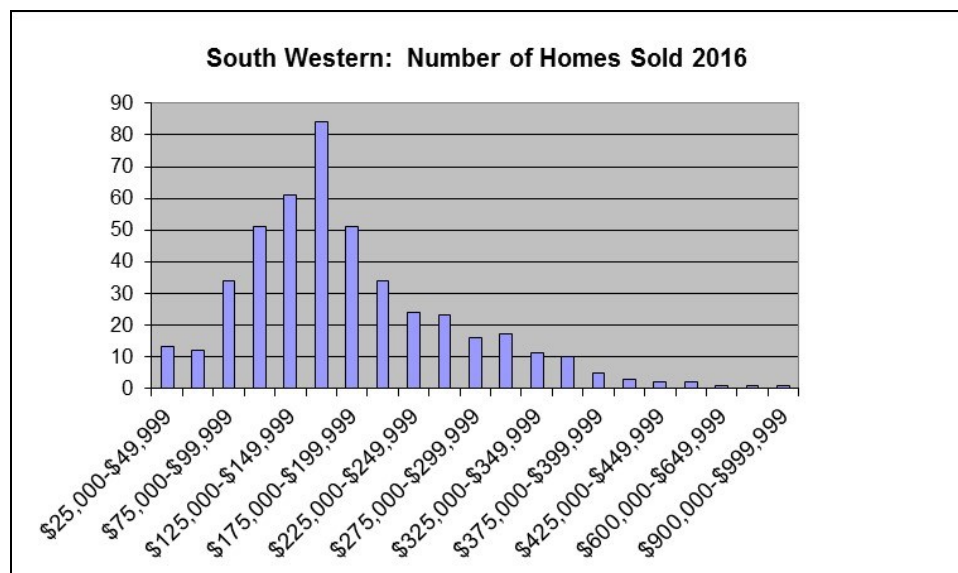
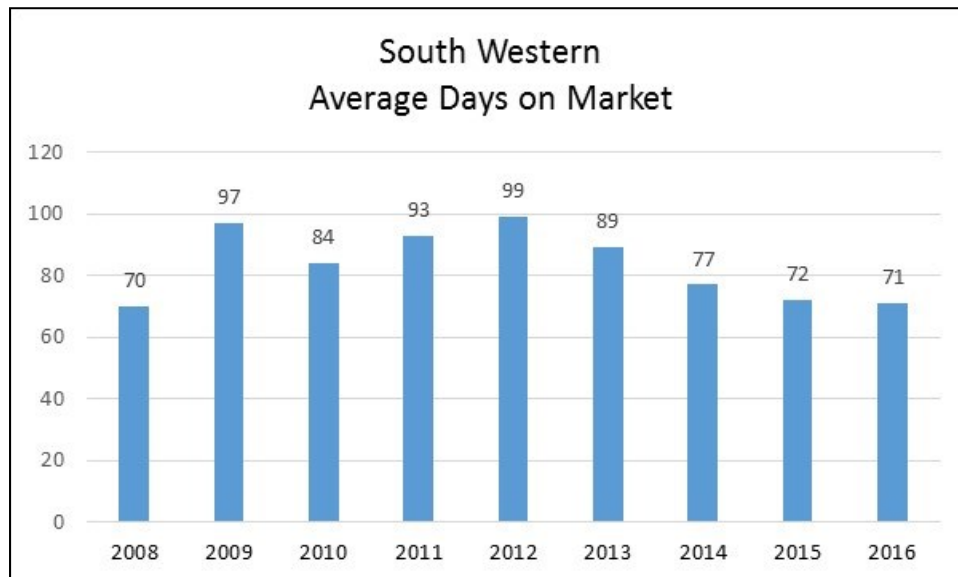
The median home sale price was \$169,000 in 2016. This home sale price reflects a 3% increase compared to 2015 sales, a 9% increase over 5 years and an 11% decrease over 10 years.



South Western School District

Type	No. Sold	Median Price	Average Days on Market
Detached	356	\$ 180,000	71
Semi-Detached	43	\$ 114,900	72
Attached	45	\$ 132,900	66
Condo/Townhouse	5	\$ 90,000	78
Mobile Home w/ Land	0	\$ -	0
Grand Total	449	\$ 169,000	71

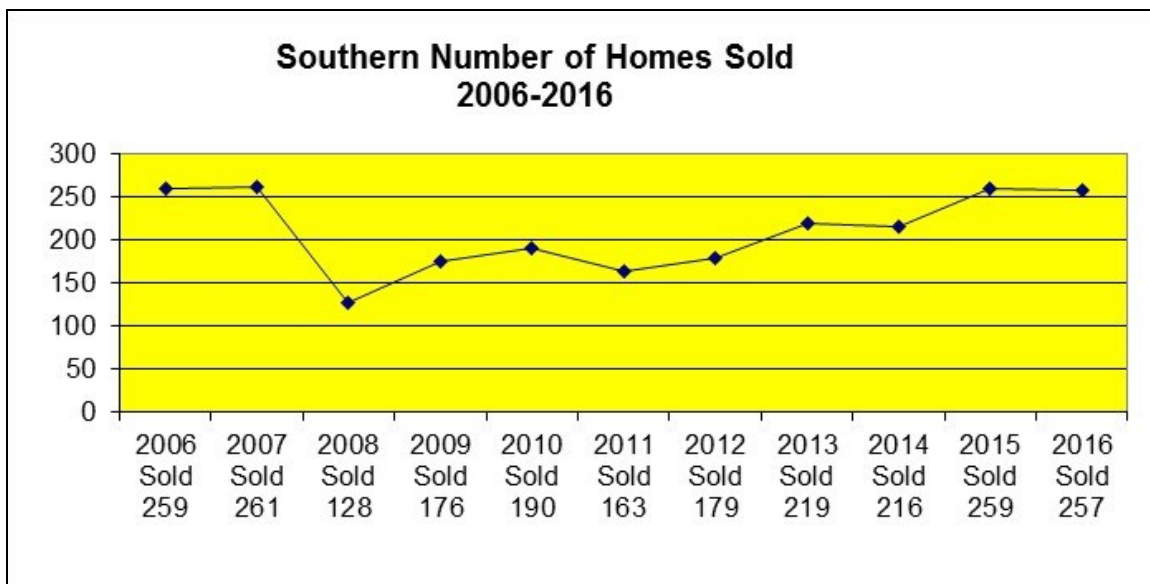
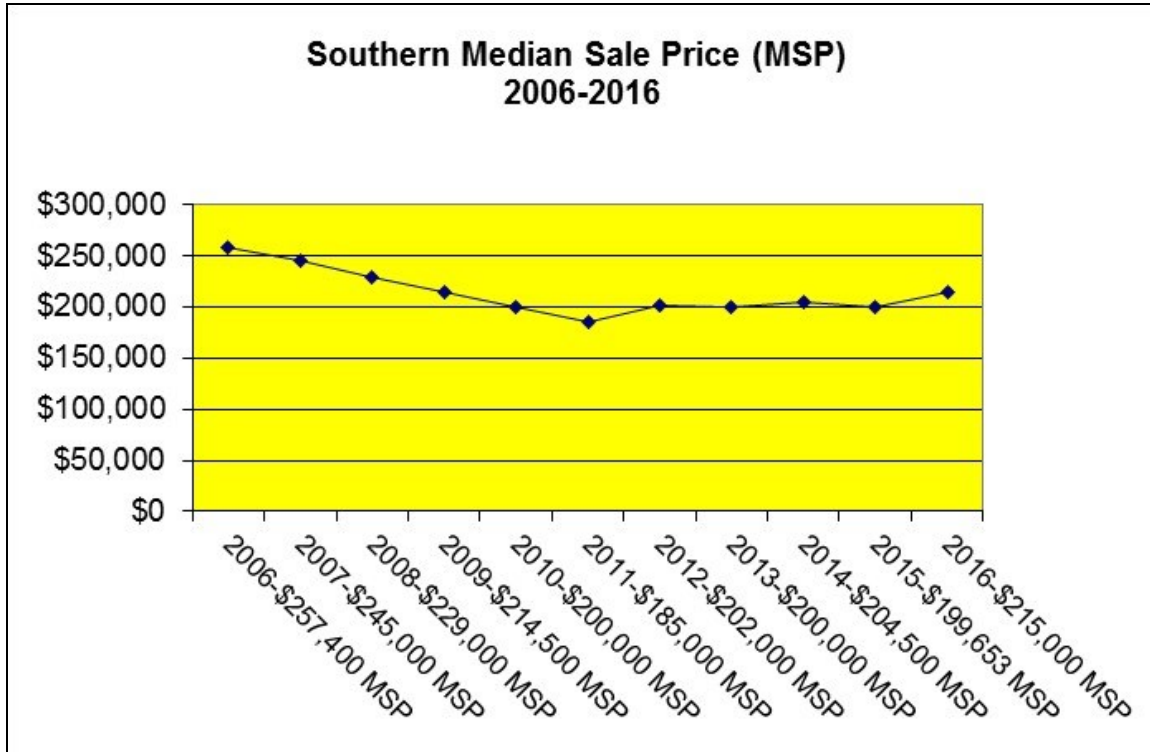
The charts below reflect the average days on market and the number of units sold in each price range.



Southern York County School District

In the Southern York County School District there were 257 homes sold in 2016 for a total dollar volume of \$61,922,733. The number of homes sold in 2016 decreased by 1% from 2015.

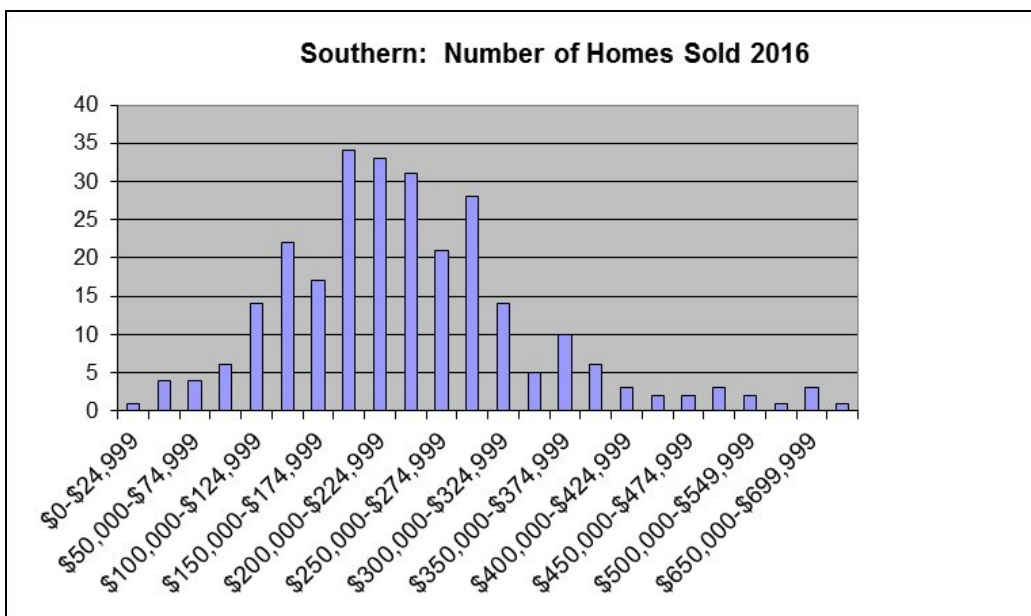
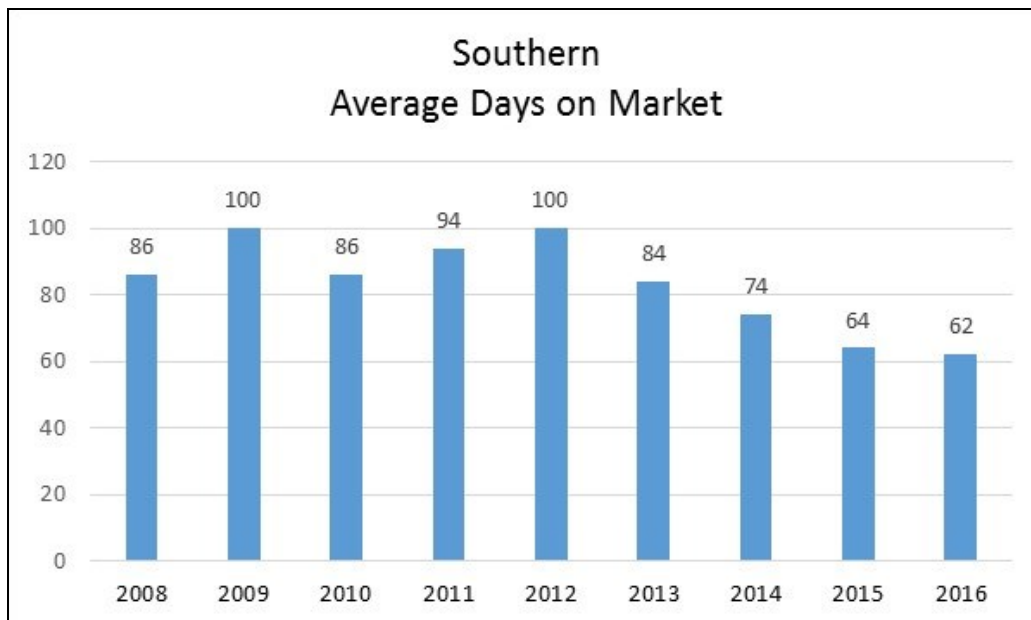
The median home sale price was \$215,000 in 2015. This home sale price reflects a 8% increase compared to 2015 sales, a 16% increase over 5 years and a 16% decrease over 10 years.



Southern York County School District

Type	No. Sold	Median Price	Average Days on Market
Detached	221	\$ 235,000	58
Semi-Detached	12	\$ 133,950	89
Attached	13	\$ 180,000	70
Condo/Townhouse	9	\$ 203,500	90
Mobile Home w/ Land	2	\$ 82,000	30
Grand Total	257	\$ 215,000	62

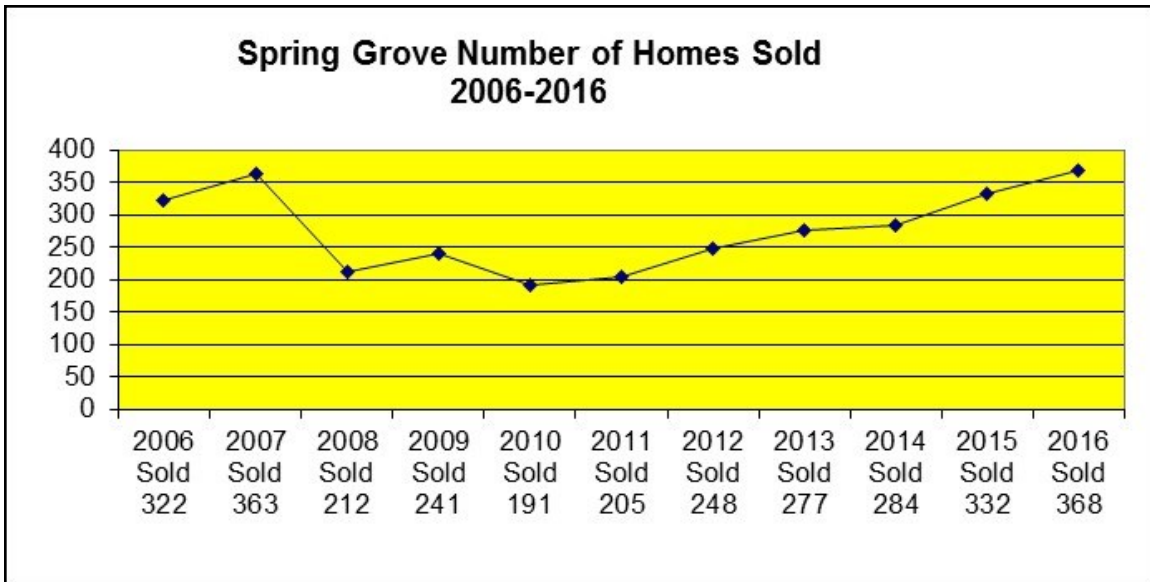
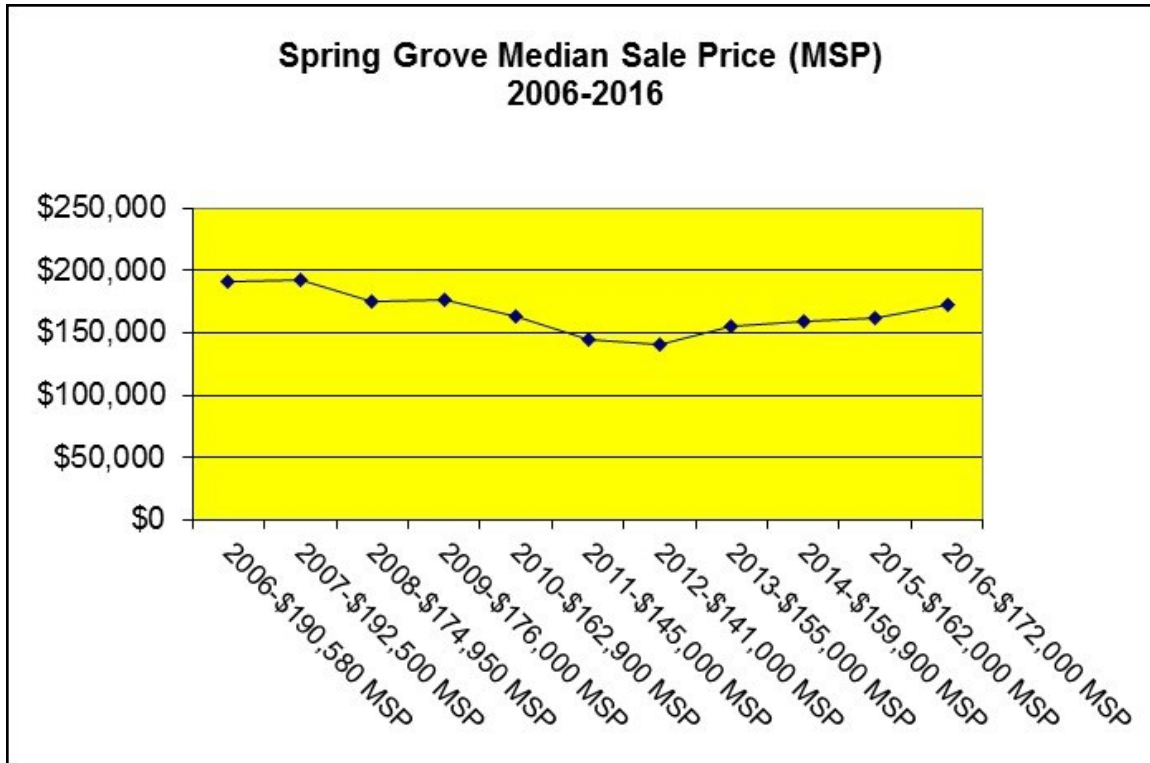
The charts below reflect the average days on market and the number of units sold in each price range.



Spring Grove School District

In the Spring Grove School District there were 368 homes sold in 2016 for a total dollar volume of \$70,399,253. The number of homes sold in 2016 increased by 11% from 2015.

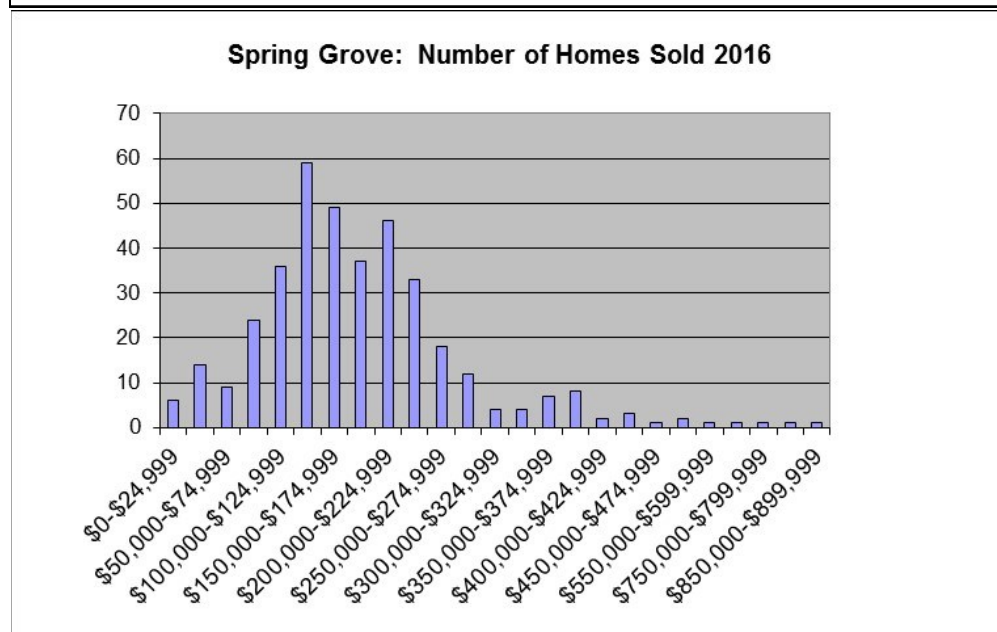
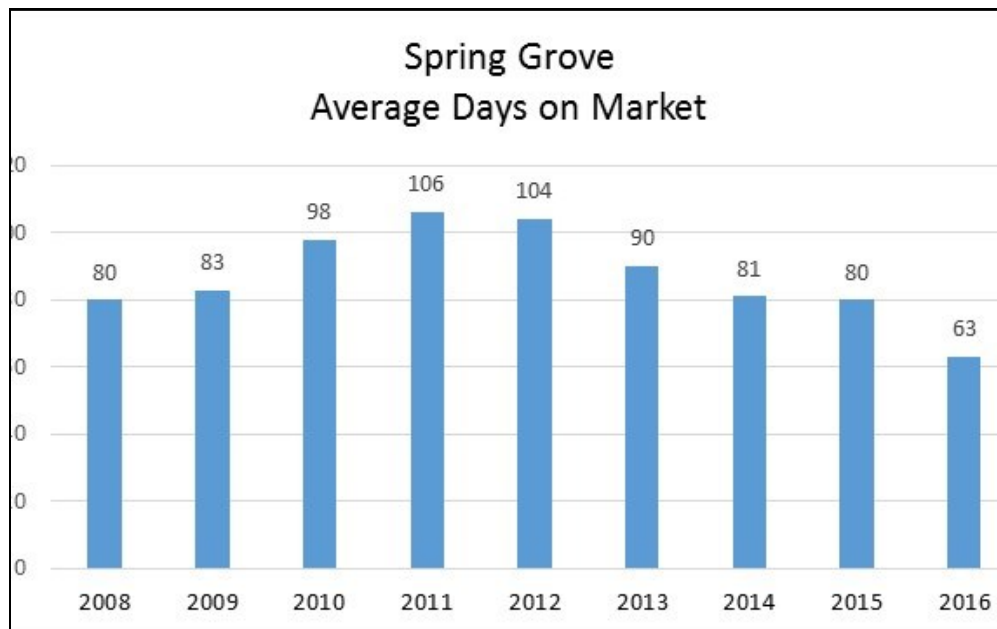
The median home sale price was \$172,000 in 2016. This home sale price reflects a 6% increase compared to 2015 sales, a 19% increase over 5 years and a 10% decrease over 10 years.



Spring Grove School District

Type	No. Sold	Median Price	Average Days on Market
Detached	284	\$ 179,900	54
Semi-Detached	19	\$ 113,900	61
Attached	15	\$ 117,900	64
Condo/Townhouse	44	\$ 184,000	111
Mobile Home w/ Land	6	\$ 113,250	92
Grand Total	368	\$ 172,000	63

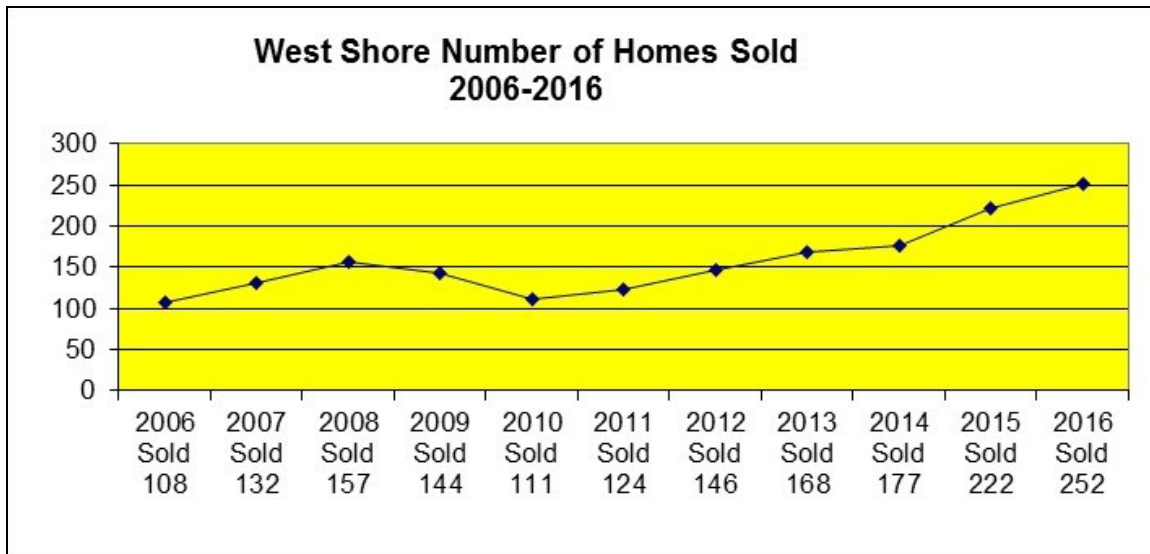
The charts below reflect the average days on market and the number of units sold in each price range.



West Shore School District

In the West Shore School District there were 252 homes sold in 2016 for a total dollar volume of \$51,513,655. The number of homes sold in 2016 increased by 14% from 2015. The median home sale price was \$179,900 in 2015. This home sale price remained steady compared to 2015 sales, increased 9% over 5 years and increased 4% increase over 10 years.*

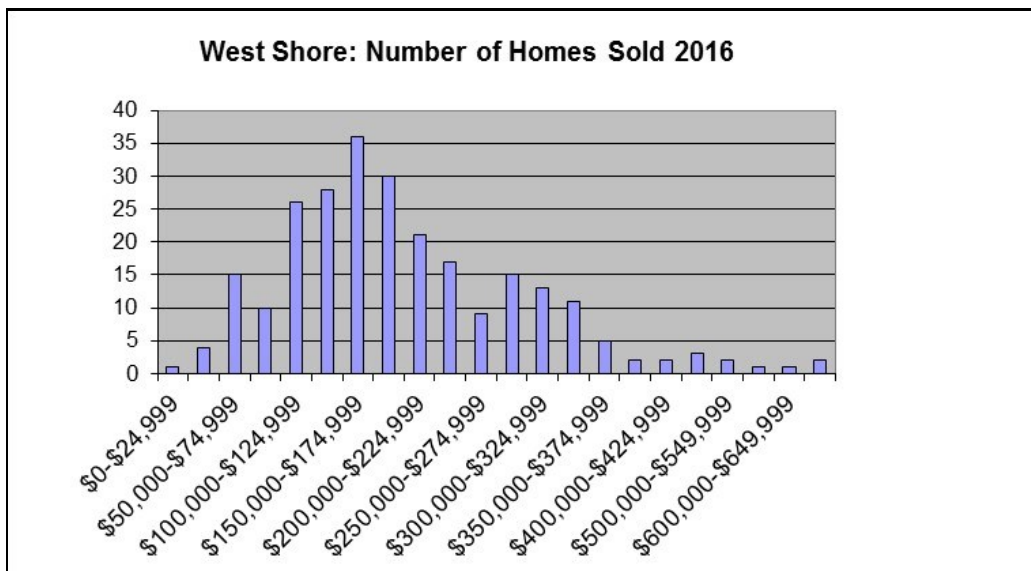
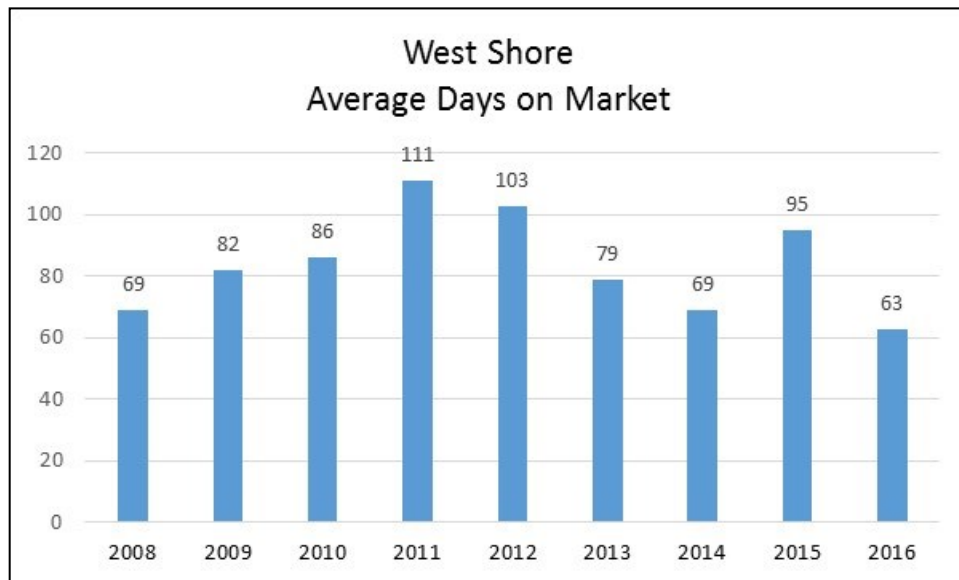
**West Shore School District is covered by two MLS systems and this is the information reported from the RAYAC MLS system.*



West Shore School District

Type	No. Sold	Median Price	Average Days on Market
Detached	194	\$ 199,900	55
Semi-Detached	5	\$ 74,900	59
Attached	45	\$ 116,900	100
Condo/Townhouse	8	\$ 135,000	54
Mobile Home w/ Land	2	\$ 126,500	52
Grand Total	252	\$ 179,900	63

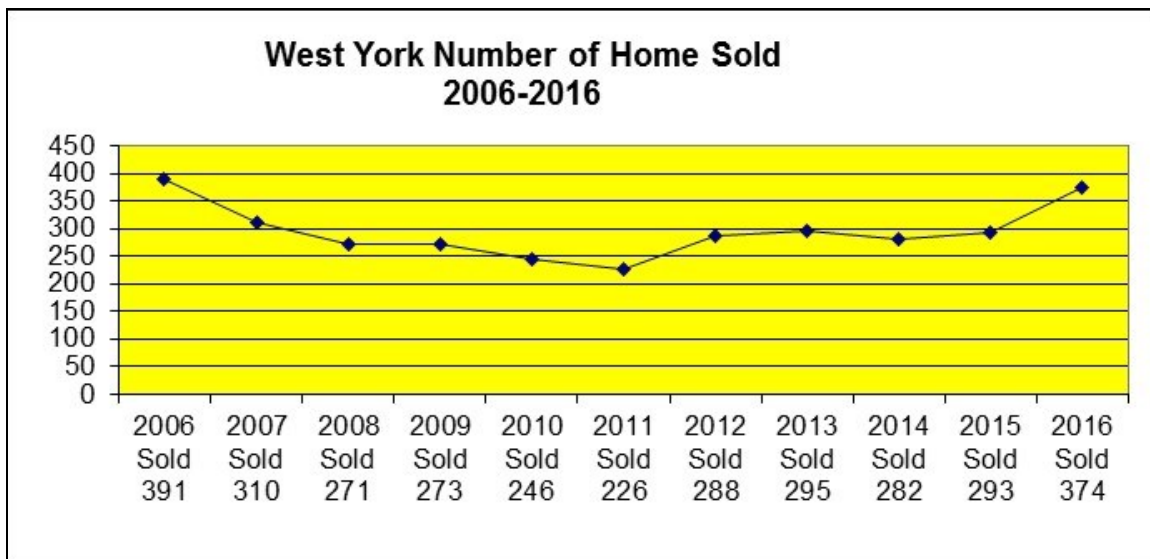
The charts below reflect the average days on market and the number of units sold in each price range.



West York Area School District

In the West York Area School District there were 374 homes sold in 2016 for a total dollar volume of \$54,530,751. The number of homes sold in 2016 increased by 28% from 2015.

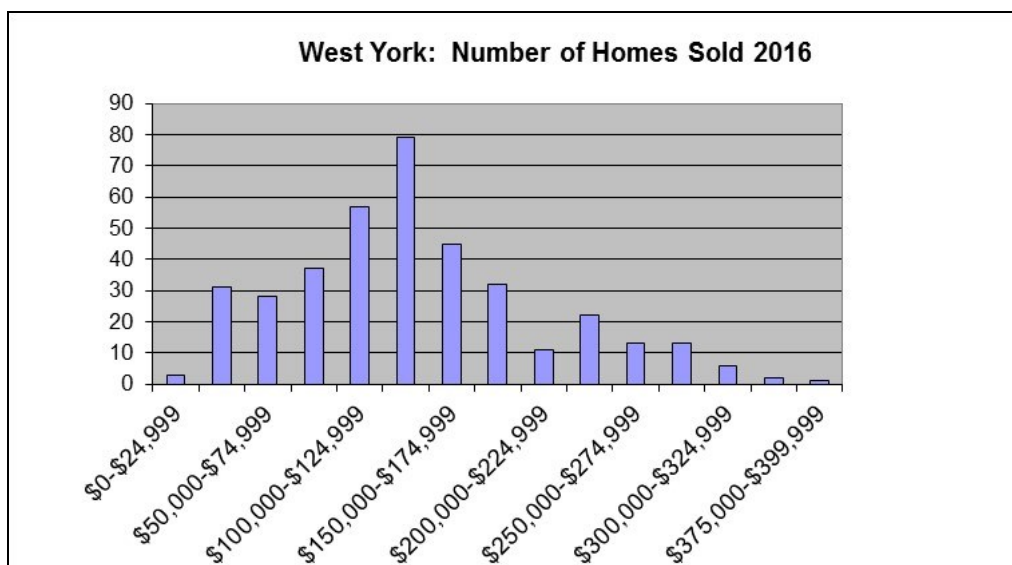
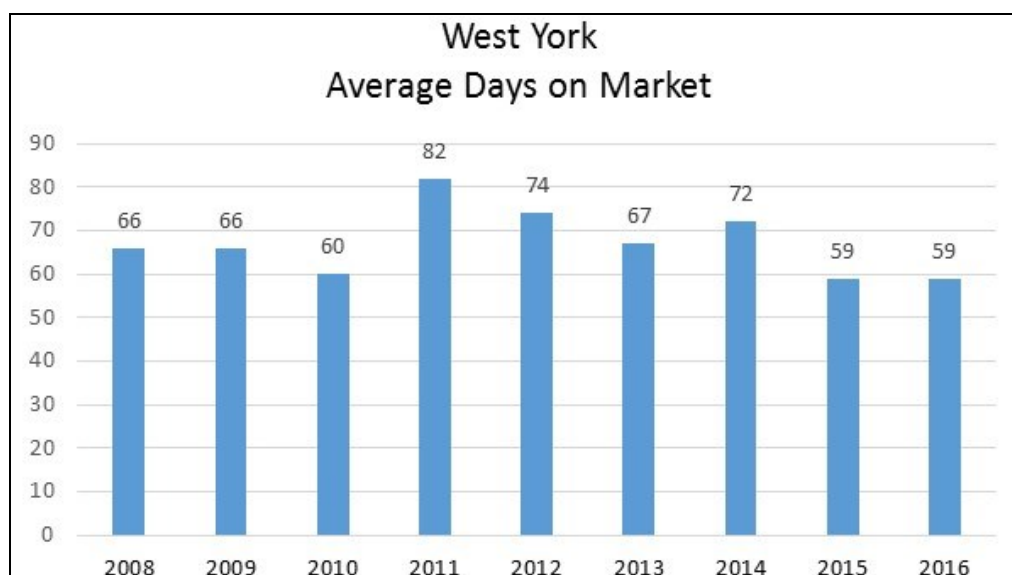
The median home sale price was \$136,950 in 2016. This home sale price reflects a 4% increase compared to 2015 sales, an 8% increase over 5 years and a 2% decrease over 10 years.



West York Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	268	\$ 150,000	56
Semi-Detached	46	\$ 75,750	44
Attached	16	\$ 82,450	88
Condo/Townhouse	44	\$ 119,950	87
Mobile Home w/ Land	3	\$ 49,000	81
Grand Total	374	\$ 136,950	59

The charts below reflect the average days on market and the number of units sold in each price range.

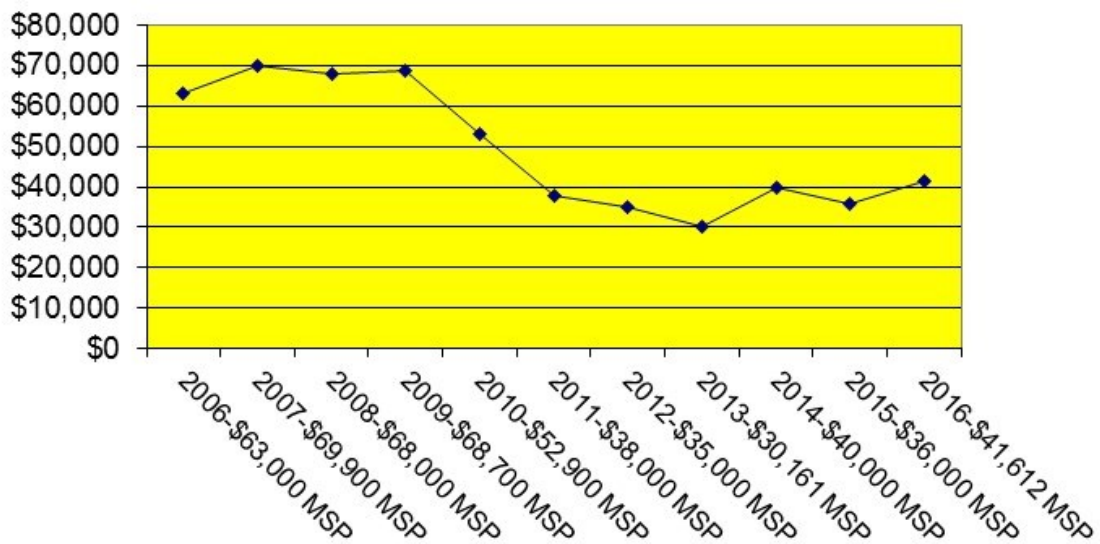


York City School District

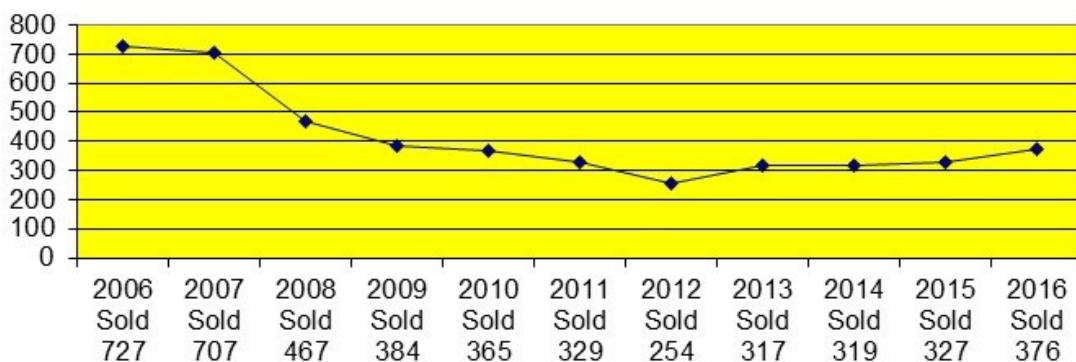
In the York City School District there were 376 homes sold in 2016 for a total dollar volume of \$15,288,192. The number of homes sold in 2016 increased by 15% from 2015.

The median home sale price was \$41,612 in 2016. This home sale price reflects a 16% increase compared to 2015 sales, a 10% increase over 5 years and a 34% decrease over 10 years.

**York City Median Sale Price (MSP)
2006-2016**



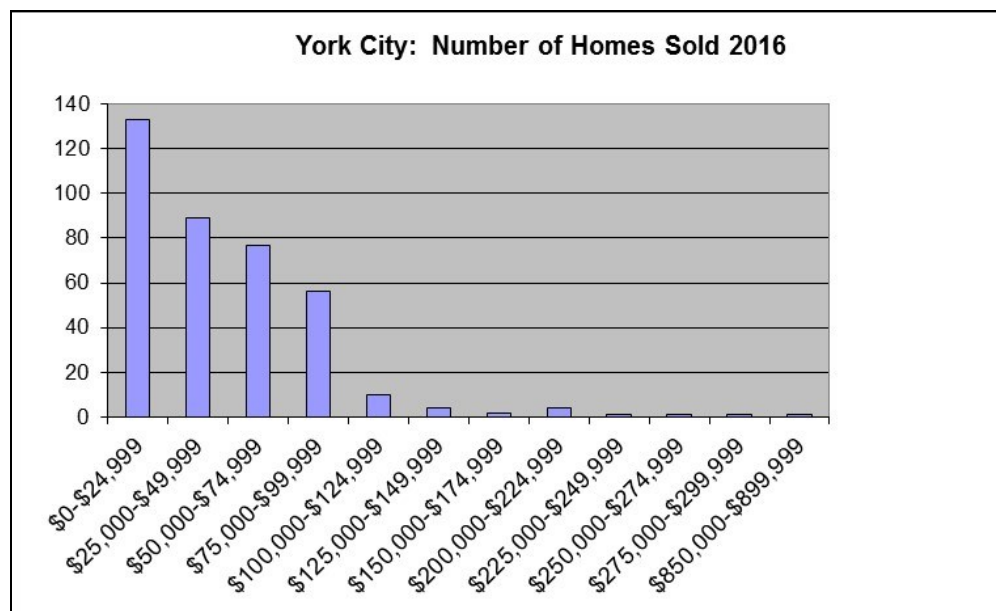
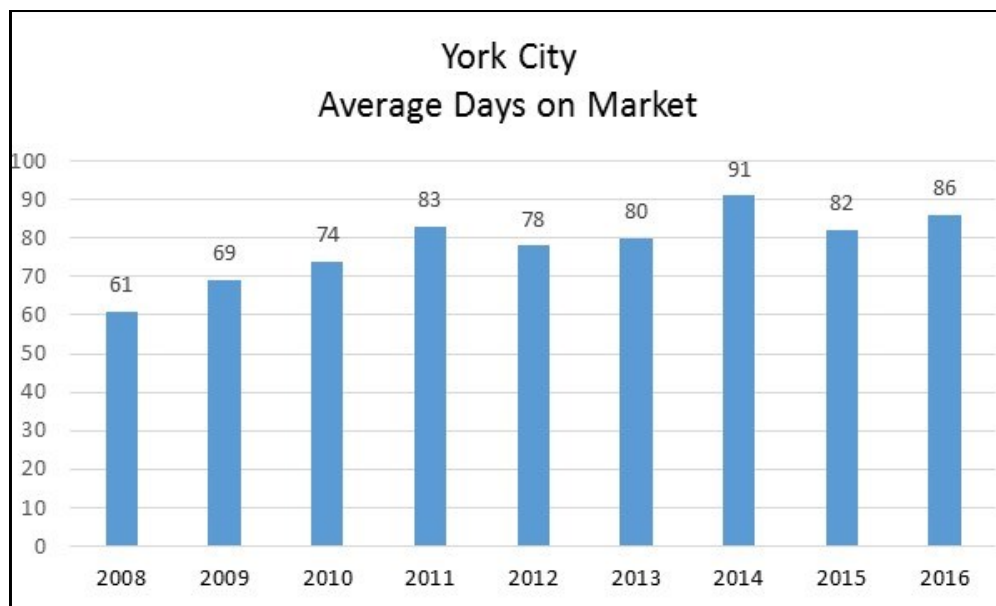
**York City Number of Homes Sold
2006-2016**



York City School District

Type	No. Sold	Median Price	Average Days on Market
Detached	143	\$ 68,500	94
Semi-Detached	113	\$ 25,000	80
Attached	109	\$ 20,000	77
Condo/Townhouse	11	\$ 45,000	114
Mobile Home w/ Land	0	\$ -	0
Grand Total	376	\$ 41,612	86

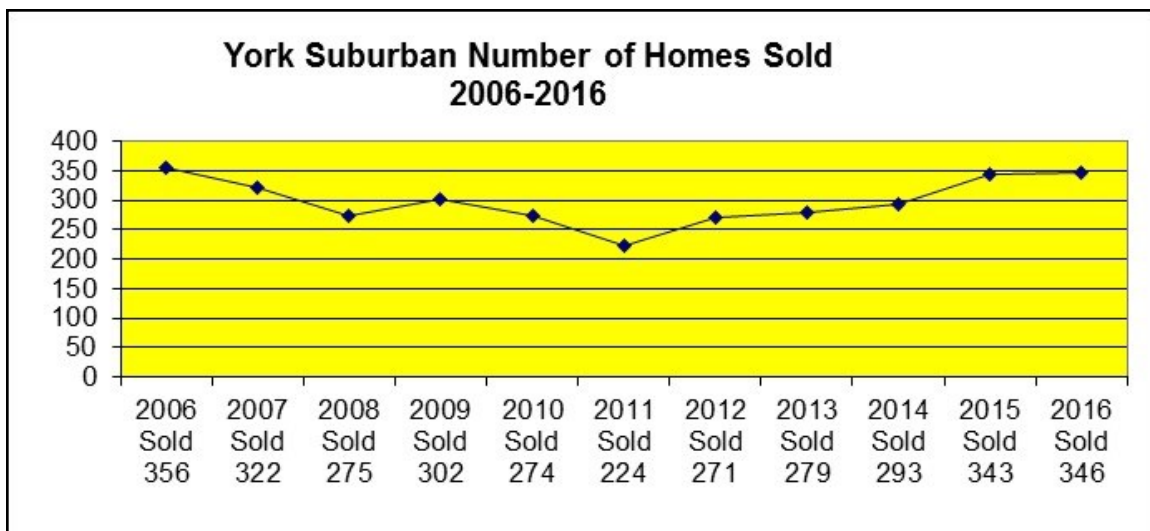
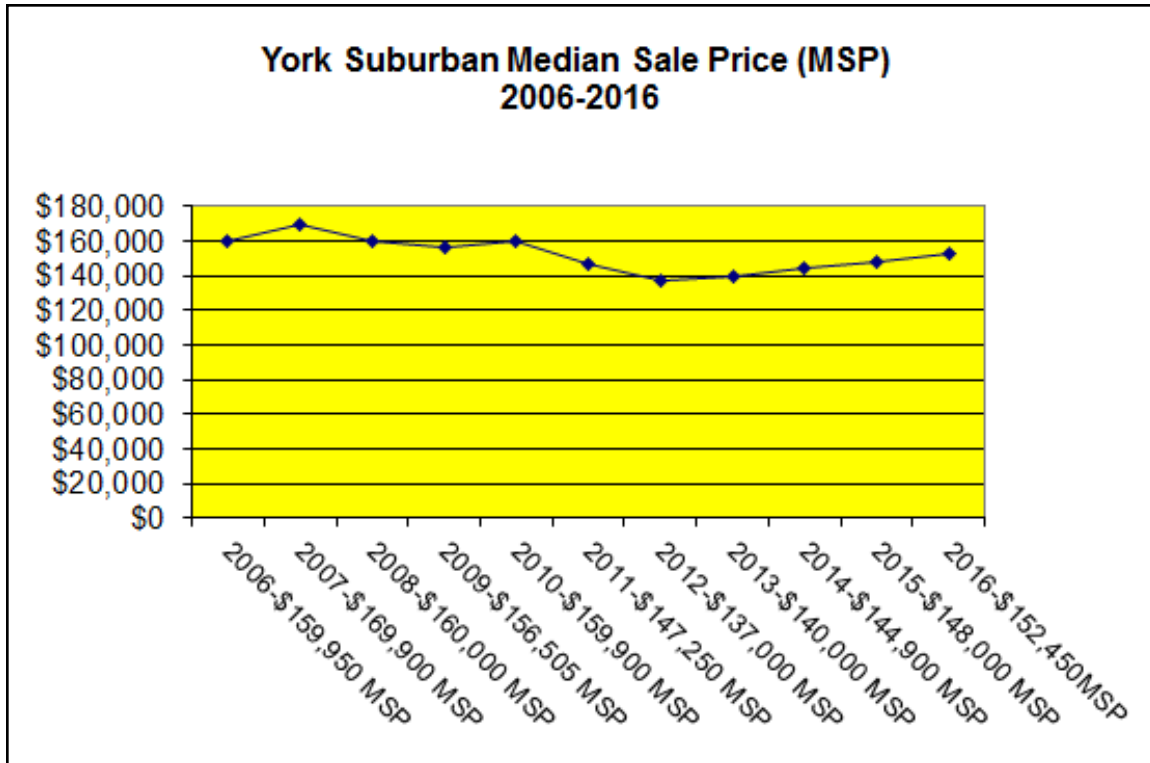
The charts below reflect the average days on market and the number of units sold in each price range.



York Suburban School District

In the York Suburban School District there were 346 homes sold in 2016 for a total dollar volume of \$60,636,950. The number of homes sold in 2016 increased by 1% from 2015.

The median home sale price was \$152,450 in 2016. This home sale price reflects a 3% increase compared to 2015 sales, a 4% increase over 5 years and a 5% decrease over 10 years.



York Suburban School District

Type	No. Sold	Median Price	Average Days on Market
Detached	259	\$ 164,900	68
Semi-Detached	33	\$ 96,000	65
Attached	7	\$ 164,990	131
Condo/Townhouse	47	\$ 125,000	72
Mobile Home w/ Land	0	\$ -	0
Grand Total	346	\$ 152,450	70

The charts below reflect the average days on market and the number of units sold in each price range.

