



RAYAC Housing Snapshot

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

January-April 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 285 homes were sold in Adams County during the first four months of 2016, an 11% increase from 2015. In York County 1,530 homes were sold through the end of April 2016, a 15% increase from 2015.

The median sales price in Adams County was \$162,000, a 1% increase over last year. The median sale price in York County was \$147,000, a 5% increase over last year.

“Real estate is going through the roof in our two county area. April was a very strong month that built upon the solid foundation from the beginning of the year,” said Tony Thomas, RAYAC President. He added, “With rising rents and possible rate increases, buyers have noticed and are taking the market full force. The market could be even better if REALTORS had more homes to sell. Sellers haven't noticed the shift yet and as a result we still suffer from low inventory.”

**RAYAC MLS Statistics by School District
2016-2015 (January 1-April 30) Comparison**

School District	2016 Median Sale Price	2015 Median Sale Price	% Change	2016 Number Sold	2015 Number Sold	% Change
Adams County						
Bermudian Springs	\$170,000	\$157,250	8%	41	26	58%
Conewago Valley	\$155,000	\$142,000	9%	81	65	25%
Fairfield	\$170,000	\$157,800	8%	22	32	-31%
Gettysburg	\$175,000	\$200,000	-13%	63	63	0%
Littlestown	\$156,400	\$175,000	-11%	53	44	20%
Upper Adams	\$143,500	\$145,000	-1%	25	27	-7%
Total Adams County	\$162,000	\$159,900	1%	285	257	11%
York County						
Central York	\$150,000	\$154,000	-3%	159	139	14%
Dallastown	\$164,200	\$159,950	3%	176	118	49%
Dover	\$151,550	\$129,950	17%	89	84	6%
Eastern York	\$127,000	\$116,250	9%	79	66	20%
Hanover	\$117,000	\$135,000	-13%	59	63	-6%
Northeastern	\$160,000	\$149,950	7%	91	76	20%
Northern York	\$193,000	\$205,500	-6%	39	30	30%
Red Lion	\$144,000	\$145,000	-1%	137	134	2%
South Eastern	\$189,900	\$163,500	16%	55	60	-8%
South Western	\$159,900	\$160,000	0%	114	103	11%
Southern York	\$211,500	\$210,000	1%	66	52	27%
Spring Grove	\$145,050	\$148,200	-2%	81	82	-1%
West Shore	\$169,950	\$170,000	0%	68	57	19%
West York	\$129,950	\$120,000	8%	110	70	57%
York City	\$38,000	\$30,000	27%	111	106	5%
York Suburban	\$149,950	\$133,500	12%	96	90	7%
Total York County	\$147,000	\$140,000	5%	1530	1330	15%

April 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 82 homes were sold in Adams County in April 2016, a 21% increase. In York County 476 homes were sold in April 2016, a 22% increase from 2015.

The median sales price in Adams County was \$174,950, a 19% increase over last year. The median sale price in York County was \$154,700, an 8% increase from 2015.

RAYAC MLS Statistics by School District						
2016-2015 (April) Comparison						
School District	2016 Median Sale Price	2015 Median Sale Price	% Change	2016 Number Sold	2015 Number Sold	% Change
Adams County						
Bermudian Springs	\$168,000	\$133,500	26%	7	8	-13%
Conewago Valley	\$164,000	\$145,700	13%	27	20	35%
Fairfield	\$180,000	\$189,900	-5%	6	7	-14%
Gettysburg	\$217,000	\$147,000	48%	18	9	100%
Littlestown	\$150,700	\$155,000	-3%	16	15	7%
Upper Adams	\$189,900	\$120,000	58%	8	9	-11%
Total Adams County	\$174,950	\$147,000	19%	82	68	21%
York County						
Central York	\$161,950	\$154,900	5%	46	47	-2%
Dallastown	\$166,250	\$164,450	1%	74	40	85%
Dover	\$150,525	\$136,900	10%	22	32	-31%
Eastern York	\$124,500	\$121,900	2%	24	25	-4%
Hanover	\$120,000	\$149,900	-20%	19	14	36%
Northeastern	\$159,250	\$137,500	16%	22	25	-12%
Northern York	\$261,500	\$195,000	34%	15	17	-12%
Red Lion	\$157,000	\$140,000	12%	47	27	74%
South Eastern	\$203,900	\$153,000	33%	17	13	31%
South Western	\$159,900	\$149,000	7%	37	26	42%
Southern York	\$219,000	\$233,250	-6%	16	13	23%
Spring Grove	\$136,500	\$132,950	3%	34	20	70%
West Shore	\$212,000	\$179,500	18%	39	19	105%
West York	\$141,000	\$107,000	32%	25	16	56%
York City	\$57,900	\$28,000	107%	29	32	-9%
York Suburban	\$141,000	\$143,500	-2%	30	24	25%
Total York County	\$154,700	\$143,500	8%	476	390	22%