



RAYAC Housing Snapshot

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

January-August 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 780 homes were sold in Adams County through August 2016, a 22% increase from 2015. In York County 3,797 homes were sold through the end of August 2016, a 16% increase from 2015.

The median sales price in Adams County was \$175,000, a 3% increase from last year. The median sale price in York County was \$159,900, a 6% increase over last year.

“Home sales were strong again in August and year-to-date figures look good. August is typically a last push for families with children to be settled in for the start of the new school year. With a 40% increase in home sales in York and Adams Counties, it is the largest monthly increase we’ve seen this year,” said RAYAC President Tony Thomas.

RAYAC MLS Statistics by School District 2016-2015 (January 1-August 31) Comparison

School District	2016 Median Sale Price	2015 Median Sale Price	% Change	2016 Number Sold	2015 Number Sold	% Change
Adams County						
Bermudian Springs	\$190,250	\$176,000	8%	104	71	46%
Conewago Valley	\$156,000	\$154,450	1%	210	178	18%
Fairfield	\$185,000	\$165,000	12%	70	63	11%
Gettysburg	\$200,950	\$207,450	-3%	196	168	17%
Littlestown	\$176,000	\$185,000	-5%	125	106	18%
Upper Adams	\$159,900	\$142,950	12%	75	54	39%
Total Adams County	\$175,000	\$170,000	3%	780	640	22%
York County						
Central York	\$180,000	\$159,900	13%	371	341	9%
Dallastown	\$170,000	\$169,900	0%	443	334	33%
Dover	\$154,900	\$143,000	8%	234	207	13%
Eastern York	\$145,500	\$119,950	21%	170	140	21%
Hanover	\$135,000	\$129,900	4%	125	131	-5%
Northeastern	\$160,000	\$159,900	0%	239	192	24%
Northern York	\$233,100	\$225,000	4%	108	99	9%
Red Lion	\$152,640	\$152,900	0%	353	300	18%
South Eastern	\$210,000	\$175,000	20%	159	161	-1%
South Western	\$170,000	\$162,500	5%	293	256	14%
Southern York	\$212,000	\$202,000	5%	165	157	5%
Spring Grove	\$170,000	\$162,000	5%	241	207	16%
West Shore	\$179,950	\$178,700	1%	162	139	17%
West York	\$136,500	\$129,950	5%	253	180	41%
York City	\$35,000	\$34,150	2%	253	216	17%
York Suburban	\$151,000	\$144,900	4%	228	223	2%
Total York County	\$159,900	\$151,315	6%	3797	3283	16%

August 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 128 homes were sold in Adams County in August 2016, a 41% increase. In York County 593 homes were sold in August 2016, a 41% increase from 2015.

The median sales price in Adams County was \$188,500, a 3% decrease over last year. The median sale price in York County was \$161,750, a 5% decrease from 2015.

RAYAC MLS Statistics by School District 2016-2015 (August) Comparison						
School District	2016 Median Sale Price	2015 Median Sale Price	% Change	2016 Number Sold	2015 Number Sold	% Change
Adams County						
Bermudian Springs	\$189,000	\$127,850	48%	15	12	25%
Conewago Valley	\$165,000	\$172,450	-4%	35	28	25%
Fairfield	\$194,750	\$176,200	11%	12	6	100%
Gettysburg	\$235,000	\$210,000	12%	35	19	84%
Littlestown	\$199,500	\$219,900	-9%	17	19	-11%
Upper Adams	\$167,450	\$143,400	17%	14	7	100%
Total Adams County	\$188,500	\$193,500	-3%	128	91	41%
York County						
Central York	\$202,450	\$255,000	-21%	58	35	66%
Dallastown	\$176,550	\$179,900	-2%	62	54	15%
Dover	\$171,566	\$170,346	1%	36	25	44%
Eastern York	\$162,137	\$144,400	12%	18	22	-18%
Hanover	\$157,000	\$130,500	20%	17	16	6%
Northeastern	\$158,250	\$162,000	-2%	28	32	-13%
Northern York	\$238,750	\$212,500	12%	24	30	-20%
Red Lion	\$153,500	\$176,500	-13%	51	30	70%
South Eastern	\$219,450	\$209,950	5%	26	18	44%
South Western	\$168,000	\$148,950	13%	42	34	24%
Southern York	\$205,000	\$219,500	-7%	21	24	-13%
Spring Grove	\$190,427	\$167,900	13%	42	23	83%
West Shore	\$179,900	\$163,900	10%	45	15	200%
West York	\$139,500	\$154,500	-10%	41	15	173%
York City	\$10,500	\$46,200	-77%	52	22	136%
York Suburban	\$151,950	\$164,900	-8%	30	28	7%
Total York County	\$161,750	\$170,000	-5%	593	423	40%