



RAYAC Housing Snapshot

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

January-December 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 1,185 homes were sold in Adams County through December 2016, a 13% increase from 2015. In York County 5,649 homes were sold through the end of December 2016, an 11% increase from 2015.

The median sales price in Adams County was \$175,000, the same as last year. The median sale price in York County was \$159,900, a 5% increase over last year.

“2016 was a strong year for real estate in York and Adams counties,” said 2017 RAYAC President Deborah Goodling. She added, “These are the highest number of home sales since 2007. Even though the interest rates are higher starting the new year, we are hopeful that the healthy market conditions continue. Contact a Realtor for all of your real estate needs.”

RAYAC MLS Statistics by School District						
2016-2015 (January 1-December 31) Comparison						
School District	2016 Median Sale Price	2015 Median Sale Price	% Change	2016 Number Sold	2015 Number Sold	% Change
Adams County						
Bermudian Springs	\$185,000	\$178,000	4%	149	139	7%
Conewago Valley	\$157,900	\$159,900	-1%	319	275	16%
Fairfield	\$185,000	\$170,000	9%	116	95	22%
Gettysburg	\$198,500	\$204,950	-3%	284	260	9%
Littlestown	\$177,000	\$180,950	-2%	197	184	7%
Upper Adams	\$159,900	\$149,450	7%	120	94	28%
Total Adams County	\$175,000	\$175,000	0%	1185	1047	13%
York County						
Central York	\$174,900	\$155,000	13%	551	526	5%
Dallastown	\$170,000	\$169,900	0%	609	522	17%
Dover	\$154,900	\$146,000	6%	357	325	10%
Eastern York	\$146,500	\$125,000	17%	231	211	9%
Hanover	\$132,000	\$129,450	2%	181	190	-5%
Northeastern	\$160,000	\$158,000	1%	377	311	21%
Northern York	\$228,750	\$220,000	4%	156	154	1%
Red Lion	\$157,625	\$155,000	2%	522	452	15%
South Eastern	\$199,900	\$175,000	14%	243	244	0%
South Western	\$169,000	\$163,500	3%	449	384	17%
Southern York	\$215,000	\$199,653	8%	257	259	-1%
Spring Grove	\$172,000	\$162,000	6%	368	332	11%
West Shore	\$179,900	\$179,100	0%	252	222	14%
West York	\$136,950	\$131,900	4%	374	293	28%
York City	\$41,612	\$36,000	16%	376	327	15%
York Suburban	\$152,450	\$148,000	3%	346	343	1%
Total York County	\$159,900	\$152,000	5%	5649	5095	11%

December 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 91 homes were sold in Adams County in December 2016, a 7% decrease. In York County 467 homes were sold in December 2016, an 18% increase from 2015.

The median sales price in Adams County was \$165,000, a 4% decrease over last year. The median sale price in York County was \$157,000, an 11% increase from 2015.

RAYAC MLS Statistics by School District						
2016-2015 (December) Comparison						
School District	2016 Median Sale Price	2015 Median Sale Price	% Change	2016 Number Sold	2015 Number Sold	% Change
Adams County						
Bermudian Springs	\$152,450	\$174,000	-12%	5	15	-67%
Conewago Valley	\$160,900	\$166,000	-3%	21	29	-28%
Fairfield	\$173,000	\$280,000	-38%	15	5	200%
Gettysburg	\$205,900	\$200,000	3%	17	25	-32%
Littlestown	\$187,450	\$167,950	12%	20	14	43%
Upper Adams	\$135,000	\$125,000	8%	13	10	30%
Total Adams County	\$165,000	\$172,500	-4%	91	98	-7%
York County						
Central York	\$200,950	\$152,000	32%	48	41	17%
Dallastown	\$148,500	\$143,900	3%	35	41	-15%
Dover	\$160,500	\$140,000	15%	24	27	-11%
Eastern York	\$155,000	\$129,750	19%	12	16	-25%
Hanover	\$145,097	\$81,500	78%	14	14	0%
Northeastern	\$154,950	\$148,450	4%	26	26	0%
Northern York	\$203,500	\$269,000	-24%	26	13	100%
Red Lion	\$169,000	\$167,000	1%	39	33	18%
South Eastern	\$200,750	\$169,000	19%	20	11	82%
South Western	\$146,750	\$177,450	-17%	36	18	100%
Southern York	\$214,900	\$162,493	32%	29	20	45%
Spring Grove	\$181,450	\$144,800	25%	28	25	12%
West Shore	\$192,450	\$168,000	15%	37	11	236%
West York	\$124,900	\$123,750	1%	29	32	-9%
York City	\$52,500	\$50,000	5%	36	39	-8%
York Suburban	\$145,000	\$155,000	-6%	28	29	-3%
Total York County	\$157,000	\$140,857	11%	467	396	18%