



RAYAC Housing Snapshot

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

January-February 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 113 homes were sold in Adams County during the first two months of 2016, a 1% increase from 2015. In York County 632 homes were sold through the end of February 2016, a 16% increase from 2015.

The median sales price in Adams County was \$155,000, a 7% decrease over last year. The median sale price in York County was \$144,000, a 4% increase over last year.

“We are encouraged that the number of home sales continue to increase each month despite the fact that the inventory is low. If the home sales continue at this pace, eventually prices should increase as well,” said Tony Thomas, 2016 RAYAC President.

**RAYAC MLS Statistics by School District
2015-2016 (January 1-February 29) 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	\$159,500	7%	21	13	62%
Conewago Valley	\$143,450	\$146,000	-2%	34	23	48%
Fairfield	\$165,000	\$155,500	6%	9	12	-25%
Gettysburg	\$175,000	\$224,114	-22%	21	30	-30%
Littlestown	\$148,500	\$185,000	-20%	21	21	0%
Upper Adams	\$122,400	\$145,000	-16%	7	13	-46%
Total Adams County	\$155,000	\$167,500	-7%	113	112	1%
York County						
Central York	\$150,000	\$150,450	0%	60	50	20%
Dallastown	\$153,250	\$149,950	2%	64	50	28%
Dover	\$160,000	\$130,000	23%	41	31	32%
Eastern York	\$114,000	\$107,000	7%	33	24	38%
Hanover	\$108,800	\$111,000	-2%	22	33	-33%
Northeastern York	\$174,537	\$157,950	11%	40	26	54%
Northern York	\$209,900	\$146,500	43%	17	13	31%
Red Lion	\$142,000	\$137,000	4%	50	62	-19%
South Eastern	\$182,450	\$210,000	-13%	24	25	-4%
South Western	\$144,900	\$162,000	-11%	46	37	24%
Southern York	\$209,250	\$200,000	5%	34	21	62%
Spring Grove	\$147,525	\$168,000	-12%	30	33	-9%
West Shore	\$148,000	\$172,500	-14%	27	25	8%
West York	\$125,000	\$129,721	-4%	53	32	66%
York City	\$29,000	\$26,750	8%	51	42	21%
York Suburban	\$147,000	\$114,000	29%	40	41	-2%
Total York County	\$144,000	\$137,500	5%	632	545	16%

February 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 61 homes were sold in Adams County in February 2016, a 15% increase. In York County 318 homes were sold in February 2016, a 20% increase from 2015.

The median sales price in Adams County was \$156,000, an 8% decrease over last year. The median sale price in York County was \$140,000, the same as last year.

RAYAC MLS Statistics by School District						
2016-2015 (February) Comparison						
School District	2016 Median Sale Price	2015 Median Sale Price	% Change	2016 Number Sold	2015 Number Sold	% Change
Adams County						
Bermudian Springs	\$160,000	\$159,500	0%	11	9	22%
Conewago Valley	\$137,900	\$178,700	-23%	16	8	100%
Fairfield	\$165,000	\$170,000	-3%	5	7	-29%
Gettysburg	\$175,000	\$184,000	-5%	17	12	42%
Littlestown	\$155,250	\$199,750	-22%	8	12	-33%
Upper Adams	\$172,450	\$162,000	6%	4	5	-20%
Total Adams County	\$156,000	\$170,000	-8%	61	53	15%
York County						
Central York	\$149,250	\$154,000	-3%	32	31	3%
Dallastown	\$157,450	\$149,950	5%	32	32	0%
Dover	\$193,750	\$142,500	36%	18	16	13%
Eastern York	\$114,000	\$83,000	37%	17	13	31%
Hanover	\$107,600	\$111,250	-3%	11	14	-21%
Northeastern York	\$169,537	\$159,250	6%	14	12	17%
Northern York	\$114,450	\$146,500	-22%	4	9	-56%
Red Lion	\$149,770	\$122,750	22%	26	24	8%
South Eastern	\$176,750	\$129,900	36%	14	7	100%
South Western	\$151,000	\$157,995	-4%	20	19	5%
Southern York	\$249,900	\$150,000	67%	17	15	13%
Spring Grove	\$158,400	\$192,550	-18%	16	16	0%
West Shore	\$167,500	\$172,500	-3%	15	13	15%
West York	\$140,000	\$121,000	16%	29	10	190%
York City	\$25,900	\$27,050	-4%	31	20	55%
York Suburban	\$141,625	\$110,000	29%	22	15	47%
Total York County	\$140,000	\$139,900	0%	318	266	20%