



RAYAC Housing Snapshot

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

January 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 48 homes were sold in Adams County in January 2016, a 14% decrease from 2015. In York County 288 homes were sold in January 2016, a 8% increase from 2015.

The median sales price in Adams County was \$151,200, a 3% decrease over last year. The median sale price in York County was \$144,850, a 7% increase over last year.

“2016 is starting out fairly well especially considering we had a blizzard at the end of the month. Interest rates remain low and REALTORS are encouraged by the activity. Right now our biggest challenge is inventory. The number of homes for sale is seven percent lower than last year. At this point if inventory remains low, we will start to see an increase in prices; however, if the spring brings a flood of inventory, prices should remain the same,” said Tony Thomas, 2016 RAYAC President.

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

School District	2016 Median Sale Price	2015 Median Sale Price	% Change	2016 Number Sold	2015 Number Sold	% Change
Adams County						
Bermudian Springs	\$194,900	\$164,450	19%	9	4	125%
Conewago Valley	\$144,400	\$140,000	3%	18	13	38%
Fairfield	\$182,250	\$95,000	92%	2	5	-60%
Gettysburg	\$190,835	\$240,250	-21%	3	18	-83%
Littlestown	\$142,000	\$149,150	-5%	13	8	63%
Upper Adams	\$52,500	\$130,000	-60%	3	8	-63%
Total Adams County	\$151,200	\$156,000	-3%	48	56	-14%
York County						
Central York	\$150,000	\$149,900	0%	26	17	53%
Dallastown	\$150,750	\$155,000	-3%	28	16	75%
Dover	\$156,700	\$131,950	19%	18	14	29%
Eastern York	\$113,500	\$109,390	4%	15	10	50%
Hanover	\$115,450	\$111,000	4%	10	19	-47%
Northeastern York	\$174,450	\$155,950	12%	22	14	57%
Northern York	\$242,450	\$160,000	52%	17	8	113%
Red Lion	\$123,900	\$142,000	-13%	22	35	-37%
South Eastern York	\$210,000	\$210,000	0%	9	18	-50%
South Western York	\$141,900	\$169,400	-16%	26	16	63%
Southern York	\$179,000	\$200,000	-11%	16	5	220%
Spring Grove	\$147,525	\$146,500	1%	12	17	-29%
West Shore	\$117,000	\$174,000	-33%	15	14	7%
West York	\$124,900	\$134,721	-7%	21	22	-5%
York City	\$42,500	\$26,700	59%	19	22	-14%
York Suburban	\$150,000	\$127,900	17%	17	26	-35%
Total York County	\$144,850	\$135,500	7%	288	267	8%