



RAYAC Housing Snapshot

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

January-July 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 650 homes were sold in Adams County through July 2016, a 19% increase from 2015. In York County 3,228 homes were sold through the end of July 2016, a 15% increase from 2015.

The median sales price in Adams County was \$170,000, same as last year. The median sale price in York County was \$159,000, a 6% increase over last year.

“In July the housing market was hot, just like the temperature,” said Tony Thomas, RAYAC President. He added, “Home sales and prices rose as predicted as a result of low inventory. Demand is there and buyers want more choices. If homeowners are thinking about selling, they should contact a REALTOR today.”

RAYAC MLS Statistics by School District						
2016-2015 (January 1-July 31) Comparison						
School District	2016 Median Sale Price	2015 Median Sale Price	% Change	2016 Number Sold	2015 Number Sold	% Change
Adams County						
Bermudian Springs	\$190,750	\$177,000	8%	88	58	52%
Conewago Valley	\$156,000	\$150,000	4%	175	149	17%
Fairfield	\$183,000	\$165,000	11%	58	57	2%
Gettysburg	\$198,000	\$208,000	-5%	161	147	10%
Littlestown	\$170,000	\$182,000	-7%	107	87	23%
Upper Adams	\$159,600	\$142,500	12%	61	46	33%
Total Adams County	\$170,000	\$169,900	0%	650	544	19%
York County						
Central York	\$174,900	\$156,497	12%	313	300	4%
Dallastown	\$169,900	\$165,300	3%	381	277	38%
Dover	\$154,900	\$134,950	15%	198	178	11%
Eastern York	\$139,950	\$117,500	19%	152	116	31%
Hanover	\$132,000	\$129,900	2%	108	114	-5%
Northeastern	\$160,000	\$158,250	1%	211	156	35%
Northern York	\$233,100	\$227,000	3%	94	77	22%
Red Lion	\$151,250	\$150,000	1%	300	265	13%
South Eastern	\$206,000	\$174,900	18%	133	138	-4%
South Western	\$170,000	\$164,950	3%	250	220	14%
Southern York	\$213,950	\$201,000	6%	144	129	12%
Spring Grove	\$165,000	\$159,950	3%	199	180	11%
West Shore	\$181,000	\$179,100	1%	138	120	15%
West York	\$136,000	\$124,900	9%	210	165	27%
York City	\$41,862	\$32,750	28%	200	190	5%
York Suburban	\$152,000	\$141,000	8%	197	194	2%
Total York County	\$159,000	\$149,900	6%	3228	2819	15%

July 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 108 homes were sold in Adams County in July 2016, a 24% increase. In York County 568 homes were sold in July 2016, a 17% increase from 2015.

The median sales price in Adams County was \$190,000, a 6% increase over last year. The median sale price in York County was \$172,000, a 14% increase from 2015.

RAYAC MLS Statistics by School District						
2016-2015 (July) Comparison						
School District	2016 Median Sale Price	2015 Median Sale Price	% Change	2016 Number Sold	2015 Number Sold	% Change
Adams County						
Bermudian Springs	\$212,000	\$189,000	12%	15	8	88%
Conewago Valley	\$157,500	\$130,450	21%	30	28	7%
Fairfield Area	\$222,000	\$208,000	7%	11	12	-8%
Gettysburg	\$216,351	\$214,500	1%	28	28	0%
Littlestown	\$202,950	\$199,000	2%	14	5	180%
Upper Adams	\$162,300	\$147,450	10%	10	6	67%
Total Adams County	\$190,000	\$179,000	6%	108	87	24%
York County						
Central York	\$215,000	\$140,000	54%	54	53	2%
Dallastown	\$175,100	\$179,900	-3%	62	57	9%
Dover	\$162,450	\$124,900	30%	30	29	3%
Eastern York	\$159,000	\$115,000	38%	30	17	76%
Hanover	\$139,450	\$129,900	7%	14	15	-7%
Northeastern	\$174,900	\$150,000	17%	39	23	70%
Northern York	\$255,000	\$191,450	33%	28	18	56%
Red Lion	\$160,000	\$164,800	-3%	56	44	27%
South Eastern	\$216,750	\$199,900	8%	20	27	-26%
South Western	\$179,000	\$156,200	15%	37	44	-16%
Southern York	\$229,000	\$205,200	12%	31	22	41%
Spring Grove	\$191,320	\$164,400	16%	37	28	32%
West Shore	\$177,450	\$159,900	11%	32	26	23%
West York	\$150,000	\$143,000	5%	31	29	7%
York City	\$49,000	\$37,500	31%	27	28	-4%
York Suburban	\$167,000	\$152,500	10%	40	26	54%
Total York County	\$172,000	\$151,000	14%	568	486	17%