



# RAYAC Housing Snapshot

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

## **January-June 2016 Housing Statistics**

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 537 homes were sold in Adams County during the first half of 2016, a 19% increase from 2015. In York County 2,634 homes were sold through the end of June 2016, a 15% increase from 2015.

The median sales price in Adams County was \$170,000, a 1% increase over last year. The median sale price in York County was \$155,000, a 3% increase over last year.

“June turned out to be a busy month for people on the move,” said Tony Thomas, RAYAC President. He added, “With over 3,100 homes sold in the two-county area, that’s a lot of moving trucks, heavy lifting and an extra bonus to the local economy. When people move, they make additional purchases of paint, furniture, cleaning supplies, household items and more to turn the house into their home by customizing it to their style.”

<b>RAYAC MLS Statistics by School District</b>						
<b>2016-2015 (January 1-June 30) Comparison</b>						
<b>School District</b>	<b>2016 Median Sale Price</b>	<b>2015 Median Sale Price</b>	<b>% Change</b>	<b>2016 Number Sold</b>	<b>2015 Number Sold</b>	<b>% Change</b>
<b>Adams County</b>						
Bermudian Springs	\$189,900	\$168,900	12%	73	49	49%
Conewago Valley	\$156,000	\$153,555	2%	144	121	19%
Fairfield	\$175,000	\$159,950	9%	47	44	7%
Gettysburg	\$195,500	\$202,450	-3%	130	118	10%
Littlestown	\$170,000	\$175,000	-3%	92	80	15%
Upper Adams	\$157,900	\$142,450	11%	51	40	28%
<b>Total Adams County</b>	<b>\$170,000</b>	<b>\$167,950</b>	<b>1%</b>	<b>537</b>	<b>452</b>	<b>19%</b>
<b>York County</b>						
Central York	\$169,500	\$159,900	6%	255	243	5%
Dallastown	\$169,000	\$164,900	2%	313	215	46%
Dover	\$152,800	\$138,900	10%	167	147	14%
Eastern York	\$136,500	\$116,250	17%	120	94	28%
Hanover	\$127,600	\$129,900	-2%	93	97	-4%
Northeastern	\$160,000	\$158,700	1%	167	132	27%
Northern York	\$222,500	\$239,950	-7%	76	54	41%
Red Lion	\$149,900	\$149,900	0%	237	218	9%
South Eastern	\$190,000	\$169,950	12%	106	108	-2%
South Western	\$169,900	\$164,950	3%	211	174	21%
Southern York	\$211,000	\$199,950	6%	109	104	5%
Spring Grove	\$162,250	\$159,900	1%	162	149	9%
West Shore	\$182,450	\$179,100	2%	120	98	22%
West York	\$134,750	\$122,000	10%	176	135	30%
York City	\$40,750	\$31,613	29%	168	160	5%
York Suburban	\$150,000	\$139,900	7%	154	168	-8%
<b>Total York County</b>	<b>\$155,000</b>	<b>\$149,900</b>	<b>3%</b>	<b>2634</b>	<b>2296</b>	<b>15%</b>

## *June 2016 Housing Statistics*

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 137 homes were sold in Adams County in June 2016, a 43% increase. In York County 601 homes were sold in June 2016, a 28% increase from 2015.

The median sales price in Adams County was \$179,900, a 3% decrease over last year. The median sale price in York County was \$174,900, a 10% increase from 2015.

<b>RAYAC MLS Statistics by School District 2016-2015 (June) Comparison</b>						
School District	2016 Median Sale Price	2015 Median Sale Price	% Change	2016 Number Sold	2015 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$185,200	\$184,900	0%	20	15	33%
Conewago Valley	\$159,000	\$179,900	-12%	31	25	24%
Fairfield	\$207,400	\$145,000	43%	14	5	180%
Gettysburg	\$206,450	\$217,200	-5%	34	28	21%
Littlestown	\$179,000	\$220,450	-19%	19	14	36%
Upper Adams	\$157,900	\$93,000	70%	19	9	111%
<b>Total Adams County</b>	<b>\$179,900</b>	<b>\$186,000</b>	<b>-3%</b>	<b>137</b>	<b>96</b>	<b>43%</b>
<b>York County</b>						
Central York	\$188,500	\$177,500	6%	56	52	8%
Dallastown	\$185,000	\$180,000	3%	63	47	34%
Dover	\$165,700	\$135,000	23%	40	35	14%
Eastern York	\$174,500	\$138,900	26%	24	14	71%
Hanover	\$147,247	\$110,500	33%	22	16	38%
Northeastern	\$167,500	\$163,750	2%	47	32	47%
Northern York	\$256,250	\$240,000	7%	33	11	200%
Red Lion	\$177,000	\$148,250	19%	47	36	31%
South Eastern	\$220,000	\$183,000	20%	27	23	17%
South Western	\$190,000	\$163,500	16%	47	40	18%
Southern York	\$214,900	\$196,450	9%	23	26	-12%
Spring Grove	\$174,000	\$162,950	7%	45	34	32%
West Shore	\$180,000	\$189,900	-5%	42	18	133%
West York	\$157,500	\$123,447	28%	26	26	0%
York City	\$30,000	\$42,000	-29%	31	23	35%
York Suburban	\$145,250	\$158,200	-8%	28	36	-22%
<b>Total York County</b>	<b>\$174,900</b>	<b>\$159,000</b>	<b>10%</b>	<b>601</b>	<b>469</b>	<b>28%</b>